

An aerial photograph of a dense, lush green forest. A paved road winds through the trees in a series of curves. The text is overlaid on the center of the image.

LANDQUART FASHION OUTLET
CLIMATE-RELATED RISK ASSESSMENT

VIA OUTLETS

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QUALITY CONTROL

Client Name	VIA Outlets	Document Ref
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EU TAXONOMY COMPLIANCE

Category	Severity	Climate-related Hazards	Materiality	Exposure Data Source
Temperature-related	Chronic	Changing temperature (Air, Freshwater, Marine water)	Medium materiality	Jupiter ClimateScore Global
		Heat Stress	Low materiality	
		Temperature variability	High materiality	
	Acute	Permafrost thawing	No materiality	Alfred-Wegener-Institut eventfive
		Heat wave	Low materiality	ClimateScore Global
		Cold wave / frost	High materiality	Jupiter ClimateScore Global
Wind-related	Chronic	Wildfire	Low materiality	Jupiter ClimateScore Global
		Changing wind patterns	Low materiality	Jupiter ClimateScore Global
	Acute	Cyclone / hurricane / Typhoon	Low materiality	Jupiter ClimateScore Global
		Storm (including blizzards, dust and sandstorms)	Low materiality	Jupiter ClimateScore Global
Water-related	Chronic	Tornado	Low materiality	Jupiter ClimateScore Global
		Changing precipitation patterns and type (snow/ice, hail, rain)	Low materiality	Jupiter ClimateScore Global
		Precipitation or hydrological variability	Low materiality	Jupiter ClimateScore Global
		Ocean acidification	No materiality	Copernicus Marine Service
		Saline intrusion	No materiality	European Environment Agency
		Sea level rise	No materiality	Jupiter ClimateScore Global
	Acute	Water stress	Low materiality	Jupiter ClimateScore Global
		Drought	Low materiality	Jupiter ClimateScore Global
		Heavy precipitation (snow/ice, hail, rain)	Low materiality	Jupiter ClimateScore Global
		Flood (coastal, fluvial, pluvial, ground water)	Low materiality	Jupiter ClimateScore Global
Solid mass-related	Chronic	Glacial lake outburst	Low materiality	Germanwatch
		Coastal erosion	No materiality	European Marine Observation and Data Network (EMODnet)
		Soil degradation	Medium materiality	Data Basin
		Soil erosion	Low materiality	World Atlas of Desertification
	Acute	Solifluction	Low materiality	Desk-based research
		Avalanche	Low materiality	The Federal Authorities Natural Hazards Portal
		Earthquake / Landslide	Low materiality	GFDRR/UNDRR
		Subsidence	Low materiality	UNESCO Land Subsidence International Initiative

Following the analyses undertaken, the asset is aligned with the EU Taxonomy criteria for DNSH to climate change adaptation¹ - thereby contributing to its overall alignment under the climate change mitigation objective (Activity 7.7. Acquisition and ownership of real estate).

The materiality rating of hazards is as in the present day. Low materiality hazards have projections of increases to "medium" or higher exposures in the medium or long term, whilst very low materiality hazards have no exposure projections according the Jupiter ClimateScore Global projections through to the end of the century.

The physical climate risks that are material to the building have been identified by performing a robust climate risk and vulnerability assessment with the following steps:

1. Identification of physical climate risks from list in Annex and how they may affect the building over its expected lifetime
2. If risks have been identified in (1), conduct a climate risk and vulnerability assessment to assess the materiality of those risks for the building.
3. Identify adaptation solutions that can reduce identified climate risks



BREEAM IN-USE COMPLIANCE



BIU Credit	Question	Credits achieved through the Longevity Climate Risk Report
Part 1: RSL 01 Flood Risk Assessment	If a flood risk assessment (FRA) has been carried out, what was its scope and which flood risk level was assigned to the asset?	The number of credits gained here depends on the findings in the report. Since Fluvial and Tidal flooding hazards are less than Medium overall risk, 3 credits are attained . Please note that the exemplary credit is achieved from this report but scored separately. Therefore, the total score will be the number of credits above plus the one exemplary credit (1% available).
Part 1: RSL 03 Natural Hazard Risk Assessment	Has a risk assessment been carried out to understand an asset's exposure to current Natural Hazards?	Whilst Longevity Partners can provide the Natural Hazard risk assessment, it is up to the client to make emergency plans for hazards identified as posing a risk to the asset. Only then will the 2 credits be achieved.
Part 2: RSL 06 Emergency plans and climate-related physical risks	What is included within the scope of the Emergency plans?	Please note that Longevity Partners can help advise on how to integrate climate-related risks into your existing emergency plan to target the exemplary credit (1% available) within the report and assist in integrating appropriate phrasing within the plan itself for an additional cost. This is an <i>additional service</i> to this report.
	Has the asset been assessed for climate-related physical risks?	3 credits will be achieved from this asset level report ('Yes, and the risks posed to the asset value and the community have been identified').
Part 2: RSL 07 and RSL 08 Climate-related transition risks and opportunities and Social risks and opportunities	Has the asset been assessed for exposure to climate-related transition risks and opportunities through a risk assessment process?	4 credits are attainable for each of RSL 07 and 08 out of this report, but only if the client are willing to incorporate this onto the website of the asset itself to make it externally disclosed. Longevity Partners can again advise on the wording for this disclosure. Full TCFD reporting, however, is not included within this scope of work but can certainly be provided at an additional cost.
	Has the asset been assessed for exposure to social risks and opportunities through and risk assessment process?	2 credits are available for each of RSL 07 and RSL 08 if this report is not externally disclosed.

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Longevity Partners completed this assessment. A relevant, multi-disciplinary energy and sustainability consultancy who specialise in providing strategic guidance and compliance support.

Natural Hazard data for eight perils (flood, heat, cold, hail, wind, wildfire, drought and precipitation) comes from ClimateScore Global, which is a science-based platform powered by Jupiter ClimateScore Global. Exposure data for all other sources has been collected from open data resources.



GRESB COMPLIANCE



GRESB Risk Category	Risk Criteria	Asset Risk
Does the entity have a systematic process for identifying physical risks that could have a material financial impact on the entity?	Acute hazards	The asset is projected to be exposed to hail in the future.
	Chronic stressors	The asset has material exposure to cold and soil degradation.
The entity's process for prioritizing physical risks	This is the entity's preference. It is recommended that risks are prioritised by severity in the short term under the least stringent climate scenario.	
How materiality determinations are made for such risks	In this assessment, materiality is determined by any hazard that shows a risk of moderate to extreme under each respective climate scenario and time horizon.	
Does the entity have a systematic process for the assessment of material financial impact from physical climate risks on the business and/or financial planning of the entity?	Reference table on Slide 26 of the Executive Summary which assesses the financial exposure to all direct and indirect physical risk impacts.	

