synergy

Annual GHG Inventory

Inn at Laurel Point

January 1st, 2025 – December 31st, 2025

What is a GHG Inventory?

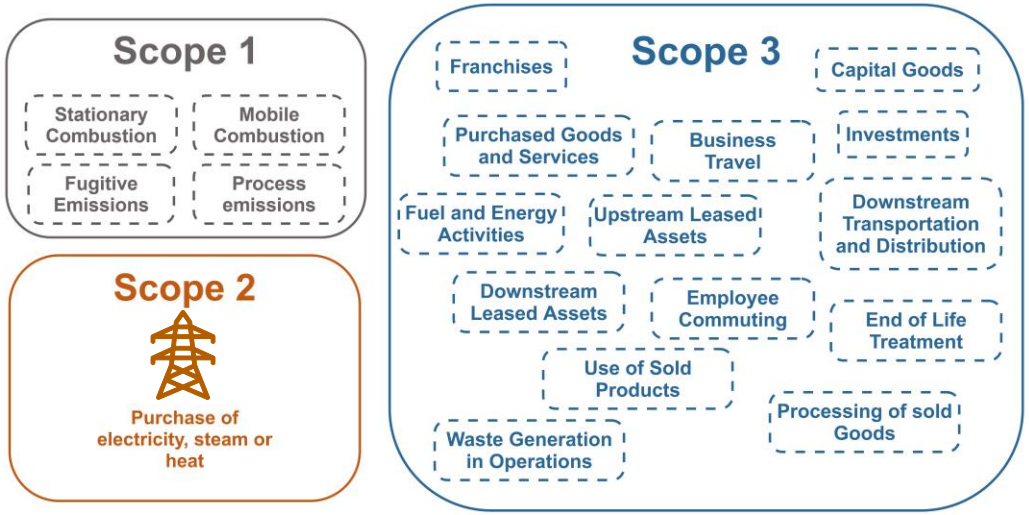
The purpose of a greenhouse gas (GHG) inventory report is to measure ILP's impact on climate change by measuring GHG emissions produced in company operations. Frequent measurement is essential for identifying key areas where emissions increase or decrease over time, making it possible to develop targeted strategies to curb those emissions. This GHG emissions report details the emissions generated by ILP throughout the reporting period. Preparing the report involves four key steps:

- **Scoping:** Determining the relevant emission sources that must be measured.
- **Data Collection:** Gathering all the necessary activity data.
- **Calculation and Report Writing:** Converting the activity data into GHG emission figures and compiling the final report.
- **Review:** Discussing the report and validating all assumptions.

Project Steps

Scoping | Data Collection | Calculate & Report | Review

GHG Protocol Scope Examples



In this report emissions are categorized into three scopes, Scope 1, 2, and 3, to reflect ILP's level of control.

- **Scope 1** covers direct GHG emissions from sources a ILP owns or controls, such as fuel combustion in its vehicles.
- **Scope 2** covers indirect GHG emissions from purchased electricity
- **Scope 3** includes all other indirect emissions resulting from ILP operations but not from company-owned assets, such as employee commuting or business travel.

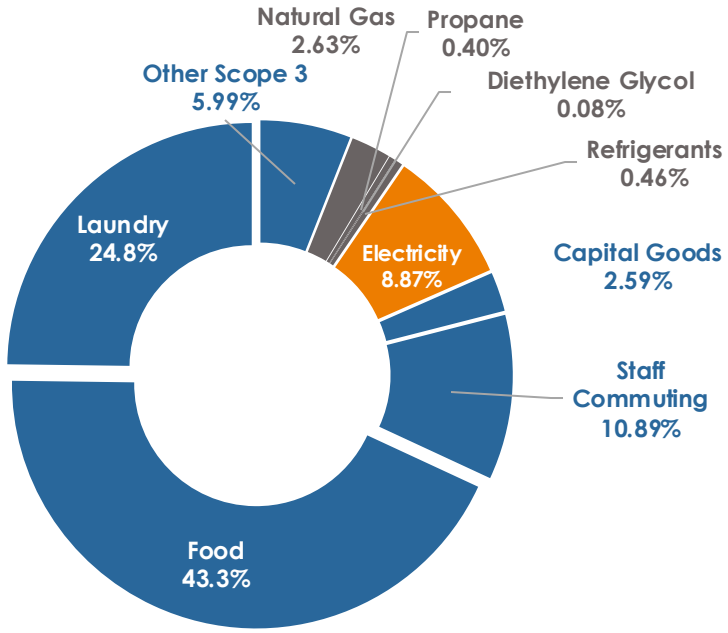
While ILP has the most direct control over Scope 1 emissions and the least over Scope 3, it can still have significant influence over Scope 3 emissions by, for example, lobbying key suppliers to reduce their emissions intensity.

