



External Assurance Statement

Provided by ISOS Group, LLC ["ISOS"]

On selected environmental metrics included in:
National Real Estate Advisors Sustainability Report

"Executive Summary"

Scope of Assurance

ISOS Group ["Assurer", "ISOS"] was commissioned to carry out limited assurance for the total energy consumption, total greenhouse gas emissions (Scopes 1 - 2), total water consumption, and waste¹ as reported by National Real Estate Advisors, LLC ["Client" or "National"] for 2018 disclosure platforms covering CY2017 data. Data assurance was performed immediately following the confirmation of the engagement – from February 1, 2018 to – June 20, 2018.

Objectives

The verification process was intended to provide an independent opinion confirming that the Client has complied with procedures for data management at the company and minimizing degrees of error by adequately assessing the data management process;

1. From utility data entered at the site into ENERGY STAR Portfolio Manager;
2. Extracted and converted into the Measurabl system;
3. Quality checked by the corporate sustainability team according to processes as described in client interviews and in Measurabl's GHG Environmental Management System document; and
4. Transferred directly into reporting platforms, such as the GRESB survey and the corporate sustainability report.

Criteria for Assurance and Level of Assurance

ISOS carried out a limited assurance verification arrangement by evaluating the accuracy of the metrics, underlying management systems, limitations and the process or effective corporate environmental reporting.

For greenhouse gas (GHG) assertions, verifiers were informed by the GHG Protocol: 2014 (WBCSD/WRI, Corporate Standard – Revised Edition) and ISO 14064 - 3: 2006 (Part 3: Specification with Guidance for the Validation and Verification of Greenhouse Gas Assertions). The assessment of underlying management procedures was informed by AA1000AS (2008).

ISOS' verification techniques are intended to confirm that any data discrepancies are within a materiality threshold of 7% for total energy usage and 5% for water consumption. Quantitative data, underlying worksheets and original utility detail from the properties sampled, have been recalculated and compared to public disclosures to determine level of accuracy. Similarly, narratives have been vetted to match reporting protocols and methods for transparency used by the corporation.

Methodology

To determine the strength of the systems in place, verifiers:

- Evaluated current systems for data collection, compilation, calculations, reporting and validation;
- Determined consistency of assessing materiality, management approach and applying quality control procedures;
- Reviewed sustainability disclosures, supporting data and justification for rectifying discrepancies;
- Validated alignment to standard reporting protocols and GRESB's technical guidance;

¹ ISOS Group was not able to assure waste values per the required 10% materiality threshold, therefore Waste data was omitted from the scope of verification.

- Verified quantitative claims, both at the aggregate level and per sample sets to test accuracy, consistency, completeness and reliability.
 1. Verifiers cross-referenced results with Measurabl data to determine coverage and gaps.
 2. Phone interviews were conducted for a deeper analysis with site managers at:
 - a. The Bloc (Los Angeles, CA);
 - b. One Greenway (Boston, MA) and The Hepburn (Washington, D.C.); and
 - c. Intergate Quincy Buildings A & C (Quincy, WA).
 3. Variances were determined, while exclusions and other limitations were addressed.
 4. All findings were brought to the Client's attention to address.

Conclusions

Based on the assurance procedures conducted, nothing has come to our attention that causes us to believe that National's sustainability-related strategies and key performance indicators defined in the Sustainability Report are materially misstated.

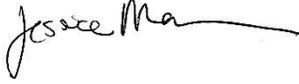
Parameter	Absolute 2017	Assurer calculated	Difference	% Discrepancy
Total Energy, MWh	476,725	446,691	30,034	6.3
Scope 1 GHG Emissions, MT CO ₂ e	4,517	n/a ²	n/a	n/a
Scope 2 GHG Emissions, MT CO ₂ e	44,777	n/a ¹	n/a	n/a
Water Consumption, m ³	1,028,757	1,023,616	5,141	0.5

Statement of Independence

ISOS is an independent professional services firm that specializes in sustainability reporting under the Global Resources Initiative (GRI), the CDP and GRESB as well as providing external assurance services. No member of the assurance team has a business relationship with National, its Directors or Managers beyond that required of this assignment.

We conducted this assurance independently and, to our knowledge, there has been no conflict of interest. ISOS has a strong code of ethics and maintains high ethical standards among its staff in their day-to-day business activities. The assurance team has extensive experience in conducting assurances over environmental, social, ethical and health and safety information, systems and processes. Further information, including a statement of competencies can be found at: www.isosgroup.com.

Signed on behalf of ISOS Group: San Diego, California – USA, June 22, 2018

		
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² Due to variability of EPA eGRID Emission Factors (i.e., by region and/or individual utility company), GHG Scope 1 & 2 values were not calculated and are therefore not reported here.