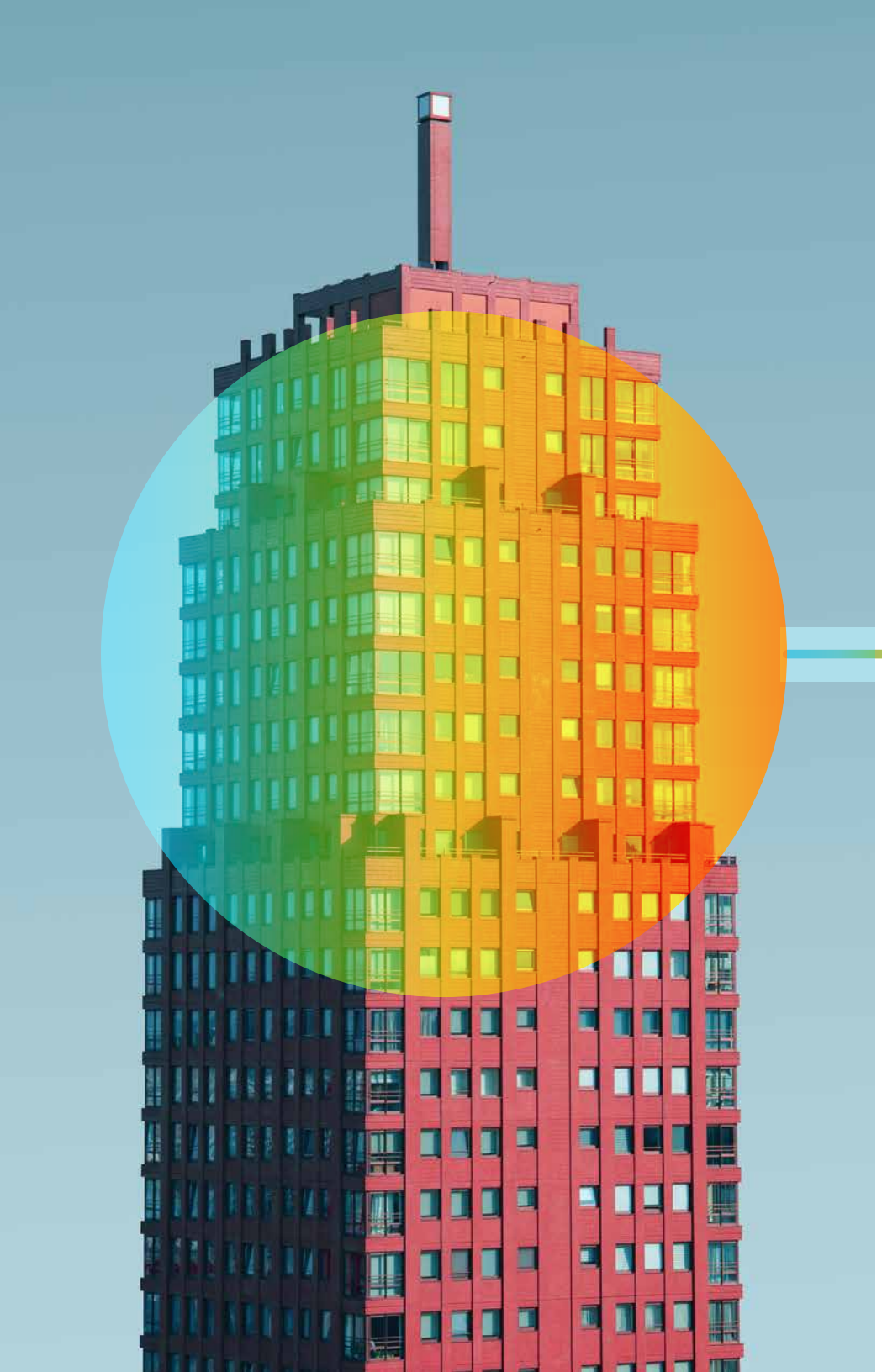


measurabl

Evaluate the Climate Risk of Real Estate Transactions *with* ***Climate Due Diligence Scan***

Understanding your report

Climate Due Diligence Scan is an on-demand due diligence report that offers investors, lenders, and insurers visibility into material data points representing the greatest climate risks and opportunities facing real estate. This scan can be run for virtually any commercial property in the world using only four basic property attributes.