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INTRODUCTION

PROJECT OVERVIEW

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This document presents a Climate Risk Assessment for Landquart Fashion Outlet. The scope of this assessment is as follows:

1. Exposure to physical perils as well as transition risks:
 - Physical Exposure: Assessment of exposure of the asset to different physical perils over different temporal and climate horizons. These include heat, precipitation, drought, flood (coastal, fluvial and pluvial), wildfire, wind, storm (dust and sand), tornado, cold, hail, subsidence, soil erosion, soil degradation, solifluction, volcano, earthquake, landslide, avalanche, tsunami, glacial lake outburst, blizzard, permafrost thawing, ocean acidification, saline intrusion and coastal erosion.
 - Transition Exposure: Examining exposure to different types of relevant legislations, technologies, market conditions and reputational risk.
2. Vulnerability assessment
 - Based on the asset's features and the policies in place. This determined the asset's overall risk to each hazard.
3. Financial impact assessment:
 - The implications of each relevant risk is examined and estimations for capital expenditures of the proposed risk reduction measures are provided.

Longevity have conducted desk-based climate-related physical risk exposure assessments using high resolution data to screen the assets for their exposure to key risk indicators under future climate and temporal scenarios until 2080, including coastal, fluvial and pluvial flooding.

A complimentary summary report has been provided alongside this executive summary which provides further detail on the process of risk identification, analysis and recommendations to improve climate resilience. These reports are compliant with EU taxonomy; TCFD reporting; BREEAM in Use certification credits RSL01, RSL03, RSL06 and RSL07; and GRESB benchmarking RM6.1, 6.2, 6.3 and 6.4.



BACKGROUND

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Asset Background

Location: Tardisstrasse 20a, 7302 Landquart, Switzerland

Asset Type: Fashion Outlet Centre

Construction Year: Between 2009 and 2010

Gross Internal Area: 31,546 m²

Number of Floors: 1

Near to: Landquart Train Station

Climate Background (Landquart, Switzerland)

Temperate climate;

- Moderate with no excessive heat, cold or humidity;
- Extreme weather conditions becoming more common;
- The average temperature has increased by almost 2°C since preindustrial times;
- Winter precipitation has increased by 20% in some parts of the region;
- Since 1850, Swiss glaciers have lost about 60% of their volume;



METHODOLOGY

Methodology Overview

This risk identification and quantification process involves an analysis of climate-related physical risks at the asset level. The analyses of the risk assessments consist of the following components:

1. Exposure - An evaluation of the likelihood of the peril occurring at the site's given location.
2. Vulnerability (determined by data provided by client) - An analysis of the vulnerability of the building to the risks of climate change. This analysis is expressed as a combination of the sensitivity and adaptive capacity. This executive summary report is not inclusive of all assessed vulnerable and resilient features and policies of the asset; full analysis is provided in the appendix report.

Sensitivity	This determines the susceptibility of the site to the identified perils. These are usually elements of the building or its surrounding areas which would not be easily adaptable nor controllable (such as topography, building height etc.).
Adaptive Capacity	This evaluates features of the building and its management, such as internal and external installations and policies that could be altered to cope with said risks and consequently render the site more resilient (such as vegetation, rainwater harvesting etc.).

The table on the right illustrates the key used to quantify exposure, sensitivity, adaptive capacity and overall risk rating. This key also adapts the scoring system provided by Jupiter ClimateScore Global to provide a uniform rating for this report.

Risk Rating	Risk Level
0 - 20	LOWEST
20 - 40	LOW
40 - 60	MEDIUM
60 - 80	HIGH
80 - 100	HIGHEST

Physical Risk Methodology

The risk assessment uses high resolution climate data from Jupiter ClimateScore Global to determine the likelihood of occurrence and severity, of seven climate-related hazards at each asset's given location. The data is available under different socioeconomic pathway (SSP) scenarios across several timescales (1995 baseline, 2020 present, 2030, 2050 and 2080). The scenarios include:

- SSP1-2.6 (1.8°C): Sustainability to Middle of the Road (low to medium challenges to mitigation and adaptation)
- SSP2-4.5 (2.7°C): Regional Rivalry and Inequality (high challenges to mitigation and adaptation or; low challenges to mitigation, high challenges to adaptation)
- SSP5-8.5 (4.4°C): Fossil-fuelled Development (high challenges to mitigation, low challenges to adaptation)

ClimateScore Global measures risks* on a scale from 0 (lowest) to 100 (highest). Metrics for each peril have been outlined for only the hazards which are considered material (for scores greater than 40).

**Exposure sources for risks not covered within Jupiter ClimateScore Global have been provided in Table 2 of the Appendix Report.*

Longevity recommends adapting an asset to the average worst-case scenario "SSP5-8.5" to be as resilient as possible and protect the asset from potential future financial and physical risks.

METHODOLOGY

Transition Risk Methodology

The exposure to climate-related transition risks is broken down into two methods of analysis per type of transition risk. The interrelated nature of market and technology risks has resulted in these two areas of risk being merged for the purpose of this analysis.

Risk	Methodology
Policy and Legislation	A review of local, regional or national shifts in governmental climate-related policies and regulations that may cause adverse effects on an asset. A risk score is provided based on its perceived or potential impact on the asset. For example, an asset located within a country with stringent legislation regarding climate change adaptation and resilience, energy consumption, and transparency and reporting would be considered a high-risk scenario.
Market Technology	The CRREM analysis was conducted for both risks. This uses the energy consumption data of the asset to project its carbon emissions performance and its compliance with decarbonisation targets until 2050. The CRREM tool considers all types of energy consumption, ranging from fossil fuels to renewables, under different asset classifications. For technology risk, the policy exposure was also taken into consideration.
Reputation	The reputation risk exposure posed by changing consumer preferences and stakeholder concern and feedback was assessed. Exposure of the asset to these risks was largely driven by the type of sector the asset belongs to, and the trends analysed within it.

