

Verification Opinion

Chatham Lodging Trust

222 Lakeview Avenue, Suite 200
West Palm Beach, Florida 33401

First Environment performed a verification of Chatham Lodging Trust's 2024 Sustainability Data (the GHG statement), as represented to First Environment in "Chatham Annual Inventory 2.0 060425_verification_v7.xlsx".

Chatham Lodging Trust and its consultant Greenview are the responsible parties for the GHG statement under verification. Greenview was responsible for the preparation and fair presentation of the GHG statement. First Environment is responsible for expressing the opinion below on the GHG statement based on the outcome of the verification process.

The scope of the Sustainability Data is as shown in Table 1:

Table 1: Chatham's Sustainability Data Scope

Organizational Boundaries	Financial Control, as per IMP
Geographic Boundaries	North America
Time Period of Data	January 1 – December 31, 2024

Specific sustainability data totals reported by Chatham are shown in Table 2:

Table 2: Chatham's Sustainability Data Totals

Sustainability Data Type	Chatham Data	Data Unit
Total Energy Consumption	83,046,090	kWh
Scope 1 GHG Emissions (CO ₂ , CH ₄ , N ₂ O and HFCs)	7,585,295	kgCO ₂ e
Scope 2 GHG Emissions (CO ₂ , CH ₄ and N ₂ O), Location-based method	15,812,760	kgCO ₂ e
Scope 2 GHG Emissions (CO ₂ , CH ₄ and N ₂ O), Market-based method	15,812,760	kgCO ₂ e
Total Water Consumption	789,897	Cubic Meters
Total Waste Generated	5,570	US tons

Verification Objectives

The primary objective of the verification process is to provide Chatham with an independent opinion of veracity of the sustainability data for 2024. Relative to this objective, Chatham is seeking confirmation that the 2024 Sustainability Data is in conformance with the specified criteria and accurate relative to specified materiality thresholds for the purposes of assuring internal confidence for voluntary public reporting.

Verification Opinion

Verifier Independence

First Environment was not responsible for preparation of any part of Chatham's Sustainability Data. First Environment confirms that we are not aware of any issue that could impair our objectivity in relation to this verification engagement.

Level of Assurance

The level of assurance for the verification was to provide limited assurance of the Sustainability Data statements' accuracy and adherence to specified reporting criteria.

Reporting and Verification Criteria

The Sustainability Data was prepared and assessed using the following criteria:

- The GHG Protocol: A Corporate Accounting and Reporting Standard, Revised Edition
- GHG Protocol Scope 2 Guidance
- Chatham Lodging Trust's 2024 Inventory Management Plan for GHG, Energy Water and Waste, December 10, 2025

The verification was performed consistent with:

- ISO 14064-3: 2019, Greenhouse gases — Part 3: Specification with guidance for the verification and validation of greenhouse gas statements

The definition of materiality and non-conformance for the verification process was as follows:

- A material misstatement is a discrepancy in one of the sustainability data totals of greater than five percent.
- A non-conformance is a non-fulfillment or an inconsistency of a reported sustainability data total with a requirement of the specified criteria.

Verification Methods

The verification process consisted of a strategic review of the sustainability data workbook, followed by review of a risk-based sample of historical evidence of property data. The effectiveness of the data management system and its controls were tested through assessment of the workbook calculated totals and tracing of Chatham property activity data to records and other documented evidence. The results of these evaluations were used in the preparation of First Environment's estimates of Chatham sustainability data totals. First Environment's estimates were compared against Chatham's sustainability data totals considering both the data totals conformance to the requirements of the criteria, as well as overall accuracy.

Qualifications

Chatham's Sustainability Data includes Energy Consumption and Scope 1 emissions from backup generator stationary combustion representing <1% and ~1% of the totals respectively. For 2024, backup generator activity data are estimated.

Chatham's Sustainability Data includes Energy Consumption and Scope 1 emissions from fleet mobile combustion representing <1% and <1% of the totals respectively. For 2024, fleet vehicle activity data are estimated.

Chatham's Sustainability Data includes Scope 1 emissions from fugitive HFC refrigerants representing ~21% of total Scope 1 emissions. For 2024, refrigerant activity data are estimated.

Verification Opinion

Conclusion

Based on the evidence collected and the verification assessments performed, First Environment concludes, with limited assurance, regarding Chatham's 2024 Sustainability Data as presented in *Chatham Annual Inventory 2.0 060425_verification_v7.xlsx*, that:

There is no evidence that the following data totals are not materially correct or not prepared in conformance with reporting criteria:

- Total Energy Consumption;
- Scope 1 GHG Emissions (CO₂, CH₄, N₂O and HFCs);
- Scope 2 GHG Emissions (CO₂, CH₄ and N₂O), Location-based method;
- Scope 2 GHG Emissions (CO₂, CH₄ and N₂O), Market-based method;
- Total Water Consumption;
- Total Waste Generated.

This conclusion is qualified with the circumstances described above relative to the Energy Consumption and Scope 1 totals, resulting from the backup generator, vehicle fleet, and fugitive HFC estimations.

This verification opinion is provided on the Third of February, Two-thousand and twenty-six.

First Environment, Inc.
2450 Venture Oaks Way, Suite 200
Sacramento, CA 95833
www.firstenvironment.com
916.492.6080



A handwritten signature in black ink, appearing to read "Jay Wintergreen".

Jay Wintergreen, Lead Verifier

A handwritten signature in blue ink, appearing to read "Michael Carim".

Michael Carim, Independent Internal Reviewer