

INDEPENDENT LIMITED ASSURANCE REPORT

J.S. Held LLC (“J.S. Held”) has been engaged by Safe Harbor Marinas, LLC (“Safe Harbor Marinas”) to provide a limited level of assurance over its Scope 1 and Scope 2 greenhouse gas (“GHG”) emissions for the period January 1, 2025 to December 31, 2025.

The following 2025 GHG Statement has been verified:

Item	Quantity
Scope 1 emissions	6,132.52 metric tonnes CO ₂ e
Scope 2 emissions — location-based	24,001.15 metric tonnes CO ₂ e
Scope 2 emissions — market-based	24,384.98 metric tonnes CO ₂ e

Scope 3 emissions were not included within the scope of assurance. Certain customer/slip electricity activity was reviewed only to assess the appropriate operational boundary and classification of Scope 2 emissions.

Safe Harbor Marinas prepared the GHG Statement in accordance with the Greenhouse Gas Protocol - A Corporate Accounting and Reporting Standard (“GHG Protocol”) and the GHG Protocol Scope 2 Guidance. J.S. Held conducted the verification in accordance with ISO 14064-3 (2019), Greenhouse gases - Part 3: Specification with guidance for the verification and validation of greenhouse gas statements.

COMPANY’S RESPONSIBILITIES

Safe Harbor Marinas is responsible for the preparation and presentation of the GHG Statement in accordance with the applicable criteria, current as at the date of this report.

Safe Harbor Marinas is responsible for determining the appropriateness of the use of the applicable criteria, establishing the organizational and operational boundaries for the GHG Statement and reporting, Including the identification of stakeholders and material issues, selecting appropriate quantification methods, and maintaining GHG data management and internal control systems from which the reported GHG information is derived.

VERIFIER’S RESPONSIBILITIES AND PROFESSIONAL REQUIREMENTS

J.S. Held’s responsibility is to perform a limited assurance engagement and express a conclusion based on the procedures performed and evidence obtained. We conducted our verification in accordance with ISO 14064 Part 3: Specification with guidance for the verification and validation of greenhouse gas statements.

VERIFICATION APPROACH

We planned and performed our work to obtain the evidence, information, and explanations considered necessary to form our conclusion. Our procedures included:

- Inquiries with relevant personnel to understand the data collection, calculation, review, and reporting processes for the GHG Statement;
- Assessment of the suitability and application of the criteria with respect to the GHG Statement;
- Review of Safe Harbor Marinas' GHG inventory management plan, calculation methodologies, emission factor sources, and relevant assumptions;
- Review of the final Optera inventory export and reconciliation to reported Scope 1 and Scope 2 totals;
- Analytical review of year-over-year emissions data, recognizing limitations in prior-year comparability due to methodology and boundary differences;
- Inspection of selected source records, utility data, allocation workbooks, and supporting calculations;
- Recalculation of sampled Scope 1 and Scope 2 emissions;
- Review of Scope 2 operational boundary treatment, including customer/slip electricity carve-out from Safe Harbor Marinas' Scope 2 emissions; and
- Review of management responses and evidence provided through the data request tracker.

The procedures performed in a limited assurance engagement vary in nature and timing from and are less in extent than those performed in a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

We believe the evidence obtained is sufficient and appropriate to provide a basis for our conclusion.

STATEMENT OF INDEPENDENCE, IMPARTIALITY AND COMPETENCE

JS Held is an independently owned and operated consulting company that specializes in technical analysis. JS Held has considerable experience in the development, reporting and verification of GHG emissions information for industrial, utility, municipal and corporate clients. JS Held's verification team did not contribute to the compilation of the Safe Harbor Marinas GHG inventory and did not work on the GHG inventory beyond what is required of this assignment. JS Held has conducted this verification independently, and there has been no conflict of interest.

LIMITATION

Due to the inherent limitations in any internal control structure, it is possible that fraud, error, or non-compliance with laws and regulations may occur and not be detected. Further, the verification was not designed to detect all weaknesses or errors in internal controls in so far as they relate to the requirements set out above as the verification has not been performed continuously throughout the period and the procedures performed on the relevant internal controls were on a test basis. The reliability of the information presented is subject to inherent

uncertainties, given the available methods for establishing that information, and it is important to understand this Independent Limited Assurance Report in that context.

CONCLUSION

Based on the process and procedures performed, there is no evidence that the GHG statement:

- is not materially correct and is not a fair representation of GHG data, and
- has not been prepared, in all material respects, in accordance with the applicable criteria.

SIGNATURE:



DATE: June 10, 2026