

MSCI Real Estate Climate Value-at-Risk (Climate VaR)

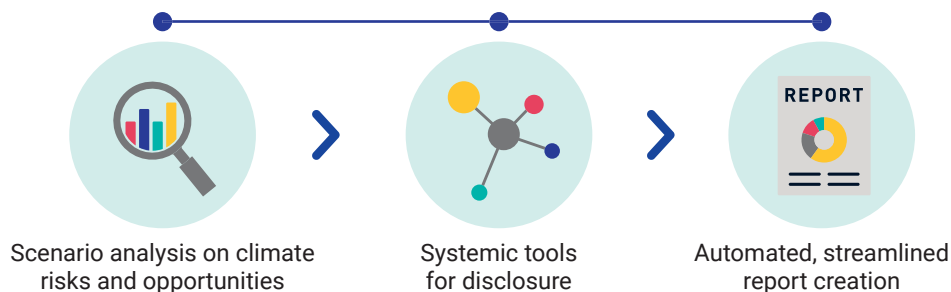
Model future risk for your portfolio

MSCI Real Estate Climate VaR is a new solution that provides forward-looking and return-based valuation assessments to measure climate-related risks for real estate assets in an investment portfolio. By calculating both transition risk from changing legislation due to climate action and physical risk from extreme weather impacts, Real Estate Climate VaR offers a framework that enables investors to improve portfolio performance, risk management, regulatory reporting and progress towards broader sustainability goals.

Using the framework you can:

- Understand acute (event-driven) and chronic (longer-term in nature) risks
- Measure both forward-looking transition and physical risk
- Compare Climate VaR across asset classes
- Understand the impact of these risks in the context of your total portfolio

How Climate VaR can help you be prepared



Transition and physical scenarios

Climate change impacts can be placed into two broad categories commonly used in market practice for how environmental threats, and efforts to address them, can create financial impacts:

Transition risks and opportunities

Risks and opportunities arising from efforts to address environmental change, including but not limited to abrupt or disorderly introduction of public policies, technological changes, shifts in consumer demand, investor sentiment, and disruptive business model innovation.



Physical risks and opportunities

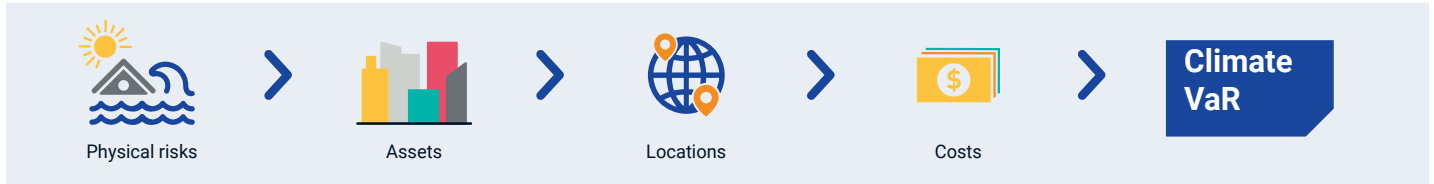
Risks and opportunities arising from the impact of climatic events, such as extreme weather, or widespread changes in eco-system equilibria, such as soil quality or marine ecology. Physical changes can be event-driven ('acute') or longer-term in nature ('chronic').

Aggregated Climate VaR

Transition risks

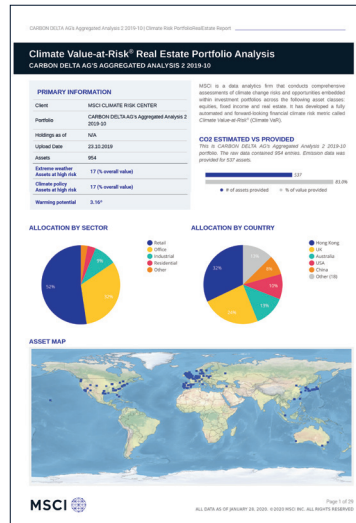


Physical risks



Your Real Estate Climate VaR analysis is delivered to you in two reports:

Portfolio report –
A summarized view of your portfolio Climate VaR, highlighting key risks and their underlying drivers



Asset level data report – A consolidated file of all Climate VaR data at an individual asset level, allowing you to develop analysis across various scenarios