With Climate Due Diligence Scan, you can assess how environmental factors affect your organization's investment, whether you are conducting acquisition, lending, or insurance due diligence.

Interested? Let's Talk!

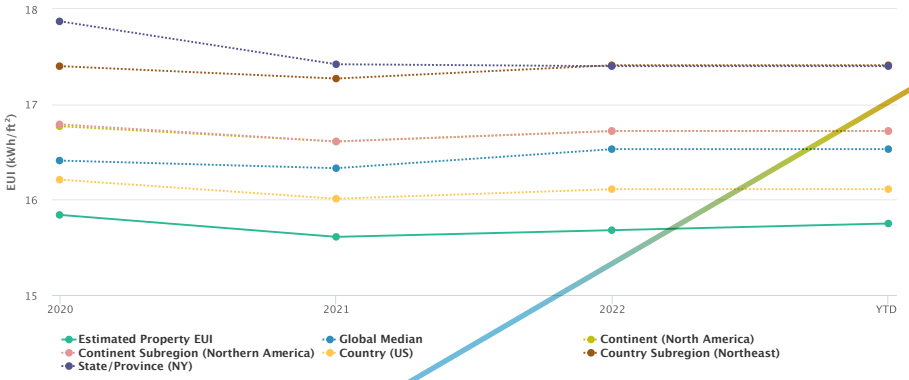
Climate Due Diligence Scan

Generated November 21, 2023

Property Information

Address: 340 Madison Ave, New York, NY 10173, USA
Coordinates: 40.7538758°, -73.9788803°
Requested Property Type: Office - Office
Applied Property Type: Office
Year Built: 1928
Gross Floor Area: 760,000 sq. ft.

Estimated Annual Energy Use Intensity (EUI) of 340 Madison Ave Over Time



Energy Benchmarks

Benchmark Property Type: **Office**

Property's Estimated Annual EUI: **15.68 kWh/ft²**

* For 2022, this building is estimated to be among the top 50% energy performers for Office buildings in the Northeastern Region.

Time Period: **2022**

Maximum Threshold Benchmark	Global	Continent (North America)	Continent Subregion (Northern america)	Country (US)	Country Subregion (Northeast)	State/Province (NY)
Top 15%	0.00 - 12.06	0.00 - 12.23	0.00 - 12.25	0.00 - 12.05	0.00 - 13.99	0.00 - 13.77
15-25%	12.06 - 13.26	12.23 - 13.49	12.25 - 13.49	12.05 - 12.98	13.99 - 15.28	13.77 - 15.14
25-50% range	13.26 - 16.53	13.49 - 16.72	13.49 - 16.72	12.98 - 16.11	15.28 - 17.41	15.14 - 17.4
50-75% range	16.53 - 19.91	16.72 - 19.91	16.72 - 19.92	16.11 - 19.68	17.41 - 20.49	17.4 - 19.95
Bottom 25%	19.91+	19.91+	19.92+	19.68+	20.49+	19.95+

Property Information

Your Climate Due Diligence Scan is based on the four basic attributes you provided for this property.

Energy Benchmarks

Detailed, historical comparative data for users to evaluate the estimated energy performance of a property against state, country, regional, continental, global and property type-specific performance indicators.

In 2022, 340 Madison Ave had an estimated energy use intensity that was less than that of other office properties globally, in North America, the northeast region of the US, and New York state.

