RISK ASSESSMENT METHODOLOGY

CLIMATE TRANSITION RISKS AND OPPORTUNITIES ASSESSMENT

To determine the exposure of Manchester Fort to transition risks and opportunities, the Savills Sustainability Team was appointed to help assess the risks that apply, or could apply, to the asset.

To identify risks and opportunities that may arise from the transition to a low-carbon economy, a high-level regulation review was undertaken based on a Disorderly Transition risk scenario over a medium-term horizon (2027 - 2032).

To assess the asset's current and potential future exposure to transition risks caused by policy and regulatory changes, a qualitative review was undertaken of the asset's Energy Performance Certificate ratings, Impact Targets, strategy review, and documentation, against key legislation directly applicable to the asset's location and typology.

To assess the asset's current and forecast exposure to transition risks caused by market and social changes, a quantitative CRREM analysis under a 1.5oC climate scenario was completed, using the asset's 2025 energy data.

Based on the findings from the qualitative and quantitative analysis, an assessment of the asset's current and anticipated exposure to risks posed by policy, regulatory, societal and market changes was undertaken to provide recommended, mitigative actions.

SOCIAL RISKS AND OPPORTUNITIES ASSESSMENT

To determine the exposure of Manchester Fort to social risks and opportunities, the Savills Sustainability Team was appointed to help assess the risks that apply or may apply to the asset.

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 asset's demographic context, including levels of deprivation and vulnerability, as well as a review of risk registers published by local and national government and global bodies. Opportunities relating to key risks were also identified, with the view of improving social resilience and creating value.

Manchester Fort and BPL have reviewed these assessments to better understand the risks and to inform the implementation of additional measures in line with the opportunities identified.

