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# The value-added potential of climate services for real estate asset management

EMS 2021 – session ES1.5

08.09.2021

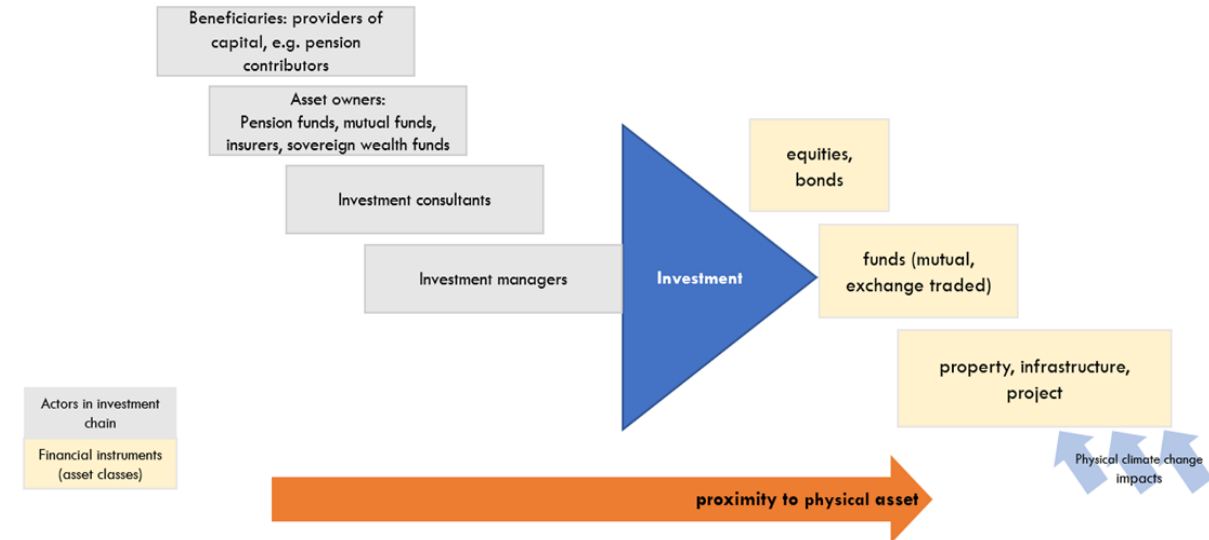
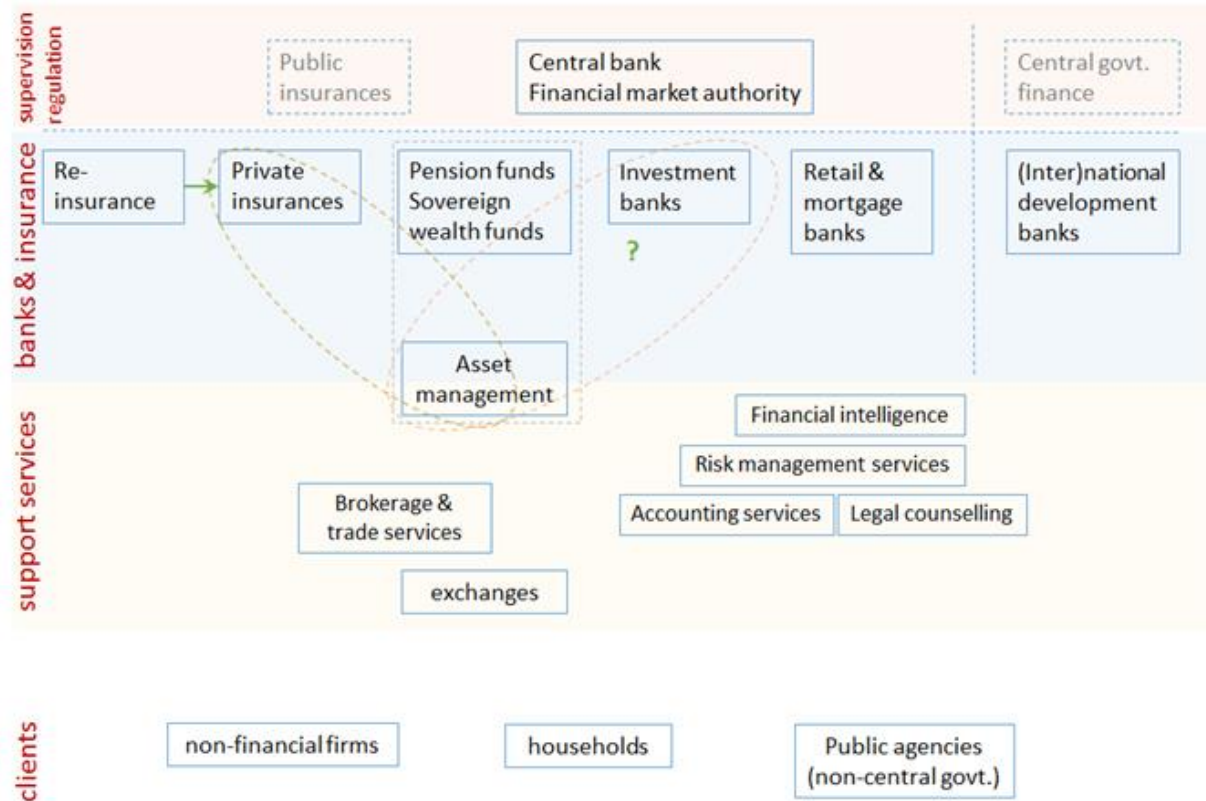
(virtual)

7.9.2021

Adriaan Perrels



# Finance sector has a complex structure



Source: Hamaker-Taylor et al 2018

- Who carries the risk after all → large influence of regulatory context

# Value of climate services for real estate asset managers

## Real estate asset mgt. through:

- shares / bonds
- direct ownership
  - in-house or
  - outsourced building mgt. services

## disclosure regime

1. open risk data
  - more detailed information on differential changes in risks → future discounts and premiums
  - assessment of most profitable adaptation measures
2. owner/seller obliged to mention risks
  - more detailed information on differential changes in risks → future discounts and premiums
  - assessment of most effective adaptation measures

## no disclosure regime

scan of relevant medium to long run term risks on (a) serious damage or (b) capital productivity loss (increased maintenance and operational cost) in comparison to other (similar) property

# Value prerequisites of climate services for real estate asset managers

Hazard type	Spatial resolution	Temporal resolution	Other features
coastal floods (storm surge)	Actor/market situation 1: .. Actor/market situation 2: .. Etc....		
floods of inland water bodies (seasonal precipitation; snow melt)			
urban flooding (extreme downpour and failing stormwater capacity)			
flash floods & mud streams (extreme downpours in mountainous regions)			
heat stress			
forest fires			

Work continues through various projects