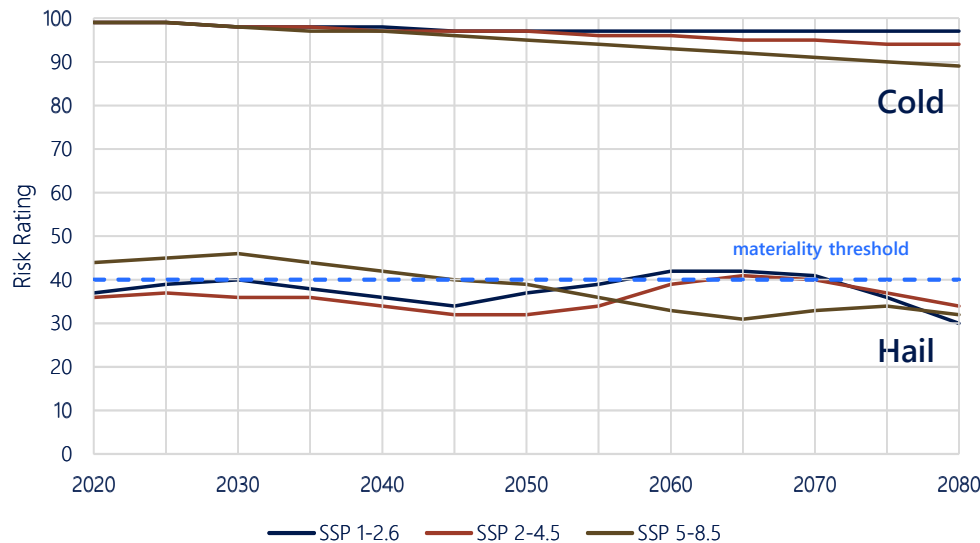
Financial Risk Assessment

A review of the overall risks posed by climate change determines their overall impact on key financial areas that would affect asset continuity in the future. This is evaluated based on the culmination of the aforementioned risk assessments undertaken, referencing the most pressing time period (e.g., present day) and extreme climate scenario (SSP5-8.5 for physical and social risks or 1.5°C for transition or social risks). This is then expressed as a qualitative scale (low, medium, high) to provide an indication of the financial impacts that could be caused to the business by these risks. Financial metrics provided by Jupiter ClimateScore Global are also presented in this report which include the calculation of damage and loss to the asset as well as monetary losses posed by operational and market risks by heat, flooding, wildfire and wind.

PHYSICAL RISK ASSESSMENT

EXPOSURE

Physical exposure data is provided from Jupiter ClimateScore Global. The exposure risk levels for each peril at Landquart Fashion Outlet are as follows:



Any hazards with “medium” or higher exposure along any scenario and time horizon are considered **material**. For Landquart Fashion Outlet, these are: **Cold, Hail and Soil Degradation**.



The location of the asset (Landquart, Switzerland) means that it is not at material risk of hazards such as earthquakes, hurricanes, tornadoes, volcanoes. As well, the hazards that were analysed and found to be **not material** under any scenario, from present day through to 2080 are:

Wildfire	Heat	Flood
Precipitation	Saline intrusion	Landslide
Soil erosion	Solifluction	Tsunami
Earthquakes	Volcanoes	Ocean acidification
Blizzard	Permafrost thawing	Subsidence
Wind*	Coastal erosion	Drought
Avalanche	Glacial lake outburst	



These graphs shows only the **exposure** of the asset to the associated **material hazards**; they do not consider any resilient features or policies in place at the asset.

**Note that whilst wind was not found to be material by Jupiter ClimateScore Global, past events at the centre meant that exposure and vulnerability analyses were conducted in the Appendix Report (Section 4.5) for further verification.*

COLD

The cold peril under Jupiter ClimateScore Global is determined by the days per year below 0°C and the annual heating degree days (90m resolution).

COLD VULNERABLE FEATURES:

- The absence of thermal curtains/blinds that could close at night and enhance heat retention
- The suburban topography increases the plot's albedo effect in comparison to an urban area
- The main building material (concrete) does not guarantee adequate indoor comfort in the presence of cold
- It is unknown whether pipe systems are regularly monitored
- G-values of 0.53 allows for semi-adequate solar gains

COLD RESILIENT FEATURES:

- Double glazing with low-emissivity coating ensures sufficient insulation
- Heating is present in all units
- A low proportion of the buildings (circa 13%) are glazed, reducing the amount of heat able to escape
- The walls and roof are very well-insulated, with 150-200mm of Styrofoam
- Green roofs provide good insulation to the buildings
- Internal areas have been divided into thermal zones which allow independent control of heating
- The centre has regular salting and snow removal
- The presence of a health and safety policy onsite

EXPOSURE RISK

Present Day

SSP5-8.5 (2080)

HIGHEST**HIGHEST**

SENSITIVITY RISK

MEDIUM

ADAPTIVE CAPACITY-RELATED RISK

LOW

HAIL

The hail peril under Jupiter ClimateScore Global is given by the number of days where large hail is possible (90m resolution).

HAIL VULNERABLE FEATURES:

- Most roofs at the centre are flat (around 90%), which could lead to stronger and more direct hail impacts, and accumulated meltwater could penetrate roofing materials
- It is unknown how frequently the roof is inspected and maintained
- The absence of hail screens on externally facing glazing; the presence of overhanging roofs and balconies prevents the need for this in some cases but not all

HAIL RESILIENT FEATURES:

- All windows at the centre are double-glazed, which will protect them from damage due to direct hailstone impact
- The presence of roof overhangs and inset windows can protect walls and windows during a hailstorm
- The roof and building material (concrete) is strong enough to prevent any significant damage
- The location of the power supply and other utilities below ground, which protects the system
- The gutters present in the building are impact resistant
- The asset is equipped with an alternate electricity source

EXPOSURE RISK

Present Day

SSP5-8.5 (2080)

LOW

LOW

SENSITIVITY RISK

LOW

ADAPTIVE CAPACITY-RELATED RISK

MEDIUM



SOIL DEGRADATION

Soil degradation from chemical and biological mechanisms, erosion, land use and anthropogenic activities has a severity rating of 2, which corresponds to a **"medium"** severity.

SOIL DEGRADATION VULNERABLE FEATURES:

- The main soil type (silty loam) is very susceptible to chemical and biological mechanisms, as well as degradation.
- The technical rooms and power supply were found to be located below the ground level, making them more exposed to damages from soil degradation.
- The limited presence of nearby tall trees that can contribute to decrease the degradation of soil by preventing soil from drying out and cracking.
- It is unknown whether a geotechnical engineer was, and is being, consulted during design, construction and expansion phases.
- The absence of a monitoring system such as a settlement gauge, tiltmeter or geodetic market.

SOIL DEGRADATION RESILIENT FEATURES:

- The presence of a rainwater collection system and sustainable drainage systems, able to collect water and reduce the risk of oversaturation of soil from precipitation.
- The regular frequency (annual) of foundation and structural inspection and maintenance; this helps the centre be better prepared for the chronic effects of soil degradation.
- The presence of a health and safety policy at the asset.