2025 GHG Inventory Results

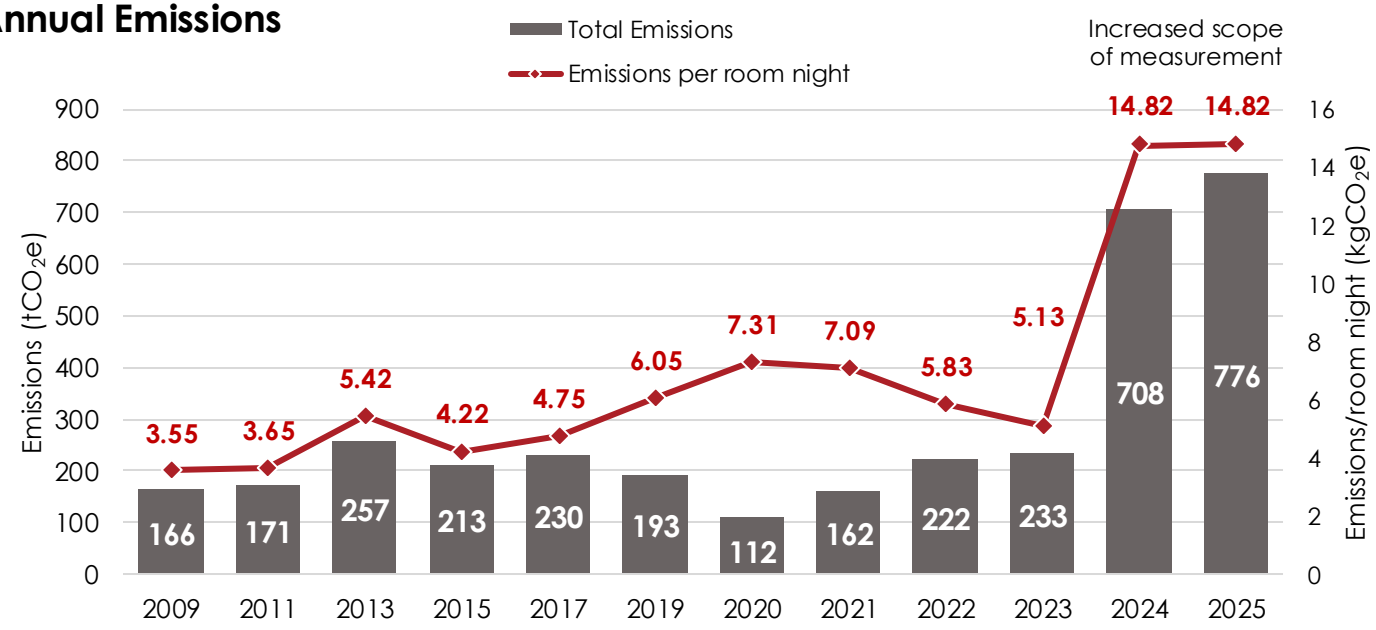
Executive Summary

2025 is the 16th year that Inn at Laurel Point (ILP) has measured. ILP offers 196 rooms, over 10,000 sq ft of meeting space, and the acclaimed AURA Restaurant. 2025 was a big year for ILP as they recorded the highest total annual room nights since 2009, 9.54% higher than 2024.

In 2024 ILP expanded their scope of measurement to include key scope 3 categories such as purchased food, offsite laundry services and capital goods purchases. This has reset 2024 as the baseline year for comparison.



Annual Emissions



Total emissions in FY2025 were 776 tCO_2e, with food (336 tCO_2e) being the largest source, followed by laundry (192 tCO_2e) then staff commuting (85 tCO_2e). The 9.6% rise in total emissions closely follows the growth in room nights, resulting in an emissions intensity of just 0.026% higher per room night than in FY2024, effectively unchanged. Notably, ILP reduced total electricity consumption despite higher occupancy. However, several key scope 3 categories, food, laundry, and staff commuting, grew at a higher rate than room nights, ultimately resulting in a consistent value for $kgCO_2e$ /room night.

