

# EXECUTIVE SUMMARY (EXTERNAL DISCLOSURE)



## TRANSITION AND SOCIAL RISKS AND OPPORTUNITIES ASSESSMENT

To determine the exposure of our assets to transition and social risks and opportunities, the Savills Sustainability Team was appointed to help assess the risks that apply or may apply to The Point.

To support the assessment of risks and opportunities that may arise from the transition to a low-carbon future, a high-level regulation review and CRREM analysis were conducted. An orderly transition risk scenario was applied across a medium-term horizon of 2025–2035. The asset's energy consumption, use of renewables and EPC certificate were key metrics in this assessment, feeding into the CRREM analysis to understand the asset's greenhouse gas emissions and alignment with the Paris Agreement.

A Net Zero Pathway has already been drawn up for the asset and initiatives have begun to be implemented. These initiatives were reviewed in the transition risk assessment, and continued work in line with the Pathway is key to mitigating risk and enhancing opportunities.

Social risks and opportunities relate to the impacts and interdependencies between the community and the asset, considering social, economic and political disruptions and their relations to public health, poverty and social inequalities.

Savills assessed the social risks present to the asset and its surrounding community, determining its resilience in society. Metrics were identified through research into the building's demographic context, including levels of deprivation and vulnerability, as well as a review of risk registers published by government and global bodies. Opportunities in relation to key risks were also identified, with the view of improving social resilience and creating value.

Tishman Speyer and its property management team have reviewed these assessments to better understand the risks and to inform the implementation of additional measures in line with the opportunities identified.