



DIAMONDROCK
HOSPITALITY

2025
CORPORATE
RESPONSIBILITY
REPORT



ABOUT THIS REPORT

Our twelfth Corporate Responsibility Report highlights our approach and progress for material sustainability and social risks and opportunities as a real estate investment trust (REIT) with a portfolio of full-service hotel properties in the United States (U.S.). This report includes a GRI Content Index, SASB disclosures, and performance tables with key corporate responsibility metrics.

Please direct your questions and/or comments to info@drhc.com.

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CEO'S MESSAGE

Dear Shareholders,

As we release DiamondRock Hospitality Company's (DiamondRock) 2025 Corporate Responsibility Report, I am proud to reflect on a year marked by continued progress and innovation in our corporate responsibility practices. This report details our ongoing commitment to sustainability, the well-being of our people, community engagement, and robust governance structures. DiamondRock continues to be an industry leader, demonstrating that sustainability and value creation can go hand in hand.

Over the past year, we have expanded our sustainability goals, working diligently to meet the challenges posed by climate change and increasing regulatory requirements. Our focus on transparency and accountability continues, with performance disclosures based on the updated Global Reporting Initiative (GRI) Universal Standards, the Task Force on Climate-related Financial Disclosures (TCFD) and the Sustainability Accounting Standards Board (SASB) framework.

2024 was a year of significant investment in our sustainability initiatives. We invested nearly \$13.2 million in energy efficiency projects across our portfolio, including smart technology installations and renewable energy advancements, bringing us closer to our long-term target of reducing carbon emissions by 50% by 2030 from our baseline year of 2019. Additionally, our entire portfolio is now 100% benchmarked in the Energy Star Portfolio Manager, reflecting our commitment to monitoring and improving energy performance. We also made substantial investments in water and waste efficiency, allocating approximately \$680,000 to water-saving and waste diversion projects in 2024. These efforts underscore our commitment to reducing our environmental footprint while driving operational efficiency.

Over the past year, we have expanded our sustainability goals, working diligently to meet the challenges posed by climate change and increasing regulatory requirements.

Additionally, in 2025, DiamondRock ranked 3rd in the Hotel/Americas category of the GRESB Real Estate Assessment. This achievement underscores our unwavering commitment to best-in-class practices.

I am particularly pleased with our advancements in energy and carbon efficiency. Compared to our 2019 baseline, energy intensity has decreased by 5%, and carbon emissions per square

foot have fallen by 8%. These reductions move us closer to our 2030 targets and set the stage for our long-term goal of achieving net-zero emissions by 2050. Water stewardship remains a critical focus, and we are proud to report a 1% reduction in water intensity compared to 2023. We are actively implementing programs to improve recycling across our portfolio and remain committed to reaching a 50% diversion rate by 2030.

Since 2007, we have contributed over \$2 million in cash donations to charitable causes, including \$500,000 in cash and in-kind support to various organizations in 2024. This past year, we proudly supported numerous organizations including Achievement Trust, Taybi Syndrome Children's Foundation, and AH&LA Opening Doors. These groups help advance the United Nations Sustainable Development Goals, particularly in areas of poverty, health, and education. In addition to DiamondRock's corporate giving programs, each of our owned hotels' brands, including Marriott® and Hilton®, and our management companies, are actively engaged in community development programs to support the regions where our hotels are located.

At the heart of our success are our employees. I'm pleased to share that 100% of our employees participated in the employee satisfaction survey, achieving an 86% overall satisfaction score. Moreover, 100% of employees received professional training, including sustainability training on environmental, health, safety, and well-being topics, further embedding a culture of responsibility and excellence within our workforce.

Looking ahead, we will continue to enhance our sustainability initiatives, ensuring that our portfolio is not only resilient to emerging risks but also capable of capitalizing on new opportunities. I am confident that our strategic focus on sustainability will continue to drive long-term value for our shareholders, employees, and the communities in which we operate.

Thank you for your continued trust and partnership.



Jeffrey Donnelly

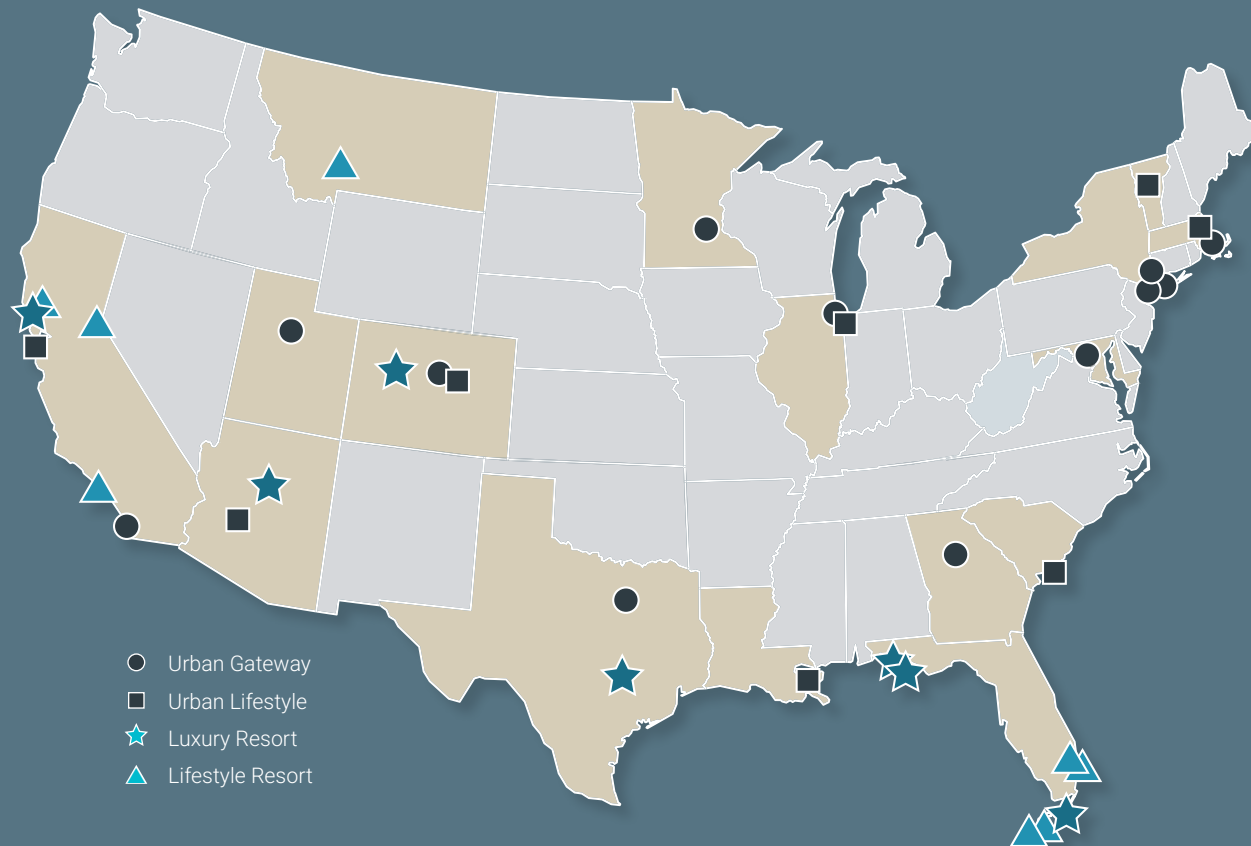
Chief Executive Officer, DiamondRock Hospitality Company

CORPORATE PROFILE

DiamondRock Hospitality Company (the Company) is a lodging-focused real estate investment trust (REIT) that owns a portfolio of premium hotels and resorts. We own a portfolio of 35 premium hotels and resorts that contain 10,004 guest rooms located in 26 different markets in the United States. The markets that we target are those that we believe align with our strategic objectives, including destination markets with constrained supply trends, those that provide geographic diversity relative to our existing portfolio, and those that are considered to have high growth potential. The Company employs 34 full-time employees, all of who work and reside in the United States.

