

# Introduction to Climate Risk Disclosure

# Content

## 1. Intro to Task Force on Climate-Related Financial Disclosures (TCFD)

- What is TCFD?
- Overview of Recommendations
- Applying TCFD to Real Estate
- Intro to Climate Risks and Opportunities
- Intro to Climate Scenario Analysis

## 2. Climate Risk Disclosure Rules

- United States
- Global View

## 3. How to Get Started

- Industry Spotlight: GRESB



# Intro to TCFD



- The TCFD framework is structured across 4 recommendations and 11 disclosures.
- Each disclosure entails a varying level of effort.
- Companies are expected to improve disclosure quality on a yearly basis.

## What is TCFD?

### Key Characteristics

- Voluntary
- Suitable for most companies and organizations
- Industry agnostic
- A framework for disclosure and mitigating risks

### Purpose

TCFD provides guidance for organizations seeking to implement and disclose a climate strategy along standardized guidelines.

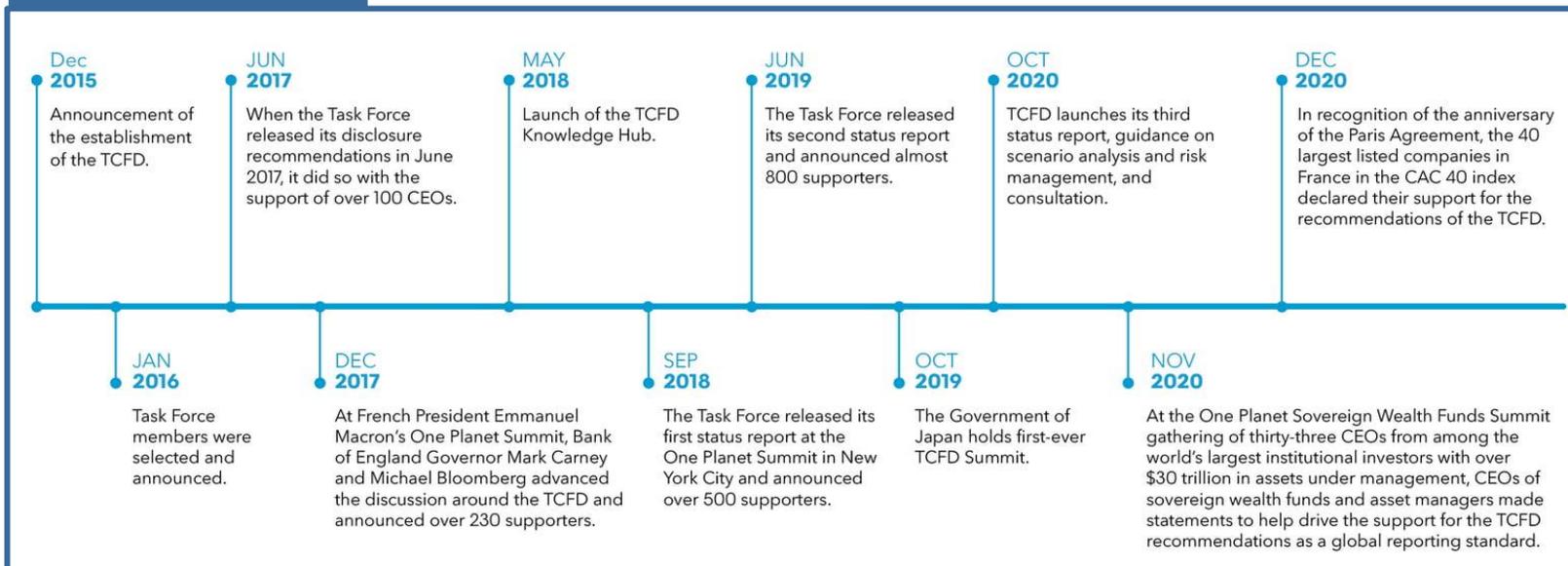
## TCFD Background and Timeline

- Established in 2015 by the Financial Stability Board, comprised of G20 countries' finance ministers and central bank governors.
- TCFD's goal is to price climate risk into financial markets, **making capital allocation more efficient and avoiding the impact of climate-related externalities.**

TCFD works to manage two types of risk categories:

- **Transition:** Regulations, tax, technology, risks associated with moving the world to a low carbon economy
- **Physical:** Increased natural disasters, etc. arising from unabated climate change

