

MSCI Physical Risk Metrics – Asset Level

Powered by First Street, now part of MSCI



Why asset-level visibility matters

Physical risk is location-specific — domicile alone is often an insufficient proxy, and mapping by domicile or sector alone can understate concentrated, location-driven risk, including supply-chain effects.¹ Companies are 6.5 times as likely to issue profit warnings after extreme weather than two decades ago², and business-interruption losses across 18 asset owners run 14 times higher than direct asset damage³, a cost that many investors and lenders may underestimate.

What MSCI Physical Risk Metrics – Asset Level provides

- Delivers hazard, vulnerability and loss-impact metrics at the level of the individual asset — providing asset-level granularity that parent-issuer aggregation cannot capture
- Built on MSCI GeoSpatial Asset Intelligence and powered by First Street's physics-based climate risk data and analytics, assessing physical climate risk at any coordinate across more than two billion structures worldwide.
- Uses engineering-based, building-specific damage modeling and a deterministic catastrophe model validated against observed losses.
- Clients can also submit their own asset addresses — real estate, infrastructure, loan collateral — for a full, location-native view beyond listed-company coverage alone.

4.5M+

Verified issuer-linked asset locations

780K

Listed and unlisted companies covered

31⁴

Physical hazards assessed at each location — climate and non-climate

2B+

Structures available on demand

450K

Synthetic catastrophe events

10 years

Peer-reviewed science

Source: MSCI; First Street, as of July 2026.

Source for coverage figures: MSCI GeoSpatial Asset Intelligence; MSCI Sustainability & Climate Research, 2026.

¹, ³ MSCI Physical Risk Guide for Asset Owners and Asset Managers, April 2026

² The New Cost of Doing Business, First Street, March 2026.

⁴ The 31 Physical hazards are covered under the MSCI and Swiss Re integration

How clients use it



Exposure and Risk Monitoring

Real-time recalculation across equities, bonds, real estate and infrastructure as hazards evolve*, surfacing correlated exposures, insurance gaps and resilience blind spots.



Loan Origination

Generate instant asset and portfolio-level risk assessments for any building globally — by address, coordinates, drawn shape, or bulk upload.



Acquisition due diligence

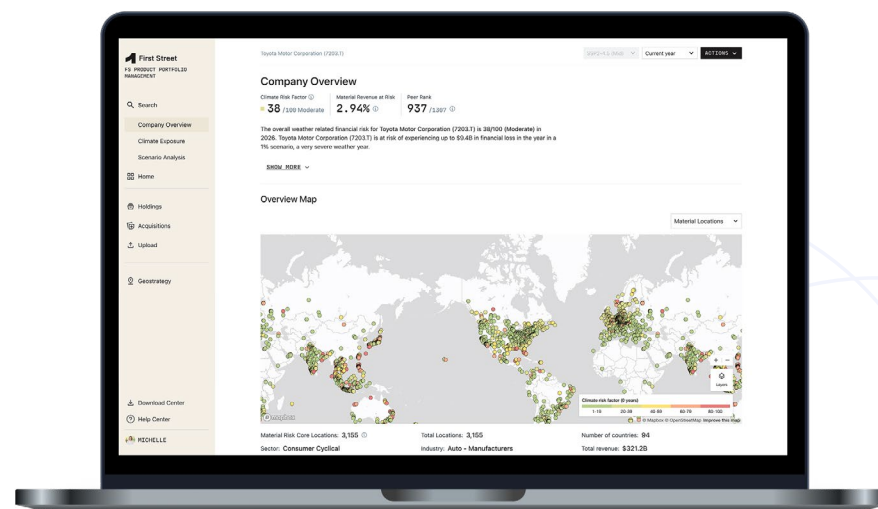
Visualize property-level flood, fire and heat risk with one-click adaptation cost analysis for rapid triage of investment opportunities before commitment.

* Recalculation and data refresh are subject to underlying hazard data feed availability, refresh cycles, portfolio size and connectivity. Results reflect information available at the time of calculation and do not constitute a guarantee of current or future hazard conditions.

**SOI reflects estimated risk reduction relative to mitigation cost. Figures are modeled projections, not guaranteed savings, financial returns, or investment advice.

Who could benefit?

- **Banks and lenders:**
Screen loan-book collateral for hazard concentration and expected loss.
- **Insurers and underwriters:**
Price and manage property and infrastructure risk at the address level.
- **Real assets and infrastructure investors:**
Assess asset-level risk at acquisition and quantify SOI on adaption**.
- **Asset managers and owners:**
Monitor exposure across equities, bonds, real estate and infrastructure.



Interactive Platform

Visualize and explore asset-level metrics

- Individual asset and location drill-down maps
- Hazard intensity and damage-estimate detail per structure
- Upload-your-own-portfolio for private and real assets
- Site-level adaptation and resilience flags

Why MSCI?



Actionable risk intelligence

Physics-based, peer-reviewed models, providing building-specific damage modelling and a deterministic catastrophe model calibrated against observed losses.



Scalable analytics platform

Property-level insights and AI-enabled workflows that aggregate to company, portfolio and loan book levels.



Backed by MSCI's scale and governance

Combines First Street's asset-level science with MSCI's institutional-grade geospatial coverage and audit-ready validation standards, integrated into the same platform used for portfolio risk, scenarios and reporting.

Take the next step

Gain clarity on asset-level physical risk. Contact your MSCI client service representative or visit [msci.com](https://www.msci.com) for a demo.

About MSCI

MSCI (NYSE: MSCI Inc.) strengthens global markets by connecting participants across the financial ecosystem with a common language. Our research-based data, analytics and indexes, supported by advanced technology, set standards for global investors and help our clients understand risks and opportunities so they can make better decisions and unlock innovation. We serve asset managers and owners, private-market sponsors and investors, hedge funds, wealth managers, banks, insurers and corporates.

To learn more, please visit www.msci.com.

About MSCI Sustainability and Climate Products and Services

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