

# Transition Risk | Investor Perspective

## ULI Greenprint Member Webinar

12 January 2021

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# Climate awareness is growing...

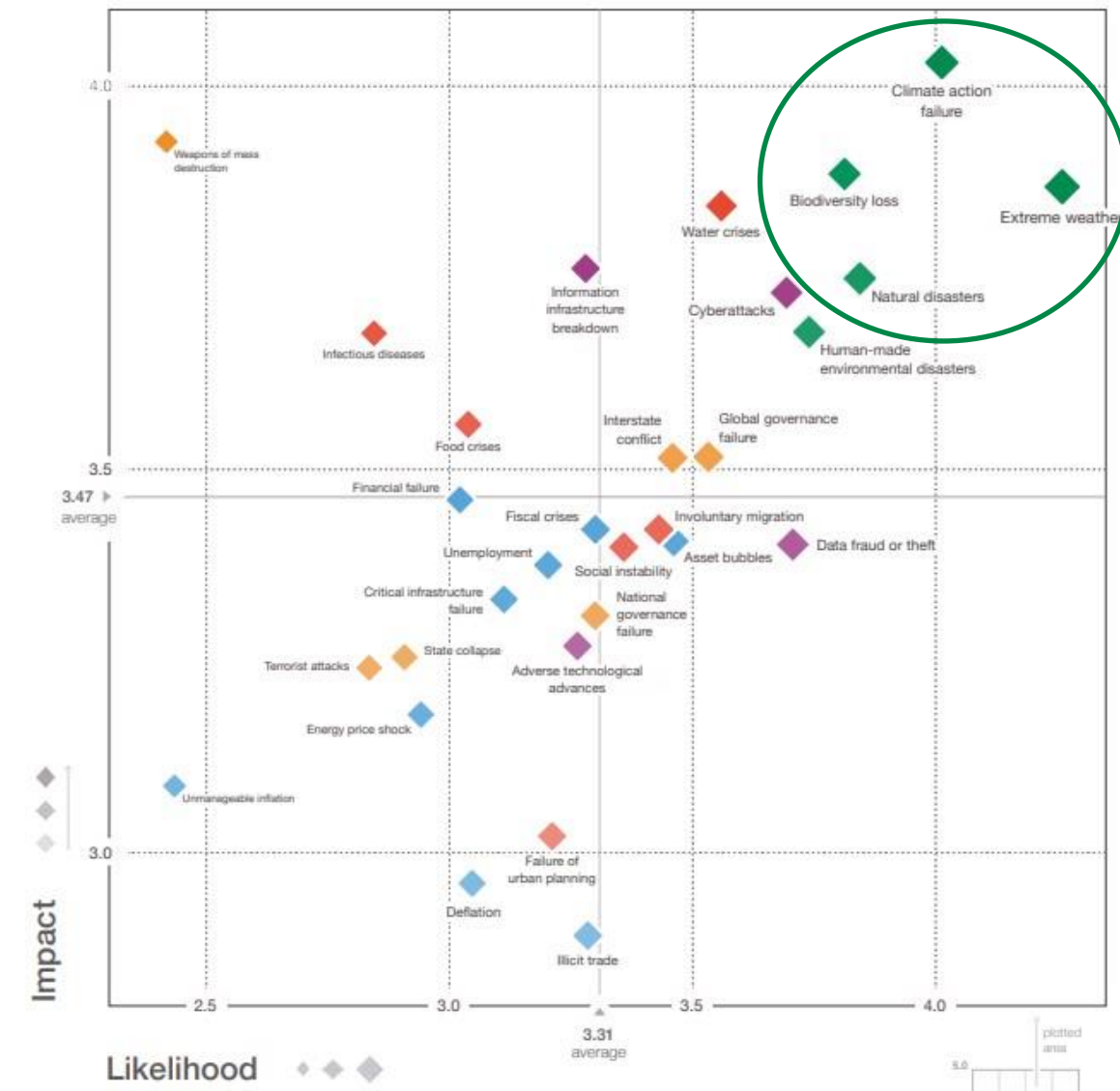


**BANK OF ENGLAND**

‘The challenges currently posed by climate change pale in significance compared with what might come. The far-sighted amongst you are anticipating broader global impacts on property, migration and political stability, as well as food and water security’.