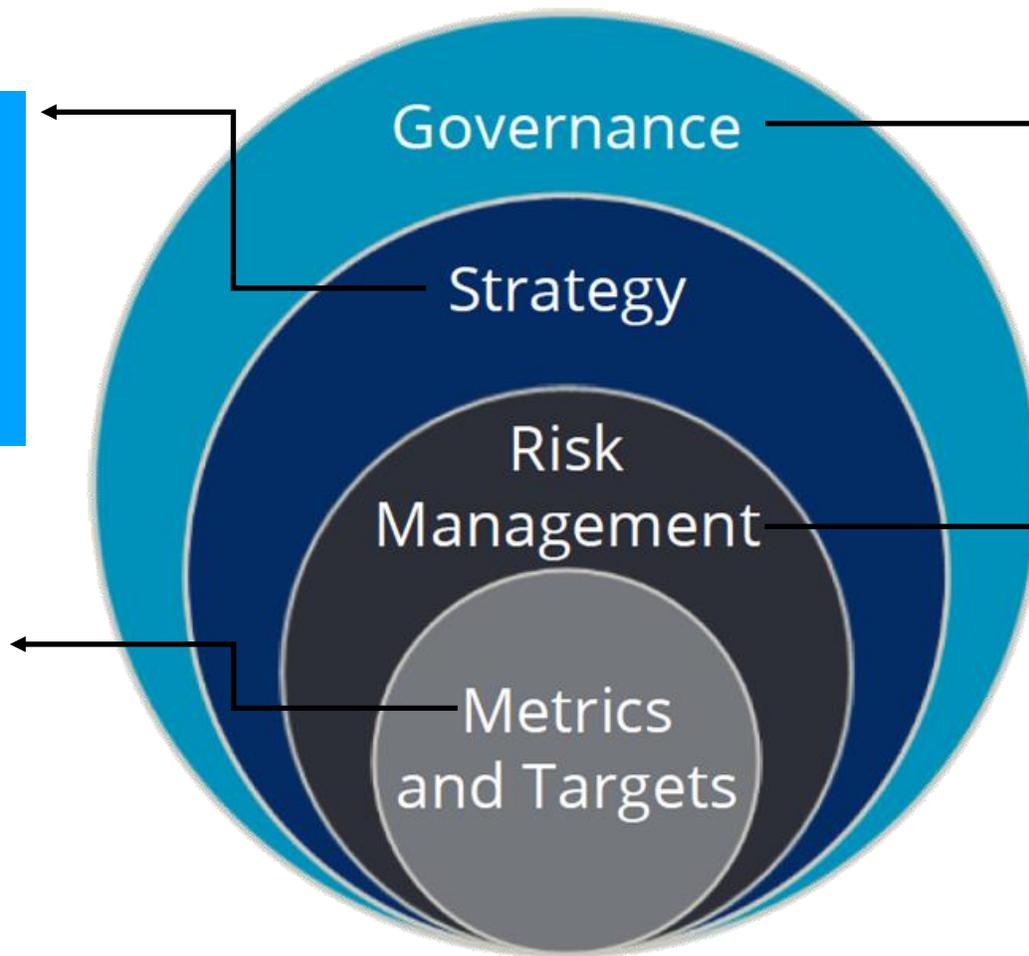
### TCFD Timeline



# TCFD’s Recommended Disclosures

Governance	Strategy	Risk Management	Metrics and Targets
<p>Disclose the organization’s governance around climate-related risks and opportunities.</p>	<p>Disclose the actual and potential impacts of climate-related risks and opportunities on the organization’s businesses, strategy, and financial planning where such information is material.</p>	<p>Disclose how the organization identifies, assesses, and manages climate-related risks.</p>	<p>Disclose the metrics and targets used to assess and manage relevant climate-related risks and opportunities where such information is material.</p>
<p><b>Recommended Disclosures</b></p>	<p><b>Recommended Disclosures</b></p>	<p><b>Recommended Disclosures</b></p>	<p><b>Recommended Disclosures</b></p>
<p>a) Describe the board’s oversight of climate-related risks and opportunities.</p>	<p>a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.</p>	<p>a) Describe the organization’s processes for identifying and assessing climate-related risks.</p>	<p>a) Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.</p>
<p>b) Describe management’s role in assessing and managing climate-related risks and opportunities.</p>	<p>b) Describe the impact of climate-related risks and opportunities on the organization’s businesses, strategy, and financial planning.</p>	<p>b) Describe the organization’s processes for managing climate-related risks.</p>	<p>b) Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.</p>
	<p>c) Describe the resilience of the organization’s strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.</p>	<p>c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization’s overall risk management.</p>	<p>c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.</p>

# TCFD Guidance Applied to Real Estate Investment



**Investor Actions:**

- Develop/select a range of climate change scenarios
- Integrate scenario analysis outcomes into investment strategy and business plan
- Test resilience of investments and portfolios against selected scenarios

**Investor Actions:**

- Define climate oversight responsibilities at board and executive level
- Define climate assessment and management responsibilities

**Investor Actions:**

- Define climate oversight responsibilities at board and executive level
- Define climate assessment and management responsibilities

**Investor Actions:**

- Assess the materiality of climate-related risks and opportunities
- Identify assets with the highest exposure and conduct in-depth climate analysis
- Introduce climate component within pre-acquisition due diligence

# TCFD's Approach to Climate Risk

TCFD works to manage two types of risk associated with climate change:

- a) Transition: Regulations, tax, technology, risks associated with moving the world to a low carbon economy;
- b) Physical: Natural resource constraints and increased natural disasters, arising from unabated climate change.

