



## DiamondRock Hospitality Company

Real Estate Assessment 2021-07-01 15:53:47

SUBMITTED: 2021-07-01 15:53:47

**2021**  
**GRESB**  
**Real Estate**  
**Assessment**

**DiamondRock Hospitality Company**  
**DiamondRock Hospitality Company**



Status: Listed  
 Location: United States of America  
 Property Type: Hotel



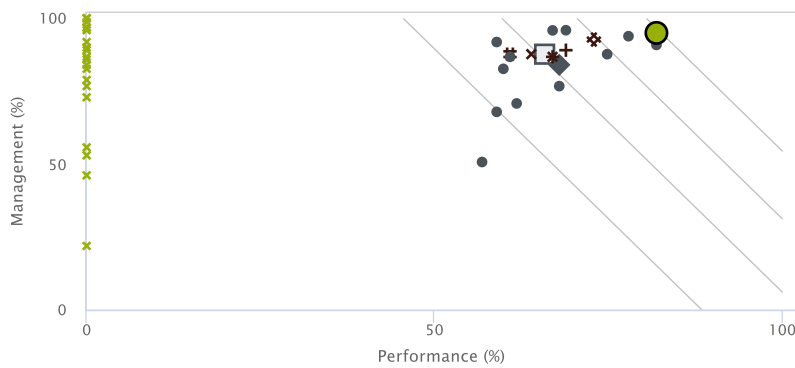
**Hotel | Listed**  
 Out of 13



**Rankings**

 <b>GRESB Score within Hotel / Americas</b> <hr/> N/A	 <b>GRESB Score within Hotel / Listed</b> <hr/> 1 <sup>st</sup> Out of 13	 <b>GRESB Score within Americas / Listed</b> <hr/> 18 <sup>th</sup> Out of 94
 <b>Management Score within Americas</b> <hr/> 154 <sup>th</sup> Out of 370	 <b>Management Score within Americas / Listed</b> <hr/> 32 <sup>nd</sup> Out of 97	 <b>Management Score within Americas / Listed</b> <hr/> 32 <sup>nd</sup> Out of 97
 <b>Performance Score within Hotel / Americas</b> <hr/> N/A	 <b>Performance Score within Hotel / Listed</b> <hr/> 2 <sup>nd</sup> Out of 13	 <b>Performance Score within Americas / Listed</b> <hr/> 16 <sup>th</sup> Out of 94

**GRESB Model**



- This Entity
- ◆ Peer Group Avg.
- Peer Group
- GRESB Average
- GRESB Universe
- + Asia
- x Europe
- \* Americas
- + Oceania
- # Globally diversified
- x Entities with only one component submitted

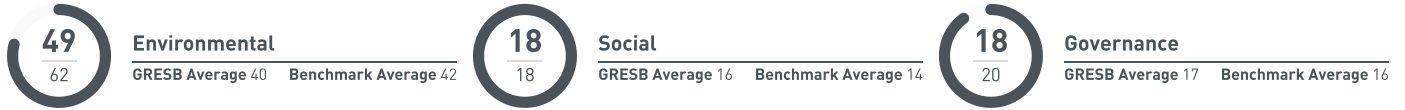
 <b>86</b> 100	<b>GRESB Score</b> <hr/> GRESB Average 73 Peer Average 72 <span style="color: green;">Green Star</span>
 <b>28</b> 30	<b>Management Score</b> <hr/> GRESB Average 26 Benchmark Average 26
 <b>57</b> 70	<b>Performance Score</b> <hr/> GRESB Average 46 Benchmark Average 47