Continued on p. 3 ➜

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Climate Due Diligence Scan

Generated November 21, 2023

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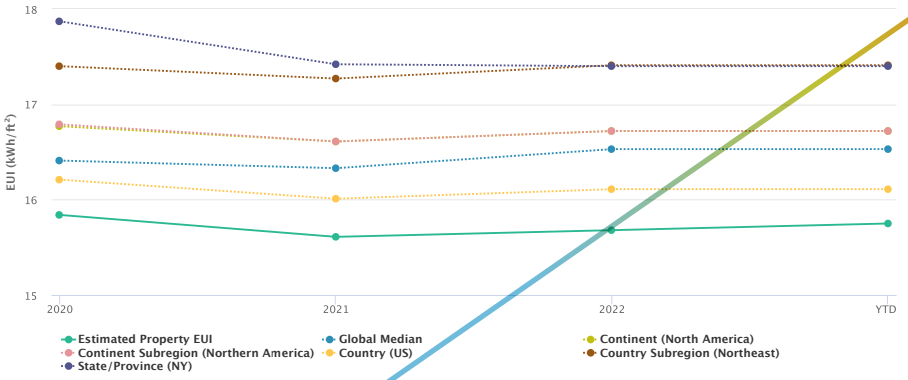

Energy Benchmarks

Benchmark Property Type: **Office**

Property's Estimated Annual EUI: **15.68 kWh/ft²**

* For 2022, this building is estimated to be among the top 50% energy performers for Office buildings in the Northeastern Region.

Time Period: **2022**

Maximum Threshold Benchmark	Global	Continent (North America)	Continent Subregion (Northern america)	Country (US)	Country Subregion (Northeast)	State/Province (NY)
Top 15%	0.00 - 12.06	0.00 - 12.23	0.00 - 12.25	0.00 - 12.05	0.00 - 13.99	0.00 - 13.77
15-25%	12.06 - 13.26	12.23 - 13.49	12.25 - 13.49	12.05 - 12.98	13.99 - 15.28	13.77 - 15.14
25-50% range	13.26 - 16.53	13.49 - 16.72	13.49 - 16.72	12.98 - 16.11	15.28 - 17.41	15.14 - 17.4
50-75% range	16.53 - 19.91	16.72 - 19.91	16.72 - 19.92	16.11 - 19.68	17.41 - 20.49	17.4 - 19.95
Bottom 25%	19.91+	19.91+	19.92+	19.68+	20.49+	19.95+

Energy Benchmarks *(con't)*

Top 15%
Properties with EUI between 0-15% are among the top 15% perfomers. 85% of properties consume more energy.

15-25% range
Properties with EUI in this range perform among the top 25% performers.

25-50% range
Properties with EUI in this range perform among the top 50% performers.

50 -75% range
Properties with EUI in this range perform among the top 75% performers.

Bottom 25%
Properties with EUI between 75-100% are among the bottom 25% performers. 75% percent of properties consume less energy.

