



**DTZ INVESTORS' APPROACH
TO CLIMATE RISK MANAGEMENT
(TCFD)
2023-4 STATEMENT**

01

APPROACH TO CLIMATE RISK MANAGEMENT 2023 STATEMENT

2017

The Financial Stability Board's Task Force (FSB) on Climate Related Financial Disclosures (TCFD) advocated recommendations in 4 key business processes: Governance, Strategy, Risk Management, and Metrics & Targets

These were drawn to support companies in demonstrating to investors, their approach to developing climate resilience through transitioning to a low carbon operating model.

2019 – 2021

We committed to integrating the recommendations of TCFD into our responsible investment (RI) approach to effectively embed identification and governance of climate related risks and opportunities.

Our RI Committee, with support of the Board and CEO led the integration of the TCFD recommendations across the key processes & systems that support clients and their portfolios.

We further developed our capabilities and enhanced our internal risk monitoring processes that support the business in monitoring and responding to climate-related issues across the investment portfolios that we manage on behalf of our clients.

A **5-phase approach**, drawing on best practice and the TCFD Fundamental Principles for Effective Disclosure, was developed and adopted to implement the TCFD recommendations. The approach was tailored to our climate leadership ambition, and requirements of the implementation programme.

A baseline was established to determine the alignment of our processes & ESG disclosures with the 4 key TCFD business processes set out above. These were accompanied by a set of key **'Next step'** actions with recommendations on how we can begin to direct appropriate focus and resources to enhance the relevant business processes to support TCFD alignment.

We continued our efforts towards sustainable investments, at our corporate level as well as within our funds / portfolio investments. This included identifying implementation pathways for key recommendations from the 2020 implementation report, as well as benchmarking our carbon footprint (Scope 1 and 2) for 2021.

2022

We identified the need to more accurately determine the climate related risks associated to our portfolio. Therefore, we partnered with a climate risk specialist, Climate X. Their platform enables us to model our entire portfolio and understand key risks both now and in the future under different warming scenarios. This information is being utilised in our standing investments and acquisition due diligence in order to inform our decision making and next steps.

2023

We have integrated the outputs from Climate X into our quarterly/annual fund reporting and are continuing to develop metrics to accurately measure, benchmark and clearly communicate the associated risks within our engagements.

02

PROGRESS IN 2023: GOVERNANCE

Describe the Board’s oversight of climate- related risks and opportunities:

In the application of DTZ Investors’ RI business strategy & investment approach the board of DTZ Investors holds ultimate accountability for ensuring that the ambitions of our RI Policy are realised across our business and ensuring that value is preserved and created for our clients & investors against key risks and opportunities respectively.

The Board’s oversight of climate issues is supported by the RI Committee and the Risk & Governance Committee, which sit monthly & quarterly respectively to supervise the application of our ESG and risk governance frameworks across the business.

The RI risk framework is informed by our existing Group-wide risk process and outlines the key roles & responsibilities of our investment and asset management functions. This includes:



The framework supports us to

- Identify climate-related risks & opportunities across assets and portfolios,
- Measure, analyse and prioritise risks, considering associated financial impacts,
- Develop controls and strategic responses to manage impacts of the relevant risks and seize related opportunities,
- Support on-going monitoring of risks and strategic responses,
- Report to appropriate internal governance structures to ensure appropriate oversight over strategic response to risks and preserve investor value creation.

Based on recommendations, the Board has approved the strategy for TCFD oversight & governance of climate risk by the RI Committee & Risk and Governance Committee, as well as the fund-level Investment Committees.

Also, the Board has approved how we communicate our TCFD implementation to Investors. It has also been proposed to formalise internal governance structure and related organigram of roles & responsibilities for climate-related matters.

02

PROGRESS IN 2023: GOVERNANCE

Describe management’s role in assessing and managing climate-related risks and opportunities:

At a fund and portfolio level, our fund directors and managers are responsible for the oversight and implementation of their bespoke investment strategies which includes effectively managing climate-related risks across the portfolio’s assets, as well as the related financial impacts on investor returns. This ensures portfolio and asset-level climate-related risks are identified and evaluated so that appropriate management controls and measures are implemented. This supports the management of relevant risks to acceptable levels to preserve or enhance the value of our clients’ investments.

Material climate risks and opportunities are reported to the Board and committees, through our enterprise-wide risk management framework. This ensures that there is formal oversight and management of RI risks and opportunities across the investment cycle, as well as across the portfolio assets we invest in.