As an owner of lodging properties, we aim to deliver above-average, long-term returns for our shareholders and create opportunities for our associates to better their lives through successful hotel investments. Our primary business is to acquire, own, renovate and asset manage premium hotel properties in the United States. Our portfolio is concentrated in major urban markets and destination resort locations. All of our hotels are managed by a third party—either an independent operator or a brand operator.

LOCATIONS IN KEY GATEWAY CITIES AND DESTINATION RESORTS





SUSTAINABILITY HIGHLIGHTS

ENVIRONMENTAL PERFORMANCE



EMISSIONS INTENSITY

7.89 kgCO2e per square foot

↓ **8%**

(Working toward 2030 Target of 50% ↓ from baseline 2019)



ENERGY INTENSITY

29.4 kWh per square foot

↓ **5%**

(Working toward 2030 Target of 30% ↓ from baseline 2019)



WATER INTENSITY

150.2 gallons per occupied room

↑ **7%**

(Working toward 2030 Target of 20% ↓ from baseline 2019)



- Renewables account for **9.8%** total energy consumption
- Invested nearly **\$13.9 million** in energy, water, and waste efficiency projects in 2024

SOCIAL PERFORMANCE



Over **\$2 million** cash donations to charitable causes since 2007



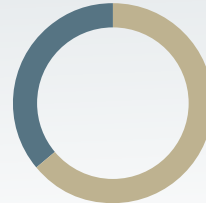
\$500,000 Cash and In-Kind Donations in 2024
1,100 Room Nights in 2024



600 Volunteer Hours in 2024



CORPORATE EMPLOYEE GENDER



- Men: 59%
- Women: 41%



EMPLOYEE AGE

- Under 30 years old: 25%
- 30 to 50 years old: 41%
- Over 50 years old: 34%

STRATEGY, ENGAGEMENT, AND GOVERNANCE



TRANQUILITY BAY BEACHFRONT RESORT, MARATHON, FLORIDA

SUSTAINABILITY OBJECTIVES

To deliver resilient, long-term value to our stakeholders, DiamondRock integrates sustainability into the fabric of our business. Our sustainability objectives are to:

- Minimize our environmental impact across our operations and supply chain
- Capitalize on opportunities to build climate resilience
- Proactively manage corporate responsibility related risks
- Promote a healthy and inclusive work culture
- Make positive contributions to the communities where we operate

INTEGRATION OF CORPORATE RESPONSIBILITY PERFORMANCE INTO INCENTIVE STRUCTURES


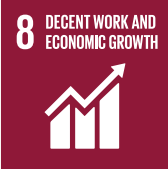


Corporate responsibility performance is a vital component of our company’s performance reviews and financial incentives. Corporate responsibility performance is directly integrated into the annual review process for key personnel groups, including Investor Relations and Dedicated Staff on corporate responsibility. For these groups, the achievement of corporate responsibility targets directly impacts bonus calculations. These targets align with our overarching sustainability goals, focusing on reducing environmental impact, improving governance practices, and advancing social initiatives. Additionally, corporate responsibility objectives for Senior Leadership—including the C-Suite, Senior Management, and Legal Counsel—are jointly and individually assessed, as disclosed in our proxy statement. These objectives further support our holistic approach to sustainability across all levels of the organization. This is not a new initiative but a continuation of our dedication to embedding sustainability as a core element of our corporate strategy. Meeting corporate responsibility targets strengthens our industry leadership and reinforces DiamondRock’s role as a responsible corporate citizen.

ALIGNMENT WITH THE UN SDGS

These objectives are aligned with the United Nations Sustainable Development Goals (“UN SDGs”), a framework to achieve a better and more sustainable future for all.

GOAL	OBJECTIVES	EFFORTS
 <p>3 GOOD HEALTH AND WELL-BEING</p>	<p>Support the health and well-being of our corporate and hotel employees, and the communities where we live and own hotels through our policy commitments and community engagement initiatives.</p>	<ul style="list-style-type: none"> ■ Heightened safety and hygiene measures for hotel guests and employees ■ 100% coverage of the premium for health care and dental, life and disability insurance for corporate employees ■ Flexible working options ■ Ergonomic workstations ■ Access to free gym ■ Corporate offices located on free bicycle and public transportation routes
 <p>4 QUALITY EDUCATION</p>	<p>Support local communities and educational initiatives, including scholarship opportunities</p>	<ul style="list-style-type: none"> ■ Long-time supporter of charitable organizations offering scholarship and professional development opportunities to underprivileged youth ■ Up to \$10,000 in financial assistance for corporate employees to advance education ■ Donated to corporate office associates’ children’s local schools through corporate giving program

ALIGNMENT WITH THE UN SDGS CONTINUED

GOAL	OBJECTIVES	EFFORTS
	<p>Support water intensity reduction goal through investments to maximize water efficiency, and conduct water risk assessments</p>	<ul style="list-style-type: none"> ■ Approximately \$670 thousand invested in water efficiency projects in 2024 ■ Assessed water risk for entire portfolio and prioritized water stewardship actions for locations of high water stress levels
	<p>Promote equal employment opportunities and take due diligence actions to ensure no violation of slave labor and other human rights laws</p>	<ul style="list-style-type: none"> ■ DiamondRock provides equal employment opportunities and expressly prohibits discrimination ■ Our Human Rights Policy prohibits the use of child labor, forced labor and human trafficking and other forms of human rights violations across our operations and supply chain ■ DiamondRock supports the American Hotel & Lodging Associations' (AHLA) 5-Star Promise and collaborates with our hotel operators and owned hotels' brands to ensure ongoing employee training and education programs for anti-harassment
	<p>Reduce and divert waste from landfill by promoting a circular economy approach (e.g. reuse, recycling and composting), and support sustainable and ethical sourcing</p>	<ul style="list-style-type: none"> ■ Approximately \$10 thousand invested in waste diversion projects in 2024 ■ Sustainable procurement considerations are involved in all construction projects ■ Launched a composting program at one of our hotels, which is expected to be rolled out to additional hotels ■ Reduced the total amount of waste generated and improving waste diversion rates and recycling for our corporate offices, construction projects, and at our hotel properties
	<p>Assess and mitigate climate related physical and transition risks; reduce energy and emissions intensity by investing in low-carbon and energy efficiency projects</p>	<ul style="list-style-type: none"> ■ Conducted climate related physical and transition risk assessment and took necessary actions, including integration into business and financial planning including Capex ■ Include carbon pricing considerations in valuation of new hotel investments ■ Nearly \$13.2 million invested in energy efficiency projects in 2024 ■ Upgraded "smart" thermostats at 21 hotels in 2024 ■ Completed an energy-saving pilot program at two hotels, which is expected to be rolled out to other hotels ■ Renewable energy accounts for 9.8% of energy needs across the portfolio ■ Two properties, Cavallo Point and Chicago Marriott Downtown Magnificent Mile, have installed onsite solar photovoltaic panel ■ At the Chico Hot Springs Resort in Montana, we invested in geothermal plumbing to reduce energy consumption ■ At The Dagny Boston, investments in more efficient RTU units were made to decrease energy associated with heating and cooling common areas ■ At the Hythe Resort in Vail, a new Building Automation System was installed to decrease energy consumption throughout the resort

GOVERNANCE

Our sustainability program is overseen by the Board's Nominating and Corporate Governance (NCG) Committee who has direct oversight over climate-related risks and opportunities. The NCG Committee reviews and monitors DiamondRock's goals, policies, strategies and activities related to environmental stewardship, climate related risks and opportunities, responsible investment, corporate citizenship, human rights, human capital management and other social and public matters of significance to DiamondRock. This committee updates our Board of Directors quarterly.