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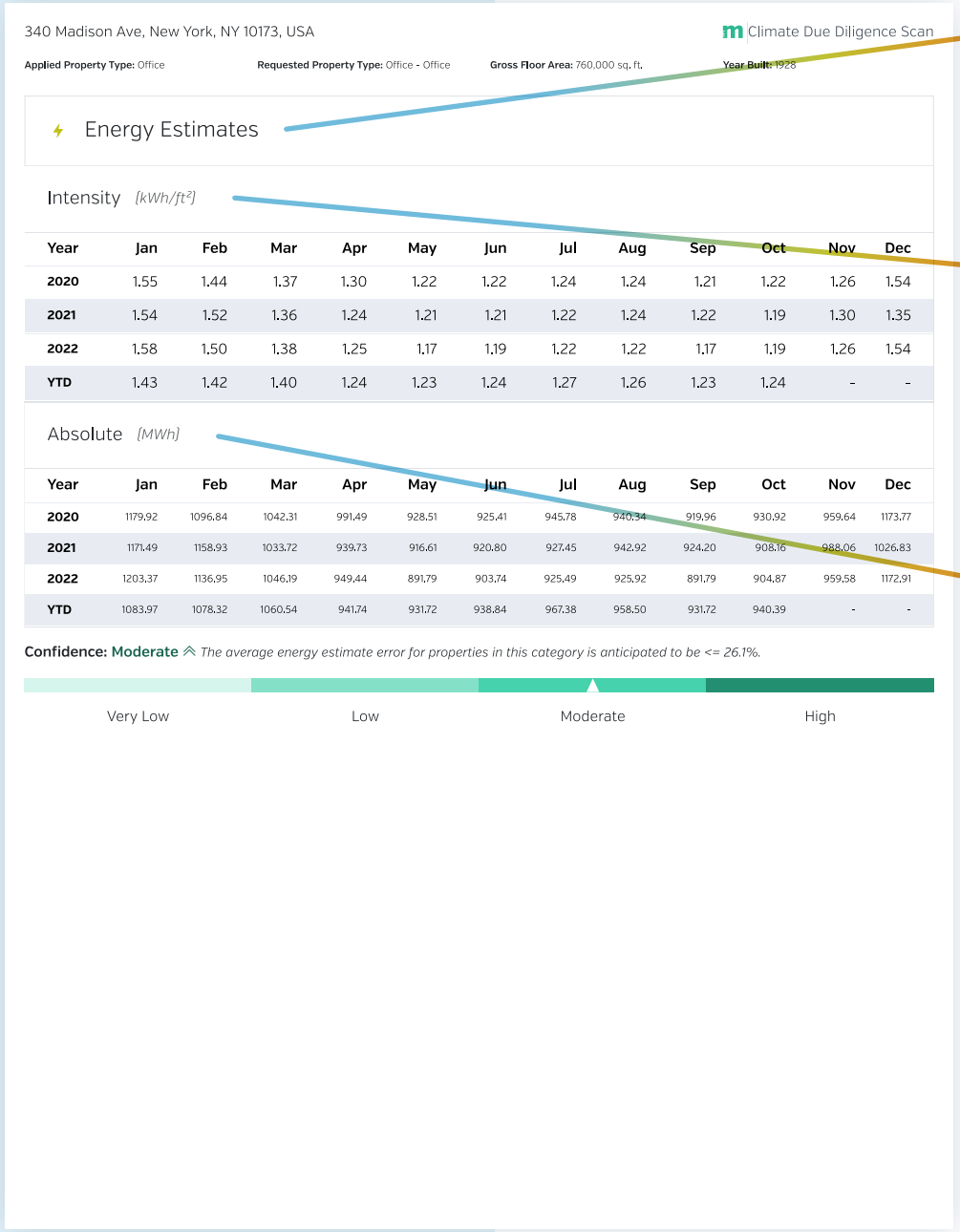


Energy Estimates

The estimated amount of energy this property consumed in a year, broken down by month.

Energy Intensity

Refers to the estimated energy consumption per unit of floor area. The higher the intensity, the more energy consumed per square foot or square meter.

Energy Absolute

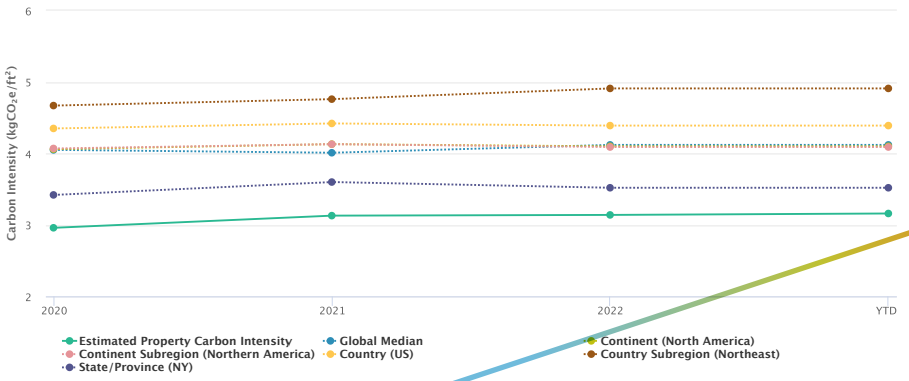
Refers to the estimated total amount of energy consumed by this property.

340 Madison Ave, New York, NY 10173, USA

Climate Due Diligence Scan

Applied Property Type: Office **Requested Property Type:** Office - Office **Gross Floor Area:** 760,000 sq. ft. **Year Built:** 1928

Estimated Annual Carbon Intensity of 340 Madison Ave Over Time



Carbon Benchmarks

Benchmark Property Type: **Office**

Property's Estimated Annual Carbon Intensity: **3.14 kgCO$_2$e/ft^2**

* For 2022, this building is estimated to be among the top 15% carbon performers for Office buildings in the Northeastern Region.