Risks	
 <b>Transition</b>	<p><b>Policy and Legal</b></p> <ul style="list-style-type: none"> <li>▶ Carbon pricing and reporting obligations</li> <li>▶ Mandates on and regulation of existing products and services</li> <li>▶ Exposure to litigation</li> </ul> <p><b>Technology</b></p> <ul style="list-style-type: none"> <li>▶ Substitution of existing products and services with lower emissions options</li> <li>▶ Unsuccessful investment in new technologies</li> </ul> <p><b>Market</b></p> <ul style="list-style-type: none"> <li>▶ Changing customer behavior</li> <li>▶ Uncertainty in market signals</li> <li>▶ Increase cost of raw materials</li> </ul> <p><b>Reputation</b></p> <ul style="list-style-type: none"> <li>▶ Shift in consumer preferences</li> <li>▶ Increased stakeholder concern/negative feedback</li> <li>▶ Stigmatization of sector</li> </ul>
 <b>Physical</b>	<ul style="list-style-type: none"> <li>▶ Acute: Extreme weather events</li> <li>▶ Chronic: Changing weather patterns and rising mean temperature and sea levels</li> </ul>

# TCFD's Approach to Climate Opportunities

TCFD's recommendation aligns organizations and companies around distinct business opportunities that arise due to climate-related risk.

- Managing and mitigating certain climate-related risks also represents opportunities for organizations to generate value.
- Following TCFD's recommendations can inform strategy around these opportunities.

Opportunities	
 <p>Resource Efficiency</p>	<ul style="list-style-type: none"> <li>▶ Use of more efficient modes of transport and production and distribution processes</li> <li>▶ Use of recycling</li> <li>▶ Move to more efficient buildings</li> <li>▶ Reduced water usage and consumption</li> </ul>
 <p>Energy Source</p>	<ul style="list-style-type: none"> <li>▶ Use of lower-emission sources of energy</li> <li>▶ Use of supportive policy incentives</li> <li>▶ Use of new technologies</li> <li>▶ Participation in carbon market</li> </ul>
 <p>Products &amp; Services</p>	<ul style="list-style-type: none"> <li>▶ Development and/or expansion of low emission goods and services</li> <li>▶ Development of climate adaption and insurance risk solutions</li> <li>▶ Development of new products or services through R&amp;D and innovation</li> </ul>
 <p>Markets</p>	<ul style="list-style-type: none"> <li>▶ Access to new markets</li> <li>▶ Use of public-sector incentives</li> <li>▶ Access to new assets and locations needing insurance coverage</li> </ul>
 <p>Resilience</p>	<ul style="list-style-type: none"> <li>▶ Participation in renewable energy programs and adoption of energy-efficiency measures</li> <li>▶ Resource substitutes/diversification</li> </ul>

# Scenario Analysis

## What are Scenarios?

A scenario describes a path of development leading to a particular outcome or future state. Typical climate-related scenarios are based on a targeted temperature outcome, with a corresponding set of underlying explicit or implicit emissions, energy, policy, and/or technology assumptions.

## What is Scenario Analysis?

In a scenario analysis, we construct several scenarios or pathways that focus on a range of forward-looking variables rather than historic data. For a company, the ultimate purpose of scenario analysis is to understand how it might perform under different hypothetical future climate states — thus positioning itself to make better strategic decisions and improve its strategy resilience.