At the management level, the Chief Executive Officer (CEO) is responsible for assessing and managing sustainability risks and opportunities, and reports to the Board's NCG Committee. In support of the CEO, our Chief Financial Officer (CFO), General Counsel and Vice President of Investments also have sustainability related objectives within their responsibilities and these objectives have predetermined consequences on their bonus compensation plans.

Our executive officers actively engage our Asset Management, Investment, Design and Construction, Human Resources, Administration, and Legal teams during weekly, monthly, and quarterly meetings to review operating performance at hotels and evaluate capital expenditures opportunities that contribute toward DiamondRock's sustainability objectives.

DiamondRock has a portfolio-wide program of sustainable best practices. Each year, DiamondRock's Asset Management and Design and Construction teams formally collaborate with the General Manager and Director of Engineering of each hotel in the portfolio to review all projects related to the property and propose these additional best practices. Each project is proposed, evaluated, researched, and selected with a clear understanding and consideration of its sustainability impact.



KEY POLICIES:

Code of Business Conduct and Ethics

This Code has two sections. The first section, “Standards of Conduct,” contains the actual guidelines that our directors, officers, and employees are expected to adhere to in the conduct of DiamondRock’s business. The second, section “compliance Procedures,” contains specific information about how this Code functions including who administers the Code, who can provide guidance under the Code and how violations may be reported, investigated, and punished. This section also contains a discussion about waivers of and amendments to this Code.

Environmental Policy

DiamondRock recognizes the impact that our properties and projects can have on the environment and Responsible environmental stewardship is a top priority. The goal of DiamondRock’s Environmental Policy is to identify environmental risks and opportunities, decrease environmental impact, and strive for continual improvement in the environmental performance of our portfolio.

Human Rights & Labor Rights Policy

DiamondRock strives to conduct business in a manner that is consistent with the UN Universal Declaration of Human Rights and the UN Guiding Principles on Business and Human Rights. We also aim to comply with all applicable human rights and labor rights laws, including International Labour Organisation (ILO).

Vendor Code of Conduct

DiamondRock Vendor Code of Conduct outlines our expectations and minimum standards for vendors to conduct business with integrity, comply with regulations, protect human rights, provide a safe and healthy working environment, and responsibly manage environmental impacts.

Cyber Security Policy

DiamondRock cybersecurity policy outlines our guidelines and readiness for preserving the security of our data, managing communications, and training and protecting our technology infrastructure.

Whistleblower Policies & Procedures

The Company’s Audit Committee has established procedures for the:

- Receipt, retention, and treatment of complaints regarding accounting, internal accounting controls, or auditing matters
- Confidential, anonymous submission by employees of the Company of concerns regarding questionable accounting or auditing matters



STAKEHOLDER ENGAGEMENT

DiamondRock is keenly aware that collaboration with our stakeholders is essential for achieving our sustainability objectives. We are committed to open and transparent communications to engage our key stakeholders in identifying and implementing opportunities for enhancing sustainability performance.

DiamondRock engages with our tenants through multiple avenues, including a tenant (general manager) satisfaction survey, continuous communications, and sustainability training. We also provide our general managers with environmental, social, and code of conduct policy documents. Through tenant engagement, we aim to improve the performance of our portfolio and increase awareness as well as gather feedback around our sustainability program. Within the properties, hotel employees are involved in monitoring sustainability

progress and contributing feedback and ideas for further improvement. Over 60% of our hotels have a sustainability champion and one-third have a sustainability team that meets at least every quarter.

Although DiamondRock is an owner and landlord, and does not operate our properties, we work each year, and collaborate with the individual operators to discuss their well-being and health plan for their employees, guests, and the community. In October of each year, each hotel's operator submits their plan around these areas to DiamondRock as part of the annual budget season, and the program for the year is discussed and determined. Through our REIT collective engagement program, we also engage collectively with executives from hotel operators and brands on corporate responsibility topics.

STAKEHOLDERS	FORMS OF ENGAGEMENT	
DiamondRock Employees	<ul style="list-style-type: none"> ■ We have an employee health and well-being program in place ■ Employees are offered flexible work options ■ Employee satisfaction surveys are conducted 	<ul style="list-style-type: none"> ■ Bi-annual performance reviews are conducted ■ Professional development and other learning opportunities are supported ■ Whistleblower mechanism allows anonymous reporting of misconduct
Tenants (Independent / Brand operator)	<ul style="list-style-type: none"> ■ We collaborate to develop comprehensive and detailed plans for implementing safety protocols ■ We support our hotels in their efforts to conduct sustainability related training ■ We conduct meetings with each hotel's General Manager (GM) and Director of Engineering to evaluate all projects and additional best practices that can be implemented to yield sustainability benefits 	<ul style="list-style-type: none"> ■ Operators are rewarded with monetary incentives if monthly energy usage is lower than estimated figure in annual budget ■ Satisfaction surveys are conducted with each hotel's GM
Stockholders	<ul style="list-style-type: none"> ■ We engage stockholders on our strategy, compensation policy and performance, including that of sustainability, during investor meetings and events 	<ul style="list-style-type: none"> ■ Stockholders can submit information requests or feedback via our website, and through email
Suppliers	<ul style="list-style-type: none"> ■ We communicate our expectations of vendors/suppliers through our Vendor Code of Conduct ■ We work with vendors/suppliers to procure sustainable construction materials 	<ul style="list-style-type: none"> ■ Regular meetings, status reports and onsite visits are conducted with general and sub-contractors to ensure construction projects meet stringent environmental, health and safety standards
Communities	<ul style="list-style-type: none"> ■ DiamondRock contributes money, time and resources to charities at both the local and national levels 	<ul style="list-style-type: none"> ■ At the asset level, we monitor community impacts in correlation with our investment objectives



SUSTAINABLE INVESTMENT STRATEGY

We critically evaluate each of our hotels at every property lifecycle stage to ensure that our portfolio conforms to our vision, supports our mission and corresponds with our strategy.

For all new investments, our investment team works with energy consultants to address future risks and estimate future pricing before making capital allocation decisions. An analysis is performed to understand the expense of making new investments carbon neutral.

For existing assets, our insurance consultant performs an annual risk assessment of water, hazard, fire and life safety, and natural disaster, and we take appropriate actions to mitigate any significant risks.

Prior to embarking on construction and renovation projects, DiamondRock's in-house team and external consultants conduct a diligence process that addresses building safety, community impact, energy efficiency, air quality, waste and contamination. We also opt for more sustainable building materials for our construction and renovation project.