EXPOSURE RISK

Present Day

MEDIUM

SENSITIVITY RISK

HIGH

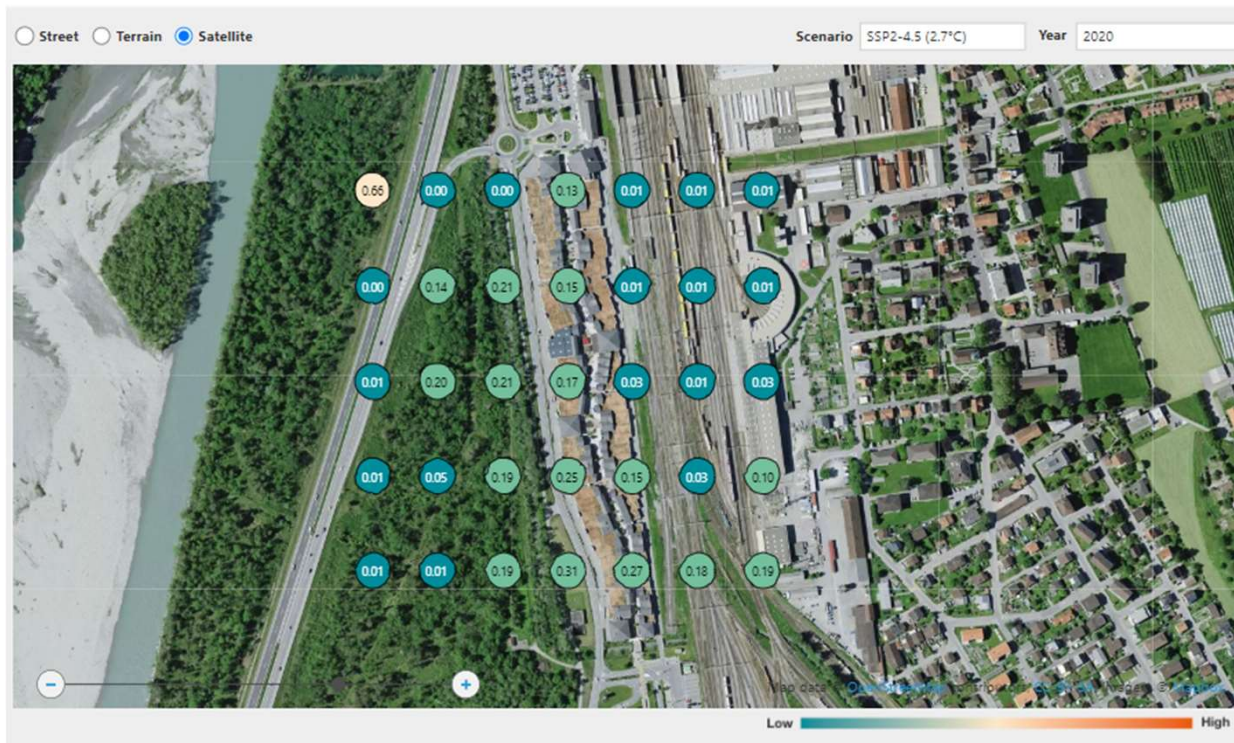
ADAPTIVE CAPACITY-RELATED RISK

LOW



FLOOD

The flood peril under Jupiter ClimateScore Global is given by 200-year flood depth (m) and the flooded fraction (available at up to a 10m resolution).



The flood mesh grid illustrated here represents all flood sources covered by Jupiter ClimateScore Global (fluvial, pluvial and coastal) at the present-day time scenario and under the SSP2-4.5 scenario.

Note that the exposure to these flood sources is **not material** at present or under any SSP scenario from present day through to 2080.

The primary reason for having a low materiality despite being in the proximity of River Rhine can be attributed to the fact that the centre is at a higher elevation (almost 15m) than the river.

**A second, local source was also used to analyse exposure to reaffirm results, the details of which can be found in the Appendix Report in Section 4.6.*

Physical Overall Risk

The overall risk for each material hazard is summarised in the table below. These ratings are calculated from inputs of 50% exposure and 50% vulnerability, as explained in more depth in the methodology of the appendix report.

PERIL	OVERALL RISK LEVEL									
	Present	SSP1-2.6 (2030)	SSP1-2.6 (2050)	SSP1-2.6 (2080)	SSP2-4.5 (2030)	SSP2-4.5 (2050)	SSP2-4.5 (2080)	SSP5-8.5 (2030)	SSP5-8.5 (2050)	SSP5-8.5 (2080)
Cold	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH
Hail	LOW	LOW	LOW	LOW	LOW	LOW	LOW	MEDIUM	LOW	LOW
Soil Degradation	MEDIUM									



TRANSITION RISK ASSESSMENT

POLICY AND REGULATION

The key pieces of national and local legislation relevant to this report's aims which should be considered and aligned to are the following*:

Green Economy Action Plan (2020)

Swiss National Adaptation Strategy (2020)

Swiss Building Certification- GEAk

Swiss Building Regulations- MuKen Model (2000)

Graubünden Energy Law (2010)

CO₂ Act - SRt 641.711 (2000)

EXPOSURE	SENSITIVITY	ADAPTIVE CAPACITY-RELATED RISK	OVERALL RISK
HIGH	LOW	LOW	MEDIUM

*For more information and specific relevance breakdown, please refer to the Appendix Report.

Particularly, Landquart Fashion Outlet should be aware of laws and policies set out by the Canton Graubünden, more specifically the Energy Act, CO₂ Act and regulations set out for old buildings.

VIA Outlets is advised to continue to be aware of local Canton regulations for operational and construction buildings to ensure compliance, especially for ensuring the reduction of carbon emissions from buildings.