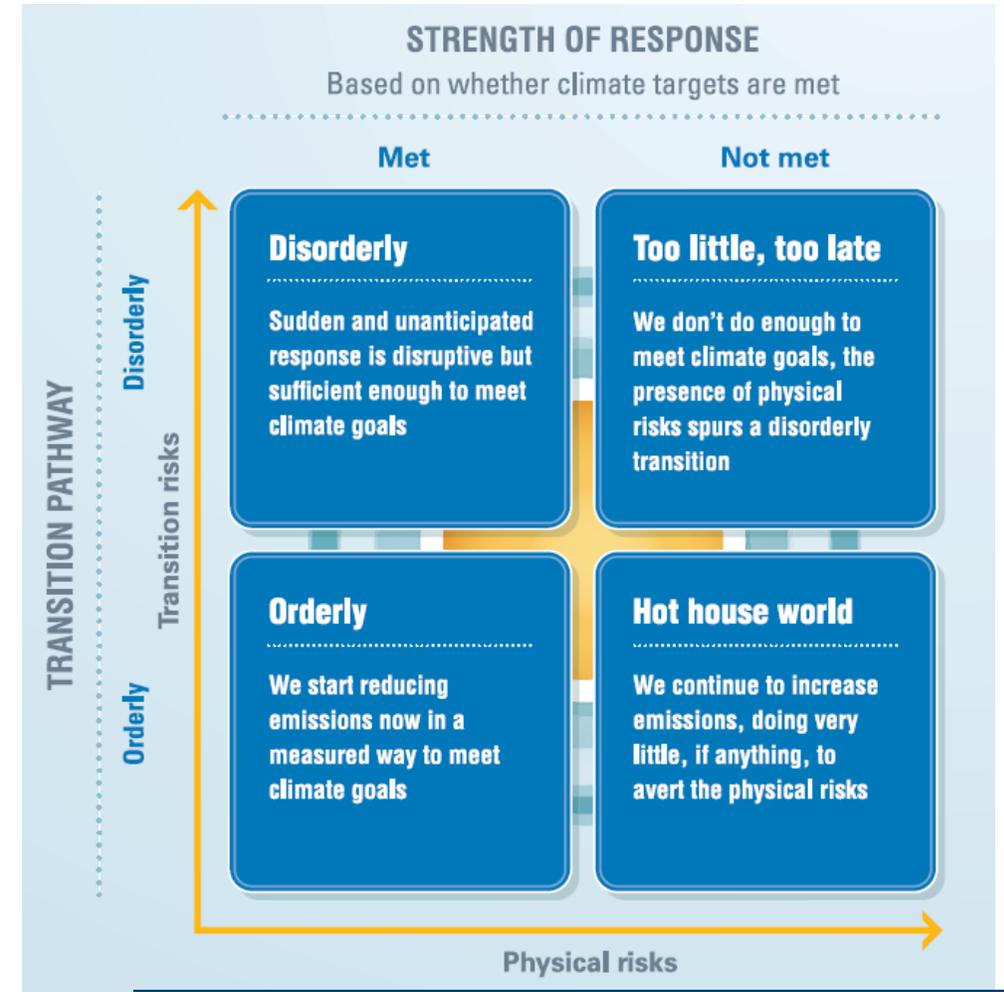


Figure 2.3: High-level Framework for the Scenario Analysis of Physical and Transition Risks

# Climate Risk Disclosure Rules

# US: Potential Climate-Related Disclosure Requirements Issued

In 2022, the Securities and Exchange Commission approved a new climate disclosure rule that:

- Requires public companies to report climate-related information to shareholders and the government
- Aims to give investors a clearer picture of the risk climate change poses to companies
- Is informed by TCFD and GHG Protocol



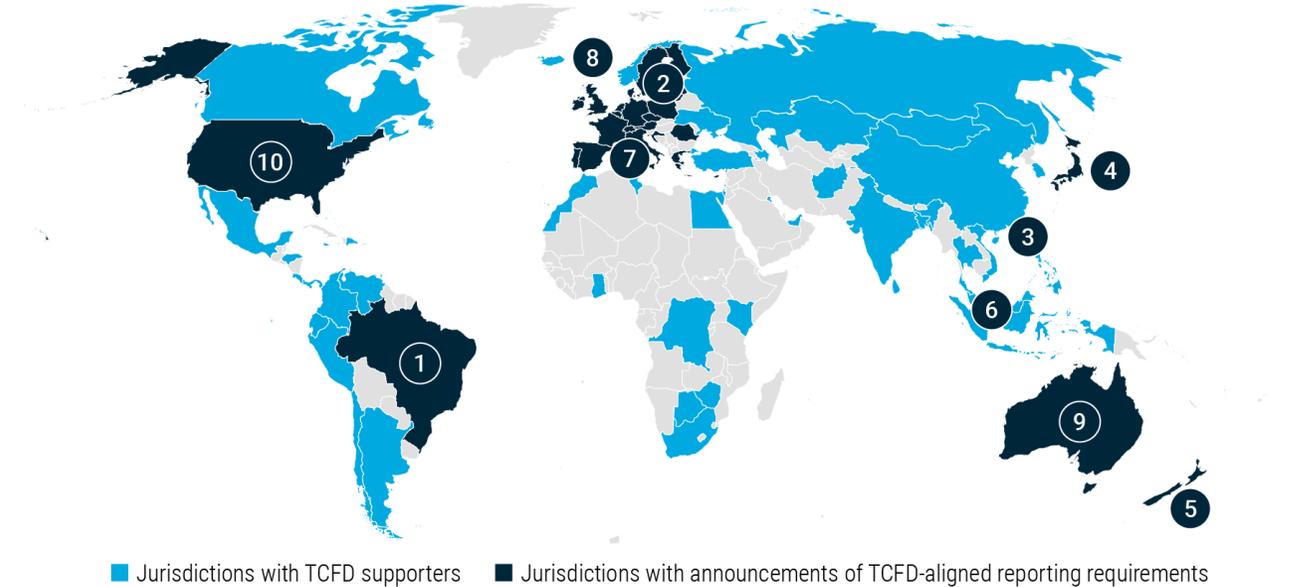
COMPANIES WILL NEED TO INCLUDE THE FOLLOWING INFORMATION IN THEIR REGISTRATION STATEMENTS AND PERIODIC REPORTS, SUCH AS ON FORM 10-K:

- CLIMATE-RELATED IMPACTS ON BUSINESS, STRATEGY, AND OUTLOOK
- RELEVANT RISK MANAGEMENT PROCESSES
- GREENHOUSE GAS (GHG) EMISSIONS (SCOPES 1, 2, & 3 FOR MANY COMPANIES)
- CLIMATE-RELATED FINANCIAL STATEMENT METRICS
- CLIMATE TRANSITION PLAN FOR COMPANIES WITH CLIMATE-RELATED TARGETS AND GOALS

# Global Disclosure Requirements

Many other countries are or have already implemented similar disclosure requirements:

- Global markets have quickly aligned to the TCFD framework.
- Companies must fundamentally shift how they think about, manage and report on climate risk.