Mark Carney September 2015

Figure II: The Global Risks Landscape 2020

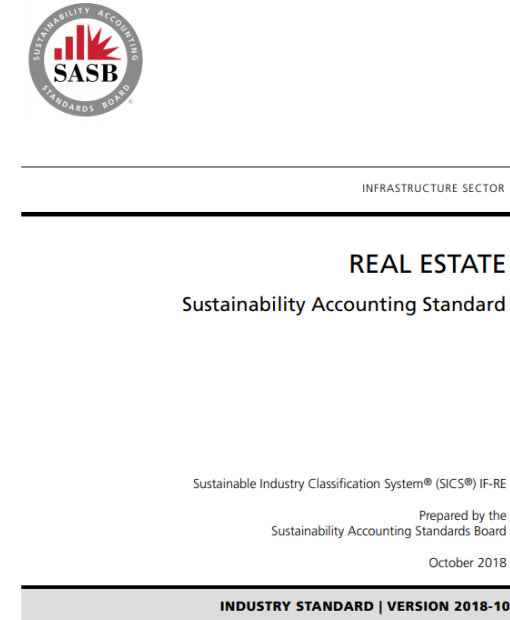


Source: World Economic Forum | The Global Risks Report 2020

....and then there was Paris



# The Paris Agreement is finding its way into voluntary standards.....

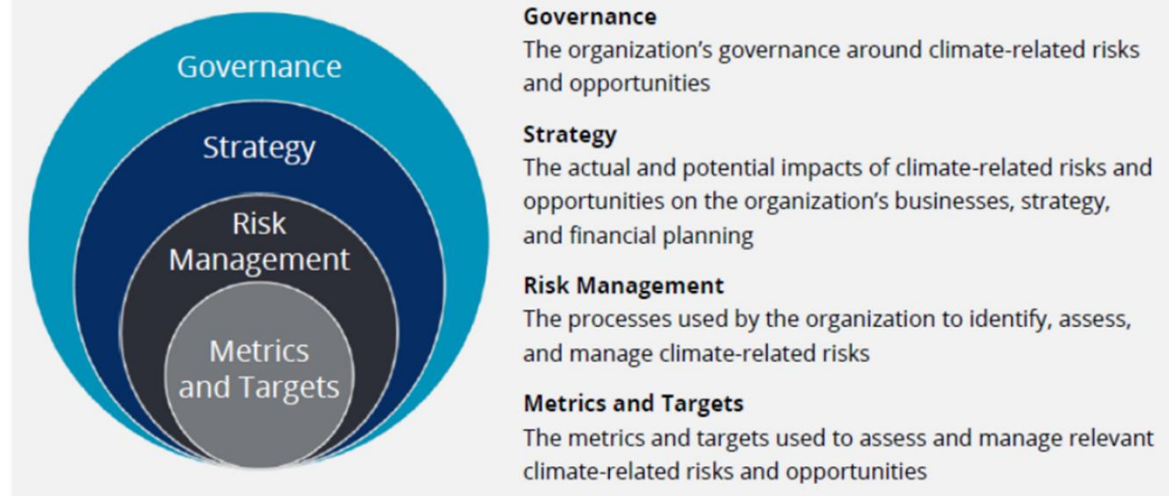


Source: SASB, 2018



Source: INREV, 2020

## Core Elements of Recommended Climate-Related Financial Disclosures



Source: TCFD, 2017

... as well as regulation



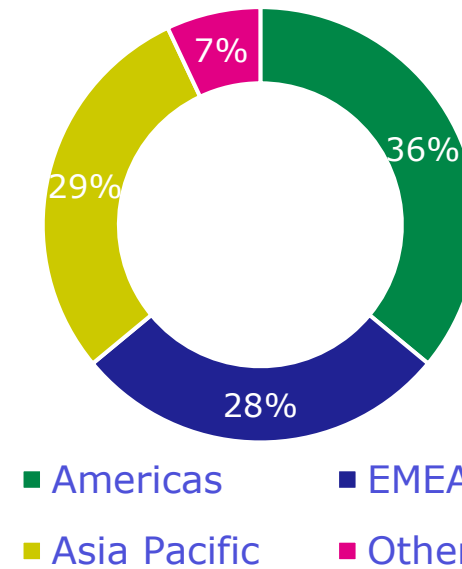
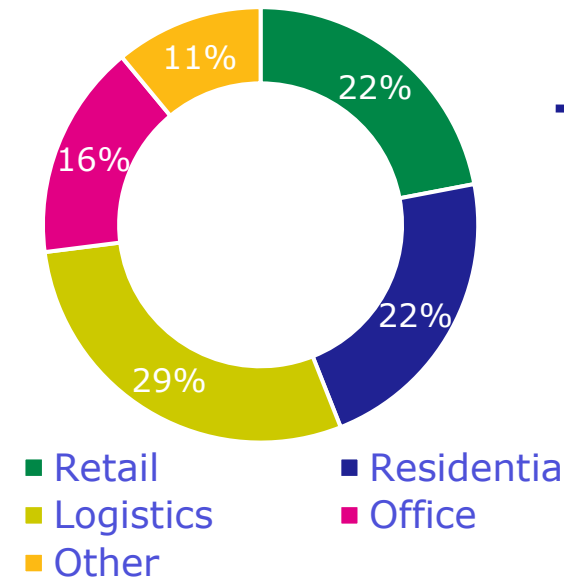
Source: EU Taxonomy, 2020

