VERIFICATION OPINION DECLARATION
GREENHOUSE GAS EMISSIONS

To: The Interested Parties of Turner & Townsend Partners LLP

Apex Companies, LLC (Apex) was engaged by CBRE, Inc. (CBRE) to conduct an independent verification of the greenhouse gas (GHG) emissions reported by Turner & Townsend Partners LLP (Turner & Townsend), a majority-owned subsidiary, for the period stated below. This verification opinion declaration applies to the related information included within the scope of work described below.

The determination of the GHG emissions is the sole responsibility of Turner & Townsend. Turner & Townsend is responsible for the preparation and fair presentation of the GHG emissions statement in accordance with the criteria. Apex's sole responsibility was to provide independent verification on the accuracy of the GHG emissions reported and on the underlying systems and processes used to collect, analyze and review the information. Apex is responsible for expressing an opinion on the GHG emissions statement based on the verification. Verification activities applied in a limited level of assurance verification are less extensive in nature, timing, and extent than in a reasonable level of assurance verification.

Boundaries of the reporting company GHG emissions covered by the verification:

- Operational Control
- Worldwide

Types of GHGs[1]: CO_2, N_2O, CH_4, HFCs, PFCs, SF_6, and NF_3

GHG Emissions Statement:

- **Scope 1:** 135 metric tons of CO_2 equivalent
- **Scope 2 (Location-Based):** 2,471 metric tons of CO_2 equivalent
- **Scope 2 (Market-Based):** 715 metric tons of CO_2 equivalent
- **Scope 3:**

  Purchased Goods & Services: 1,129,274 metric tons of CO_2 equivalent

  Fuel- and Energy-Related Activities: 436 metric tons of CO_2 equivalent

  Waste Generated in Operations: 52 metric tons of CO_2 equivalent

  Business Travel[3]: 8,511 metric tons of CO_2 equivalent

  Employee Commuting[4]: 34,011 metric tons of CO_2 equivalent

  Upstream Leased Assets: 521 metric tons of CO_2 equivalent

- **Percent of electricity consumption covered by renewable electricity[5]:** 100%

[1] PFC, SF6, and NF3 emissions resulted from Scope 3 supply chain emission factors and were not relevant to Turner & Townsend's business activities.
2 Purchased Goods & Services, Capital Goods and Upstream Transportation and Distribution were calculated in a third-party platform utilizing emission factors that were not visible to Apex due to proprietary restrictions. However, methodologies were provided and deemed sufficient.
[3] Scope 3 Business Travel emissions include taxi and private car, as well as well to tank for all modes.
[4] Scope 3 Employee Commute includes emissions from teleworking as well as well to tank.
[5] Renewable electricity, based on CBRE's Procurement Standards for Renewable Energy, includes cross-boundary EACs for purchased electricity at offices in Botswana, Hong Kong, Macau, Philippines, Qatar, South Korea, and Zimbabwe. Per the Greenhouse Gas Protocol, Scope 2 Market-based emissions were not reduced for these countries.

Data and information supporting the Scope 1 and Scope 2 GHG emissions statement were generally historical in nature, but in some cases estimated.

Data and information supporting the Scope 3 GHG emissions statement were in some cases estimated rather than historical in nature.

Global Warming Potential (GWP) and emission factor data sets:

