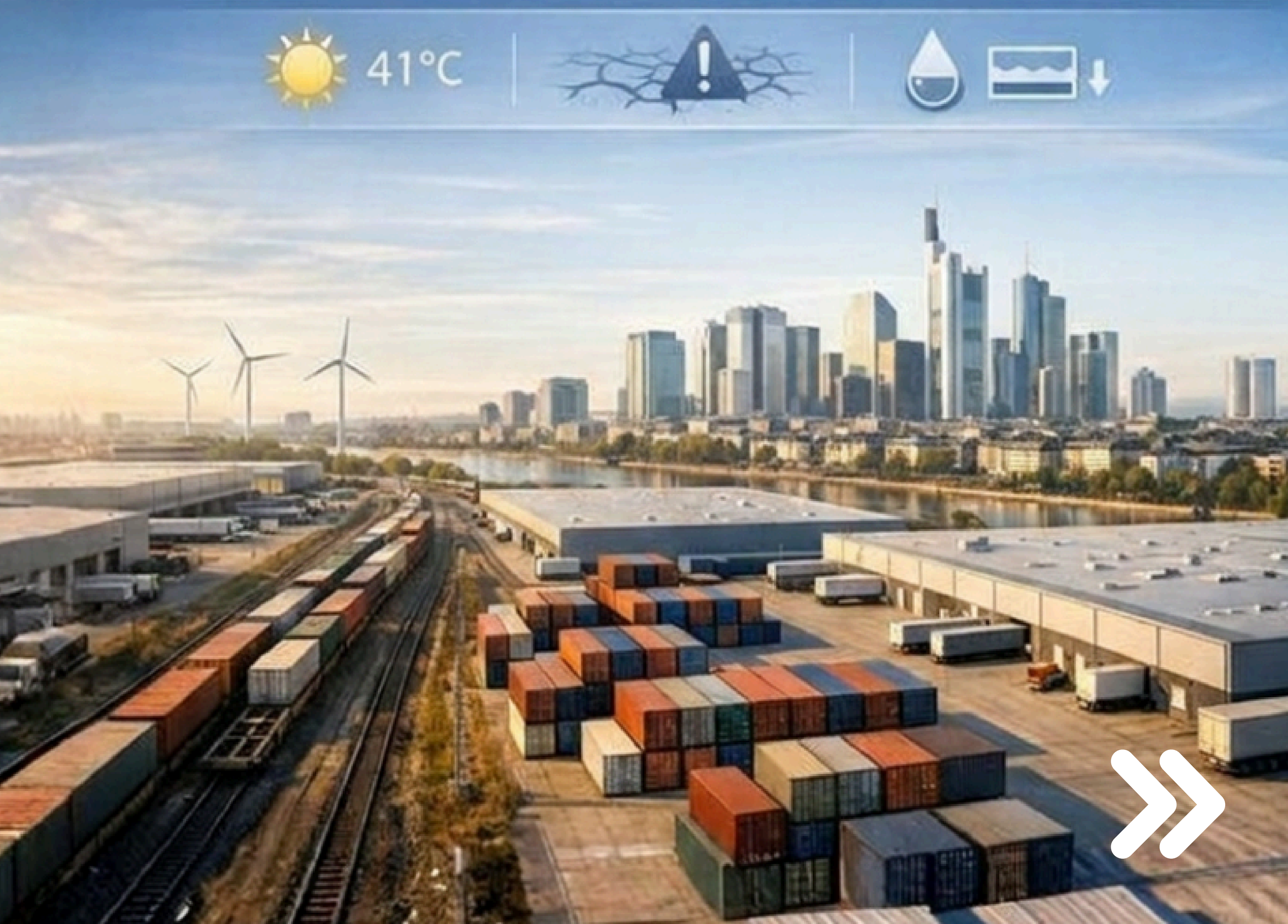
TAUW

Climate is our biggest shareholder — let's give it a vote.

From climate exposure to investment confidence.