776

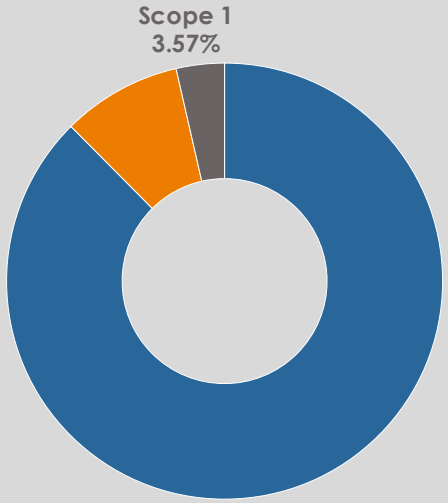
Total tCO_2e

9.6%

% increase from previous year

14.82

$kgCO_2e$/room night



Scope 1: Direct Emissions

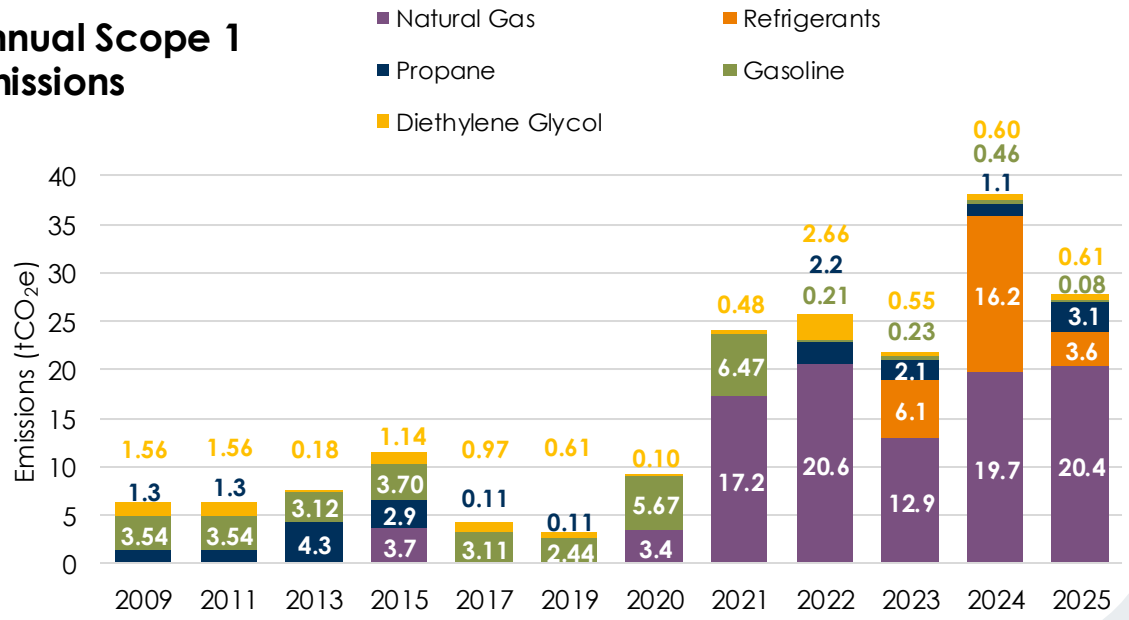
Scope 1 includes direct emissions from combustion, process and fugitive emissions owned or controlled by the company. This includes emission sources such as natural gas, company vehicles, and refrigerants.