Time Period: **2022**

Maximum Threshold Benchmark	Global	Continent (North America)	Continent Subregion (Northern america)	Country (US)	Country Subregion (Northeast)	State/Province (NY)
Top 15%	0.00 - 1.99	0.00 - 2.0	0.00 - 2.0	0.00 - 2.56	0.00 - 3.39	0.00 - 2.79
15-25%	1.99 - 2.58	2.0 - 2.56	2.0 - 2.56	2.56 - 3.14	3.39 - 3.81	2.79 - 3.15
25-50% range	2.58 - 4.12	2.56 - 4.1	2.56 - 4.09	3.14 - 4.39	3.81 - 4.91	3.15 - 3.52
50-75% range	4.12 - 5.94	4.1 - 5.82	4.09 - 5.79	4.39 - 5.91	4.91 - 5.96	3.52 - 4.08
Bottom 25%	5.94+	5.82+	5.79+	5.91+	5.96+	4.08+

Carbon Benchmarks

In 2022, 340 Madison Ave had an estimated carbon intensity that was less than that of other office properties globally, in North America, the northeast region of the US, and New York state.

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340 Madison Ave, New York, NY 10173, USA

Climate Due Diligence Scan

Applied Property Type: Office **Requested Property Type:** Office - Office **Gross Floor Area:** 760,000 sq. ft. **Year Built:** 1928

Carbon Estimates

Intensity *[kgCO2e/ft²]*

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020	0.29	0.27	0.26	0.24	0.23	0.23	0.23	0.23	0.23	0.23	0.24	0.29
2021	0.31	0.31	0.27	0.25	0.24	0.24	0.24	0.25	0.24	0.24	0.26	0.27
2022	0.32	0.30	0.28	0.25	0.23	0.24	0.24	0.24	0.23	0.24	0.25	0.31
YTD	0.29	0.28	0.28	0.25	0.25	0.25	0.25	0.25	0.25	0.25	-	-