There are also key building features that impact the sensitivity and adaptive capacity, which include:



Fuel type used for heating



Type of cooling equipment



Installation of renewable energy technology such as PV



Energy performance rating

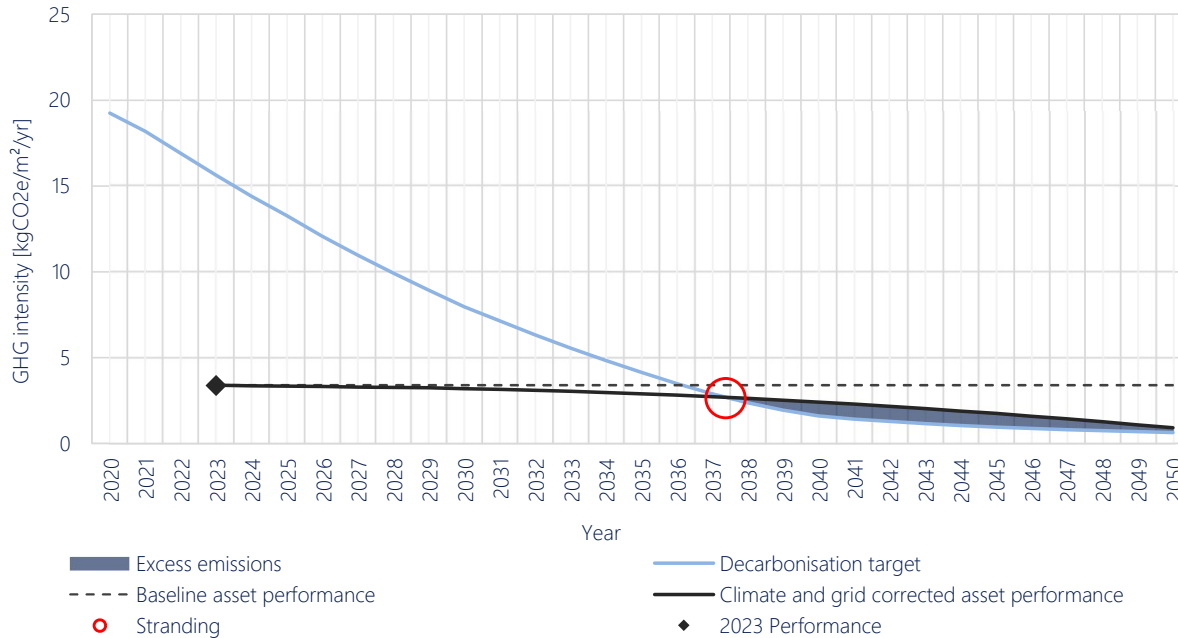


Corporate or asset level targets/policies pertaining to sustainability, green procurement and risk management



Carbon footprinting for scope 1, 2 and 3 emissions

MARKET AND TECHNOLOGY



The stranding diagram from CRREM v2.05 compares the asset's future carbon performance (black line) with the target decarbonisation pathways for Retail Shopping Centre in Switzerland (green line).

Based on the 2023 data, Landquart Fashion Outlet will become stranded in **2038**, which means that from then it will not reach the decarbonisation target for greenhouse gas emissions intensity, according to CRREM v2.05. Please refer to the Appendix Report for a more in-depth understanding of the CRREM Preliminary Analysis.

The preliminary step to reach carbon net-zero is to set annual carbon emission reduction targets which align with national decarbonisation targets for the asset type, as defined by the Paris Agreement in 2015.

These specific targets are illustrated in the next slide.

MARKET	EXPOSURE	SENSITIVITY	ADAPTIVE CAPACITY-RELATED RISK	OVERALL RISK
	LOWEST	LOW	LOW	LOW
TECHNOLOGY	EXPOSURE	SENSITIVITY	ADAPTIVE CAPACITY-RELATED RISK	OVERALL RISK
	LOW	LOW	LOW	LOW

ACHIEVING CARBON NET-ZERO

Absolute Reduction Targets

Year	CRREM 2050 1.5°C Trajectory			CRREM 2040 1.5°C Trajectory		
	Absolute emissions (kgCO ₂ e/yr)	Intensity Emissions (kgCO ₂ e/m ² /yr)	Percentage target reduction (from 2023 baseline)	Absolute emissions (kgCO ₂ e/yr)	Intensity Emissions (kgCO ₂ e/m ² /yr)	Percentage target reduction (from 2023 baseline)
2023	89,496	3.4	0.0%	89,496	3.4	0.0%
2025	77,747	2.9	13.1%	77,399	2.9	13.5%
2030	58,166	2.2	35.0%	57,236	2.2	36.0%
2035	42,500	1.6	52.5%	41,107	1.6	54.1%
2040	34,668	1.3	61.3%	33,042	1.3	63.1%
2045	30,751	1.2	65.6%	-	-	-
2050	30,751	1.2	65.6%	-	-	-

Year	CRREM 2050 1.5°C Trajectory			CRREM 2040 1.5°C Trajectory		
	Absolute emissions (kWh/yr)	Intensity Emissions (kWh/m ² /yr)	Percentage target reduction (from 2023 baseline)	Absolute emissions (kWh/yr)	Intensity Emissions (kWh/m ² /yr)	Percentage target reduction (from 2023 baseline)
2023	11,484,000	435.0	0.0%	11,484,000	435.0	0.0%
2025	8,783,738	332.7	23.5%	8,889,011	336.7	22.6%
2030	3,495,724	132.4	69.6%	3,807,158	144.2	66.8%
2035	3,495,724	132.4	69.6%	3,807,158	144.2	66.8%
2040	3,495,724	132.4	69.6%	3,807,158	144.2	66.8%
2045	3,495,724	132.4	69.6%	-	-	-
2050	3,495,724	132.4	69.6%	-	-	-

The targets used in this assessment are from the CRREM v2.04 pathways

The preliminary step to reach carbon net-zero is to set annual carbon emission reduction targets which align with national decarbonisation targets for the asset type, as defined by the Paris Agreement in 2015.

The first table proposes the absolute Greenhouse Gas targets for two decarbonisation scenarios for Landquart Fashion Outlet from a baseline 2023 value of 3.4 kgCO₂e/m²/yr, using a location-based emission analysis.

The percentage reductions from the baseline emissions level in 2019 are stated. The scenarios presented are:

1. To be aligned to the CRREM 1.5°C trajectory by 2050.
2. To be aligned to Net Zero by 2040.

The second table maps the same potential scenario pathways for absolute energy reduction targets for the asset from a baseline 2023 value of 435 kWh/m²/yr.