Please use this textbox to explain the results for investors

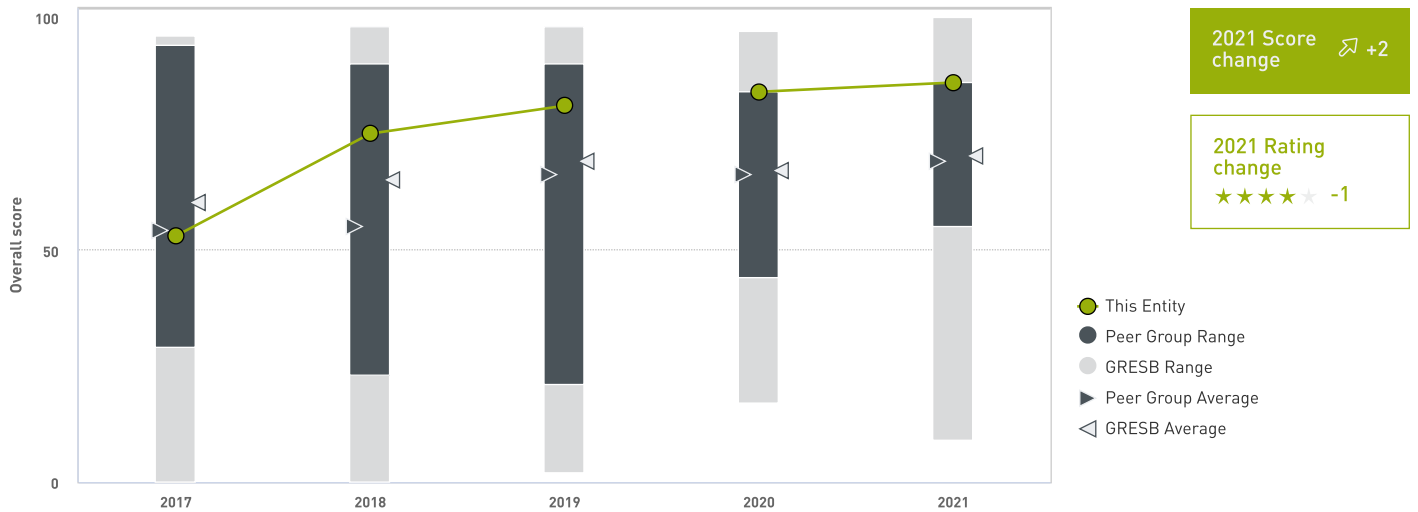
Add the info

Save

## ESG Breakdown

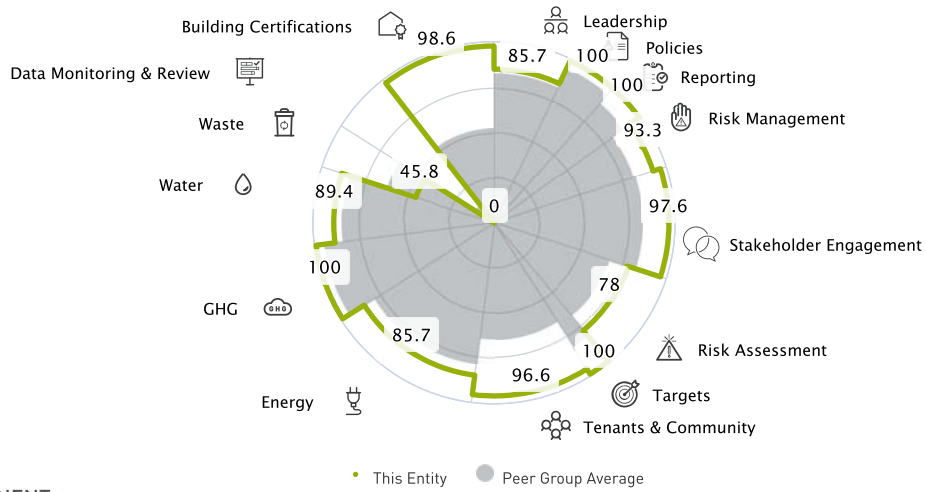


## Trend



Note: In 2020, the GRESB Assessment structure fundamentally changed, establishing a new baseline for measuring Performance. As a result, GRESB advises against a direct comparison between 2020 GRESB Scores and prior year results. For more information, see the 2020 Benchmark Reports.

## Aspect, Strengths & Opportunities



**MANAGEMENT COMPONENT**

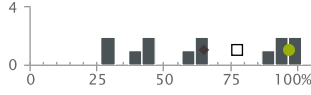
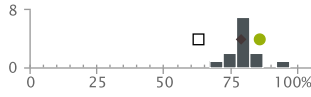


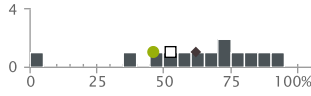


Americas | Listed (97 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Leadership 7 points	23.3%	7%	6	5.84	
Policies 4.5 points	15%	4.5%	4.5	4.28	
Reporting 3.5 points	11.7%	3.5%	3.5	3.1	
Risk Management 5 points	16.7%	5%	4.67	4.06	
Stakeholder Engagement 10 points	33.3%	10%	9.76	8.26	

**PERFORMANCE COMPONENT**

Hotel | Listed (13 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Risk Assessment 9 points	12.9%	9%	7.02	6.06	
Targets 2 points	2.9%	2%	2	1.64	

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Tenants & Community 11 points	15.7%	11%	10.62	7.12	
 Energy 14 points	20%	14%	12	11.08	
 GHG 7 points	10%	7%	7	6.69	
 Water 7 points	10%	7%	6.26	5.94	
 Waste 4 points	5.7%	4%	1.83	2.49	
 Data Monitoring & Review 5.5 points	7.9%	5.5%	0	0.71	
 Building Certifications 10.5 points	15%	10.5%	10.35	5.54	

## Entity & Peer Group Characteristics

This entity		Peer Group (13 entities)	
<b>Primary Geography:</b>	United States of America	<b>Primary Geography:</b>	
<b>Primary Sector:</b>	Hotel	<b>Primary Sector:</b>	Hotel
<b>Nature of the Entity:</b>	Public (listed on a Stock Exchange) entity	<b>Nature of the Entity:</b>	Listed
<b>Total GAV:</b>	\$2.95 Billion	<b>Average GAV:</b>	\$2.22 Billion
<b>Reporting Period:</b>	Calendar year		

DiamondRock Hospitality Company  
**DiamondRock Hospitality Company**

Participation & Score



GRESB Public Disclosure Level



Comparison Group



United States of America | Hotel



**GRESB Real Estate Assessment**

The GRESB Real Estate Assessment is the investor-driven global ESG benchmark and reporting framework for listed property companies, private property funds, developers and investors that invest directly in real estate.



