



# LRQA Independent Assurance Statement

## Relating to ERP Operating Limited Partnership GHG Emission and Environmental Data for the CY2021

This Assurance Statement has been prepared for ERP Operating Limited Partnership (ER) in accordance with our contract.

### Terms of Engagement

LRQA was commissioned by ER to provide independent assurance of its greenhouse gas (GHG) emissions inventory and Environmental Data ("the Report") for CY2021 against the assurance criteria below to a limited level of assurance and materiality of the professional judgement of the verifier using LR's verification procedure and ISO 14064 - Part 3 for greenhouse gas emissions. LRQA's verification procedure is based on current best practise and is in accordance with ISAE 3000 and ISAE 3410.

Our assurance engagement covered ER's operations and activities in the United States, and specifically the following requirements:

- Verifying conformance with:
  - ER's reporting methodologies for the selected datasets; and
  - World Resources Institute / World Business Council for Sustainable Development Greenhouse Gas Protocol: A corporate accounting and reporting standard, revised edition (otherwise referred to as the WRI/WBCSD GHG Protocol) for the GHG data<sup>1</sup>.
- Reviewing whether the Report has been based on:
  - Service sector guidelines.
- Evaluating the accuracy and reliability of data and information for only the selected indicators listed below:
  - Direct (Scope 1), Energy Indirect (Scope 2) and Other Indirect (Scope 3) GHG emissions;
    - Scope 3 GHG emissions verified by LRQA only include Category 13: Downstream leased assets and Category 5: Waste generated in operations;
  - Water consumption; and
  - Waste generated.

Our assurance engagement excluded the data and information of ER's direct fugitive emissions from Refrigeration, Air Conditioning equipment, and fire suppressant equipment; diesel combustion in emergency generators; and emissions from wastewater treatment on the basis of their de minimis contribution mentioned in the report. Other exclusion taken as noted on ER's Inventory Management Plan are data and information related to regional corporate offices located in buildings that are not owned by ER and operations at master lease properties.

LRQA's responsibility is only to ER. LRQA disclaims any liability or responsibility to others as explained in the end footnote. ER's responsibility is for collecting, aggregating, analysing and presenting all the data and information within the Report and for maintaining effective internal controls over the systems from which the Report is derived. Ultimately, the Report has been approved by, and remains the responsibility of ER.

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<sup>1</sup> <http://www.ghgprotocol.org/>



### LRQA's Opinion

Based on LRQA's approach nothing has come to our attention that would cause us to believe that ER has not, in all material respects:

- Met the requirements of the criteria listed above; and
- Disclosed accurate and reliable performance data and information as summarized in Table 1 and 2 below.

The opinion expressed is formed on the basis of a limited level of assurance<sup>2</sup> and at the materiality of the professional judgement of the verifier.

**Table 1. Summary of ER Key GHG Emissions Data for CY2021:**

| Scope of GHG emissions  | Tonnes CO <sub>2</sub> e |
|---|--------------------------|
| Scope 1 GHG emissions   | 70,696                   |
| Scope 2 GHG emissions (Location-based)  | 42,829                   |
| Scope 2 GHG emissions (Market-based)  | 42,829                   |
| Scope 3 GHG emissions<br>Category 5: Waste generated in operations  | 16,679                   |
| Scope 3 GHG emissions<br>Category 13: Downstream leased assets  | 134,209                  |
| Note 1: Scope 2, Location-based and Scope 2, Market-based are defined in the WRI/WBCSD GHG Protocol Scope 2 Guidance, 2015              |                          |
| Note 2: Scope 3, Categories 5 and 13 are defined in the GHG Protocol Corporate Value Chain (Scope3) Accounting and Reporting Standards. |                          |

**Table 2. Summary of ER Key Environmental Data for CY2021:**

| Parameter                             | Quantity   | Units         |
|---------------------------------------|------------|---------------|
| Energy Use – Electricity              | 181,470    | MWh           |
| Energy Use – Natural Gas and Fuel Oil | 390,301    | MWh           |
| Water Use                             | 12,204,700 | Cubic Meters  |
| Waste - Landfill                      | 48,704     | Metric Tonnes |
| Waste - Recycled                      | 10,771     | Metric Tonnes |

### LRQA's Approach

LR's assurance engagements are carried out in accordance with our verification procedure. The following tasks were undertaken as part of the evidence gathering process for this assurance engagement:

- interviewing relevant employees of the organization responsible for managing GHG emissions and environmental data and records;

<sup>2</sup> The extent of evidence-gathering for a limited assurance engagement is less than for a reasonable assurance engagement. Limited assurance engagements focus on aggregated data rather than physically checking source data at sites. Consequently, the level of assurance obtained in a limited assurance engagement is lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.



- assessing ER's data management systems to confirm they are designed to prevent significant errors, omissions or mis-statements in the Report. We did this by reviewing the effectiveness of data handling procedures, instructions and systems, including those for internal quality control; and
- verifying historical GHG emissions and environmental data and records at an aggregated level for CY 2020.

### Observations

Further observations and findings, made during the assurance engagement, are:

- Since ER is estimating fugitive emissions resulting from the direct release of HFC emissions from their Refrigeration and Air Conditioning equipment annually, they should consider adding it to the GHG Scope 1 emission.

### LRQA's Standards, Competence and Independence

LRQA implements and maintains a comprehensive management system that meets accreditation requirements for ISO 14065 *Greenhouse gases – Requirements for greenhouse gas validation and verification bodies for use in accreditation or other forms of recognition* and ISO/IEC 17021 *Conformity assessment – Requirements for bodies providing audit and certification of management systems* that are at least as demanding as the requirements of the International Standard on Quality Control 1 and comply with the *Code of Ethics for Professional Accountants* issued by the International Ethics Standards Board for Accountants.

LRQA ensures the selection of appropriately qualified individuals based on their qualifications, training and experience. The outcome of all verification and certification assessments is then internally reviewed by senior management to ensure that the approach applied is rigorous and transparent.

Signed

Dated: 2 June 2022

Neville Dias

Name

LRQA Lead Verifier

On behalf of LRQA, Inc.

1330 Enclave Pkwy, Suite 200, Houston, TX 77077

LRQA reference: UQA00000954

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