Asset ID	Asset Name	Country	Market	Asset Value	Climate VaR	Asset Value	Climate VaR	Asset Value	Climate VaR	Asset Value	Climate VaR	
999	0151000	USA	Industrial	2700000	3352.827	1.32617248	-0.17948027	4986.48420	1.12667248	-0.19377313	1.34677674	-0.16176176
998	0151101	USA	Office	1310000	4071.251	-0.09572085	-0.48426705	7290.56147	-0.24573444	-0.12272741	-0.23269361	-0.10180134
997	0151158	USA	Retail	6900000	1247.773	-0.50842007	-0.17423145	18346.64212	-1.70988772	-1.11221488	-0.80920203	-0.121469179
996	0152104	USA	Office	2000000	2712.417	-0.14619464	-0.14619464	46031.1124	-0.22218249	-0.13161141	-0.14261641	-0.10180134
995	0152209	USA	Industrial	2000000	1208.799	-0.16124001	-0.17320007	10784.42120	-0.16124001	-0.16124001	-0.16124001	-0.16124001
994	0152210	USA	Industrial	7000000	3112.117	-0.16124001	-0.16124001	15726.2629	-0.16124001	-0.16124001	-0.16124001	-0.16124001
993	0152211	USA	Industrial	1700000	4448.187	-0.79680771	-0.16000778	46036.82008	-2.14721208	-0.16000778	-0.16000778	-0.16000778
992	0152212	USA	Industrial	1800000	3038.118	-0.16124001	-0.16124001	15726.2629	-0.16124001	-0.16124001	-0.16124001	-0.16124001
991	0152213	USA	Industrial	2000000	3112.117	-0.16124001	-0.16124001	15726.2629	-0.16124001	-0.16124001	-0.16124001	-0.16124001
990	0152214	USA	Industrial	3000000	4661.888	-0.16124001	-0.16124001	23591.84432	-0.16124001	-0.16124001	-0.16124001	-0.16124001
989	0152215	USA	Industrial	4000000	1778.106	-0.80920203	-0.16124001	30221.85445	-1.16124001	-0.16124001	-0.16124001	-0.16124001
988	0152216	USA	Industrial	6000000	4641.888	-0.16124001	-0.16124001	4641.888	-0.16124001	-0.16124001	-0.16124001	-0.16124001
987	0152217	USA	Industrial	6000000	4641.888	-0.16124001	-0.16124001	4641.888	-0.16124001	-0.16124001	-0.16124001	-0.16124001
986	0152218	USA	Industrial	6000000	4641.888	-0.16124001	-0.16124001	4641.888	-0.16124001	-0.16124001	-0.16124001	-0.16124001
985	0152219	USA	Office	6000000	1048.187	-0.16124001	-0.16124001	1048.187	-0.16124001	-0.16124001	-0.16124001	-0.16124001
984	0152220	USA	Office	9200000	3749.149	-0.16124001	-0.16124001	10513.1425	-0.16124001	-0.16124001	-0.16124001	-0.16124001
983	0152221	USA	Industrial	1900000	1958.638	-0.16124001	-0.16124001	28798.826	-0.16124001	-0.16124001	-0.16124001	-0.16124001
982	0152222	USA	Industrial	1900000	2612.452	-0.16124001	-0.16124001	3749.149	-0.16124001	-0.16124001	-0.16124001	-0.16124001
981	0152223	USA	Industrial	1800000	2618.134	-0.16124001	-0.16124001	3749.149	-0.16124001	-0.16124001	-0.16124001	-0.16124001
980	0152224	USA	Retail	1800000	1884.187	-0.16124001	-0.16124001	27942.47429	-0.16124001	-0.16124001	-0.16124001	-0.16124001
979	0152225	USA	Retail	3800000	2688.138	-0.16124001	-0.16124001	42421.47429	-0.16124001	-0.16124001	-0.16124001	-0.16124001
978	0152226	USA	Industrial	2000000	3112.117	-0.16124001	-0.16124001	4641.888	-0.16124001	-0.16124001	-0.16124001	-0.16124001
977	0152227	USA	Industrial	5000000	6817.117	-0.16124001	-0.16124001	9398.8996	-0.16124001	-0.16124001	-0.16124001	-0.16124001
976	0152228	USA	Industrial	11000000	7664.187	-0.16124001	-0.16124001	11148.2426	-0.16124001	-0.16124001	-0.16124001	-0.16124001
975	0152229	USA	Industrial	10700000	7664.187	-0.16124001	-0.16124001	11148.2426	-0.16124001	-0.16124001	-0.16124001	-0.16124001
974	0152230	USA	Industrial	3000000	1832.141	-0.16124001	-0.16124001	27942.47429	-0.16124001	-0.16124001	-0.16124001	-0.16124001
973	0152231	USA	Industrial	3700000	2177.141	-0.16124001	-0.16124001	34261.47429	-0.16124001	-0.16124001	-0.16124001	-0.16124001
972	0152232	USA	Industrial	2200000	1376.188	-0.16124001	-0.16124001	1832.141	-0.16124001	-0.16124001	-0.16124001	-0.16124001
971	0152233	USA	Office	6400000	2274.188	-0.16124001	-0.16124001	30221.85445	-0.16124001	-0.16124001	-0.16124001	-0.16124001
970	0152234	USA	Retail	6100000	2221.17	-0.16124001	-0.16124001	30221.85445	-0.16124001	-0.16124001	-0.16124001	-0.16124001

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