

DiamondRock Hospitality Company

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G R E S B
☆☆☆☆ 2016

Participation & GRESB Score



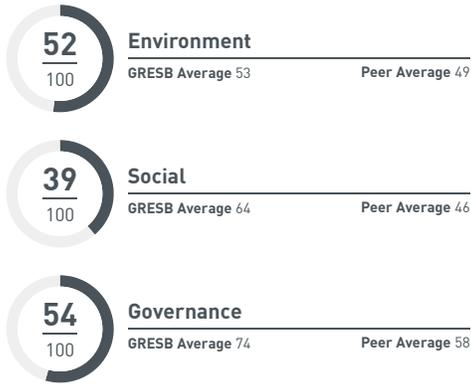
Peer Comparison



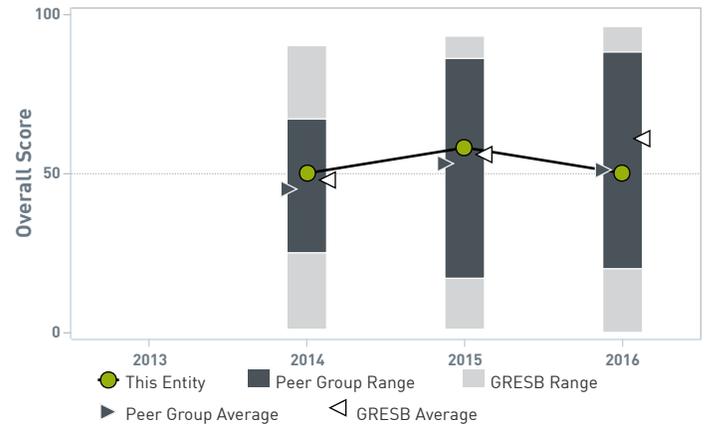
GRESB Model



ESG Breakdown



Trend



Rankings



GRESB Aspects



Aspect	Weight in GRESB	This Entity	Peer Group	GRESB
Management	8.8%	79 ⁺²	PEER 70 ⁻³ AVERAGE	GRESB 84 ⁺⁷ AVERAGE
Policy & Disclosure	9.5%	46 ⁺⁵	PEER 59 ⁺¹ AVERAGE	GRESB 71 ⁺⁵ AVERAGE
Risks & Opportunities	12.4%	100	PEER 65 ⁻⁶ AVERAGE	GRESB 64 ⁻³ AVERAGE
Monitoring & EMS	8.8%	17 ⁻²⁹	PEER 46 ⁻¹¹ AVERAGE	GRESB 66 ⁺⁷ AVERAGE
Performance Indicators	25.2%	61 ⁺⁵	PEER 48 ⁺⁴ AVERAGE	GRESB 48 ⁺⁹ AVERAGE
Building Certifications	10.9%	27 ⁻³²	PEER 39 ⁻² AVERAGE	GRESB 44 ⁺¹⁰ AVERAGE
Stakeholder Engagement	24.5%	28 ⁻¹⁵	PEER 43 ⁻⁵ AVERAGE	GRESB 64 ⁺⁷ AVERAGE
New Construction & Major Renovations	0%	43 ⁺⁴	PEER 41 ⁺⁶ AVERAGE	GRESB 44 AVERAGE

Portfolio Impact

Impact Reduction Targets

Type	Long-term target	Baseline year	End year	2015 target	Portfolio coverage
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This entity did not report any performance targets.

Entity & Peer Group Characteristics

This Entity

Benchmark Geography: Global

Benchmark Sector: Hotel

Legal Status: Listed

Total GAV: \$1.94 Billion

Activity: Management and Development

Peer Group (9 entities)

Benchmark Geography: Global

Benchmark Sector: Hotel

Legal Status: Non-listed, Listed

Average GAV: \$2.79 Billion



Countries

[100%] United States



Peer Group Countries

[47%] United States

[22%] India

[14%] Netherlands

[11%] Brazil

[3%] United Kingdom

[3%] France



Sectors

[100%] Hotel



Peer Group Sectors

[97%] Hotel

[3%] Retail, Warehouse



Management Control

[100%] Indirect



Peer Group Management Control

[56%] Managed

[44%] Indirect

GRESB Validation

Validated Answers



All participant check

- [44%] Accepted
- [36%] Full points
- [4%] Partial points
- [4%] Duplicate
- [12%] Not accepted

This information has been produced using a data set dated September 6, 2016.

Third Party Validation

Question	Data Review
25.4 Energy consumption data reported	No third party validation
26.3 GHG emissions data reported	No third party validation
27.4 Water consumption data reported	No third party validation
28.2 Waste management data reported	No third party validation

Reporting Boundaries



As a REIT, we are not permitted to participate in the management of hotels under ownership, and therefore we do not have operational control of our hotels. However, we exert influence over the management of our properties through approval of operating budgets and capital expenditures for the hotels, and then use those rights to continually monitor and improve the performance of the hotels in our portfolio.

Our portfolio is concentrated in key gateway cities and destination resort locations. Each of our hotels is managed by a third party and most are operated under a brand owned by one of the leading global lodging brand companies (Marriott International, Inc. ("Marriott"), Starwood Hotels & Resorts Worldwide, Inc. ("Starwood") and Hilton Worldwide ("Hilton")).

Please note that our hotels use a limited amount of hazardous waste, which may include oils related to the maintenance of HVAC systems. In Question 28.1, we state zero tons of hazardous waste in the portfolio based on an assumption that totals were less than one ton during the reporting period.