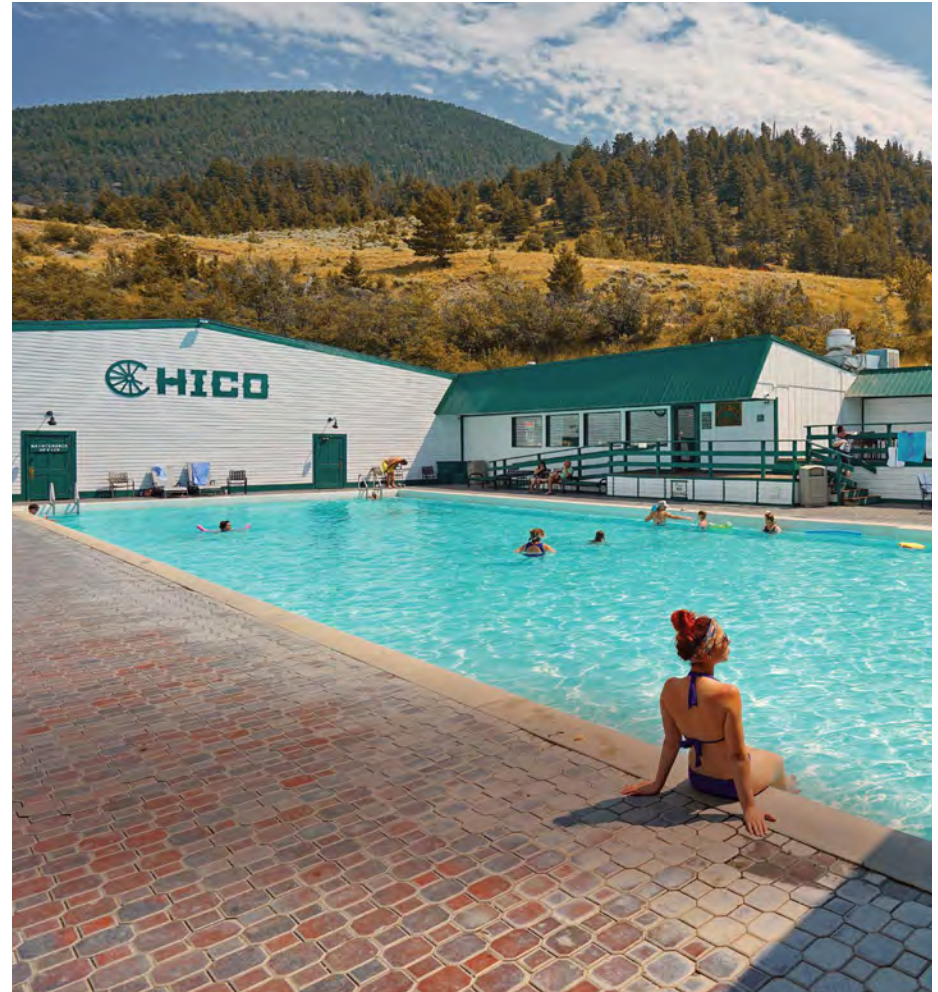
Our design and construction team also leverages municipal incentives to optimize the efficiency of our assets. The team has been able to procure sustainable oriented funds to improve efficiency with upgrades to Henderson Beach Resort's automation system, and mechanical equipment such as chillers, and laundry and kitchen appliances.

For dispositions, DiamondRock carefully considers the age, efficiency, energy, and carbon profiles of potential disposition candidates to assess long-term portfolio fit with our sustainable investment strategy.

In 2024, we invested \$13.9 million in energy, water, and waste efficiency projects and energy conservation programs. To help achieve our energy and carbon intensity reduction goals, many of our investments were in low carbon opportunities, including renewable energy and investments to reduce energy consumption from non-renewable sources.

In 2024, "smart" thermostats were upgraded in 21 hotels. Energy-saving pilot programs were completed at two hotels (with the expectation to implement at further properties). Two properties, Cavallo Point and Chicago Marriott Downtown Magnificent Mile, have installed onsite solar photovoltaic panels. Cavallo Point has also continued to make operational upgrades, with replacement of 21 of its high efficiency boilers, the installation of Wi-Fi enabled programmable thermostats, and the conversion of lightbulbs onsite to LED bulbs.

Additionally, at Chico Hot Springs Resort in Montana, we invested in geothermal plumbing to reduce energy consumption. At The Dagny Boston, investments in more efficient RTU units were made to decrease energy associated with heating and cooling common areas. At the Hythe Resort in Vail, a new Building Automation System was installed to decrease energy consumption throughout the resort.



CHICO HOT SPRINGS, PARADISE VALLEY/YELLOWSTONE, MONTANA



CYBER SECURITY, DATA PROTECTION AND PRIVACY

We believe that a robust cyber-security policy is essential to preserving critical and private information and minimizing our vulnerability to security breaches and other cyber-security threats. Threats to the Company's financial, non-public information, and reputation include malicious malware, hackers, human errors, ransomware and system malfunctions. To combat these threats, we have implemented a series of measures intended to enhance our cyber-security.

We have implemented an information security training and compliance program. This program covers the following topics:

- Threat landscape, including spearfishing attacks, email as the primary entry point, and difficulty of discovering breaches;
- The approach to cyber-defense strategy, including defense in layers, maintaining the balance between security and functionality, and key component of business continuity and disaster recovery;
- The evolving nature of the attack surface, including working to strategically move past legacy Privileged Access Management and towards a cloud ready zero trust authentication, user access to business systems, coupled with interconnected cloud and on-premises workflows expands the attack surface; and
- Examples of attacks and how current Defense-In-Depth systems are designed to detect, alert and respond; and
- Ransomware preparedness

We require all employees to attend a training and compliance program at least once annually. In addition, we have a separate, special training session for all Board members and senior executives. Our senior executives brief the Board on information regarding security matters at least quarterly.

Further, we have engaged our auditor, which is an independent public accounting firm, to perform an ongoing risk-based cyber security program assessment across both our Corporate and operator environments. In this capacity, they report to Senior Management and the Board on a regular basis and, if appropriate, recommend changes to our processes

The Company has a robust cyber-insurance policy. Subject to its terms, conditions, and exclusions, the policy is designed to (i) respond to claims arising from data and security breaches, (ii) pay regulatory penalties arising from a data or security breach, and (iii) respond to claims under Merchant Service Agreements arising from suspected data breaches. The policy also provides cyber business interruption coverage, cyber extortion, and data recovery coverage. Finally, the policy covers for costs incurred in responding to a breach, including notification, legal, forensics and public relations. The Company performed a cybersecurity tabletop in 2025 to evaluate our cyber-crisis readiness and further mitigate cyber risk. The Company has formal incident response plans in place to respond to breaches.

During the last three years ending December 31, 2025, the Company has not experienced a material information security breach. Additionally, during the last three years ending December 31, 2025, there have been no net expenses incurred from a material information security breach penalties and settlements.





ESG DISCLOSURE SCOREBOARD

DiamondRock is committed to open and transparent communication of its sustainability performance to stakeholders and participates in both GRESB and ISS assessments. Through these assessments, we benchmark our performance against peers and are motivated to seek further advancement in our sustainability program. We ranked #3 in GRESB 2025 Real Estate Assessment within the Hotel / Americas peer set, and ranked #1 in GRESB Public Disclosure the comparison group Hotel / United States. We also rank within the top 20% across all U.S. real estate companies participating in the ISS ESG Corporate Ranking, and are among the top 20% of all participating companies worldwide.

GRESB ANNUAL RESULTS								ISS-ESG RANKINGS ¹		ISS-ESG CORPORATE RANKING ¹	
 G R E S B [®]								ENVIRONMENTAL  3		 Currently ranked in top 20% of all US real estate companies.	
STAKEHOLDERS	2019	2020	2021	2022	2023	2024	2025				
DRH GRESB Score	81	83	86	82	85	86	86				
Peer Score Average²	69	69	72	65	77	80	75	SOCIAL  3			
Index to Peer Score Average	117%	122%	119%	126%	110%	108%	115%				
PUBLIC DISCLOSURE	2019	2020	2021	2022	2023	2024	2025				
Result	–	–	–	89	96	98	100	GOVERNANCE  1			
Score	C	A	A	A	A	A	A			DiamondRock ranks in the top 20% of the World Real Estate Sector, earning an ISS ESG Prime designation.	

¹As of December 31, 2025.

²Lodging Peer Average is based on 5 Lodging Companies including 3 REITs.