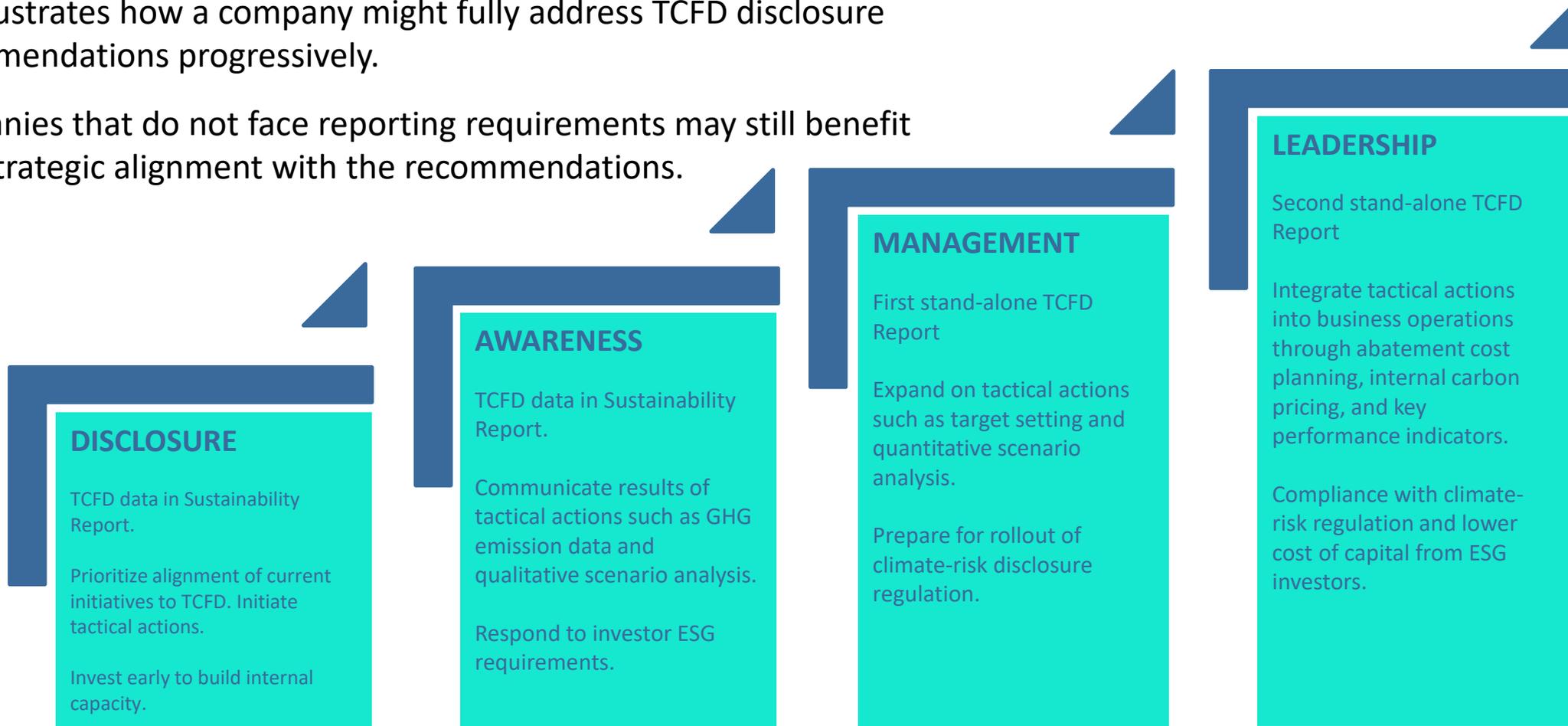
- |  |   |   |  |   |
|--|---|---|--|---|
| <p><b>1 Brazil</b><br/>September 2021: The Central Bank of Brazil issued TCFD-aligned disclosure rules for regulated institutions</p>  | <p><b>2 EU</b><br/>April 2021: The European Commission issued a proposal that included the development of sustainability reporting standards based on existing frameworks, including the TCFD</p>         | <p><b>3 Hong Kong</b><br/>July 2021: The Hong Kong Monetary Authority issued draft guidance indicating authorized institutions should make TCFD-aligned disclosures</p> | <p><b>4 Japan</b><br/>June 2021: The Tokyo Stock Exchange issued a revised Corporate Governance Code, indicating certain companies should enhance disclosure based on TCFD recommendations</p> | <p><b>5 New Zealand</b><br/>April 2021: New Zealand introduced a bill that would require mandatory TCFD-aligned disclosure for the financial sector</p> |
| <p><b>6 Singapore</b><br/>August 2021: The Singapore Exchange Regulation proposed a road map for mandatory TCFD-aligned disclosure</p> | <p><b>7 Switzerland</b><br/>June 2021: Switzerland's Financial Market Supervisory Authority amended disclosure rules for banks and insurers to include climate-related financial risks, based on TCFD</p> | <p><b>8 United Kingdom</b><br/>2020–2021: Several UK regulators issued rules and proposals for TCFD-aligned disclosure</p>  | <p><b>9 Australia</b><br/>April 2021: The Australian Prudential Regulatory Authority published TCFD-aligned draft guidance on managing climate risks</p>                                       | <p><b>10 USA</b><br/>March 2022: SEC publishes TCFD-aligned proposal for publicly-listed companies to disclose climate risks</p>                        |