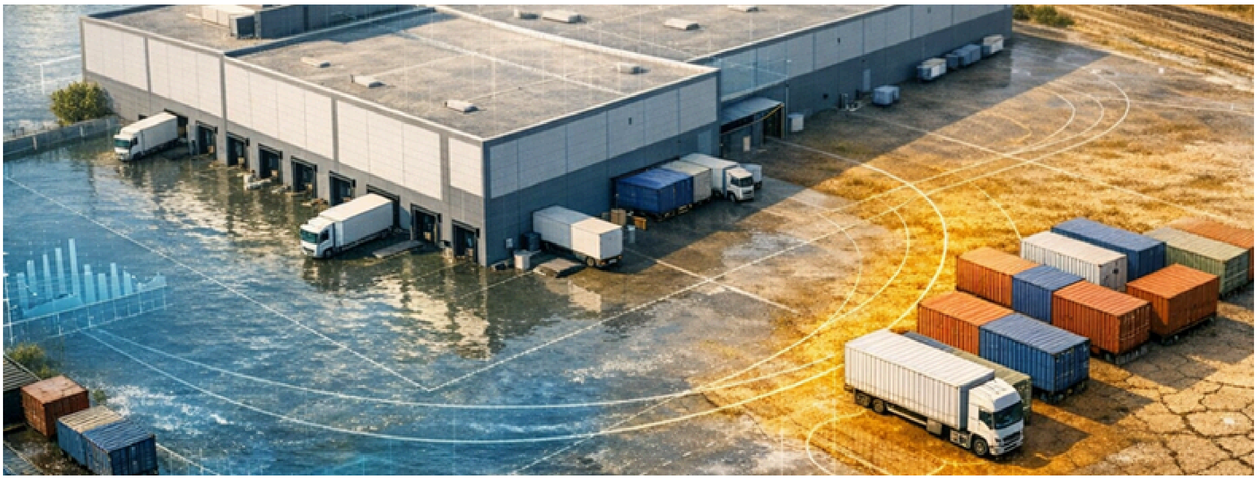
When climate risk enters the investment committee, guesswork is no longer acceptable

Climate risk is no longer a sustainability topic — it is a direct driver of valuation, financing, and decision confidence. It shapes acquisitions, refinancing terms, CAPEX prioritisation, insurability, and exit value. Yet most climate risk tools still stop at hazard exposure.

TAUW goes further.
We quantify business impact, financial relevance, and decision consequences at asset level.

We deliver decision-ready Climate Risk Assessments that translate complex climate data into clear, defensible conclusions — ready for investment committees, lender discussions, due diligence, and regulatory scrutiny. By combining high-resolution official climate data, engineering expertise, and real asset context, we pinpoint where climate risk becomes materially relevant, when it matters, and which actions actually mitigate it.

We don’t map risk — we show how it affects value.



- **For:** Real estate investors, private equity firms, infrastructure owners, and multinational industrial clients
- **Purpose:** Turn climate risk into confident, defensible decisions for investment, financing, compliance, and long-term asset performance

The real problem isn't hazard identification — it's decision confidence

Most climate risk assessments and screening tools provide generic exposure maps or portfolio-level risk labels. These are useful for orientation but seldom sufficient for the decisions investors and asset owners must actually make:

- Is this risk material for this specific asset or portfolio — **and when?**
- What are the operational, safety, and financial **consequences?**
- What should we prioritise now versus later — and **why?**
- How do we **defend decisions** to lenders, investment committees, auditors, and regulators?

Climate risk now affects CSRD, SFDR, and EU Taxonomy expectations, as well as due diligence outcomes, valuations, financing conditions, and investor confidence.
TAUW bridges the gap between climate data and business decisions.

Decision-ready Climate Risk Assessments at asset and portfolio level

TAUW provides Climate Risk and Vulnerability Assessments aligned with EU Taxonomy requirements and **tailored to client needs.** Physical climate risks are typically the main focus; transition risks can be included where relevant.

Core deliverable
A decision-ready CRA report including:
- Asset and site context
- Climate hazard screening and scenario analysis (e.g. RCP 4.5 and RCP 8.5)
- Materiality classification (Negligible / Low / Moderate / High)
- Business consequences (operations, safety, CAPEX, value, finance, compliance)
- Clear conclusions and focused next steps

We can also provide
- Prioritised adaptation measures, from high-level to site-specific
- An implementation roadmap with timelines and indicative cost ranges
- Support for technical solution development where implementation is required

Why TAUW — Where generic data stops, engineering decision insight begins

1

True asset-level realism

We assess climate risk based on how assets operate and the protections already in place, delivering credible conclusions without false, model-driven precision.

- Buildings and critical components
- Access and logistics
- Utilities and dependencies
- People and safety exposure

2

From hazard exposure to business consequences

We define materiality by impact, not by hazard alone.
A hazard becomes decision-relevant only when it creates meaningful consequences for:

- Asset operation and continuity
- HSE and duty of care
- CAPEX requirements and phasing
- Valuation and insurability
- Financing readiness and disclosure credibility

Why TAUW — Where generic data stops, engineering decision insight begins

3

Engineering-led insight and on-the-ground context

We assess climate risk based on how assets truly operate and the protections already in place, delivering practical, tangible, and credible conclusions while avoiding the false precision of purely model-driven assessments.

