



# LRQA Independent Assurance Statement

## Relating to ERP Operating Limited Partnership GHG Emission and Environmental Data for the CY2022

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

### Terms of Engagement

LRQA was commissioned by ERP Operating Limited Partnership (ER) to provide independent assurance of its greenhouse gas (GHG) emissions inventory and Environmental Data ("the Report") for the calendar year (CY) 2022 against the assurance criteria below to a limited level of assurance and materiality of the professional judgement of the verifier using LRQA'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 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>.
- 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;
  - Energy Use
  - Water consumption; and
  - Waste generated.

Our assurance engagement excluded the following ER greenhouse gas emission sources on the basis of their de minimis contribution:

- Fugitive Emissions from Refrigerant Equipment and Fire suppressant;
- Diesel Backup Generator fuel use; and
- Emissions from wastewater.

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's Key GHG Data for CY 2022:**

Scope of GHG emissions	Tonnes CO <sub>2</sub> e
Scope 1 GHG emissions	68,855
Scope 2 GHG emissions (Location-based)	48,770
Scope 2 GHG emissions (Market-based)	48,770
Scope 3 <sup>2</sup> GHG emissions Category 13: Downstream leased assets	146,228
Scope 3 <sup>2</sup> GHG emissions Category 5: Waste generated in operations	16,856
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 CY 2022:**

Parameter	Quantity	Units
Energy Use – Electricity <sup>3</sup>	168,422	MWh
Energy Use – Natural Gas and Fuel Oil	376,894	MWh
Water Use	12,016,347	Cubic Meters
Waste - Landfill	49,032	Metric Tons
Waste - Recycled	10,570	Metric Tons
Note 3: Usage includes grid electricity and onsite renewable energy generated and used on site.		

## 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;
- 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 2022.

<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.



## 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: 9 June 2023

Neville Dias

Neville Dias  
LRQA Lead Verifier  
On behalf of LRQA, Inc.  
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