REPUTATION RISK

The reputation risk outlines the risks associated with the changing markets and user preferences due to the transition to a low carbon economy and highlights current trends and the impacts these could have on Landquart Fashion Outlet

Trends	Reputation Analysis	Exposure	Vulnerability	Overall Risk
Consumer Preferences and Demands	As awareness of climate change and environmental issues grows, consumers are increasingly looking for sustainable and eco-friendly products. This shift in consumer values has led to a demand for sustainable and responsibly sourced goods.	HIGH	LOW	MEDIUM
Brand Reputation	Consumer and stakeholder values are increasingly tied to the environmental practices of retailers. Brands that are seen as environmentally responsible often have a competitive advantage. Conversely, companies with a poor environmental track record can face backlash, boycotts, and reputational damage.			
Regulatory Pressure	Governments are implementing stricter environmental regulations and emissions standards to combat climate change. Retailers must adhere to these regulations, which often entail additional costs and operational changes. Non-compliance can result in fines and reputational damage, which can negatively impact a retailer's bottom line and stakeholder trust.			
Product Innovation	To meet consumer demands for eco-friendly products, retailers should invest in research and development to create more sustainable items. This may involve using recycled materials, reducing packaging, and exploring alternative energy sources for stores.			
Investor Expectations	Shareholders and investors are increasingly incorporating environmental, social, and governance (ESG) factors into their investment decisions. Retail companies that don't demonstrate a commitment to sustainability may find it harder to attract investment or may face divestment from ESG-focused funds.			
Demand For Transparency	Stakeholders and consumers demand transparency regarding a company's environmental practices.			







FINANCIAL RISK ASSESSMENT

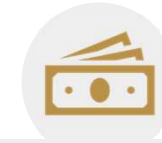
FINANCIAL IMPACT ASSESSMENT

Climate-related risks can have severe financial implications on an asset. A financial assessment was conducted as a factor of the identified risks at the asset to determine the degree of material impact on the asset, its operations and financial planning thereafter. In Jupiter ClimateScore Global, economic impact metrics are calculated based on the perils of wind, flood, heat and wildfire. Landquart Fashion Outlet is not at material exposure to any of these perils, according to Jupiter's analysis. Therefore, the asset has no explicit financial risk to climate hazards and so no financial damage and loss modelling has been undertaken. The centre, however, should be aware of a potential increase in operating costs due to colder temperatures and an increase in heating requirements to counteract this.










Impacts due to Physical Risk

-  Potential for increased insurance costs or reduced insurance availability.
-  Increased operating costs due to need for increased resources (energy/water) to adapt to changing climates.
-  Potential business disruption due to damages to assets and physical property caused by extreme events.
-  Costs to repair damaged assets or increased maintenance costs from wear and tear.
-  Employee injury or illness causing increased health costs and reduced business costs due to time taken off work.
-  Investment into new systems to ensure safe and comfortable working conditions under increasingly stressed climate conditions.



Impacts due to Transition Risk

-  Reduced economic activity in vulnerable markets.
-  Reduced occupier demand for properties.
-  Reduced asset value.
-  Risk to company brand and reputational damages from negative stakeholder feedback if no action is taken.
-  Lower liquidity and reduced attractiveness of assets of assets without climate risk reduction measures.
-  Increased cost of business due to compliance measures.
-  Increased taxes from climate policies such as carbon taxes.
- Increased costs of resources such as energy and water.
- Investment into community engagement and climate initiatives.
- Investment costs into new low-carbon infrastructure and systems.

AREAS OF VULNERABILITY

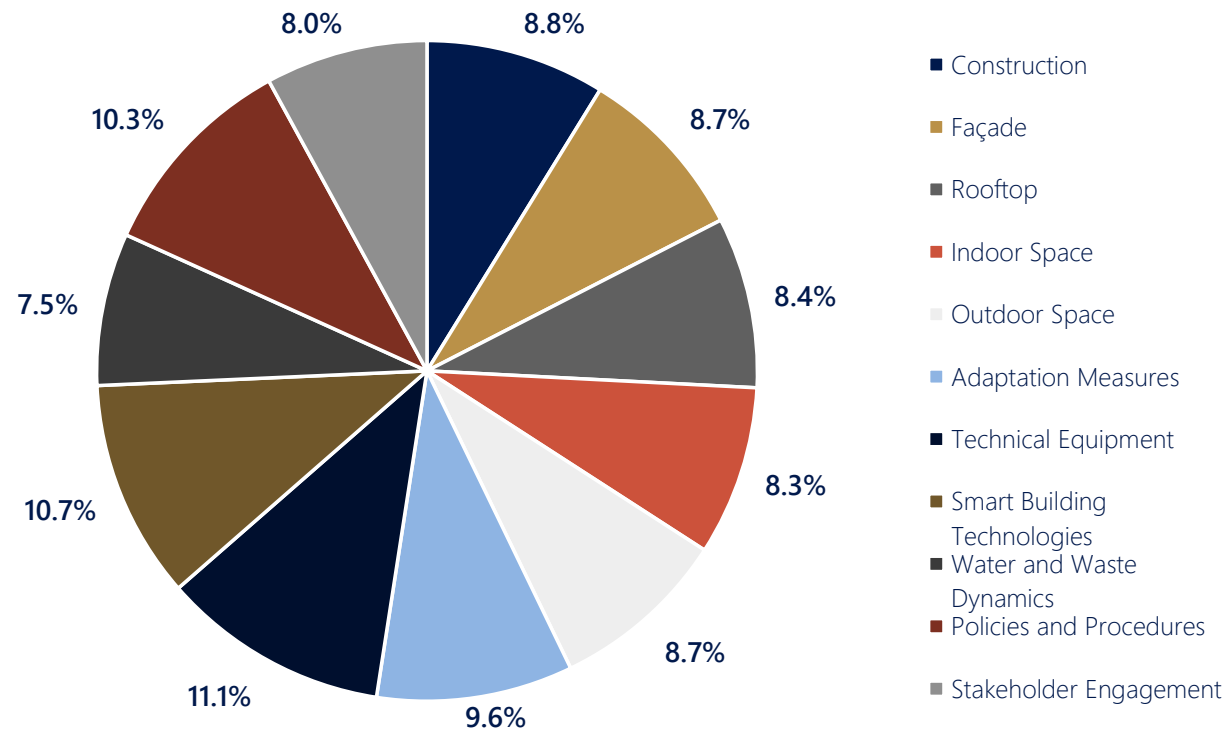
The table below highlights the potential risk evolution per financial stream and risk through to 2080. To mitigate against these increases and avoid costs for repair or higher premiums on insurance, it is essential to adapt to the risks identified in this report as early as possible through the recommended risk reduction measures. As specified in the table, the overall risk for most streams is classified as “**medium**”. Therefore, it is perceivable that by not implementing risk reduction measures, risk may increase by 2080 along each of the SSP scenarios. Identified financial risks can be managed through undertaking investment in cost-effective climate resilience solutions and technologies, compliance with best-practice climate risk management strategies, and meeting consumer and stakeholder demands.