ENVIRONMENTAL STEWARDSHIP

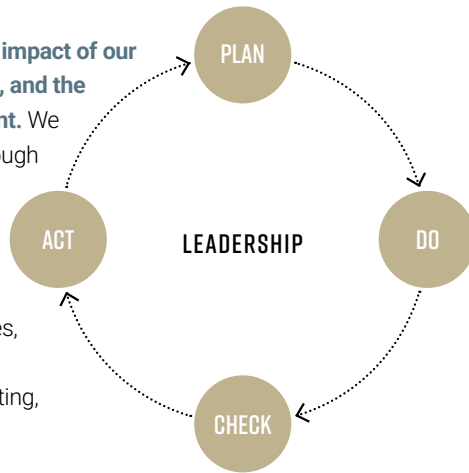


HENDERSON BEACH RESORT, DESTIN, FLORIDA



OBJECTIVES AND TARGETS

DiamondRock is committed to reducing the impact of our operations, the operations of hotels we own, and the activities of our suppliers on the environment. We manage our environmental performance through our ISO 14001-aligned Environmental Management System, a Plan-Do-Check-Act system that includes a set of policies, processes and procedures to identify and address environmental risks and opportunities, and facilitate continuous improvement in environmental performance through goal setting, data tracking, and progress reporting.



We also benchmark our environmental performance against peers to identify and remedy anomalies in our consumption to avoid resource wastage. Our hotels are benchmarked in the Environmental Protection Agency’s Energy Star Portfolio Manager and Cornell Hotel Sustainability Benchmarking.

Our environmental objectives are:

- **Energy and Emissions:** To make sound investments and support initiatives that reduce portfolio energy consumption and greenhouse gas emissions per square foot from base year 2019 levels
- **Water:** To implement best practices and prioritize properties with greatest water risk and impact to reduce water consumption per occupied room from base year 2019 levels
- **Waste:** To further divert waste to landfill from hotels and corporate headquarters through re-use, recycling and composting
- **Biodiversity:** To consider and monitor potential biodiversity impacts for new investments and current properties in our portfolio
- **Supply Chain:** To purchase environmentally preferable, ethically sourced and/or local materials whenever feasible

OUR ENVIRONMENTAL TARGETS

DiamondRock has been measuring and monitoring environmental performance since 2011. In 2024, we moved the needle further in planning our journey toward net zero. We updated our portfolio-wide targets to 2030 with a goal to increase energy from renewable sources while reducing energy, carbon, water, and waste intensity using 2019 as the base year.

In 2024, as expected, our reported environmental consumption increased compared to 2023 due to the addition of hotel properties and guest rooms as well as increasing demand levels across our portfolio. In an effort toward enhanced data completeness, 2024 data included vehicle emissions, and also refrigerant emissions, whereas prior years did not include refrigerants as a source.

Despite the year over year increase, we are pleased to report that energy and carbon intensity compared to 2019 is notably lower, reflecting our commitment to energy efficiency and responsible resource use. In 2024, our energy intensity per square foot decreased by 5% compared to 2019, while greenhouse gas emissions intensity per square foot decreased by 8% compared to 2019.

2024 water intensity decreased by 1% from 2023 as occupancy continues to increase and normalize since 2019. Water intensity per occupied room remains above the 2019 baseline by 7%.

In 2024, waste diversion from landfills has increased as compared to 2023, and increased from the 2019 baseline. The current diversion rate is 18% toward a goal of 50% by 2030, representing an opportunity for increased recycling across the DiamondRock portfolio.

In 2024, 9.8% energy came from renewable sources. We are making progress toward a renewable energy target of 30% by 2030. We recognize further investment in renewables beyond grid mix is needed to meet our target, and in 2024 we factored in property participation in CCA (Community Choice Aggregation) programs with preference to renewables.

STAKEHOLDERS	2030 TARGET	PROGRESS TOWARDS 2030 GOAL*
Energy Intensity (kWh per square foot)	Reduce energy intensity by 30% by 2030	-4.6%
Carbon Emission Intensity (kg/CO2E per square foot)	Reduce carbon emission intensity by 50% by 2030	-8.3%
Water Intensity (gallons per OCRM)	Reduce water intensity by 20% by 2030	7.3%
Waste Diversion Target	Achieve waste diversion rate of 50% by 2030	18.0%
Renewable Energy Target	30% of electricity consumption from renewable energy sources	9.8%

* 2019 Baseline



PATHWAY TO NET ZERO

To prevent the most damaging effects of climate change, DiamondRock is committed to reducing its greenhouse gas emissions to zero by 2050. This would help limit global warming to 1.5 degrees Celsius or lower, which is the objective of the Paris Agreement.

To meet this goal, DiamondRock is shifting how it conducts business with other entities to decarbonize throughout the value chain, aiming for a net-zero status by 2050. Acknowledging that global initiatives alone may fall short of the 1.5-degree target, the company emphasizes the need for immediate and sustained action by every individual and business to avoid further impacts.

While DiamondRock is in the early stages of identifying and implementing operational changes, the company is currently assessing the pathway and corresponding financial requirements essential for reducing its emissions and achieving net zero over the next three decades. This journey aligns with the Hotel Net Zero Methodology, Second Edition (June 2023), with the goal of achieving net-zero emissions across all three scopes by 2050. The initial focus until 2030 is on tangible managerial actions that will yield lasting impacts beyond that date, and progress toward these milestones will be regularly reported.

In 2022, DiamondRock set company specific and actionable targets for environmental intensity metrics, aiming to reduce carbon emissions by 50% by 2030. Recognizing the imperative of achieving net-zero emissions by 2050, the company is dedicated to formulating an organizational plan delineating its pathway to net zero. Committing to adapting as necessary in collaboration with customers, lawmakers, and investors, DiamondRock anticipates changes in building standards, pricing, regulations, customer preferences, and the availability of low-carbon products and services. We recognize the imperative of achieving net-zero emissions by 2050 and are dedicated to collaborating with customers, lawmakers, and investors to create a plan for achieving this.

The Corporate Responsibility Committee, composed of the Chief Financial Officer, General Counsel, internal associates, and external advisors, is entrusted with pursuing activities essential to meeting the 2050 milestones. The Net Zero Plan, detailed in the two tables below, outlines DiamondRock's milestones for 2030 and 2050, highlighting actions taken in 2024 and 2025 and planned initiatives for 2025 and 2026.



In 2022, DiamondRock set specific and actionable targets for environmental intensity metrics, aiming to reduce carbon emissions by 50% by 2030.

SCOPE 1 AND 2 CATEGORIES OF EMISSIONS

CATEGORY DESCRIPTION	2030 MILESTONES	2050 MILESTONES	ACTIVITIES CONDUCTED IN 2024/2025	ACTIVITIES PLANNED FOR 2025/2026
Facility Emissions Intensity – covers the emissions from the energy usage of the building itself	<ul style="list-style-type: none"> 50% absolute reduction or 66% intensity reduction of carbon from a 2019 baseline Scope 1 and 2 offsets can be claimed in net zero progress calculations up to 7.3 kgCO₂e/SqM 	<ul style="list-style-type: none"> 99% reduction carbon from the baseline 	<ul style="list-style-type: none"> Setting baseline emissions and emissions intensity for the portfolio Annual surveying of energy conservation measures and attributes Engaging with each hotel for annual energy reduction opportunities Externally verifying Scope 1 & 2 emissions 	<ul style="list-style-type: none"> Setting 2030 targets for each property Capital planning for each property to incorporate decarbonization Developing a renewable energy strategy for onsite installation or PPA and renewable energy purchase, including forecasting grid decarbonization Engaging with operators for synergies to meet their carbon reduction targets
Energy Efficiency – covers all activities to reduce Scope 1 & 2 energy consumption of the facility	Achieve a 20% reduction in energy intensity from a 2019 baseline	N/A	<ul style="list-style-type: none"> Investing nearly \$13.2 million in energy efficiency projects in 2024 Upgraded “smart” thermostats at 21 hotels in 2024 Completed an energy-saving pilot program at two hotels, which is expected to be rolled out to other hotels 	<ul style="list-style-type: none"> Monitoring the purchase of carbon offsets across the portfolio by operators, brands, and customers Capital planning for each property to incorporate energy efficiency Annual portfolio-wide analysis to prioritize properties of greatest relative weight and reduction potential
Energy Sources – covers the various forms of installing or purchasing energy either as a source of power for the hotel as Scope 1 & 2, or as a contribution to the electric power grid via market mechanism for Scope 2.	100% of electricity will be from renewable or zero-carbon sources, either via the grid, market purchase, onsite, or a combination of all	<ul style="list-style-type: none"> Total energy from renewables exceeds 90% 100% renewable electricity for all markets Electrified sources of heating and cooling either in place, confirmed for replacement at end-of-life or renovation, and embedded in any new projects unless unfeasible 	<ul style="list-style-type: none"> Two properties, Cavallo Point and Chicago Marriott Downtown Magnificent Mile, have installed onsite solar photovoltaic panels in Sausalito Chico Hot Springs Resort in Montana, we invested in geothermal plumbing to reduce energy consumption At The Dagny Boston, investments in more efficient RTU units were made to decrease energy associated with heating and cooling common areas At the Hythe Resort in Vail, a new Building Automation System was installed to decrease energy consumption throughout the resort 	<ul style="list-style-type: none"> Incorporating decarbonization planning into the due diligence and modeling for acquisitions