# How to Get Started

# Developing a TCFD Implementation Roadmap

This illustrates how a company might fully address TCFD disclosure recommendations progressively.

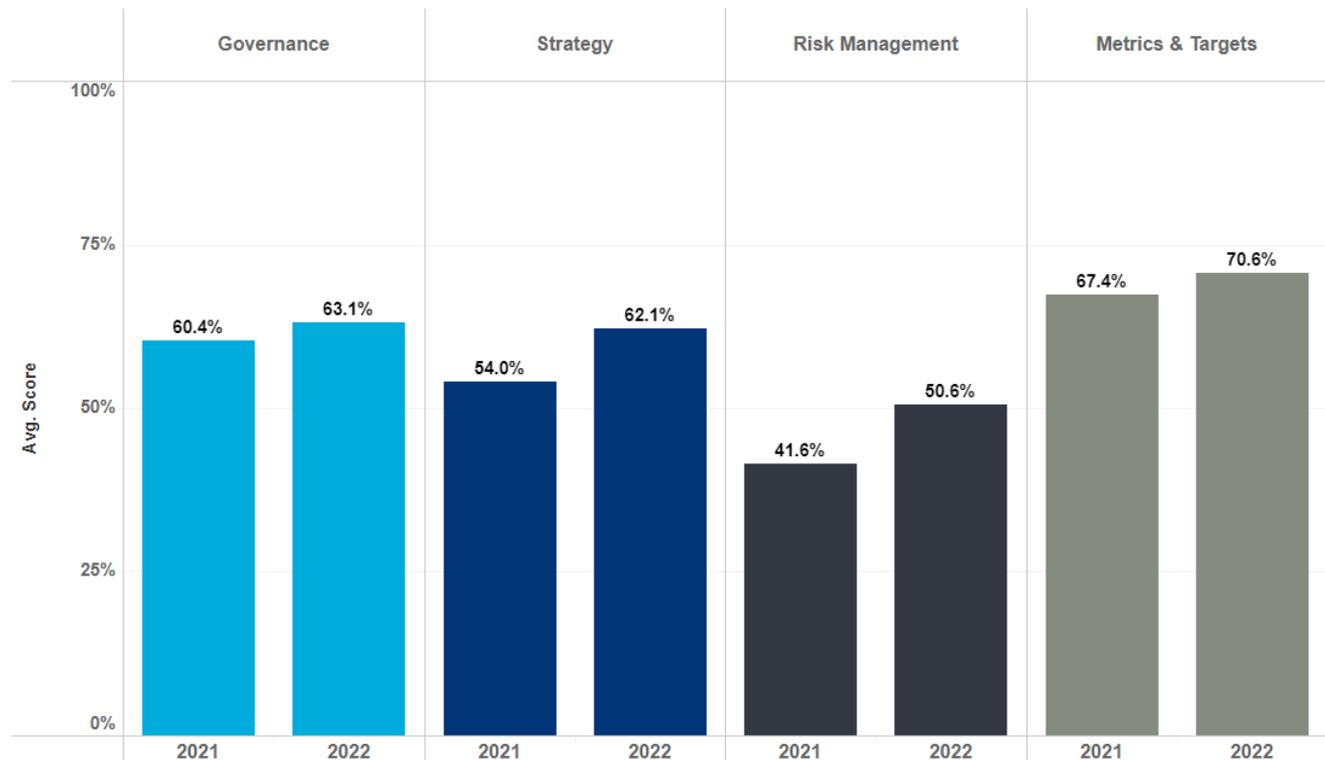
Companies that do not face reporting requirements may still benefit from strategic alignment with the recommendations.



## Industry Spotlight – GRESB TCFD Alignment Results

GRESB is an independent organization providing validated ESG performance data and peer benchmarks for real estate investors and managers to improve business intelligence, industry engagement and decision-making.

In 2022, it had 1820 participants, including significant representation from retail and commercial operators and investors.



# Appendix

## Governance

### How is climate risk governed and managed at the company level?

- The first circle of TCFD's recommended disclosures involves how a company oversees climate-related risks and opportunities and an overview of a company's governance of those risks and opportunities
  - Some key inclusions: defining roles and responsibilities related to climate, describing and how and how often climate-related committees meet, and monitoring strategy
- TCFD recommends that climate governance begin at the board-level and be a collaborative process across an organization
- **PRI Guidance for Real Estate Investors:** "In order to support the implementation of the TCFD recommendations in the investment process, real assets investors should assess whether they have the relevant governance and strategic measures in place at the firm level. As part of this, it is essential to ensure formal commitment from senior executives to guarantee sustained institutional dedication and resources."