RISKS AT PRESENT	Physical: Acute	Physical: Chronic	Transition: Policy and Legal	Transition: Market	Transition: Technology	Transition: Reputational
Increased Operating Costs	MEDIUM	LOW	MEDIUM	MEDIUM	MEDIUM	
Asset write offs	LOW	LOW				
Reduced demand for asset products and services	LOW	LOW	MEDIUM	HIGH	HIGH	MEDIUM
Capital investments in technology	MEDIUM	MEDIUM	MEDIUM	HIGH	MEDIUM	MEDIUM
Adaptation costs	MEDIUM	LOW	MEDIUM	MEDIUM	MEDIUM	
Shifts in energy costs	MEDIUM	MEDIUM	MEDIUM	HIGH	MEDIUM	
Repricing of assets	MEDIUM	MEDIUM	MEDIUM	MEDIUM	MEDIUM	
Reduced revenue - workforce	MEDIUM	MEDIUM	MEDIUM	MEDIUM	MEDIUM	MEDIUM
Reduction in Capital Availability			MEDIUM	HIGH	MEDIUM	
OVERALL	MEDIUM	MEDIUM	MEDIUM	MEDIUM	MEDIUM	MEDIUM

VULNERABILITY OF ZONES

Further to the financial streams, the graph below indicates the most vulnerable elements of the building per material risk and where remediation and resiliency enhancement should be focused.

Evidently, the three zones of significant relative vulnerability are Technical Equipment (11.1%), Smart Building Technologies (10.7%), and Policies and Procedures (10.3%). It is therefore Longevity Partner's advice to focus, where possible, on these categories of improvements when considering phased action on the recommendations of this report.



CONCLUSION

SUMMARY OF RISKS

The overall risk for each material hazard is summarised in the table below. These ratings are calculated from inputs of 50% exposure and 50% vulnerability, as explained in more depth in the methodology of the appendix report.

Peril	Overall Risk Level									
	Present	SSP1-2.6 (2030)	SSP1-2.6 (2050)	SSP1-2.6 (2080)	SSP2-4.5 (2030)	SSP2-4.5 (2050)	SSP2-4.5 (2080)	SSP5-8.5 (2030)	SSP5-8.5 (2050)	SSP5-8.5 (2080)
Cold	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH
Hail	LOW	LOW	LOW	LOW	LOW	LOW	LOW	MEDIUM	LOW	LOW
Soil Degradation	MEDIUM									
Policy and Legal	MEDIUM									
Market	LOW									
Technology	LOW									
Reputation	MEDIUM									

The asset is projected to be at significant exposure to the physical hazards of **cold, hail and soil degradation**. In order to ascertain the full extent of the resilience of the asset to these physical hazards, a vulnerability assessment was conducted. This determined the overall risk levels illustrated in this table.

The table also shows the overall risk relating to **transition (policy and legal; market; technology and reputation)**.

The combination of these risks could lead to the following key aspects of the building being impacted:

1. Roofing materials and integrity
2. Exterior wall materials and insulation
3. Windows and glazing systems
4. HVAC (Heating, Ventilation, and Air Conditioning) systems
5. Water supply and plumbing infrastructure
6. Landscaping and vegetation around the building
7. Foundation stability and soil moisture levels
8. Building envelope integrity and air leakage
9. Energy efficiency of the building
10. Interior comfort and air quality

RECOMMENDATIONS

A risk reduction plan should be implemented based on the identified significant climate risks which, to date, do not have sufficient risk reduction measures installed to mitigate the risk (as determined by the vulnerability analyses). The key recommendations to be focused on are listed below, with the full list of recommendations, including indicative costs, provided the appendix of this presentation.

Install thermal blinds or curtains

Increases the thermal capacity of internal areas. Specifically, management offices and the large meeting room.

*Cold
Reputation*

Water pipe maintenance

Implement a regular, proactive inspection and maintenance policy for all water pipes on site which are exposed to frost damage. This will allow for potential damages from frost and freezing to be identified.

Cold

Installation of smart thermostats

Consider installing smart thermostats on site for an even more precise control of temperature, which can ensure thermal comfort for the building users.

Cold

Investigate the feasibility of phasing out refrigerants with high GWPs

Assess the feasibility of using systems with more environmentally friendly refrigerants for cooling (with GWPs of less than 10).

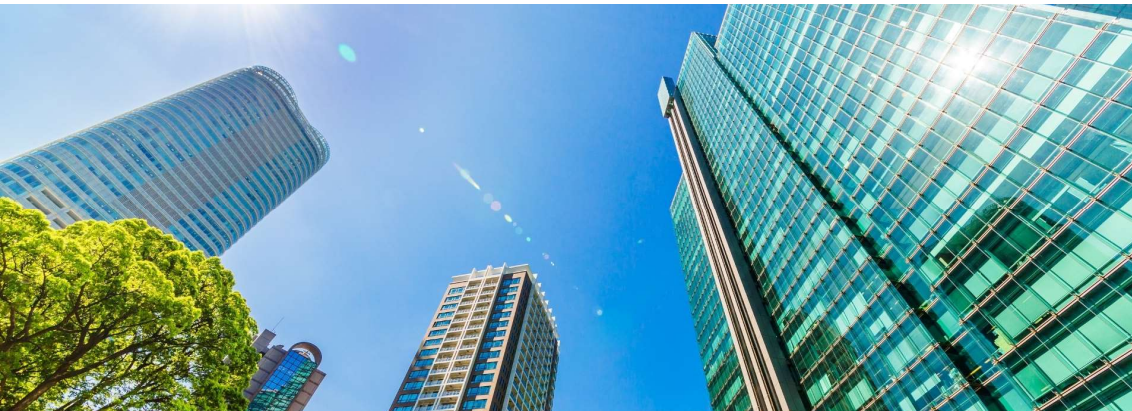
*Policy and Legal
Market
Technology
Reputation*

RISK REDUCTION PLAN

Climate Risk	Overall risk present	Overall risk after measures are implemented	Risk reduction
Cold	68%	67%	1%
Hail	39%	36%	3%

Assuming all the hard and soft risk reduction measures are implemented, the difference in potential physical risk by 2080 is outlined in this table. Please refer again to the percentages associated with each risk level. Note that each climate risk only has scope to be controlled according to the adaptive capacity related risk. This means that the potential overall risk will only reduce to a certain degree due to the inherent sensitivity risk of the asset due to its location and core construction features.

In line with of all risk reduction measures being implemented, this graph demonstrates the risk change, at present, from transition risks.



Climate Risk	Overall risk present	Overall risk after measures are implemented	Risk reduction
Policy and Legal	54%	51%	3%
Market	24%	20%	4%
Technology	39%	18%	21%
Reputation	52%	51%	1%

APPENDICES

HARD RECOMMENDATIONS

As well as the key five recommendations, all measures recommended in the appendix report have been separated into “hard” measures, which will require significant retrofit or installations within the asset and will likely require external support, and “soft” measures which are much easier to implement and can often be managed internally in the tables below. It is recommended that high priority measures are implemented first where possible.

