

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 2022 Sustainability Data, as represented to First Environment in "Chatham 2022 Annual Inventory 110823.xlsm". 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

Organizational Boundaries	Financial Control, as per IMP
Geographic Boundaries	North America
Time Period of Data	January 1 – December 31, 2022

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	83,720,555	kWh
Scope 1 GHG Emissions (CO ₂ , CH ₄ and N ₂ O)	5,898,420	kgCO ₂ e
Scope 2 GHG Emissions (CO ₂ , CH ₄ and N ₂ O), Location-based method	16,997,182	kgCO ₂ e
Scope 2 GHG Emissions (CO ₂ , CH ₄ and N ₂ O), Market-based method	16,997,182	kgCO ₂ e
Total Water Consumption	735,146	Cubic Meters
Total Waste Generated	5,224	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 2022. Relative to this objective, Chatham is seeking confirmation that the 2022 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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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 2022 Sustainability Data as presented in *Chatham 2022 Annual Inventory 110823.xlsm*, 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 and N₂O);
- 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.

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". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Jay Wintergreen, Lead Verifier

A handwritten signature in black ink that reads "Jeff Daley". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Jeff Daley, Independent Internal Reviewer