## Strategy

### How might climate-related risks impact the organization's strategy?

- The "Strategy" pillar of TCFD disclosures involves reporting what an organization sees as key/material climate-related risks and opportunities, and what impact these might have on that company's operations and activities
- Key to this process is conducting climate scenario analysis (information on scenario analysis can be found in the appendices)
- **PRI Guidance for Real Estate Investors:** "Different types of investors will use scenario analysis for different purposes. For direct investors in real assets, it is likely to inform strategy and decision-making around the types of investment products to be offered; the resilience of investment strategies; asset selection; and the ongoing management of assets."

## Governance

### How is climate risk governed and managed at the company level?

- The first circle of TCFD’s recommended disclosures involves how a company oversees climate-related risks and opportunities and an overview of a company’s governance of those risks and opportunities
  - Some key inclusions: defining roles and responsibilities related to climate, describing and how and how often climate-related committees meet, and monitoring strategy
- TCFD recommends that climate governance begin at the board-level and be a collaborative process across an organization
- In context: PRI states that “In order to support the implementation of the TCFD recommendations in the investment process, real assets investors should assess whether they have the relevant governance and strategic measures in place at the firm level. As part of this, it is essential to ensure formal commitment from senior executives to guarantee sustained institutional dedication and resources.”

## Strategy

### How might climate-related risks impact the organization’s strategy?

- The “Strategy” pillar of TCFD disclosures involves reporting what an organization sees as key/material climate-related risks and opportunities, and what impact these might have on that company’s operations and activities
- Key to this process is conducting climate scenario analysis (information on scenario analysis can be found in the appendices)
- In context: PRI states that “Different types of investors will use scenario analysis for different purposes. For direct investors in real assets, it is likely to inform strategy and decision-making around the types of investment products to be offered; the resilience of investment strategies; asset selection; and the ongoing management of assets.”

## Risk Management

### **With a climate-related strategy in mind, how are risks being managed and mitigated?**

The 3<sup>rd</sup> pillar of TCFD's recommendations focuses on the practices and systems used to identify, assess, and manage climate-related risks across an organization. Key inclusions are:

- The processes to identify, assess, and manage climate-related risks for the overall strategy
- Where relevant, how investors or other stakeholders engage with their managers or with assets directly in relation to climate-related risks
- How and where climate-risk assessment and management fits into the organization's overall enterprise risk management system.

### **Risk management in practice**

- Materiality Assessment
- Due Diligence
- Assessing physical and transition risks

## Metrics and Targets

For more detailed information regarding metrics and targets, please see the GHG Accounting Education Module [\[link deck\]](#)