PATHWAY TO NET ZERO CONTINUED

SCOPE 1 AND 2 CATEGORIES OF EMISSIONS CONTINUED

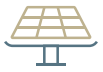
CATEGORY DESCRIPTION	2030 MILESTONES	2050 MILESTONES	ACTIVITIES CONDUCTED IN 2024/2025	ACTIVITIES PLANNED FOR 2025/2026
Other Scope 1 & 2 – Includes fugitive Scope 1 emissions from refrigerants, vehicles and corporate offices	<ul style="list-style-type: none"> 100% renewable electricity at all domestic properties Achieve reductions in emissions from 2025 for each non-renewable source 	All remaining emissions sources quantified and offset	2024 Vehicle emissions quantified and included in inventory. Refrigerant emissions estimations for the portfolio and included in inventory.	Engaging with industry to improve calculation methods and data availability for refrigerants and corporate offices.

SCOPE 3 CATEGORY OF EMISSIONS

SCOPE 3 CATEGORY	CATEGORY DESCRIPTION	2030 MILESTONES	2050 MILESTONES	ACTIVITIES PLANNED FOR 2025/2026
1	Outsourced Laundry – covers Scope 3 emissions of laundry washed at a separate facility outside the hotel's ownership and control	Suppliers' facilities powered by 100% renewable electricity in immediate markets	<ul style="list-style-type: none"> Suppliers' facilities powered by 100% renewable electricity in immediate markets Remaining emissions offset 	Identifying sites with outsourced laundry or planned for outsourcing by 2030
7	Employee Commute – emissions of company staff commuting to and from work via transportation not owned or controlled by the company	Accurately calculated and baseline determined with best practice for accepted calculation methods and coefficients	<ul style="list-style-type: none"> Demonstrate reductions in related emissions from 2040 100% of remaining emissions offset 	<ul style="list-style-type: none"> Surveying employees to understand baseline of mode of transport, frequency of office commutes, and distance traveled Engaging with employees and community to identify opportunities
6	Business Travel – covers the transportation and lodging for purposes of business travel of company level staff	Company bookings for hotel stays and meeting space usage will be in facilities powered by 100% renewable electricity and have a plan in place for net zero	<ul style="list-style-type: none"> Company bookings for hotel stays and meeting space usage will be in facilities powered by 100% renewable electricity in line with expected performance thresholds for remaining emissions 100% of remaining emissions offset 100% of transport emissions will be offset by best available contribution to host destination/region 	<ul style="list-style-type: none"> Setting up a tracking mechanism to capture business travel and establish boundaries Engaging with corporate travel and booking sites to identify opportunities to reduce the footprint, offset transport, and encourage hotels to decarbonize in alignment with net-zero
3	Transmission & Distribution Losses – includes emissions from location based losses from delivery of purchased electricity from source to the hotel	Performance reductions in line with milestones for energy sources, energy efficiency, and renewables	<ul style="list-style-type: none"> Performance reductions in line with milestones for energy sources, energy efficiency, and renewables Remaining emissions offset 	<ul style="list-style-type: none"> Starting to track losses according to industry best practice to establish a baseline Evaluating how purchase of renewables, energy intensity, and electric power grid decarbonization will impact these losses by 2030.

SCOPE 3 CATEGORY OF EMISSIONS CONTINUED

SCOPE 3 CATEGORY	CATEGORY DESCRIPTION	2030 MILESTONES	2050 MILESTONES	ACTIVITIES PLANNED FOR 2025/2026
5	<i>Waste – covers activities to reduce emissions from waste disposal, which are categorized as Scope 3</i>	<ul style="list-style-type: none"> Emissions from waste from ongoing operations will be tracked, and reduced in alignment with best practice Emissions from priority categories of ongoing purchases will be identified with a baseline set and reduction plan in place 	<ul style="list-style-type: none"> Waste reduction in line with established industry benchmarks/goals Cumulative waste emissions intensity reduction from 2040 exceeds waste intensity reduction, as most intense sources are further reduced and diversion increases All significant waste sources quantified and offset 	<ul style="list-style-type: none"> Improving tracking across the portfolio and establishing baselines where possible Evaluating waste reduction opportunities in capex planning for each property Engaging with industry to improve calculation methods, data availability, and boundaries for ongoing purchases. Engaging with operators to understand how they will meet 2030 targets for these categories and how to support
1	<i>Embodied carbon on building, land use change and FF&E – covers the most significant sources of Scope 3 emissions which are often classified as “Capital Goods” and consisting of the construction of a hotel and the upstream lifecycle emissions of the building materials and FF&E</i>	Emissions are accurately quantified by estimation with default data available for use and accounting methodology in place, with baseline set	<ul style="list-style-type: none"> Achieve reduction in embodied carbon emission from 2040 Remaining embodied carbon from all new builds from 2040 offset All new builds will be committed for offsetting over established best practice in accounting and life cycle 	<ul style="list-style-type: none"> Evaluating and understanding the concepts and the opportunities to engage with the industry Evaluating forms of quantifying in our properties and purchases Engaging with industry to improve calculation methods and data availability



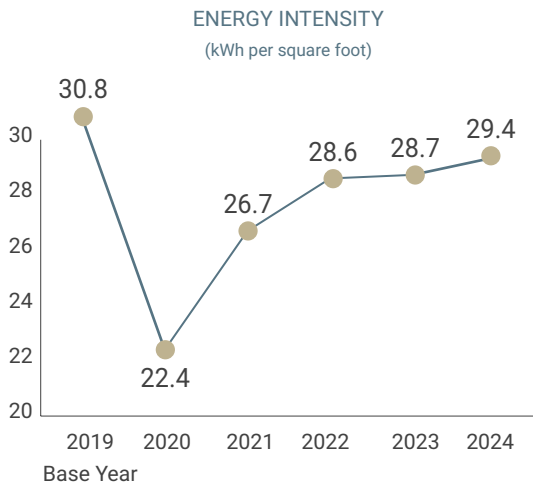
ENERGY AND EMISSIONS

DiamondRock recognizes that climate change presents significant risks and opportunities to businesses, including tangible physical risks for real estate assets. We are using the Task Force for Climate-Related Financial Disclosures (TCFD) framework to identify material concerns, and are taking steps to embed climate-related issues in our governance, strategy and risk management. We have set energy and carbon intensity reduction goals targeted for achievement by 2030 and are working to realize our goals by monitoring and incentivizing improvements in energy efficiency, undertaking preventive maintenance measures, identifying, and investing in energy efficiency best practices and investing in low or zero carbon opportunities. Energy usage by our third-party operators is measured each month, and monetary incentives are awarded to operators that consume less energy than

estimated in the annual budget. Each hotel within our portfolio has a preventive maintenance plan in place to ensure timely maintenance, which supports energy savings. From DiamondRock’s portfolio-wide program of sustainable best practices, promising emerging practices are identified for implementation.

