

## To the Management and Stakeholders of Cromwell Property Group

Longevity Partners has been engaged by Cromwell Property Group to provide independent verification of all 2021 electricity, gas and water consumption data, greenhouse gas emissions, waste generation data and green building certifications for the **Cromwell European Real Estate Investment Trust (CEREIT)**.

### Scope of verification

The verification engagement was performed in accordance with both the AA1000 Assurance Standard (AA1000AS v3), and the Global Reporting Initiative (GRI) G4 Reporting Principles and the Greenhouse Gas Emissions Protocol.

### Data verification process and Cromwell Property Group Requirements

The verification process employed was used to confirm that the **Cromwell European Real Estate Investment Trust** operates a data management strategy which complies with best practices. The strategy should ensure all primary data is collected and stored in a suitable manner, and that secondary evidence is available to confirm no errors exist. Within this strategy the client should have in place quality control checks to ensure all metrics are in the correct unit of measure, have calculated GHG emissions according to international standards and have disclosed all required information.

At a high-level, data verification included the following:

- Requesting evidence of the data sources and explanation of relevant collection and calculation methods to substantiate the figures and claims.
- Challenging the claims made and, where possible, confirming the presented evidence, including calculation methods, criteria, and assumptions, with multiple data owners and other documentation from internal and external sources.
- Crosschecking data with previous published data.
- *Please see methodology section for an in-depth description of the verification process.*

The above process was implemented for **Cromwell European Real Estate Investment Trust**. The boundaries included:

- Organisational: **Cromwell Property Group**
- Reporting and assurance: **Cromwell European Real Estate Investment Trust**. This includes 112 assets located in Europe, specifically in the Czech Republic, Denmark, Finland, France, Germany, Italy, Netherlands, Poland, Slovakia and the United Kingdom.

### Methodology

The data verification process conducted by Longevity Partners followed the below strategy:

- Reviewed current data management strategy from data collection through to management. This included an interview with relevant stakeholders;
- Verify the estimation methodology to ensure it aligns with reporting requirements;
- Verify the GHG calculation methodology and scope identification to ensure it aligns with reporting requirements;
- Aggregate review of all data, identifying discrepancies and outliers:
  - Where discrepancies and outliers were identified further information was requested from relevant stakeholders to ensure all data reported was accurate;

- Cross-referencing primary data with secondary evidence to ensure reporting of data is accurate
- Where outliers, gaps, misinformation was inputted the necessary stakeholders were contacted to address unconformities.
- For **Cromwell European Real Estate Investment Trust** this method was conducted on all of the funds' assets (listed in Appendix 1).

### Results and Conclusion

Longevity Partners can confirm from its verification of **Cromwell European Real Estate Investment Trust** that all data reported is consistent and of an adequate level of reliability and accuracy for GRESB. The data can be seen in the GRESB reporting for 2022.

### Recommendations

Through the verification process, Longevity Partners has noted that Cromwell Property Group could implement the below recommendations to optimise their data management strategy:

- Clearly define roles and responsibilities in terms of data collection, analysis and reporting
- Clearly set timeframes and frequency of data collection, analysis and reporting
- Increase frequency of current data collection. It is recommended at minimum this is done quarterly
- Develop a tenant engagement strategy which will look to enhance the collection of data
- Roll out Deepki to all assets and ensure a thorough meter mapping exercise is completed, all property and asset managers understand the importance of using this, and ensure platform is able to deliver GRESB aligned excels.

### Limitations and Exclusions

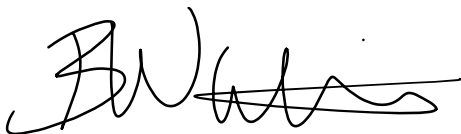
- Secondary data and evidence include a range of sources which may limit asset level verification checks.
- Assets which could not report data were excluded from the verification.
- Depending on sources of GHG emissions factors, data may predate the reporting period for GRESB. This is an industry wide issue and therefore this limitation has been considered is of low impact on the verification process.

### Independence and Competences of the Assurance Provider

- Longevity Partners confirms their independence from Cromwell Property Group. Longevity Partners is unbiased, and there are no conflicts of interest with the organization, its subsidiaries, or any other related organizations. The assurance team has been compiled on the basis of knowledge, experience and qualifications for this task.