We apply an integrated approach to risk management, including climate-related risks and the associated financial impacts. Senior Management are highly involved in this process to ensure that the investment beliefs of our RI policy are realised in our day-to-day fund activities, and that clear accountability is established to identify, assess and manage the impact of these risks and to respond to the opportunities in relation to our client’s mandates.

As part of the 2023 recommendations, the following were completed:

- Engage Risk and Governance Committee & RI Committee members to ensure executive buy-in and support for the rollout and adoption of the draft adapted risk management framework across corporate and fund-level business processes.
- Review our current Group-wide risk management framework and incorporate ESG, and climate-related risk types into the current framework.
- Implement the adapted draft risk management framework by assigning roles and responsibilities to key personnel across the business functions and levels (e.g., corporate to fund-level) for the identification, assessment and management of climate-related risks.
- Utilise third party software to accurately model and forecast climate related risks across our portfolio.

03

PROGRESS IN 2023: STRATEGY

Describe the climate related risks and opportunities the organisation has identified over the short, medium, and long term:

We consider both climate-related physical and transition risks, as well as associated opportunities that exist across the property lifecycle of assets in our client portfolios. We consider climate issues across near-term and long-term investment time horizons, as we realise that many climate issues may manifest across long-term horizons.

Short-term (up to 2 years):

We anticipate that transition risks related to the evolving policy landscape in the UK will emerge, to strengthen the requirements to improve the efficiency and impact of property assets on the environment.

As regulations tighten, we anticipate that transition risk in the UK, alongside the expectation for sustainable buildings, means properties not aligned with new environmental standards face becoming unattractive in the market.

We have also identified the impact physical risk (specifically flood risk) significantly affecting the liquidity of assets.

Medium-term (up to 5 years):

Together with the continuation of the short-term issues which will evolve over time, it is anticipated that a combination of climate risks and opportunities will be realised over the medium term.

Material medium term risks include:

- Shifting occupier and investor preferences in response to evolving market developments
- Depressed demand for property assets that do not promote green credentials

Over the medium term, it is anticipated that opportunities related to the following will exist:

- Enhancing the resilience of asset portfolios, through adoption of low carbon technologies and energy efficiency measures
- Development of 'green' property assets that lead the market response to satisfy occupier expectations of a sustainable space

Long-term (greater than 5 years):

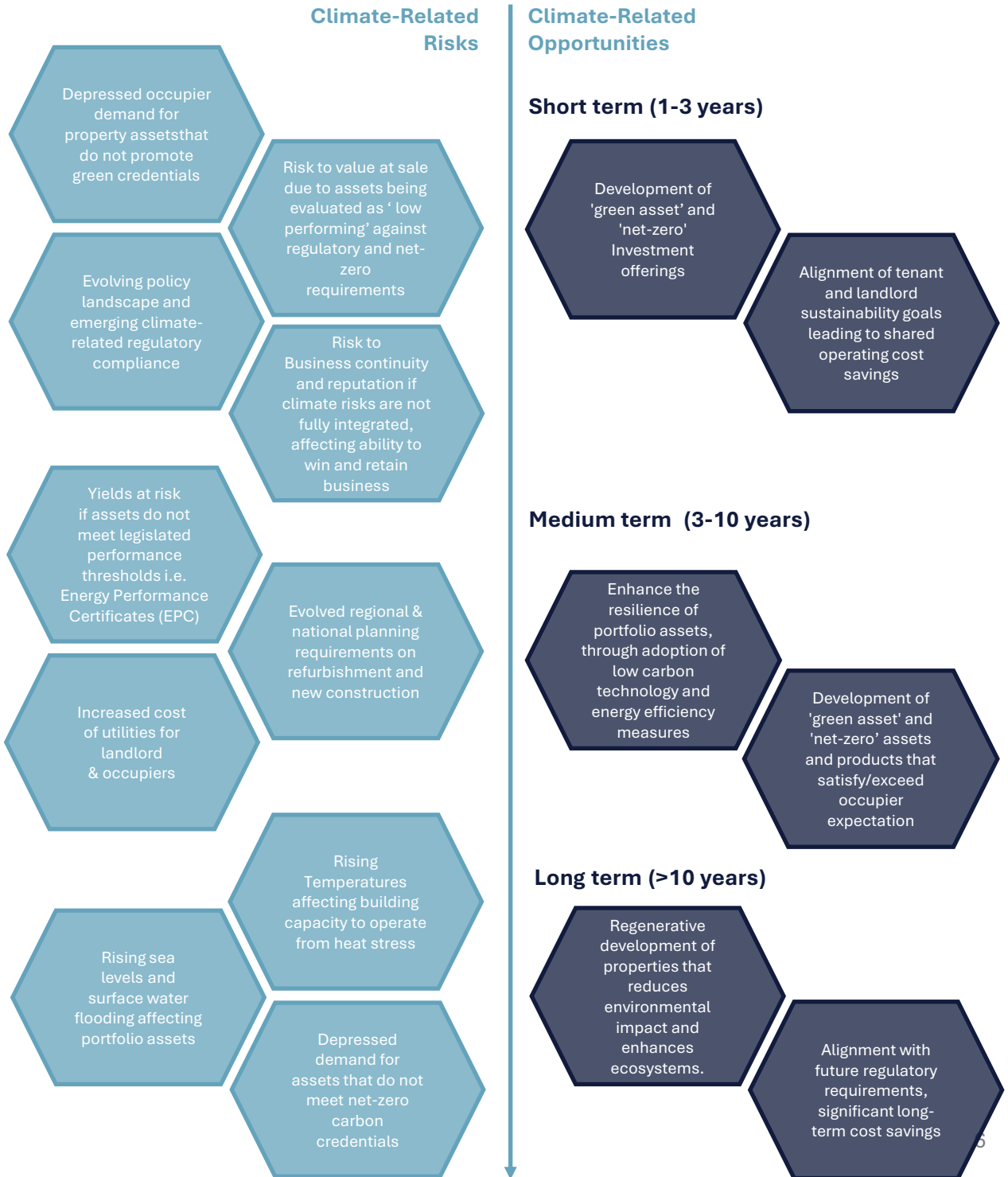
Material long term risks include:

