

EXECUTIVE SUMMARY



TRANSITION AND SOCIAL RISKS AND OPPORTUNITIES ASSESSMENT

To determine the exposure of our asset to transition and social risks and opportunities, the Savills Sustainability Team was appointed to help assess the risks that apply or may apply to St James Quarter.

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 an asset CRREM analysis was conducted. An orderly transition risk scenario was applied across a medium-term horizon of 2025–2035.

The asset's energy consumption was a key metric contributing to this assessment, feeding into the CRREM analysis to understand the asset's greenhouse gas emissions and alignment with the Paris Agreement.

In addition, the Asset's EPC ratings and existing and planned sustainability initiatives were reviewed to understand mitigation of transition risks identified.

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.

St James Quarter and its 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.