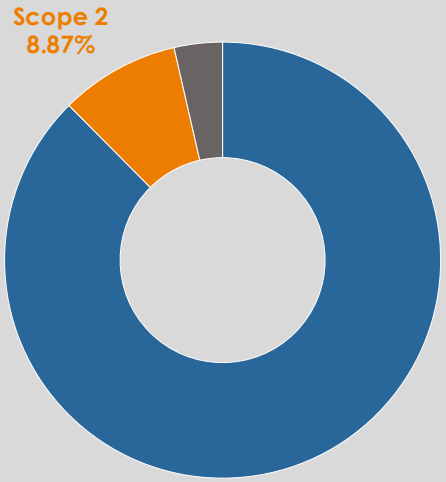
Scope 1

27.7	3.6%	2,272
Total tCO_2e	**% of Total**	**Total Liters**

Scope 1 emissions fell 27.1% compared to FY2024. While most categories increased, reductions in refrigerants and gasoline more than offset these gains, resulting in a net reduction of 10.33 tCO_2e. Refrigerant have been the most variable emissions source in the last three years. Ensuring all equipment using refrigerants is on a regular maintenance schedule will help keep emissions in this category low.

Annual Scope 1 Emissions





Scope 2: Indirect Emissions

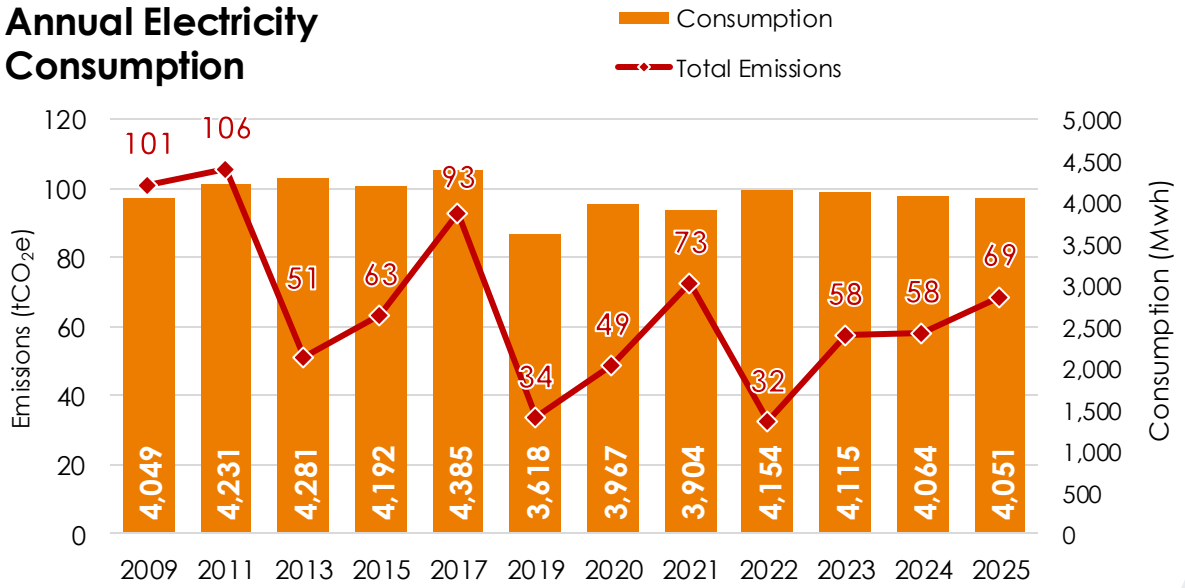
Scope 2 includes indirect emissions from the generation of purchased electricity, steam, or heat at sources not owned or controlled by the reporting company.

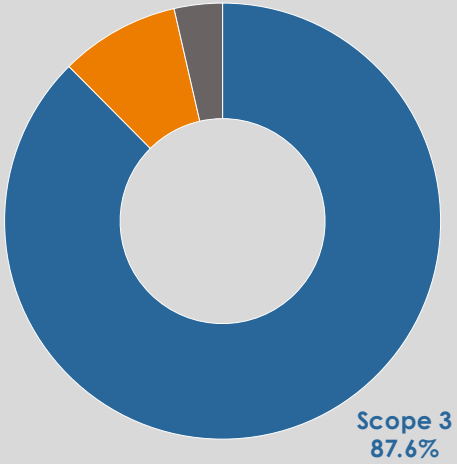
Scope 2: Electricity

68.9	8.87%	77.3
Total tCO_2e	% of Total	kWh/Room Night

Total electricity emissions have increased by 18% since 2024. This rise is primarily due to a higher emission factor for BC electricity, driven by a larger share of fossil-fuel-based generation. Despite this, ILP's electricity consumption decreased by 0.3% over the same period. When combined with the increase in room nights, this results in an 9.0% reduction in kWh per room night since 2024, marking the lowest kWh/room night ILP has achieved since 2009.