- GWP: Intergovernmental Panel on Climate Change (IPCC) Fourth Assessment Report (AR-4)
- GWP: Intergovernmental Panel on Climate Change (IPCC) Fifth Assessment Report (AR-5)
- GWP: Intergovernmental Panel on Climate Change (IPCC) Sixth Assessment Report (AR-6)
- United States Environmental Protection Agency (USEPA) Emissions & Generation Resource Integrated Database (eGRID) (2023 data), June 12, 2025
- USEPA Emission Factor Hub, January 2025
- International Energy Agency (IEA) Emission Factor Database (2022 data), 2024
- United Kingdom (UK) Department for Environment Food & Rural Affairs (DEFRA), UK Government GHG Conversion Factors for Company Reporting, 2025
- Environment Canada, National Inventory Report 1990–2022: Greenhouse Gas Sources and Sinks in Canada, Annex 13 - Electricity in Canada: Summary and Intensity Tables, 2024
- Environment Canada, National Inventory Report 1990–2023: Greenhouse Gas Sources and Sinks in Canada, Annex 13 - Electricity in Canada: Summary and Intensity Tables, 2025
- New Zealand Ministry for the Environment, Measuring emissions: A guide for organisations: 2024 detailed guide" and "New Zealand Ministry for the Environment, Measuring emissions: A guide for organisations: 2025 detailed guide
- 2023 Association of Issuing Bodies European Residual Mixes, June 4, 2024
- 2024 Association of Issuing Bodies European Residual Mixes, May 30, 2025
- Green-E Residual Mix Emissions Rates (2022 Data), 2024
- Australian National Greenhouse and Energy Reporting (Measurement) Determination 2008 (compiled 1 July 2024)
- Australian National Greenhouse and Energy Reporting (Measurement) Determination 2008 (compiled 1 July 2025)
- Scope 3 Category 1 emissions were calculated by a third-party supply chain emissions technology platform

Period covered by GHG emissions verification:

- January 1, 2025 to December 31, 2025

Criteria against which verification was conducted:

- World Resources Institute (WRI)/World Business Council for Sustainable Development (WBCSD) Greenhouse Gas (GHG) Protocol Corporate Accounting and Reporting Standard (Scope 1 and 2)
- WRI/WBCSD Greenhouse Gas Protocol Corporate Value Chain Accounting and Reporting Standard (Scope 3)

Reference Standard:

- ISO 14064-3 Second Edition 2019-04: Greenhouse gases -- Part 3: Specification with guidance for the verification and validation of greenhouse gas statements

Level of Assurance and Qualifications:

- Limited

- This verification used a materiality threshold of ±5% for aggregate errors in sampled data for each of the above indicators
- Qualification: None

GHG Emissions Verification Methodology:

Evidence-gathering procedures included but were not limited to:

- Interviews with relevant personnel of Turner & Townsend;
- Review of documentary evidence produced by Turner & Townsend;
- Review of Turner & Townsend data and information systems and methodology for collection, aggregation, analysis and review of information used to determine GHG emissions; and
- Audit of sample data used by Turner & Townsend to determine GHG emissions.

Verification Opinion:

Based on the process and procedures conducted, there is no evidence that the GHG emissions statement shown above:

- is not materially correct and is not a fair representation of the GHG emissions data and information; and
- has not been prepared in accordance with the WRI/WBCSD GHG Protocol Corporate Accounting and Reporting Standard (Scope 1 and 2), and WRI/WBCSD Greenhouse Gas Protocol Corporate Value Chain Accounting and Reporting Standard (Scope 3).

It is our opinion that Turner & Townsend has established appropriate systems for the collection, aggregation and analysis of quantitative data for determination of these GHG emissions for the stated period and boundaries.

Statement of independence, impartiality and competence

Apex is an independent professional services company that specializes in Health, Safety, Social and Environmental management services including assurance with over 30 years history in providing these services.

No member of the verification team has a business relationship with Turner & Townsend, its Directors or Managers beyond that required of this assignment. We conducted this verification independently and to our knowledge there has been no conflict of interest.

Apex has implemented a Code of Ethics across the business to maintain high ethical standards among staff in their day-to-day business activities.

The verification team has extensive experience in conducting assurance over environmental, social, ethical and health and safety information, systems and processes, has over 20 years combined experience in this field and an excellent understanding of Apex's standard methodology for the verification of greenhouse gas emissions data.

Attestation:

Kate Pagan

Kate Pagan, Lead Verifier
Program Manager
Apex Companies, LLC
Seattle, Washington

Trevor Donaghu, Technical Reviewer
ESG Director
Apex Companies, LLC
Pleasant Hill, California

May 14, 2026

This verification opinion declaration, including the opinion expressed herein, is provided to Turner & Townsend Partners LLP and is solely for the benefit of Turner & Townsend Partners LLP in accordance with the terms of our agreement. We consent to the release of this declaration to the public or other organizations, but without accepting or assuming any responsibility or liability on our part to any other party who may have access to this declaration.