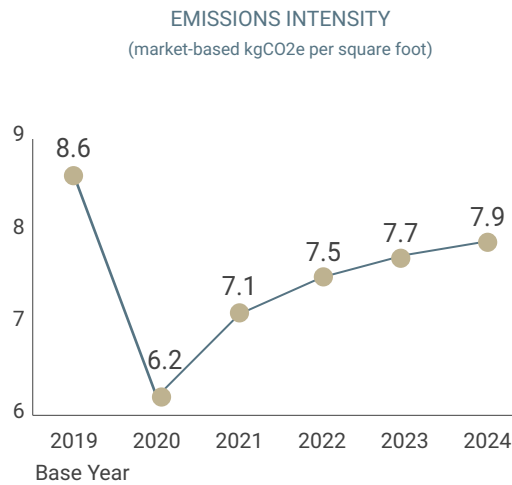
Apart from renewable energy and efficiency projects, our hotels provide access and information about green transport options, such as by bike or public transportation. Electric vehicle charging stations are also offered at an increasing number of our hotels including Renaissance Charleston Historic District Hotel, Westin Boston Waterfront and Westin San Diego Gaslamp Quarter.

ENERGY REDUCTION



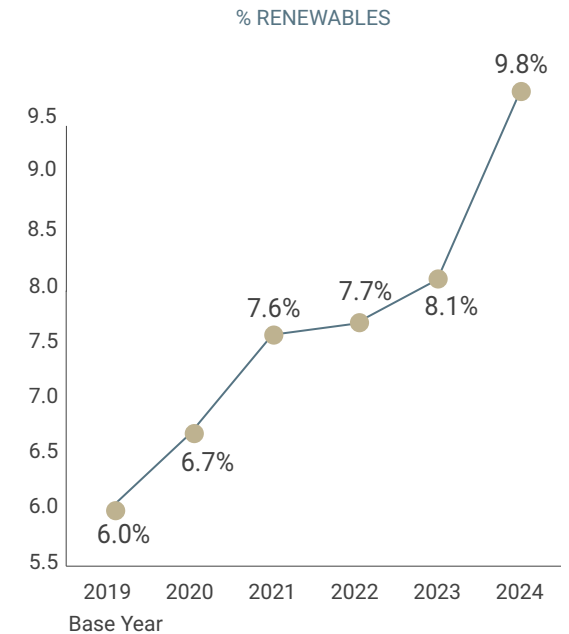
↓ **4.6%**

Reduction in intensity since 2019



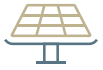
↓ **8.3%**

Reduction in intensity since 2019



↑ **63.5%**

Increase in renewable since 2019



ENERGY AND EMISSIONS CONTINUED

OBJECTIVE To make sound investments and support initiatives that reduce portfolio energy consumption and greenhouse gas emissions per square foot from base year 2019 levels.

Nearly \$13.2 million invested in energy efficiency in 2024

COMMON PRACTICES

- **100%** benchmarked in Energy Star Portfolio Manager
- **100%** track utility bills on an online platform on a monthly basis
- **92%** have implemented measures to improve energy conservation over the last three years
- **92%** have a preventive maintenance plan that checks building energy and water equipment at least on a quarterly basis
- **89%** have installed digital thermostats in at least 90% of guestrooms
- **86%** have installed LED light bulbs in interior spaces

EMERGING PRACTICES

- **67%** have a building automation system (BAS)
- **63%** have installed occupancy sensors or key card switches in guest rooms to reduce heating/cooling
- **44%** have enhanced windows well adapted to the local climate (e.g., single, double or triple pane, thermal transmittance or U-value, low emissive glass) and to their exposure to direct sunlight (e.g., solar heat gain coefficient)
- **28%** have conducted an energy efficiency assessment for the entire property
- **17%** reuse waste heat on the property
- **6%** generate solar energy on-site

Energy consumption across our portfolio increased from 232,461 MWh in the baseline 2019 to 233,879 MWh in 2024. In turn, energy intensity decreased from 30.77 kWh per square foot to 29.37 kWh per square foot.



We have set energy and carbon intensity reduction goals targeted for achievement by 2030

BUILDING AUTOMATION SYSTEMS UPGRADES (WESTIN BOSTON SEAPORT AND THE DAGNY BOSTON)

In 2024, DiamondRock has invested \$1 million to install new Building Automation Systems at our two Boston hotels, the Westin Boston Seaport and the Dagny Boston. Building Automation Systems are computer-based control systems installed to control and monitor the building's mechanical and electrical equipment such as ventilation, lighting, power systems, fire systems, and security systems. Coordinating and dealing with building systems from a single workstation permits facility-wide insight and control for better performance. In these projects, DiamondRock has been able to receive \$180 thousand for each property in municipal rebates. We are estimating a 20% reduction in energy usage due to the installation of these systems.



DiamondRock is committed to reducing water consumption in our portfolio through investment in water efficiency projects, monitoring and reporting, and enhancing operating procedures. We evaluate water risks for our entire portfolio and prioritize water stewardship actions for locations of high water stress levels. Our water risk assessment utilizes the World Resources Institute’s Aqueduct tool primarily analyzing water quality and availability, and Ecolab Water Risk Monetizer.

We plan to continue monitoring potential changes in the cost and availability of water in key markets, such as California, and leveraging the water risk assessments to inform future decision making on capital expenditures for water efficiency projects.

In collaboration with our operators, we are on a constant lookout for water efficiency project opportunities with a good potential to yield significant savings in comparison to the investment required. In 2024, we invested \$670 thousand in water efficiency measures across our portfolio, including smart valve installation for water conservation at the Hotel Palomar Phoenix, Westin Fort Lauderdale, and Shorebreak Fort Lauderdale.

OBJECTIVE To implement best practices and prioritize properties with greatest water risk and impact to reduce water consumption per occupied room from base year 2019 levels.

\$670 thousand invested in water efficiency projects in 2024

COMMON PRACTICES

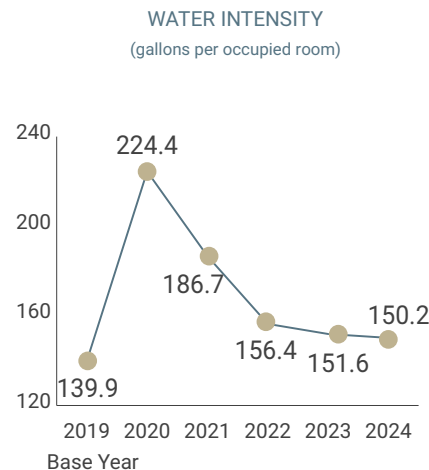
- **92%** have a preventive maintenance plan that checks building energy and water equipment at least on a quarterly basis
- **92%** have fitted showers that conserve water by consuming no more than 2 gallons per minute (7.6 liters per minute)
- **86%** have implemented water efficiency measures over the last three years
- **86%** have fitted toilets that conserve water by consuming no more than 1.6 gallons per flush (6 liters per flush)

- **83%** have fitted guestroom faucets conserve water by consuming no more than 1.5 gallons per minute (5.7 liters per minute)
- **77%** use native or drought-tolerant landscaping to reduce irrigation needs

