

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 quantitative data and performance against targets contained within CWG's 'Pride of Place' Sustainability Report 2014 ('the Report'). The overall aim of the assurance process is to provide reassurance to CWG's stakeholders that the quantitative data and the reported performance against targets presented within the Report are free from material error or omission.

Scope of Work

The scope of this assurance included a review of CWG's quantitative data over the reporting period 1st January– 31st December 2014. A limited level of assurance was applied based on BV's internal assurance protocol, commensurate with a limited level as per 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 2013 Sustainability Report;
2. quantitative data presented in the Report; and
3. 2014 Environmental Data published separately on the CWG website.

Opinion and Commentary

Based on the above scope of work, it is our opinion that there is no evidence to suggest that the information assured does not:

- i) provide information considered to be free from material misstatement or bias; and,
- ii) adequately reflect progress achieved during 2014 on performance against targets;

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.

Methodology

The 2014 performance objectives 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, 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 allocation of scores to each step based on a weighted methodology.

Limitations and Exclusions

Excluded from the scope of our work are:

- The qualitative content of the Report (reported information and text);
- 2014 employee turnover figures;

- 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 assured information, and to express our overall opinion as per the scope of work defined in this 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 2014 of over €4.17 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, June 2015