

# ALPHA FINDER™

## Search and Discover Future-Proof Real Estate

### 1 Search

Select from over 60 features to create a Search query customized to investment hypotheses

Indices (4) **Climate** Demographic Economic Infrastructure Real Estate Socioeconomic

Search feature by keywords

**Indices (4)**

- Milken Best Performing Large Cities 2022**   
CBSA 2021 Positive  
Ranking of economic performance among large cities (2022)
- Milken Best Performing Small Cities 2022**   
CBSA 2021 Positive  
Ranking of economic performance among small cities (2022)
- Covid Response Index**   
County 2021 Positive  
Ranking of locations by overall performance during Covid-19 pandemic (2020-2022)
- Resilience Index - Readiness**   
County 2021 Positive  
Measurement of demographic, economic, infrastructure, and governance preparedness against climate risks and disruptions
- Resilience Index - Vulnerability**   
County 2021 Negative  
Demographic, economic, and infrastructural exposure to climate risks
- Resilience Index - Climate Risk**   
County 2021 Negative  
Projected societal exposure to extreme climate events due to population density and surface porosity

**Climate**

[Unselect All](#) **Find Alpha** [Save Search](#) [Search Library](#)

Save query in Search Library for future reference. In this example, a customer is using Alpha Finder to identify locations for a thematic fund targeting Climate-Tech Havens

**Selected Features**

- ▼ Indices (4)
  - Resilience Index - Climate Risk
  - Resilience Index - Vulnerability
  - Resilience Index - Readiness
  - Covid Response Index
- ▼ Climate (2)
  - Drought Risk
  - Air Quality Index
- ▼ Economic (7)
  - Clean Energy Power Generation
  - Renewable Energy Potential
  - Ease of Doing Business
  - Credit Rating
  - Tech Sector Employment
  - Number of Tech Companies
  - Tech Sector Share of GDP
- ▼ Socioeconomic (3)
  - Unemployment Rate
  - Median Household Income

**Save New Search**

**Search Name\***  
Climate Havens 14 / 20

**Search Description**  
Climate-resilient locations with strong economic and employment prospects, buoyed by tech sector 96 / 200

**Save Search** **Cancel**

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## Search and Discover Future-Proof Real Estate

### 2 Discover

Number of results displayed is based on contracted terms

Top 5 Best-Performing Counties Map

- ▼ Climate (2)
  - Drought Risk
  - Air Quality Index

- ▼ Economic (7)
  - Clean Energy Power Generation
  - Renewable Energy Potential
  - Ease of Doing Business
  - Credit Rating
  - Tech Sector Employment
  - Number of Tech Companies
  - Tech Sector Share of GDP

- ▼ Socioeconomic (3)
  - Unemployment Rate
  - Median Household Income
  - Crime

Toggle features “on” or “off” to compare results.

For example, here the “Tech” features have been toggled “off” for comparison.



Top 5 Best-Performing Counties Ranking

1. Union County, SD
2. Dewey County, OK
3. Brookings County, SD



Export to Scenario Forecaster

Discover top performers based on selected criteria, at county or zip code level

Select up to 3 Counties to export to Scenario Forecaster

1. <input checked="" type="checkbox"/> Union County, SD	2. <input checked="" type="checkbox"/> Dewey County, OK	3. <input checked="" type="checkbox"/> Brookings County, SD
4. <input type="checkbox"/> Hamlin County, SD	5. <input type="checkbox"/> Lincoln County, SD	