- Depressed demand for assets that do not meet Net Zero carbon credentials
- Value and rental yields at risk if assets do not meet legislated performance thresholds i.e., Energy Performance Certificates (EPC)
- Realisation of physical risks (i.e., heat stress & flood risks) that pose a material risk to the value, continuity and operation of our portfolio assets that are not resilient against these climate changes or those who have not yet transitioned to low carbon.

03

PROGRESS IN 2023: STRATEGY

Describe the climate- related risks and opportunities the organisation has identified over the short, medium, and long term:



03

PROGRESS IN 2023: STRATEGY

Describe the climate- related risks and opportunities the organisation has identified over the short, medium, and long term:

Through the use of the third party software, we have been able to review the impact of key physical climate hazards across our portfolios under low and high carbon scenarios. Key risks, including drought and storms have been identified. This are inline with UK benchmarks but we will still be looking to understand how risks can be mitigated.

The matrix below highlights a part of our Climate X physical risk rating calculations. Our portfolio is given a ratings for each hazard, under low and high carbon scenarios and projected to the short, mid and long term.

RCP8.5, 2050 The first letter is the rating at the present and the second is the rating for the target year

River Flooding	Surface Flooding	Coastal Flooding/ Sea Level Rise	Subsidence	Landslide/ Coastal Erosion
A → A	A → A	A → A	B → C	A → A
Wildfire	Storms	Tropical Cyclones	Storm Surge	Extreme Heat
A → A	C → D	A → A	A → A	A → B

The table below summarises the results (converted to low, medium and risk) and relative risks associated to our portfolios.

Physical Risk	Low Carbon Scenario – RCP 2.6			High Carbon Scenario – RCP 8.5			Summary of Hazard Exposure
	2030	2050	2100	2030	2050	2100	
Extreme Heat	Low	Low	Low	Low	Low	Medium	Under high carbon scenario, risk associated with extreme heat rises to m medium risk over the long term (2100).
Drought	Low	Low	Low	Low	Low	Low	Under both low and high carbon scenarios, the risk of drought remains low.
Storm	Medium	Medium	Medium	Medium	Medium	Medium	Under both low and high carbon scenarios, the risk of storms is at a medium rating.
Tropical Cyclone	Low	Low	Low	Low	Low	Low	Risk associated with hurricanes is low across all time horizons in low and high carbon scenarios.
Subsidence	Low	Low	Low	Low	Medium	Medium	Risk of subsidence is significantly greater in a high carbon scenario.
Wildfire	Low	Low	Low	Low	Low	Low	Risk of wildfires is low across all time horizons in both low and high carbon scenarios.
Landslide/ Coastal Erosion	Low	Low	Low	Low	Low	Low	Risk of landslide/coastal erosion is low across all time horizons in both low and high carbon scenarios.
River flooding	Low	Low	Low	Low	Low	Low	Risk of river flooding is low across all time horizons in both low and high carbon scenarios.
Coastal flooding/Sea Level Rise	Low	Low	Low	Low	Low	Low	Risk of coastal flooding/sea level rise is low across all time horizons in both low and high carbon scenarios.
Surface Flooding	Low	Low	Low	Low	Low	Low	Risk of surface flooding is low across all time horizons in both low and high carbon scenarios.

