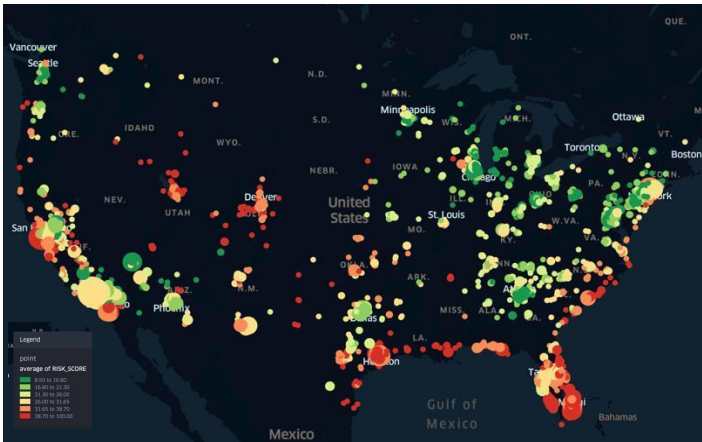


# REAL ESTATE INVESTOR USE CASES



Without an informed view on climate risk and resiliency, investors tie-up capital in unproductive investments and hinder robust portfolio performance.

Climate Alpha quantifies the impact from physical climate risk (direct & indirect effects) and assesses community and market level resiliency based on factors such as infrastructure quality, recovery funding, and policy.

Climate Alpha supports firms in understand the financial impact of climate change on valuations. We use location-based risk and readiness metrics and our proprietary Resilience Index™ to calculate a coefficient that companies can use to enhance their:

## Data-Driven Investment Strategy

- **Understand the financial impact of climate volatility** using any valuation model
- **Rank and compare assets or acquisitions** across risk and readiness measures
- **Evaluate community-level adaptation response** to understand how well a location will rebound from climate risks
- **Improve locational due diligence using** 70+ variables related to infrastructure, energy, health, safety, incomes, and other themes

## Risk Management

- **Pinpoint climate risk exposure** by hazard, property type, investment vehicle, and other filters
- **Clarify investment horizons** to protect portfolio yield and ensure exit liquidity
- **Rebalance portfolios** to mitigate exposure and ensure a specific allocation to climate resilient locations
- **Assess insurance policies** for sufficiency given climate risk and financial impact
- **Disclose physical climate risk** in accordance with the TCFD and TNFD frameworks

# REAL ESTATE INVESTOR USE CASES

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## BentallGreenOak

Leading real estate investment manager BentallGreenOak struggled to establish a data-driven approach towards incorporating climate change in its investment processes.

Climate Alpha worked with the team to develop a location-based due diligence assessment. Furthermore, Climate Alpha helped BGO evaluate the financial impact of climate change by integrating a climate coefficient into their valuation model.

As a result, they were able to better understand how the value of its portfolio may change over time, allowing them to mitigate the risk through greater insurance coverage and adjusted investment horizons while also taking advantage of climate resilient investment opportunities.



## OAKTREE

Oaktree, one of the world's largest alternative investment managers had difficulty understanding its exposure to physical climate risk given its fund's complex composition of real estate equity, private loans, and traded securities.

Climate Alpha worked closely with the Oaktree team to help pinpoint climate risk, further dissect it by fund and investment vehicle, and calculate its financial impact over time.

By helping them understand the financial impact of climate volatility, they were able to rank and compare asset performance across existing funds and raise capital for future funds.