Cancel Export

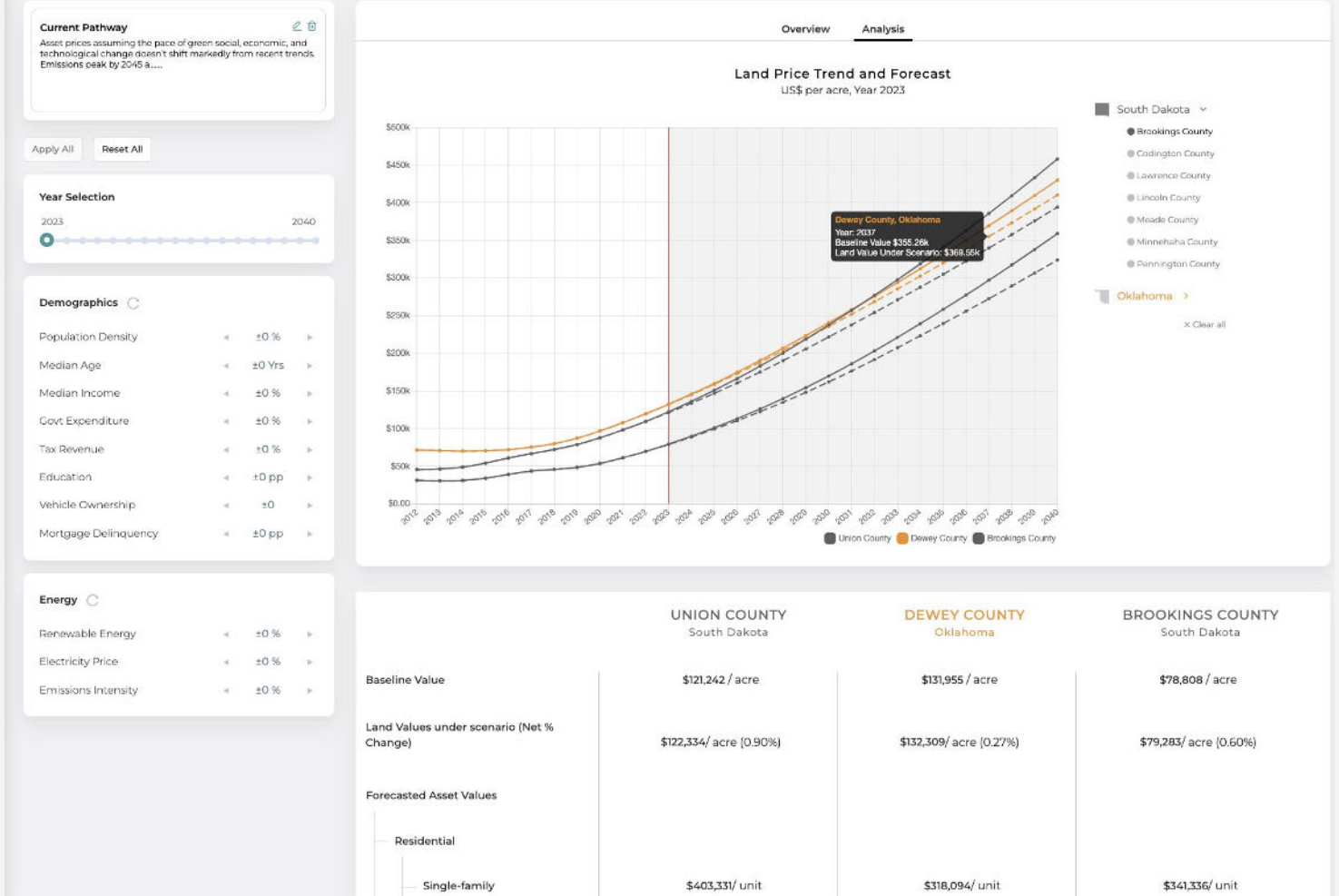
Add-on: Export to Scenario Forecaster for Climate Price™ analysis

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## Search and Discover Future-Proof Real Estate

### 3 Optional Add-on: Analyze with Climate Price™

#### Forecast Climate Price™ to analyze performance of search results



CA Scenarios

**Greener Future Scenario**

Asset prices assuming concerted climate mitigation and adaptation measures lead to CO2 emissions peaking below ~650 ppm by 2040. Temperature rise is limited to 2.0-2.4°C by 2100.

**Current Pathway**

Asset prices assuming the pace of green social, economic, and technological change doesn't shift markedly from recent trends. Emissions peak by 2045 at ~650 ppm CO2. Temperature rise is limited to 2.6-3.2°C by 2100.

**Pessimistic Future Scenario**

Asset prices assuming stiff challenges to mitigation and adaptation. CO2 concentrations reach ~1370 ppm by 2100, and global mean temperature increases by between 2.6-4.8°C relative to 1986-2005 levels.