Annual Electricity Consumption





Scope 3: Indirect Emissions

Scope 3 includes all remaining indirect emissions generated through business operations. This includes emission sources such as business travel, commuting, and purchased goods & services.

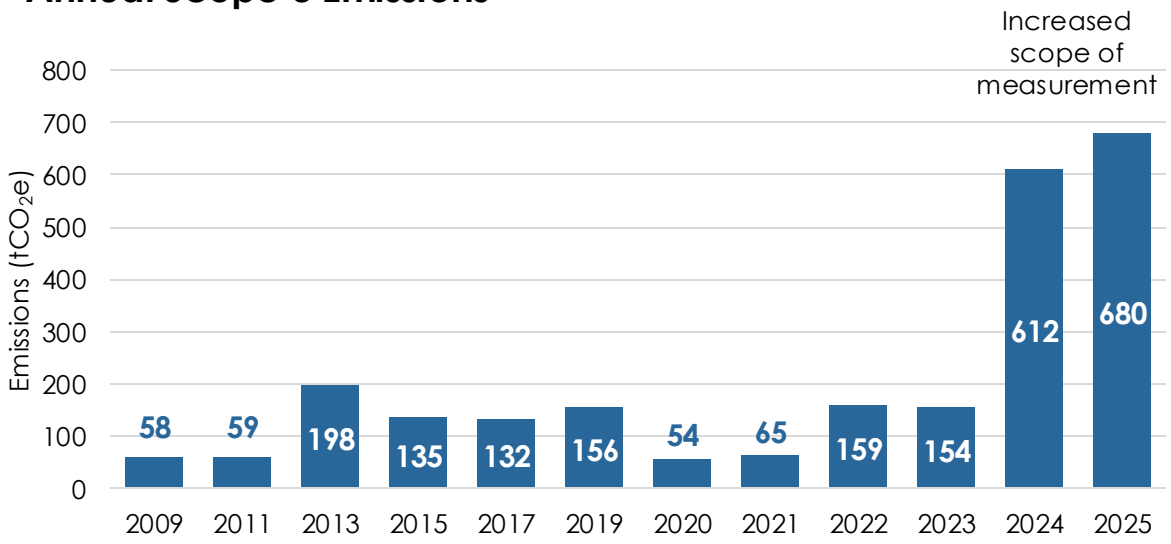
Scope 3

680
Total tCO_2e

87.6%
% of Total

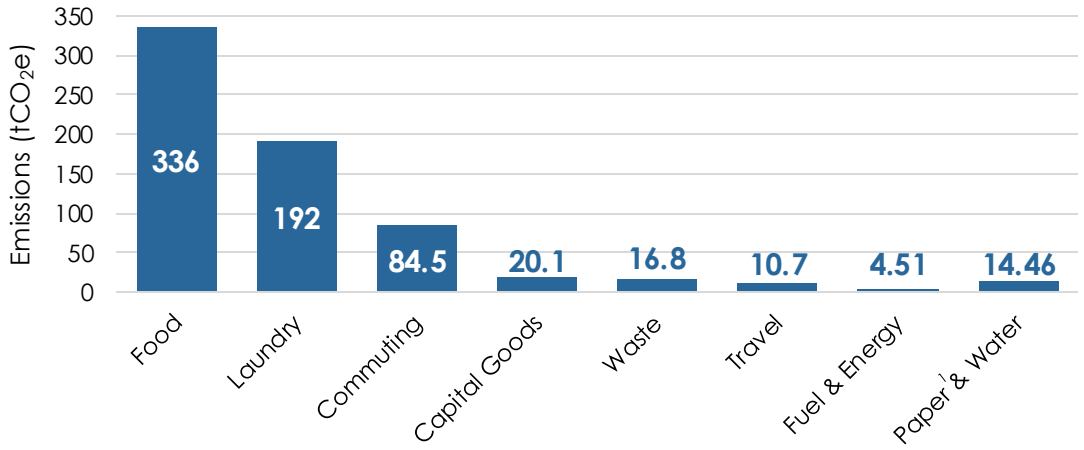
2025 saw an 11% increase in total scope 3 emissions which translates to a 67.6 tCO_2e increase in scope 3. The categories with the largest increase in emissions are purchased food, laundry & employee commuting.

