

Bureau Veritas' Independent Assurance Statement

To: The Stakeholders of Canary Wharf Group plc.

Introduction & Objectives

Bureau Veritas has been commissioned by Canary Wharf Group plc. (CWG) to provide independent assurance on the content and information contained within CWG's 'Meeting the Needs of a Changing World' sustainability report 2013 ('the Report'). The overall aim of the assurance process is to provide reassurance to CWG's stakeholders that the information presented within the Report is free from material error or omission and covers issues that are material to the business.

Scope of Work

The scope of this assurance included a review of CWG's activities and data over the reporting period 1st January– 31st December 2013. A limited level of assurance was applied based on the principles of the ISAE3000 Standard. Specifically this included the provision of assurance over:

1. Performance progress made against targets and goals set out in CWG's 2012 Sustainability Report
2. Data and information presented in the Report.
3. CWG's reporting against the Global Reporting Initiative (GRI) G3.1 Sustainability Reporting Guidelines, at the B+ application level.

Opinion and Commentary

Based on the above scope of work and the information provided by CWG, it is our opinion that the Report provides an objective account of CWG's performance over the reporting period, and that there is no evidence to suggest that the information contained in the report does not:

- i) represent the material sustainability issues of the business;
- ii) provide information considered to be free from material misstatement or bias;
- iii) adequately reflect progress achieved during 2013 on performance against targets; and,
- iv) meet the GRI G3.1 requirements for the B+ application level

Errors or misstatements identified during the engagement were corrected prior to the Report being published. For our detailed methodology which explains the work undertaken to inform our opinion, please see 'Methodology' below.

Positive Developments

We are pleased to observe progress in the following areas:

- **Governance** - The Corporate Responsibility Group (CRG) played a significant role in managing sustainability performance and ensuring progress against 2013 targets. The CRG's role has also contributed to improving progress management through the integration of periodic performance reviews and updates throughout the year.
- **Targets and Commitments** - In 2013, Canary Wharf Management Limited set medium term (5 year) targets for its sustainability objectives in the areas of carbon emissions, energy use, water use and waste generation, demonstrating a greater commitment to improving performance.

- **Sustainable Procurement** - The Group has enhanced its procurement practices during 2013 with sustainability risk assessments of existing contracts and inclusion of contractual clauses and preliminary requirements, where applicable.
- **Performance Against Targets** –, the Group achieved a collective ‘performance against targets’ score across its priority areas of 89%, demonstrating clear commitment and improvement to sustainability performance.
- **Report Content and Transparency** – The Group has enhanced its sustainability reporting by expanding the scope of GRI G3.1 indicators reported, and continues to meet the requirements of GRI B+ application level.

Key Observations & Recommendations

- **Sustainability Strategy and Targets** - With the continued commitment to sustainability and its existing strong performance culture, the Group should formalise its focus areas, long term goals, short term targets, and continuous measurement and monitoring in a Group-wide sustainability strategy. This should aim to formalise such processes to ensure that they contribute to relevant and measurable longer term goals and alignment with the strategic priorities.
- **Stakeholder Engagement** - CWG has on-going engagements with a number of its stakeholder groups, on an operational and case-specific level, and should now consider formalising its engagement in a way that directly contributes to its sustainability agenda. The outcomes of such engagements should be linked with the Group’s management and reporting of material sustainability issues.
- **Material Issues** – CWG should include more detail on its materiality determination process, results, and annual updates. Materiality updates linked to strategic focus and operational direction of the Group are of particular focus in emerging sustainability reporting frameworks and guidelines.
- **Report Content and Transparency** – For enhanced transparency and to facilitate the use of the report as an engagement channel with stakeholders, the Group should consider articulating the challenges faced in achieving sustainability commitments, formulating sustainability targets and advancing sustainability performance. Transparency and content can be further enhanced by sharing results of stakeholder engagement and consultation, including how this informs the management and reporting of sustainability issues.

Methodology

The 2013 performance objectives, factual statements and data in the Report were verified through an independent assessment involving CWG employees at the Corporate Head Offices in Canary Wharf. This included interviews with those responsible for the data, and inspection of internal and external records, document review and interrogation of in-house databases/intranet and associated management and reporting systems.

For the assurance of the performance objectives, collected information was used to determine the level of target achievement. This included identification of the relevant steps and plans for achievement and allocating scores to each step based on a weighted methodology.

Limitations and Exclusions

Excluded from the scope of our work is information relating to:

- activities outside the defined reporting period and scope;
- statements of commitment to, or intention to, undertake action in the future;
- statements of position, opinion, belief and / or aspiration;
- any financial information audited by an external party; and

- content that presents the opinions of external parties

This independent statement should not be relied upon to detect all errors, omissions or misstatements that may exist.

Responsibilities

The preparation, presentation and content of the Report are the sole responsibility of CWG. The responsibility of Bureau Veritas is to provide independent assurance to stakeholders on the objectivity and reliability of the information contained therein, and to express our overall opinion as per the scope of work defined in this statement.

Bureau Veritas recognises the need for a robust, transparent assurance process to ensure credibility and to act as a tool to drive performance improvement in CWG's reporting and strategy. This is provided by impartial commentary on the reporting process and recommendations for further development in this assurance statement.

Statement of Bureau Veritas Independence, Impartiality and Competence

Bureau Veritas is an independent professional services company that specialises in quality, environmental, health, safety and social accountability with over 180 years history in providing independent assurance services, and an annual turnover in 2013 of over €3.9 billion euros.

Bureau Veritas has implemented a Code of Ethics across its business which ensures that all our staff maintains high standards in day to day business activities. We are particularly vigilant in the prevention of conflicts of interest.

Bureau Veritas has a number of existing commercial contracts with Canary Wharf Group Plc. Our assurance team does not have any involvement in any other projects with CWG outside those of an independent assurance scope and we do not consider there to be a conflict between the other services provided by Bureau Veritas and that of our assurance team.

Our assurance team completing the work for CWG has extensive knowledge of conducting assurance over environmental, social, health, safety and ethical information and systems, and through its combined experience in this field, an excellent understanding of good practice in corporate responsibility reporting and assurance.

Bureau Veritas Certification UK
London, May 2014