03

PROGRESS IN 2023: STRATEGY

Describe the impact of climate-related risks and opportunities on the organisation’s businesses, strategy, and financial planning:

We have conducted analysis of climate-related risks and opportunities that are relevant to our business and client’s portfolios. This analysis has informed our financial planning and fund investment strategies for responsible investment. Fund managers must ensure that financial planning is carried out on all assets in their portfolios based on each asset’s level of exposure to transitional and physical risks.

Exposure to transitional and physical risks are assessed across the property life cycle. Assets are screened for ESG and climate related risks & opportunities at acquisition, as well as on an on-going basis during the operation of our funds’ portfolio assets, all the way through to disposal.

At present, investment portfolios managed by us have remained largely resilient to emerging climate-related risks in the short-term, with the high potential for medium and long-term risks to impact value, in the absence of a robust strategic response & financial planning.

Describe the resilience of the organisation’s strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario:

We continue to develop our internal capabilities to integrate scenario analysis in support of the Board’s on-going evaluation of the fund-level strategies, designed to preserve investor value against the relevant physical and transition risks our funds are exposed to.

During 2023, we carried out physical and transitional risk analysis at both an asset and portfolio level. This has helped us to identify the key risks within our portfolio, those assets that might require further mitigation action and the financial value at risk, further supporting the business case for mitigating these risks.

As we move forward, we will be looking to further understand how the risks vary across each asset and across different climate scenarios. This will enable us to take decisive actions to minimise the risk associated to our client portfolios.

Net-zero costings are integrated into business planning to ensure that funds are available for the improvement of our assets towards our net-zero target. This will also support in the improvement of asset resilience.

04

PROGRESS IN 2023: RISK MANAGEMENT

Describe the organisation’s processes for identifying, assessing and managing climate-related risks and how processes for identifying, assessing, and managing climate-related risks are integrated into the organisation’s overall risk management:

We adopt an enterprise-wide risk management framework, which requires all potential investments to be screened against a suite of prioritised ESG risk categories. This includes climate-related risks associated with our portfolio assets across the investment cycle. This framework provides us with a consistent approach to identify, assess and manage all relevant ESG risks, whilst supporting our fund managers to:

1. Manage these risks in a robust manner, through implementation of specific asset-level measures that are designed to manage these risks, where they manifest across the portfolio assets.
2. Establish appropriate measures to monitor the effectiveness of the measures to mitigate the impact of these on the value that our investment funds create for our clients.

Our screening of climate-related risks and opportunities commences with the due diligence of target assets for acquisition and continues through with the day-to-day management of relevant risks during the operational phase of our assets. This holistic approach ensures we continually monitor risks and implement measures that support resilience to the long-term impacts of climate change.

An initial baseline was established with the following results:

Evaluation results				
TCFD Aspect	No. of recommendations	Poor alignment	Moderate alignment	Alignment
Governance	2	1	1	-
Strategy	3	2	1	-
Risk management	3	1	2	-
Metrics & targets	3	-	1	2
Total	11	4	5	2

It has been proposed to assign clear roles and responsibilities to property, fund-level & corporate personnel for RI and climate risk management. Another proposed action plan is to integrate ESG risk sub-categories, specifically climate-related risks, into existing fund-level risk identification processes.

05

PROGRESS IN 2023: METRICS AND TARGETS

Disclose the metrics used by the organisation to assess climate-related risks and opportunities in line with its strategy and risk management process and describe the targets used by the organisation to manage climate-related risks and opportunities and performance against targets

In-line with our RI Policy, we monitor the performance of our client funds on relevant climatic issues using a suite of metrics and accompanying targets.