Annual Scope 3 Emissions



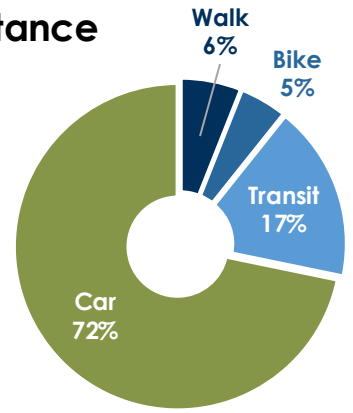
Scope 3

2025 Scope 3 Emissions by Category



The second largest emissions source is laundry, processed by offsite providers using natural gas and electricity. Emissions in this category rose 11% in line with the volume of items laundered. Staff commuting is the third largest source, up 7.14% since 2024, driven by a greater share of journeys made by personal vehicle.

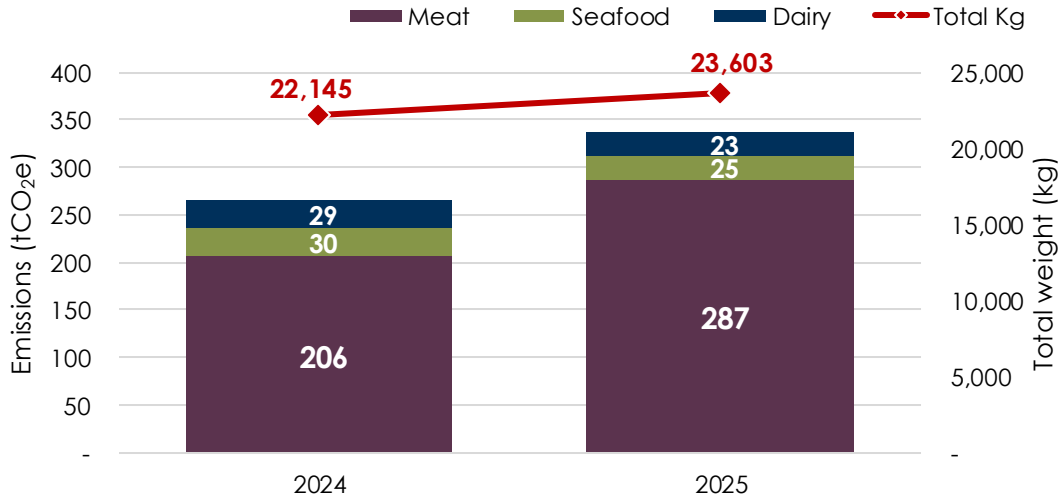
Commuting Distance By Method



Food is ILP's largest scope 3 emissions source & has increased by 26.5% since 2024 despite only a 6.58% increase in total kg purchased. This is due to a 25% increase in meat purchases, increasing the average emissions per kg of food purchased to 0.014 tCO_2e/kg. This average is 18.7% higher than the 0.012 tCO_2e/kg of food in 2024.

Prioritizing menu planning around increasing plant and low carbon animal proteins will help ILP reduce scope 3 emissions.

Food Emissions Year over Year by Category



680	87.6%	4.36	78%
Total tCO_2e	% of Total	tCO_2e/FTE	Waste Diversion Rate

Conclusion

The Inn at Laurel Point has been a leader in sustainable business practices for over a decade. ILP purchases carbon offsets through the Great Bear Rainforest project and continues to advance their sustainability initiatives by reducing their carbon footprint wherever possible, minimizing waste, electricity and water use, and limiting unnecessary travel. The overall footprint in 2025 was 776 tCO_2e. ILP has remained consistent in emissions intensity per annual room night since 2024, this year the hotel has achieved the lowest electricity consumption per room night since beginning to measure in 2009.

Appendices

Inventory Information

Company Name: Inn at Laurel Point
Contact: Julie Wright, Julie.wright@laurelpoint.com

Company Description: 196 room hotel featuring an on-site restaurant and one company vehicle.