**Choose from three SSP RCP scenarios**

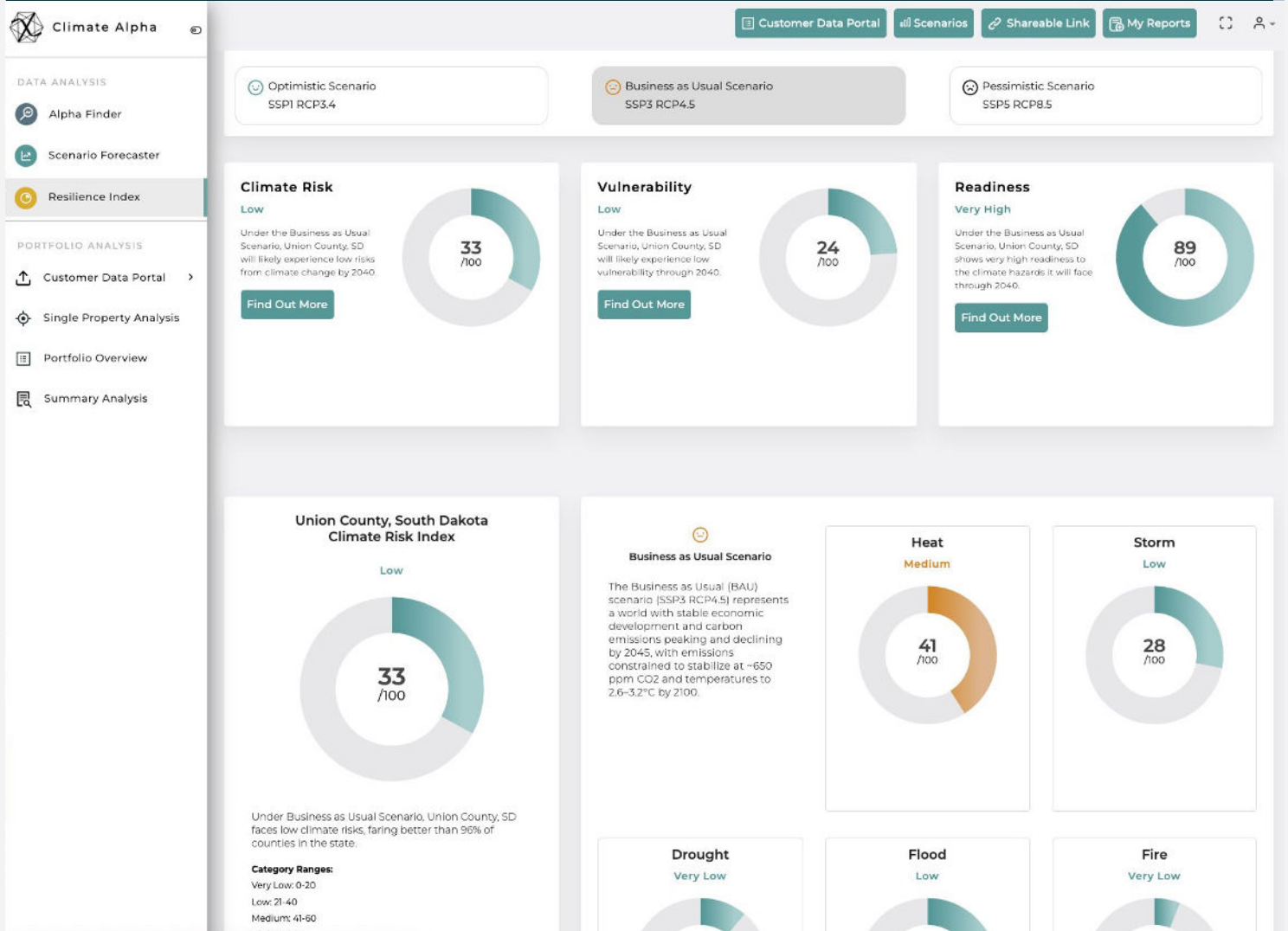
Apply Scenario

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## Search and Discover Future-Proof Real Estate

### 4 Optional Add-on: Analyze with Resilience Index™

Analyze climate risk, vulnerability, and readiness of results with Resilience Index scores



### Choose from three SSP RCP scenarios

Choose a scenario to view Climate Risk Index score

Climate change scenarios affect the projected climate risk score based on different emission pathways.

Optimistic Scenario  
SSPI RCP3.4

Business as Usual Scenario  
SSP3 RCP4.5

Pessimistic Scenario  
SSP5 RCP8.5