**GRESB Score**  
 GRESB Average 72

The Assessment is shaped by what investors and the industry consider to be material issues in the sustainability performance of real estate investments. The methodology is consistent across different regions, investment vehicles and property types and aligns with international reporting frameworks.

The data is self-reported by Assessment participants and subjected to a multi-layer validation process after which it is scored and benchmarked. The result is high-quality data that investors and participants can use in their investment, engagement and decision-making processes.

**Disclosure Methods**

Stand-alone Sustainability Report  
 52% of GRESB Public Disclosure  
 60% of Comparison Group

Section in Annual Report  
 63% of GRESB Public Disclosure  
 0% of Comparison Group  
 Not available

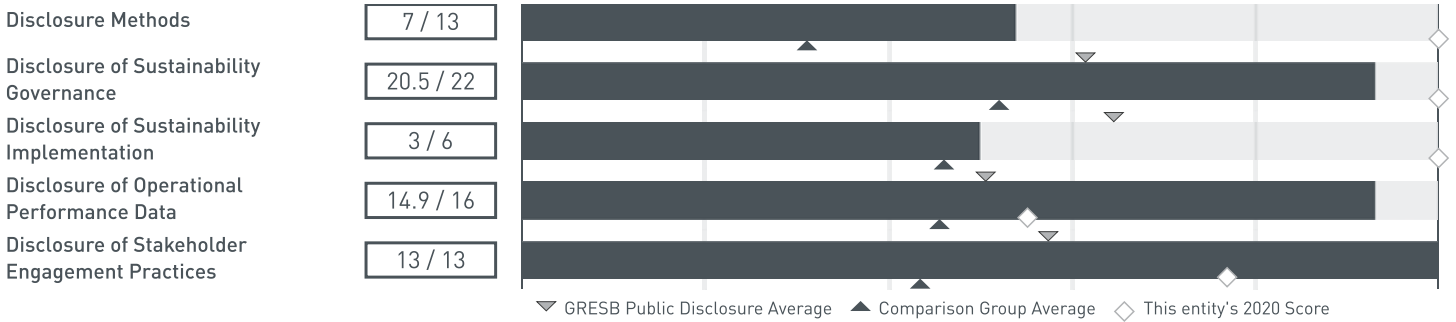
Integrated Report  
 9% of GRESB Public Disclosure  
 0% of Comparison Group  
 Not available

Corporate Website  
 69% of GRESB Public Disclosure  
 60% of Comparison Group

ESG Leadership Commitments  
 49% of GRESB Public Disclosure  
 40% of Comparison Group

**Disclosure Topics**





## Comparison Group

### Public Disclosure Comparison Group (United States of America / Hotel)

- |  |                                |                       |
|--|--------------------------------|-----------------------|
| <b>DiamondRock Hospitality Company</b> | Ashford Hospitality Trust      | Chatham Lodging Trust |
| Hospitality Properties Trust           | <b>Pebblebrook Hotel Trust</b> | RLJ Lodging Trust     |
| Xenia Hotels & Resorts                 | Summit Hotel Properties, Inc.  | Sunstone              |
| CorePoint Lodging Inc                  |                                |                       |

\* 2021 GRESB Real Estate Participant

The GRESB Public Disclosure Level is an overall measure of ESG disclosure by listed property companies, based on a selection of indicators aligned with the existing GRESB Real Estate Assessment. The Public Disclosure Level provides insight into the ESG disclosure activities of both GRESB participants and non-participants and offers investors insights that are currently not captured in the GRESB Real Estate Assessment.

The data in this Report has been collected by GRESB and was available for review to the entity between April 1 and July 1 2021

## Disclosure Methods

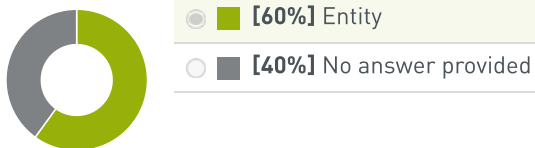
**D1** Points: 4/5

### Stand-alone Sustainability Report

Yes 60%

Reporting year: 2020

#### Reporting level



#### The sustainability report is

Aligned with a sustainability reporting framework 30%

ANREV Sustainability Reporting Guidelines, 2016 0%