Absolute *[MTCO2e]*

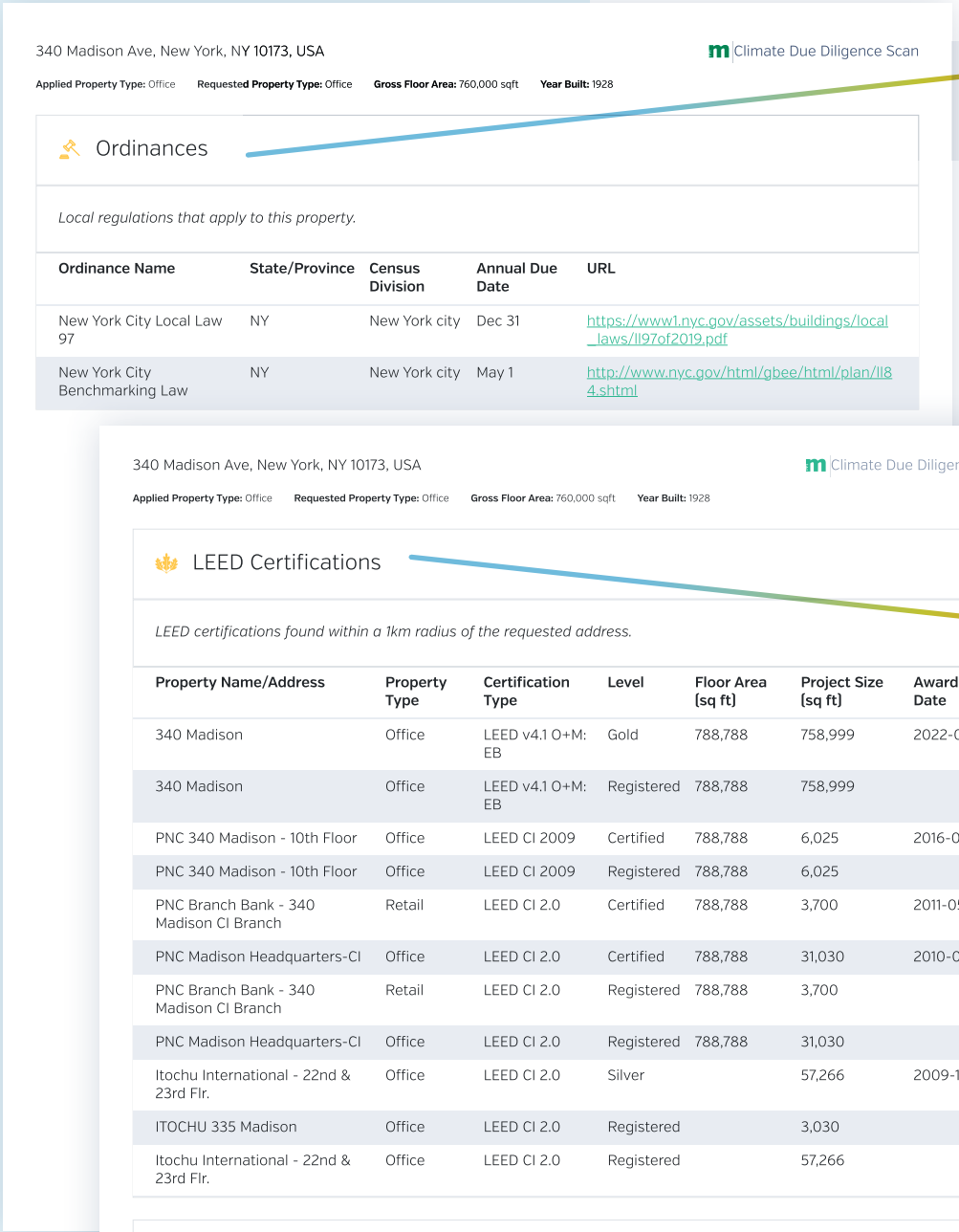
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020	220.53	205.01	194.81	185.32	173.54	172.96	176.77	175.75	171.95	173.99	179.36	219.38
2021	234.59	232.08	207.00	188.18	183.55	184.39	185.72	188.82	185.07	181.86	197.86	205.62
2022	240.97	227.67	209.50	190.13	178.58	180.97	185.33	185.41	178.58	181.20	192.15	234.87
YTD	217.07	215.93	212.37	188.58	186.58	188.00	193.72	191.94	186.58	188.31	-	-

Confidence: Moderate *The carbon estimate is generated from an energy estimate. The average energy estimate error for properties in this category is anticipated to be <= 26.1%.*

Very Low | Low | Moderate | High

Carbon Estimates

The estimated amount of carbon this property produced in a year, broken down by month, and derived from energy estimates.



340 Madison Ave, New York, NY 10173, USA

Climate Due Diligence Scan

Applied Property Type: Office **Requested Property Type:** Office **Gross Floor Area:** 760,000 sqft **Year Built:** 1928

Ordinances

Local regulations that apply to this property.

Ordinance Name	State/Province	Census Division	Annual Due Date	URL
New York City Local Law 97	NY	New York city	Dec 31	https://www1.nyc.gov/assets/buildings/local_laws/ll97of2019.pdf
New York City Benchmarking Law	NY	New York city	May 1	http://www.nyc.gov/html/gbee/html/plan/ll84.shtml

340 Madison Ave, New York, NY 10173, USA

Climate Due Diligence Scan

Applied Property Type: Office **Requested Property Type:** Office **Gross Floor Area:** 760,000 sqft **Year Built:** 1928

LEED Certifications

LEED certifications found within a 1km radius of the requested address.