Reporting Period: January 1 2025 to December 31 2025

Scope 2 Approach: Location based Emissions Calculations

Consolidation approach: Operational Control: Accounting for 100% of emissions from operations over which the company has operational control

Primary Measurement: Greenhouse gas emissions measured in Carbon Dioxide Equivalent (CO_2e)

Reporting Guidelines: Aligned with those defined in *The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard, Revised Edition (The GHG Protocol, www.ghgprotocol.org).*

3.6%

Scope 1	tCO_2e	% of Total
Natural Gas	20.383	2.63%
Petrol	0.084	0.01%
Propane	3.087	0.40%
Diethylene Glycol	0.613	0.08%
Refrigerants	3.577	0.46%
Total	**27.7**	**3.57%**

8.9%

Scope 2	tCO_2e	% of Total
Electricity	68.9	8.87%

87.6%

Scope 3	tCO_2e	% of Total
Purchased Goods & Services	543	69.9%
Capital Goods	20.1	2.59%
Fuel and Energy Activities	4.51	0.58%
Waste	16.8	2.17%
Business Travel	10.7	1.4%
Employee Commuting	84.5	10.9%
Total	**680**	**87.6%**

Measurement Methodology

This report was put together as a collaborative effort by Synergy Enterprises and ILP. Synergy Enterprises is responsible for managing the project, conducting a thorough scoping assessment of ILP's emission sources, supporting data collection by flagging any issues or risks, calculating emissions and producing a GHG inventory report in accordance with the GHG protocol. ILP is responsible for providing comprehensive understanding of the company's activity and providing accurate data on activity within the reporting period. As a collaboration it is the responsibility of both parties to set the inventory boundaries, scope the GHG inventory and validate the final report.

Greenhouse gas (GHG) emissions are measured in carbon dioxide equivalent (CO_2e), which represents the amount of carbon dioxide (CO_2) that would produce a similar level of global warming as other GHGs. This is calculated using Global Warming Potentials (GWPs) from the Intergovernmental Panel on Climate Change (IPCC) to convert emissions of non-CO_2 GHGs, such as methane (CH_4) and nitrous oxide (N_2O), into a CO_2 equivalent. The inventory uses the latest 100-year GWPs from the IPCC's Sixth Assessment Report.

As recommended by the Protocol, companies should use the most accurate method available to them for reporting emissions. For ILP, activity data is the most readily available data. As such, emissions factors support the measurement of all GHG emissions calculated in the report. Provided below are example calculations for the fuel emissions from the consumption of gasoline.

Activity Data (Total Spent on Gasoline) x **Activity Data Conversion (Cost of gasoline per litre)** x **Emissions Factor (tCO_2e / litre of gasoline)** = **GHG Emissions (tCO_2e)**

Greenhouse gas global warming potentials (GWP)

Scientific Name	Molecular Formula	Global Warming Potential
Carbon Dioxide	CO_2	1
Methane	CH_4	27.9
Nitrous Oxide	N_2O	273

This inventory uses publicly available emissions factors (EFs) to calculate GHG emissions. EFs convert activity data (e.g., fuel consumption, electricity usage) into a corresponding mass of CO_2e emissions. All EFs are sourced from reputable, up-to-date publications. If an EF is not in CO_2e, it is converted using Global Warming Potentials. A unit conversion may also be necessary to ensure the activity data and EF units are consistent.

ILP 2025 Emissions by Gas:

776.03	0.103	0.011
Total tCO_2	Total N_2O	Total CH_4

Policy for Base Year Recalculation: Base year emissions, and other previous emissions, shall be retroactively recalculated if a change in organizational structure or data quality is expected to exceed a significance threshold of 10% of base year emissions. These changes may arise from structural changes such as mergers, acquisitions, divestments, outsourcing or insourcing, changes in calculation methodology and improvements in accuracy, or discovery of significant errors.

Data Quality Assessment

Synergy assesses data risk based on three key categories. The data received for each emissions source measured is assessed and systematically allocated a risk category based on how it scores in each of the three variables.

Data Quality: Using the suggested structure from the GHG protocol we assess the quality of data based on technology, timeliness, geography, and reliability. Each of these categories are rated from poor to very good, the combination of these all result in the data quality ranking.

Data Uncertainty: This category measures the percentage of estimated emissions in the emissions category. This metric is reported independently to increase transparency, while other uncertainty factors such as data collection methods, reporting inconsistencies, sampling bias, and seasonal variation are assessed under the Data Quality category.