4

Integrated with compliance, transactions, and finance

TAUW connects CRA outcomes directly to investor and lender needs:

- EU Taxonomy alignment (DNSH evidence and adaptation logic)
- SFDR disclosure inputs (risk transparency and materiality narrative)
- Due diligence and transaction support
- Financing, refinancing, insurance, and valuation discussions

5

Scalable depth: portfolio to deep dive

We support both:

- Rapid portfolio scans to identify where to focus
- Focused asset reviews to clarify what to do and how

Our methodology: robust, compliant, adaptable

A strong CRA is not a single map — it is a decision framework.
TAUW's methodology follows EU Taxonomy logic and can be configured to portfolio or asset needs.

STEP 1
Screening

RELEVANCE

Identify which physical climate hazards may adversely affect the asset or activity over its lifetime. CRAs are performed over the asset's lifetime, based on location and context.

STEP 2
Assessment

MATERIALITY

Assess the materiality of relevant hazards using a structured approach based on:

- Likelihood over time
- Severity of potential impact
- Exposure and vulnerability
- Criticality for operations or portfolio performance
- Potential financial and compliance consequences

Risks are classified into four levels: **Negligible, Low, Moderate, High.**

STEP 3
Vulnerability & resilience review

ASSET REALITY

Evaluate site configuration and resilience status, including:

- Local environmental context (topography, soil & subsurface, water availability, heat island effects)
- Asset characteristics (condition, elevation, basements, drainage, utilities)
- Existing controls (flood barriers, retention, cooling, preparedness)
- Regulatory sensitivities and constraints

Our methodology: robust, compliant, adaptable

STEP 4
Decision consequences

SO WHAT?

- Translate outcomes into operational and investment relevance
- Continuity and interruption risk
- Safety and duty of care
- CAPEX implications
- Valuation and insurability considerations
- Lender and investor questions

STEP 5
Adaptation strategy (optional)

ACTION-ORIENTED

Define measures, priorities, timelines, and, if requested, indicative cost ranges —

from quick wins to major interventions.

Engagement models

Rapid portfolio scan

- Purpose: Identify where climate risk is most relevant and where deeper review should be prioritised.
- You get: A portfolio overview, hotspots, rankings, and prioritised next steps.

Detailed asset-level assessment

- Purpose: Understand actual exposure, vulnerability, consequences, and required actions.
- You get: Decision-ready CRA conclusions, asset-specific recommendations, and an optional roadmap.

In short: A portfolio scan helps decide where to focus. A detailed assessment helps you decide what to do.

Decision-ready outputs for investors, lenders, and committees

Designed for use by investment teams, risk committees, and external stakeholders:

- CRA report (asset or portfolio level)
- High-resolution maps and asset risk sheets
- Materiality classification and rationale
- Adaptation recommendations (prioritised actions)
- Optional implementation roadmap (timeline and cost bands)
- Evidence pack / concise documentation for EU Taxonomy, SFDR, financing, and due diligence

Greater confidence in every investment decision

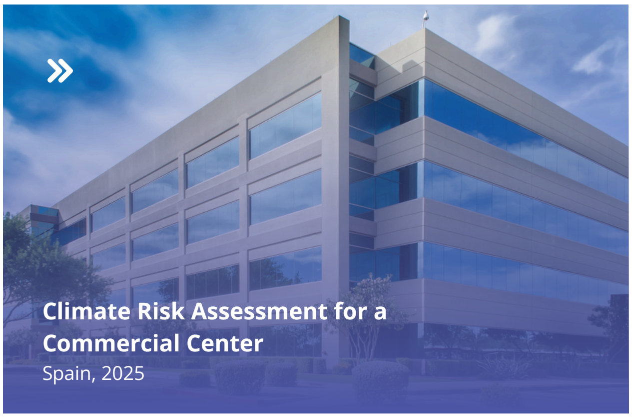
Stronger reporting, better decisions, and long-term value protection.

- Improve investment and refinancing confidence with defensible risk reasoning
- Prioritise CAPEX with a clear “now versus later” logic
- Strengthen insurability and financing readiness
- Reduce downside risk and protect long-term asset performance
- Demonstrate credible alignment with EU Taxonomy and SFDR expectations

Proven track record across key industrial sectors

TAUW has a strong track record in delivering asset-level climate risk assessments across key industrial sectors and European markets. Our work supports investors and asset owners in acquisition, financing, and long-term value protection decisions.

Click on the projects below to explore more details:



Assess where climate really matters for your assets

Our local teams place their technical expertise at the service of investors, helping to inform asset- and portfolio-level decisions across Europe. For an initial discussion on relevance, timing, and the appropriate level of assessment, please contact the relevant regional Business Development – Investor & Asset Owners lead below.

Let's discuss your investment priorities

Planning an acquisition, refinancing, or portfolio repositioning? Understand where climate risk materially affects your assets — and what to do next.
Book a focused 30-minute discussion with our experts.

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