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## Appendix 1

CEREIT assets, organised by country:

### Czech Republic

- Moravia - Uherské Hradiště
- Lovosice I Tovární - Lovosice
- Lovosice II Tovární - Průmyslová
- South Moravia - Vyškov
- Pisek I - Stanislava Maliny
- Pisek II - U Hřebčince
- ONE – Hradec Králové

### Denmark

- Fabriksparken 20 - Glostrup
- Herstedvang 2-4 - Albertslund
- Hørskædden 4-6- Taastrup
- Hørskædden 5 - Taastrup
- Islevdalvej 142 - Rødovre
- Naverland 12 - Glostrup
- Naverland 7-11 - Glostrup
- Naverland 8 - Glostrup
- Priorparken 700 - Brøndbyvester
- Priorparken 800 - Brøndbyvester
- Stamholmen 111 – Hvidovre

### Finland

- Grandinkulma - Vantaa
- Kuopion Kauppakeskus - Kuopio
- Liiketalo Myyrinraitti - Vantaa
- Mäkitorpantie 3 - Helsinki
- Opus 1 - Helsinki
- Pakkalan K-Koski 12 - Vantaa
- Pakkalan K-Koski 3 - Vantaa
- Plaza Allegro - Vantaa
- Plaza Forte - Vantaa
- Plaza Vivace - Vantaa
- Purotie 1 – Helsinki

### France

- Parc Acticlub - St Thibault des Vignes
- Parc de Champs - Champs sur Marne
- Parc Delizy - Pantin
- Parc des Docks - St Ouen sur Seine
- Parc des Erables - Villepinte
- Parc des Grésillons - Gennevilliers
- Parc des Guillaumes - Noisy le Sec
- Parc du Bois du Tambour - Nancy Gondreville

- Parc du Landy - Aubervilliers
- Parc du Mérantais - Magny-les-Hameaux
- Parc Jean Mermoz - La Courneuve
- Parc du Prunay - Sartrouville
- Parc Locaparc 2 - Vitry sur Seine
- Parc Urbaparc - La Courneuve
- Parc de Sully - Sully sur Loire
- Parc de Meslay - Parçay-Meslay
- Parc des Louvresses - Gennevilliers
- Parc de Béziers - Villeneuve les Béziers
- Cap Mermoz - Maisons Laffitte
- Lénine - Ivry sur Seine
- Paryseine - Ivry sur Seine

## Germany

- Gewerbe- u. Logistikpark Frankfurt - Bischofsheim
- Gewerbe- u. Logistikpark München - Kirchheim West
- Gewerbe- u. Logistikpark München- Maisach
- Gewerbe- u. Logistikpark Frankfurt - Bischofsheim II
- Gewerbepark Duisburg
- Gewerbepark Frankfurt - Hanau
- Gewerbepark Hamburg - Billbrook
- Gewerbepark Hamburg - Billstedt
- Gewerbe- u. Logistikpark München - Kirchheim Ost
- Gewerbepark Straubing
- Gewerbe- u. Logistikpark Stuttgart - Frickenhausen
- Gewerbepark Bretten
- Gewerbepark Königsbach - Stein
- Gewerbepark Pforzheim
- Gewerbepark Sangerhausen

## Italy

- Bari Europa - Bari
- Bari Trieste - Bari
- Santorre - Cuneo
- Fortezza - Firenze
- F. Aprile - Genova
- Jervis - Ivrea
- Rampa Cavalcavia - Mestre
- Assago - Milano
- Nervesa - Milano
- Brigata Padova - Padova
- Salara Vecchia - Pescara
- Pianciani - Roma
- Piazza Affari - Milano
- A Aradam - Roma
- Rutigliano - Bari
- Madre Teresa - Valacinemas

- Varese - Saronno
- Cassiopea - Agrate Brianza
- CLOM - Monteprandone
- Fornace – Mira

## Netherlands

- Bastion – Den Bosch
- Blaak - Rotterdam
- Boekweitstraat - Nieuw-Vennep
- Capronilaan - Schiphol-Rijk
- Folkstoneweg - Schiphol ZuidOost
- Haagse Poort - Den Haag
- Kapoeasweg - Amsterdam
- Koningskade – Den Haag
- MT Laan - Utrecht
- Plaza - Rotterdam
- Ruyterkade – Amsterdam
- Veemarkt - Amsterdam
- De Immenhorst 7
- Tilburg - Rosa Castellanosstraat

## Poland

- Arkonska Business Park - Gdansk
- Grójecka 5 - Warszawa
- Riverside Park - Warszawa
- Avatar Office - Kraków
- Green Office Building A, B, C - Kraków
- Business Garden Poznan – Poznan

## Slovakia

- Zilina - Priemysel'na
- Nove Mesto II - Kočovce
- Nove Mesto I - Beckov
- Kosice - Vel'ka Ida
- Nove Mesto III – Rakoľuby

## United Kingdom

- Kingsland 21
- Thorn Lighting