Percentage of Footprint: The percentage of this emissions category of the entire footprint is represented to show the scale of impact that the data quality ranking has on the emissions as a whole.

Low Risk: Data received is good and does not need to be improved in future years. This data type does not pose a notable risk to the accuracy of the total GHG emissions.

Medium Risk: Data received is adequate, it poses a likelihood of inaccuracy in the final GHG value of this category and could be improved in future years.

High Risk: Data received has flaws and poses a high likelihood of inaccuracy in the total GHG inventory presented. In future years, there should be a focus on improving this data.

Emissions Source	% of Footprint	Risk Level
Business Travel	1.37%	Low Risk
Natural Gas	2.63%	Low Risk
Gasoline	0.01%	Low Risk
Propane	0.40%	Low Risk
Refrigerant	0.46%	Low Risk
Diethylene Glycol	0.08%	Low Risk
Electricity	8.87%	Low Risk
Water	0.09%	Low Risk
Waste	2.17%	Low Risk
Paper	0.09%	Low Risk
Paper Products	1.68%	Low Risk
Food products	37.0%	Low Risk
Laundry	24.8%	Low Risk
Staff Commuting & WFH	11%	Low Risk
Capital Goods	2.59%	Low Risk

Inventory Uncertainty

This section details data gaps and estimates made that could affect the quality of the data and overall footprint. It is important to consider these notes when assessing the total footprint, as low data quality and estimates can change the outcome of the emissions totals. Each footnote is referenced by number in the emissions source it affects.

Footnotes

#	Note
1	A different source of data was used to sum the total paper products, showing an increased volume of paper consumption that was not captured by previous inventories. This has caused increased paper emissions in 2025 compared to previous reports.

Emission Factor References & Glossary

1. Environment Canada's National Inventory Report (1990-2023); Part 2 &3.

https://publications.gc.ca/collections/collection_2025/eccc/En81-4-2023-2-eng.pdf
https://publications.gc.ca/collections/collection_2025/eccc/En81-4-2023-3-eng.pdf

2. Department for Environment, Food & Rural Affairs (UK) Carbon Factors 2025

https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2025

3. 2024 B.C. Best Practices Methodology for Quantifying Greenhouse Gas Emissions

https://www2.gov.bc.ca/assets/gov/environment/climate-change/cng/methodology/2024_methodology_for_quantifying_greenhouse_gas_emissions.pdf

4. Intergovernmental Panel on Climate Change (Global Warming Potentials)
https://www.ipcc.ch/report/ar6/wg1/downloads/report/IPCC_AR6_WGI_Chapter07.pdf

5. UK WRAP Emissions Factor Database V1 .2 (2023)
https://www.wrap.ngo/resources/guide/scope-3-ghg-measurement-and-reporting-protocols-food-and-drink

6. Supply Chain GHG Emission Factors for US Commodities and Industries v1.1

https://catalog.data.gov/dataset/supply-chain-ghg-emission-factors-for-us-commodities-and-industries-v1-1

7. Hotel Carbon Measurement Initiative (HCMI)
https://sustainablehospitalityalliance.org/resource/hotel-carbon-measurement-initiative/

Term	Description
Biogenic	Carbon emissions generated from sources naturally occurring in the carbon cycle (i.e. organic matter), rather than the result of fossil fuel combustion.
Emissions Factor	The volume of emissions created by an emissions producing activity (i.e. fuel combustion), calculated based on the amount of the activity (volume, distance, etc.).
GHG	Greenhouse Gas (emissions): Atmospheric gasses contributing to the greenhouse effect, including Carbon Dioxide (CO_2), Methane (CH_4), Nitrous Oxide (N_2O), etc.
GJ	Gigajoule: Unit of natural gas equal to 26.137 m^3 or 0.947 MMBtu
kWh	Kilowatt-Hour: Common unit for measuring electrical consumption
WTT	Well to Tank: Upstream emissions from extraction, processing and transport of fuel.
PCR%	Post-Consumer Recycled Content (as a percentage)
psg-km	Passenger-Kilometer: Unit separating total emissions between passengers per km
tCO_2e	Tonnes of Carbon Dioxide Equivalent: a combined term capturing the emissions from various GHGs.
t-km	Tonne-kilometer: A unit of measurement used in shipping

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