**Sustainable  
Finance  
Disclosure  
Regulation**



Source: Klimaatakkoord, 2020

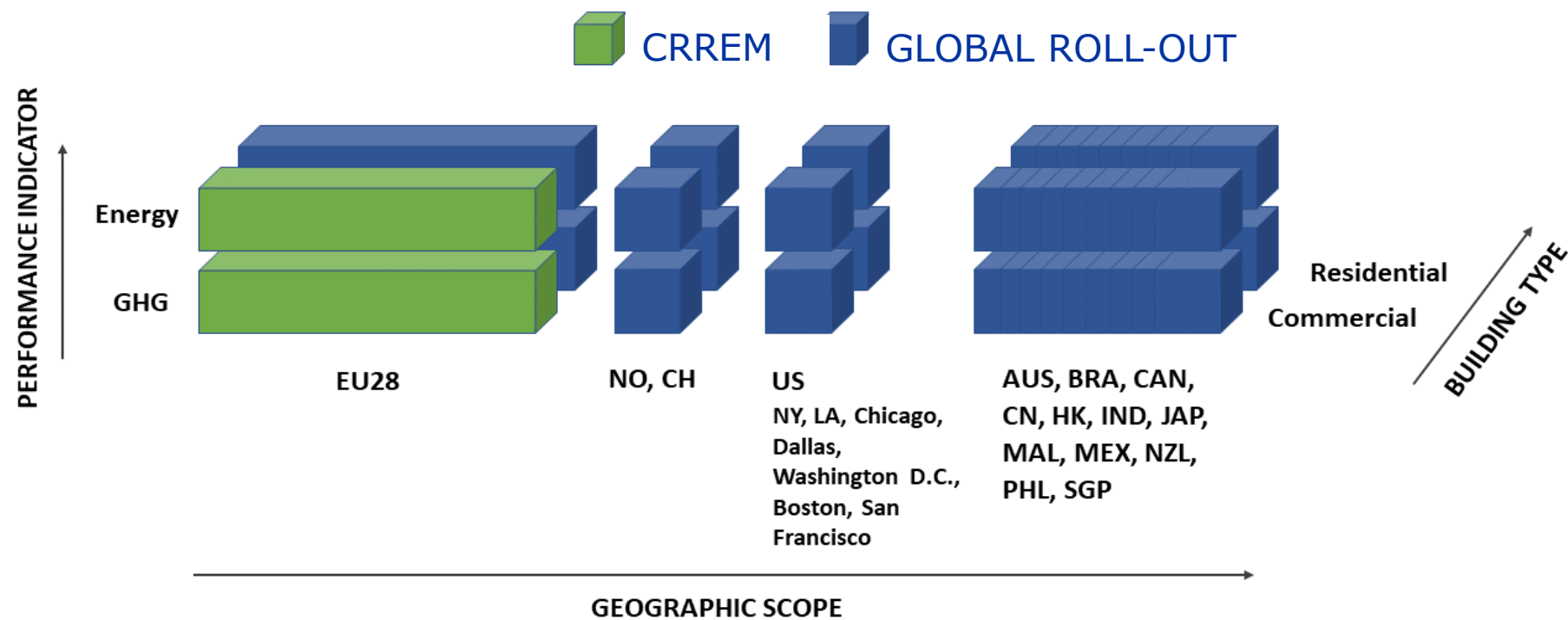
# Globally diversified portfolio | EUR 14.7 Billion



Requirement to quantify transition risk on a global scale

# The CRREM Initiative | Extending Global Scale

Extension of CRREM pathways: [www.CRREM.org](http://www.CRREM.org)  
 Including residential buildings & Key global real estate markets  
 (Publication of CRREM global pathways for public consultation in may 2020)



## Commercial RE

- ✓ Office
- ✓ Retail – High street
- ✓ Retail – Shopping centre
- ✓ Retail – Warehouse
- ✓ Hotel
- ✓ Industrial Warehouse
- ✓ Health
- ✓ Lodges/Leisure
- ✓ Medical Office

Funded by:



