

## Climate Physical Risk Assessment

### 1. Purpose

Movinn A/S has conducted a qualitative assessment of potential physical climate risks affecting the company's operational sites and serviced apartment portfolio. The objective is to understand how extreme weather events (acute risks) and long-term climate trends (chronic risks) could impact operations, properties, and service delivery.

This assessment helps inform operational planning, property sourcing strategy, and business continuity planning.

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### 2. Scope

The assessment considers Movinn's operational footprint, including:

- Serviced apartments located in Denmark and Sweden
- Office operations
- Warehouse and laundry facilities
- Supply chain activities related to cleaning, linen, and maintenance services

Because Movinn does not own most properties but operates them under management or lease structures, the assessment focuses on operational exposure rather than asset ownership risk.

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### 3. Climate Hazard Categories

Two categories of physical climate risks were evaluated.

#### Acute Climate Risks

Event-driven hazards caused by extreme weather events.

Examples include:

- Flooding from heavy rainfall
  - Storm events and strong winds
  - Heatwaves
  - Severe winter storms
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#### Chronic Climate Risks

Long-term changes in climate conditions.

Examples include:

- Gradual temperature increases
  - Increased frequency of heavy precipitation
  - Urban heat island effects
  - Long-term infrastructure stress due to climate change
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#### 4. Exposure Assessment

Movinn operates primarily in Northern European urban environments, where climate exposure is relatively moderate compared with high-risk regions globally. However, certain risks remain relevant.

##### Flood Risk

Heavy rainfall events are expected to increase in Northern Europe. Potential operational impacts include:

- Temporary property access issues
- Basement or ground-floor water ingress
- Infrastructure disruption

Movinn mitigates exposure by prioritizing properties in well-developed urban areas with established municipal flood management systems.

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##### Storm and Wind Events

Severe storms may disrupt:

- Electricity supply
- Transport infrastructure
- Property access

These events are typically short-term and managed through operational contingency planning.

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##### Heatwaves

Longer and more frequent heat periods may impact:

- Indoor comfort conditions
- Energy demand for cooling
- Operational workload for maintenance

Movinn addresses this by prioritizing buildings with modern energy standards and efficient climate control systems.

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## Water Supply and Infrastructure

Water scarcity risk in Denmark and Sweden is currently considered low. However, increased rainfall variability may impact infrastructure resilience in certain areas.

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## 5. Operational Vulnerability

Movinn's operational model reduces direct exposure to certain climate risks because:

- The company typically operates rather than owns buildings
- Buildings must meet local construction and safety standards
- Municipal infrastructure in Nordic cities is generally resilient

Nevertheless, operational disruptions such as temporary property inaccessibility, utility outages, or maintenance challenges may occur.

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## 6. Risk Management and Monitoring

Movinn integrates climate risk considerations into operational decisions, including:

- Property selection criteria (energy labels, sustainability certifications)
- Maintenance and building compliance verification
- Monitoring of local infrastructure resilience

Climate risks are periodically reviewed as part of Movinn's ESG governance framework.

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## 7. Conclusion

The assessment concludes that Movinn's operations face moderate exposure to acute weather events and relatively low exposure to chronic climate risks, given the geographic context of Northern Europe.

Nevertheless, climate-related risks are monitored and integrated into property sourcing, operational planning, and business continuity procedures.

Approved by,

Date:

Signature:

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