### HIGHLIGHTS FROM GHG ACCOUNTING DECK

Bullets

# Physical Risk Scenarios

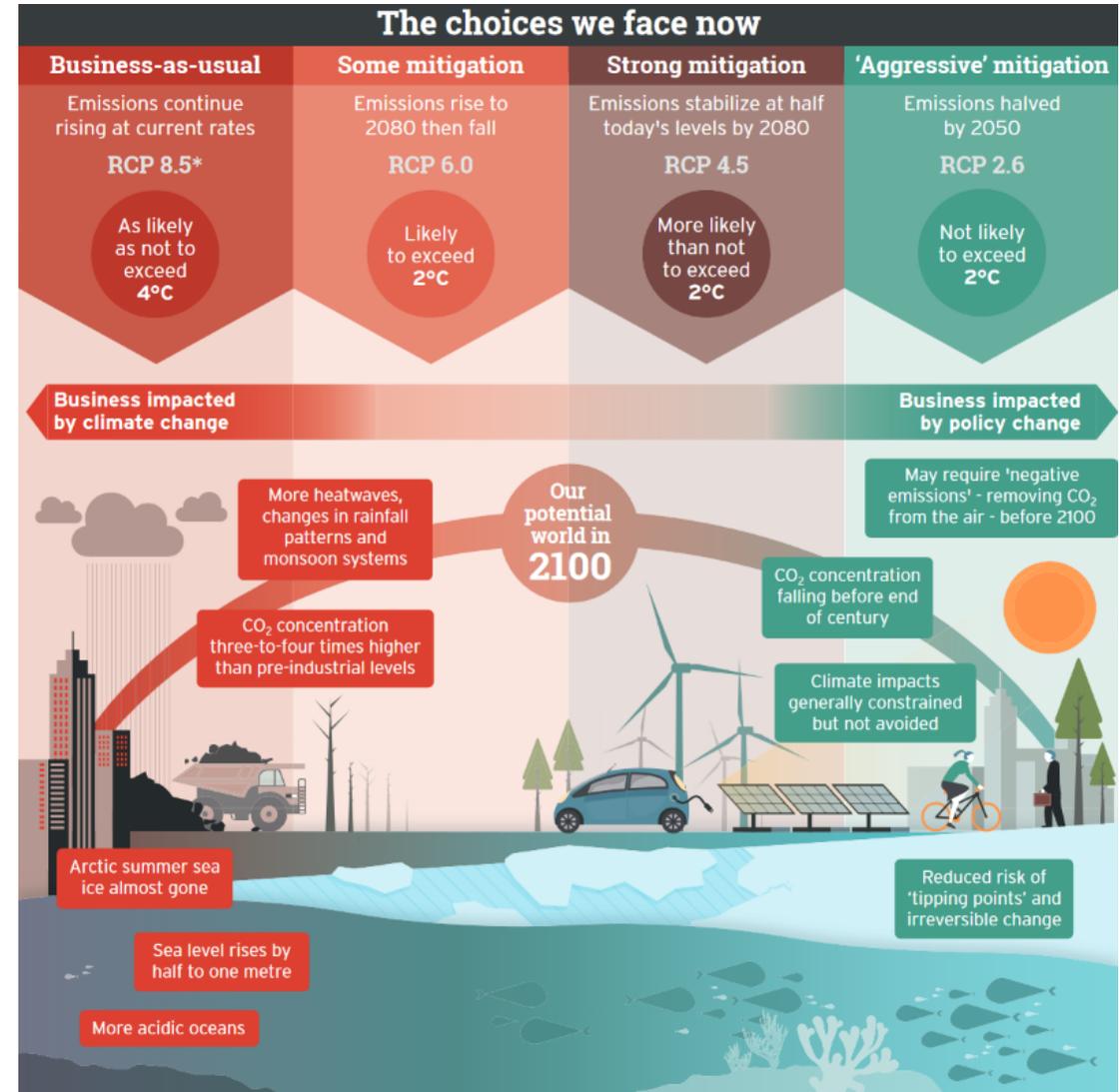
## RCP Scenarios

The IPCC Fifth Assessment report (AR5) outlines scenarios of human influence underlying climate change known as **Representative Concentration Pathways (RCPs)**. The number associated with the RCP indicates the strength of human-driven climate change by 2100 relative to the pre-industrial period.

## Physical Risk Scenarios

**RCP 2.6** assumes aggressive mitigation where emissions are halved by 2050 and global mean temperatures are likely not to exceed 2°C by 2100.

**RCP 6.0** assumes some action to control emissions, yet emissions continue to rise until 2080, likely exceeding the 2°C increase in global mean temperature by 2100.



# Transition Risk Scenarios

## IPR Scenarios

The UN Principles on Responsible Investing (UN PRI) publishes **Inevitable Policy Response (IPR)** scenarios that aim to prepare investors and corporates for the risks and opportunities associated with a forecasted acceleration of policy responses to climate change.

## Transition Risk Scenarios

**IPR Forecast Policy Scenario (FPS)** anticipates that over the coming years policymakers will be pushed to make the changes necessary to reach a below 2°C pathway by 2025.

 <p><b>Carbon pricing</b></p> <ul style="list-style-type: none"> <li>• Carbon taxes</li> <li>• Emissions trading systems</li> <li>• Border carbon adjustments</li> </ul>	 <p><b>Coal phase-out</b></p> <ul style="list-style-type: none"> <li>• Prohibiting regulations</li> <li>• Emissions performance standards</li> <li>• Electricity market reforms</li> </ul>	 <p><b>Clean industry</b></p> <ul style="list-style-type: none"> <li>• Emissions performance standards for industrial plant</li> <li>• Subsidy for new or retrofit clean industrial processes</li> </ul>
 <p><b>100% clean power</b></p> <ul style="list-style-type: none"> <li>• 100% clean power targets</li> <li>• Renewables capacity auctions and other support policies</li> </ul>	 <p><b>Zero emission vehicles</b></p> <ul style="list-style-type: none"> <li>• 100% zero emission vehicle (ZEV) sales legislation</li> <li>• Manufacturer ZEV obligations</li> <li>• ZEV consumer subsidies</li> </ul>	 <p><b>Forestry</b></p> <ul style="list-style-type: none"> <li>• Strong policy action against deforestation, such as monitoring and penalties, supported by consumer pressure</li> <li>• Incentives for reforestation and afforestation via domestic action and carbon markets</li> </ul>
 <p><b>Low-carbon buildings</b></p> <ul style="list-style-type: none"> <li>• Prohibiting regulations for fossil fuel heating systems</li> <li>• Purchase subsidies for low-carbon heating systems</li> <li>• Thermal efficiency regulations for new build and retrofit</li> <li>• Minimum energy performance standards for new appliances</li> </ul>	 <p><b>Low-emissions agriculture</b></p> <ul style="list-style-type: none"> <li>• Methane or nitrous oxide emissions tax or cap-and-trade system</li> <li>• Subsidy for low-emissions agricultural practices and technologies</li> <li>• Farmer education and technical assistance programmes</li> </ul>	