In 2023, key climate risk related themes identified, both at a corporate and a portfolio level, were as follows:

- Long-term physical impacts of climate change
- Business continuity against climate impacts
- Enhanced emissions-reporting obligations
- Emerging climate-related regulatory compliance
- Evolving regional & national planning requirements
- Increased cost of utilities across portfolio
- Changing investor behaviour & shifts in customer preferences
- Stakeholder concern or negative stakeholder feedback
- Resilience of fund portfolio assets to climate-related issues
- Renewable, low-emission energy and investment in technology
- Water use and waste management/diversion from landfill
- Climate resilience: percentage of portfolio exposed to climate risks
- Development of 'green asset' and 'net-zero offerings'

Based on the above themes and in line with our net-zero commitment, the following have been adopted as asset-level improvement targets:

- Reduce landlord carbon emission intensity by 50% by 2030.
- Create a balance sheet of all operational carbon emissions (Scope 1-3) and for new developments and refurbishments by the end of 2022.
- Financially embed transition to net-zero in Asset Management Plans by 2023.
- Transition all occupiers to purchase renewable electricity by 2030
- Decarbonise 50% of assets (removing use of gas and other fossil fuels) for heating and hot water by 2030.
- Collate whole building energy data for 75% of the portfolio by 2030.

05

PROGRESS IN 2023: METRICS AND TARGETS

Disclose the metrics used by the organisation to assess climate-related risks and opportunities in line with its strategy and risk management process and describe the targets used by the organisation to manage climate-related risks and opportunities and performance against targets

From 2023, the following reporting metrics have been agreed and will be reported against on an annual basis. The first year of reporting can be found on the next page.

Risk, Adaptation & Mitigation:

- No. of assets with BREEAM, LEED or Wellbeing certification
- No. of assets with low carbon technology or renewables
- No. of assets utilising fossil fuels for heating and hot water
- Energy Performance Certificate (EPC) status and cost to improve to future regulatory standards (In-progress)
- Expenditure required to achieve Net-Zero Carbon by asset (In-progress)

Energy & Fuel Use:

- Energy: Electricity & Gas (kWh)
- Energy Intensity (kWh/Sqft)
- Energy Procurement (% of energy procured from renewable sources)
- Renewable Energy (% of energy generated on site from renewable sources)
- Green House Gas (GHG) Emissions (Tonnes CO₂e)
- Green House Gas (GHG) Emission Intensity (Tonnes CO₂e / Sqft)

Geography:

- Current Flood Risk (Low – High). Assessment of flood risk over 10 – 20 years in-progress
- No. of assets to be subject to high heat stress in the long term (to be reviewed in 2022)

05

PROGRESS IN 2023: METRICS AND TARGETS

Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks:

Reporting Clarifications

- Reporting is done on an absolute and like-for-like basis for the aggregated environmental performance data of all discretionarily managed assets.
- Disclosures have been prepared in alignments with (INREV) guidelines for ESG disclosures and checked by external consultants Cushman and Wakefield.
- 2023 Scope 1, 2 and 3 emissions have been externally verified by AESG.
- Aligned with our financial reporting, GHG emissions relate to each respective calendar year.
- We have used a financial control method to outline our carbon footprint boundary.
- We have measured emissions based on the GHG Protocol Corporate Accounting Standard and emission factors provided by the UK's Department for Business, Energy & Industrial Strategy (BEIS).
- GHG Emission Intensity includes reporting only on internal areas where floor area served by the energy supplies is known or can be reasonably estimated.
- Where gaps exist in tenant electricity and gas consumption these were addressed using industry 'typical practice' benchmarks from CIBSE Guide F and calculated using asset class and floor area. Additional works will be completed in 2023/24 to calculate the emissions of purchased goods and services.
- Scope 1 and 2 emissions intensity figures do not include consumption or floor areas associated to vacant areas where consumption is the responsibility of DTZ Investors.
- Upstream leased asset data was not available before 2021, so an average consumption figure was taken from the available data
- A location based emissions reported methodology has been utilised in order to help clarify the actual reductions in consumption levels. Therefore, the purchase of renewable electricity by DTZ investors and tenants is not considered within emissions reporting.
- Reported data covers all discretionarily managed asset.

CONTACTS



Chris Cooper
CEO

Tel: +44 (0)20 3349 0300
Christopher.Cooper@DTZInvestors.com



Jennifer Linacre
Head of Responsible Investment

Tel: +44 (0)20 3349 0234
Jennifer.Linacre@DTZInvestors.com



Stephen Anwuzia
Associate ESG Manager

Tel: +44 (0) 20 3296 2251
Stephen.Anwuzia@DTZInvestors.com