HARD Recommendations	Priority	Risk reduction measures	Indicative costs	Risk addressed	Impact
	HIGHEST	Install thermal curtains or blinds to management areas	Thermal Curtains: €50-250	Cold, Reputation	Reduces the potential for heat losses during cold periods, especially at night.
	HIGH	Install smart thermostats for temperature control	€130-220/meter	Cold	This will allow an even more precise temperature control and ensure thermal comfort of the building users.
	MEDIUM	Retrofit all bicycle storage installations at the centre to ensure that they are compliant with BREEAM in-Use requirements	Further Investigation Required	Reputation	Improves the facilities for users to not rely on cars to travel to the centre, reducing the centre's scope 3 emissions.
	MEDIUM	Assess the feasibility of phased replacement of current cooling systems for ones which utilise low GWP (less than 10) refrigerants	Further Investigation Required (specific Energy Audit – Longevity Partners can assist with this)	Policy and Legal, Market, Technology, Reputation	Reduces the reliance of the centre on potent greenhouse gases which negatively impact the climate.
	LOW	Occupancy sensors for the HVAC systems	Would require further study	Market, Technology	To ensure that the HVAC system is only running when necessary.
	LOW	Use of smart technologies	Would require further study	Market, Technology	Use smart technologies to track the grid and use energy-intensive appliances when it is the cheapest/most renewable.
	LOW	Look into installing a battery storage for the PV installations	Further Investigation Required regarding feasibility and size	Policy and Legal, Market, Technology	Reduces relative costs due to German grid buy and sell discrepancies.
	LOW	Install windbreak mechanisms such as wind screens or baffles	€10-30 per unit	Wind	Reduce impacts of strong winds on buildings and users at ground level.

SOFT RECOMMENDATIONS

As well as the key five recommendations, all measures recommended in the appendix report have been separated into “hard” measures, which will require significant retrofit or installations within the asset and will likely require external support, and “soft” measures which are much easier to implement and can often be managed internally in the tables below. It is recommended that high priority measures are implemented first where possible.

SOFT Recommendations	Priority	Risk reduction measures	Indicative costs	Risk addressed	Impact
	HIGH	Implement regular, proactive inspection and maintenance of water pipes	Internal Resourcing	Cold	Allows for potential damages from frost and freezing to be identified before they can become catastrophic.
	HIGH	Participate in discussions with local, relevant bodies regarding the use of the centre as a refuge point during extreme events	Internal Resourcing	Reputation	Improves the public perception of the centre and VIA Outlets and decreases the local area's vulnerability to such events
	MEDIUM	Look into strategies to require tenants to comply at a greater level with the environmental initiatives and policies which VIA Outlets comply to	Internal Resourcing	Reputation	Can decrease the impact of tenants on the environment and increase their resilience against climate change-related hazards.
	MEDIUM	Investigate the feasibility of installainga a settlement gauge, tiltmeter or geodetic marker	Settlement Gauge: €250-300	Soil Degradation	Detects changes in the ground due to degradation and will allow the asset management in time.
	MEDIUM	Keep records of significant climate events	Internal Resourcing	Reputation	Keep track of climatic events for insurance purposes.
	LOW	Periodic inspection of existing trees	Internal Resourcing	Wind	Reduces risk of loose branches hitting pedestrians during a wind storm.
	LOW	Investigate creating a document which educates tenants on physical, transition and social climate-related risks to their unit and operations	Internal Resourcing	Policy and Legal, Reputation	Can decrease the impact of tenants on the environment and increase their resilience against climate change-related hazards.
LOW	Look into implementing grid balancing technology	Further Investigation Required regarding feasibility	Policy and Legal, Market, Technology	Works to make the EV charging systems more efficient and therefore reduces costs of energy.	

SOFT RECOMMENDATIONS

As well as the key five recommendations, all measures recommended in the appendix report have been separated into “hard” measures, which will require significant retrofit or installations within the asset and will likely require external support, and “soft” measures which are much easier to implement and can often be managed internally in the tables below. It is recommended that high priority measures are implemented first where possible.

implemented first where possible.

SOFT Recommendations	Priority	Risk reduction measures	Indicative costs	Risk addressed	Impact
	LOW	Conduct a leakage test to verify the resistance of the building to high pressures of wind	€50-60 per test (multiple needed for such a large centre)	Wind	Identify areas at risk which would benefit from additional protection measures.
	LOW	Ensure frequent maintenance of the roof	Internal Resourcing	Hail	To protect proofing details from getting damaged during a hailstorm.
	LOW	The water consumption intensity is unknown.	Internal Resourcing	Market	The asset should target a water intensity of less than 0.5m ³ /m ² /yr.
	LOW	Look into the feasibility of installing battery storage with PV.	Further Investigation Required regarding feasibility	Policy and Legal, Market, Technology	This will allow the asset to store energy rather than exporting it back to the grid.
	LOW	Lighting control; energy saving overrides (timers) on internal lighting.	Further Study Required	Market, Technology	While occupancy sensors are present in the commercial units, the offices are still controlled by manual lighting. Look into installing energy saving overrides (timers) on internal lighting to ensure that it is not possible for lighting to be left on overnight.
	LOW	Conduct a leakage test to verify the resistance of the building to high pressures of wind	€50-60 per test (multiple needed for such a large centre)	Wind	Identify areas at risk which would benefit from additional protection measures.

PLANNED REFURBISHMENT RECOMMENDATIONS

Expansion and refurbishment works are being carried out at Landquart Fashion Outlet, where work has already started in the north section and is will be started soon for the southern part as well. The expansion and refurbishment will comprise of additional units in the south and a larger carpark in the north. It will also feature additional EV charging, PV panels and rainwater recycling systems.

Particular elements of the expansion that need to be considered for their climate resilience impact include:



For updates to façade, prioritise darker colours to reduce reflectivity and increase solar gains.



Enhance vegetation (especially planting tall trees) to increase thermal protection of the centre and its users to cold weather and wind.



Ensure new buildings adhere to the Energy Efficiency Regulations in Graubünden, especially regarding U-values for insulation, air tightness and ventilation systems with heat recovery.



Where windows are installed, ensure that their relative façade coverage is low and that they have a relatively high g-value (upwards of 0.6) to allow maximum solar transmittance during colder months.



Ensure new awnings and balconies provide adequate protection from potentially significant winds.

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