# How we would like to use this data at PGGM PRE

Set filter:

Country:

All

Property type:

All

Assessment year:

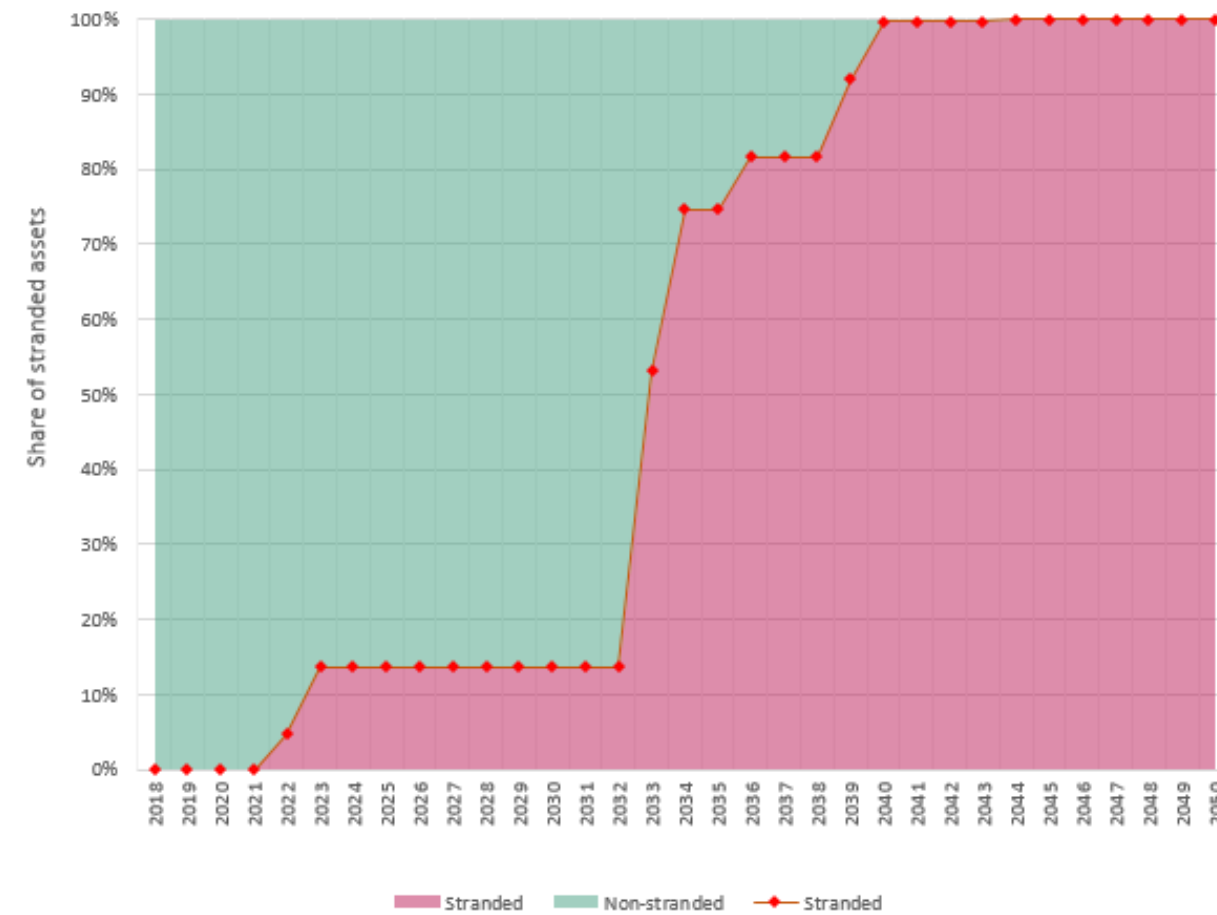
2019

## EVOLUTION OF STRANDING WITHIN PORTFOLIO

Diagrams on the right display the evolution of stranding within your portfolio. Upper graph: Relative share of stranded assets. Lower graph: Absolute figures. Choose whether to display data based on the number of buildings, gross floor area (GFA) or gross asset value (GAV). Choose whether to exclude individual assets or exclude them from a certain year on.

Asset ID	Include	Sell in year
1	Yes	Don't sell
2	Yes	Don't sell
3	Yes	Don't sell
4	Yes	Don't sell
5	Yes	Don't sell
6	Yes	Don't sell
7	Yes	Don't sell
8	Yes	Don't sell
9	Yes	Don't sell
10	Yes	Don't sell
11	Yes	Don't sell

Share of stranded assets



Show shares based on:

Gross floor area

Climate target:

2°C