



LRQA Independent Assurance Statement

Relating to Equity Commonwealth’s Assertion for the Calendar Year 2022

This Assurance Statement has been prepared for Equity Commonwealth in accordance with our contract.

Terms of Engagement

LRQA was commissioned by Equity Commonwealth Management LLC to provide independent assurance of the Equity Commonwealth (EQC) assertion (“the Inventory”) for the calendar year 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 ISAE 3000.

Our assurance engagement covered EQC’s operations and activities in North America and specifically the following requirements:

- Verifying conformance with:
 - EQC’s reporting methodologies for the selected datasets.
 - Goby - The ESG Platform, Equity Commonwealth Agreement Excerpt (Supplemental Document for 2023 GRESB Survey Submittal)
 - Evaluating the accuracy and reliability of data and information for only the selected indicators listed below:
 - Energy Indirect (Scope 2) GHG emissions;
 - Electricity consumption; and
 - Water consumption.

Our assurance engagement excluded the data and information of EQC’s suppliers, contractors and any third-parties mentioned in the report.

LRQA’s responsibility is only to Equity Commonwealth Management LLC. LRQA disclaims any liability or responsibility to others as explained in the end footnote. EQC’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 EQC.

LRQA’s Opinion

Based on LRQA’s approach nothing has come to our attention that would cause us to believe that EQC 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 Tables 1 and 2 below.

The opinion expressed is formed on the basis of a limited level of assurance¹ and at the materiality of the professional judgement of the verifier.

Table 1: Summary of EQC’s CY 2022 Scope of GHG Emissions for limited REIT² Portfolio

Scope of GHG emissions	Tonnes CO ₂ e
Scope 2 Emissions Location Based ¹	9,313
Note 1: Scope 2, Location-based is defined in the GHG Protocol Scope 2 Guidance, 2015	
Note 2: Limited to only 4 buildings.	

¹ 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.



Table 2: Summary of EQC’s CY 2022 Sustainability Data for REIT² Portfolio

Parameter	Quantity	Units
Energy Use – Electricity and District Heating Water	21,212,941	kWh
Water Use	76,414	m ³

LRQA’s Approach

LRQA’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:

- reviewing processes related to the control of GHG emissions and other sustainability data and records;
- interviewing relevant employees of the organization responsible for managing GHG emissions and other sustainability data and records;
- assessing EQC’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 data and records at an aggregated level for the calendar year 2022.

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: 27 May 2023

Neville Dias

Neville Dias
LRQA Lead Verifier
On behalf of LRQA, Inc.,
2101CityWest Blvd, Houston, TX 77042

LRQA reference: UQA00002265 / 5806964

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