Property Name/Address	Property Type	Certification Type	Level	Floor Area (sq ft)	Project Size (sq ft)	Awarded Date
340 Madison	Office	LEED v4.1 O+M: EB	Gold	788,788	758,999	2022-09-19
340 Madison	Office	LEED v4.1 O+M: EB	Registered	788,788	758,999	
PNC 340 Madison - 10th Floor	Office	LEED CI 2009	Certified	788,788	6,025	2016-04-03
PNC 340 Madison - 10th Floor	Office	LEED CI 2009	Registered	788,788	6,025	
PNC Branch Bank - 340 Madison CI Branch	Retail	LEED CI 2.0	Certified	788,788	3,700	2011-05-24
PNC Madison Headquarters-CI	Office	LEED CI 2.0	Certified	788,788	31,030	2010-09-22
PNC Branch Bank - 340 Madison CI Branch	Retail	LEED CI 2.0	Registered	788,788	3,700	
PNC Madison Headquarters-CI	Office	LEED CI 2.0	Registered	788,788	31,030	
Itochu International - 22nd & 23rd Flr.	Office	LEED CI 2.0	Silver		57,266	2009-12-03
ITOCHU 335 Madison	Office	LEED CI 2.0	Registered		3,030	
Itochu International - 22nd & 23rd Flr.	Office	LEED CI 2.0	Registered		57,266	

BREEAM Certifications

BREEAM certifications found within a 70m radius of the requested address.

No reported BREEAM Certifications

Ordinances

Governments are increasingly imposing carbon caps and energy efficiency requirements on real estate. Identify which regulations apply to this property.

Certifications

LEED and BREEAM are two of the most reputable and widespread green building certifications globally, and indicate that a property's design and construction meet certain environmental and social standards.

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340 Madison Ave, New York, NY 10173, USA

Climate Due Diligence Scan

Applied Property Type: Office **Requested Property Type:** Office **Gross Floor Area:** 760,000 sqft **Year Built:** 1928

Physical Climate Risk

powered by S&P Global

This property's relative level of risk to climate hazards on a scale from 1 (lowest risk) to 100 (highest risk). Physical climate risks can be acute or chronic in nature, with acute risks encompassing extreme events such as floods, droughts, and storms, and chronic risks referring to longer-term, slower onset changes such as rising temperatures and sea-level rise.

Scenario: Low Risk (RCP 2.6)
Assumes that carbon emissions decline by 50% from business as usual by 2050 and more likely than not to result in warming of less than 2 degrees Celsius by 2100.

Time Horizon	Composite	Coastal Flood	Drought	Extreme Cold	Extreme Heat	Fluvial Flood	Tropical Cyclone	Water Stress	Wildfire
2020 - Short Term	75	1	-	62	14	1	16	100	7
2030 - Medium Term	74	1	-	50	19	1	16	100	7
2050 - Long Term	75	1	-	51	21	1	16	100	7

Scenario: Moderate Risk (RCP 4.5)
Assumes that carbon emissions decline by 50% from business as usual by 2080 and more likely than not to result in warming in excess of 2 degrees Celsius by 2100.

2020 - Short Term	75	1	-	62	14	1	16	100	7
2030 - Medium Term	76	1	-	59	19	1	16	100	6
2050 - Long Term	74	1	-	39	27	1	16	100	7

Scenario: High Risk (RCP 8.5)
Assumes no significant carbon emissions reductions before 2100 and expected to result in warming in excess of 4 degrees Celsius by 2100.

2020 - Short Term	75	1	-	62	14	1	16	100	7
2030 - Medium Term	76	1	-	56	21	1	16	100	8
2050 - Long Term	74	1	-	28	40	1	16	100	8

1-24 (No Risk) 25-49 (Low Risk) 50-74 (Medium Risk) 75-100 (High Risk)

Representative concentration pathways (RCP) account for carbon emissions, land use patterns, and emissions of other pollutants. The number in each scenario represents the amount of energy that will be added to the atmosphere by carbon emissions in watts per square meter.

To learn more about the data in this report, please refer to our Climate Risk Due Diligence Scan methodology

DISCLAIMER: We use your data to provide and improve Climate Due Diligence Scan. By using Climate Due Diligence Scan, you agree to the collection and use of information in accordance with our Privacy Policy

Physical Climate Risk

Assess the property's exposure to seven acute and chronic physical climate risks across three scenarios and time horizons using S&P Global Sustainable1's best-in-class climate risk scoring methodology.

S&P Global Sustainable1 is the central source for sustainability intelligence from S&P Global.

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