

## Verification Statement

### Chatham Lodging Trust

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

First Environment performed a verification of Chatham Lodging Trust's 2017 Base Year Sustainability Data, as represented to First Environment in "CLDT Annual Inventory 2017.xlsx". The Sustainability Data totals were prepared by representatives of Chatham and submitted to First Environment for assessment.

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

**Table 1: Chatham's Sustainability Data Scope**

|                                  |  |
|----------------------------------|--|
| <b>Organizational Boundaries</b> | Financial Control, as per IMP <sup>1</sup> |
| <b>Geographic Boundaries</b>     | North America                              |
| <b>Time Period of Data</b>       | January 1 – December 31, 2017              |

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

**Table 2: Chatham's Sustainability Data Totals**

| <b>Sustainability Data Type</b>  | <b>Chatham Data</b> | <b>Data Unit</b>    |
|--|---------------------|---------------------|
| Total Energy Consumption   | 88,937,609          | kWh                 |
| Scope 1 GHG Emissions (CO <sub>2</sub> , CH <sub>4</sub> and N <sub>2</sub> O)                           | 6,565,781           | kgCO <sub>2</sub> e |
| Scope 2 GHG Emissions (CO <sub>2</sub> , CH <sub>4</sub> and N <sub>2</sub> O),<br>Location-based method | 22,679,905          | kgCO <sub>2</sub> e |
| Scope 2 GHG Emissions (CO <sub>2</sub> , CH <sub>4</sub> and N <sub>2</sub> O),<br>Market-based method   | 22,679,905          | kgCO <sub>2</sub> e |
| Total Water Consumption  | 790,345             | Cubic Meters        |

### Verification Objectives

The primary objective of the verification process is to provide Chatham with an independent opinion of veracity of the sustainability data for 2017 Base Year. Relative to this objective, Chatham is seeking confirmation that the 2017 Base Year 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.

### 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.

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<sup>1</sup> Two properties owned by Chatham in 2017, which were subsequently divested, were excluded from the base year data.

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### Level of Assurance

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

### Reporting and Verification Criteria

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

- Chatham Lodging Trust's Inventory Management Plan, November 8, 2023

The verification was performed consistent with:

- ISO 14064, Part 3: Specification with guidance for the validation and verification of greenhouse gas assertions.

The definition of materiality 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.

### 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.

### Conclusion

Based on the evidence collected and the verification assessments performed, First Environment concludes, with limited assurance, regarding Chatham's 2017 Base Year Sustainability Data as presented in *CLDT Annual Inventory 2017.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 (CO<sub>2</sub>, CH<sub>4</sub> and N<sub>2</sub>O);
- Scope 2 GHG Emissions (CO<sub>2</sub>, CH<sub>4</sub> and N<sub>2</sub>O), Location-based method;
- Scope 2 GHG Emissions (CO<sub>2</sub>, CH<sub>4</sub> and N<sub>2</sub>O), Market-based method;
- Total Water Consumption.

## Verification Statement

This verification statement is provided on the Twenty-ninth of November, Two-thousand and twenty-three.

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A handwritten signature in black ink that reads "Jay Wintergreen".

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Jay Wintergreen, Lead Verifier

A handwritten signature in black ink that reads "Jeff Daley".

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Jeff Daley, Independent Internal Reviewer