EMERGING PRACTICES

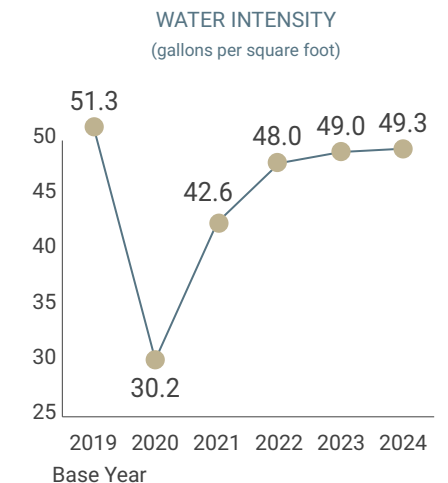
- **61%** have water-efficient drip or sprinkler irrigation systems to avoid overwatering the irrigated landscape
- **19%** have recently conducted a water efficiency assessment for entire property within last 3 years

WATER REDUCTION



↑ **7.3%**

Increase in intensity since 2019



↓ **4.0%**

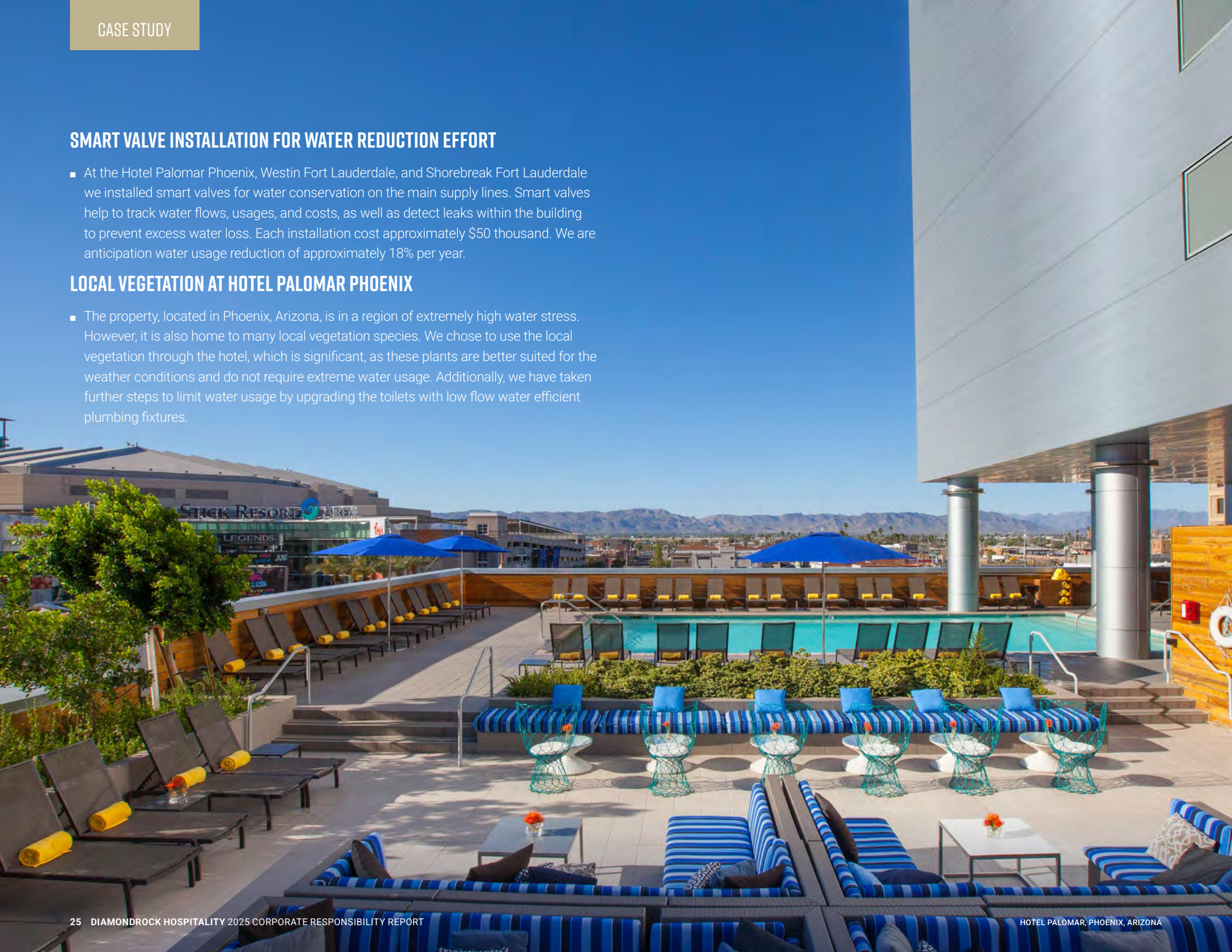
Decrease in intensity since 2019

SMART VALVE INSTALLATION FOR WATER REDUCTION EFFORT

- At the Hotel Palomar Phoenix, Westin Fort Lauderdale, and Shorebreak Fort Lauderdale we installed smart valves for water conservation on the main supply lines. Smart valves help to track water flows, usages, and costs, as well as detect leaks within the building to prevent excess water loss. Each installation cost approximately \$50 thousand. We are anticipation water usage reduction of approximately 18% per year.

LOCAL VEGETATION AT HOTEL PALOMAR PHOENIX

- The property, located in Phoenix, Arizona, is in a region of extremely high water stress. However, it is also home to many local vegetation species. We chose to use the local vegetation through the hotel, which is significant, as these plants are better suited for the weather conditions and do not require extreme water usage. Additionally, we have taken further steps to limit water usage by upgrading the toilets with low flow water efficient plumbing fixtures.





DiamondRock is committed to reducing the total amount of waste generated and improving waste diversion rates and recycling for our corporate offices, construction projects, and at our hotel properties. One challenge we face is retrieving full accurate information regarding waste from our portfolio as most waste service providers do not weigh the waste collected and internal waste tracking requires onerous volume to weight conversions using information such as bin size and collection frequency. In 2024, our overall waste data was projected based on 98% of the portfolio. We will continue to develop ways to improve waste data tracking and measurement, identify challenges faced by hotels toward diverting waste and facilitate the sharing and uptake of waste diversion technologies and best practices.

OBJECTIVE To further divert landfill waste generated by our hotels and corporate headquarters through re-use, recycling and composting.

\$10 thousand invested in waste diversion projects in 2024

Waste Intensity: 6.77 pounds per occupied room

Waste Diversion Rate: 18% in 2024

COMMON PRACTICES

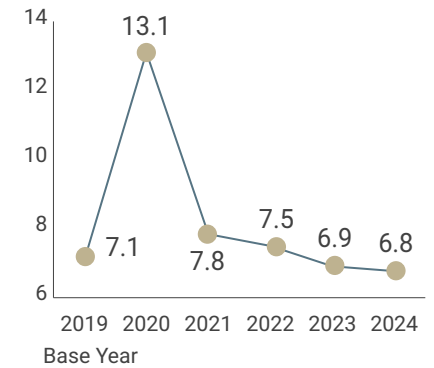
- **89%** have implemented waste management measures (e.g. composting, ongoing waste performance monitoring, recycling program, waste stream management and audit)
- **82%** have implemented food waste prevention strategies
- **73%** have eliminated and/or replaced plastic straws with non-plastic alternatives

EMERGING PRACTICES

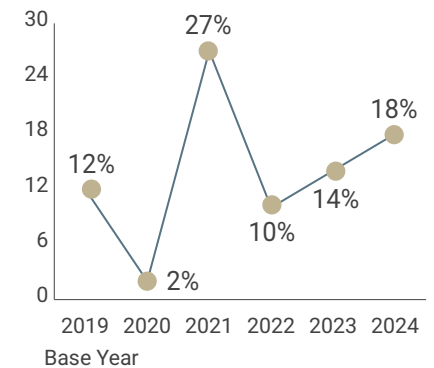
- **59%** operative an effective recycling program
- **47%** divert food waste
- **39%** have eliminated or reduce single use plastics to an absolute minimum
- **30%** measures food waste generated
- **14%** conducted a waste stream audit or waste assessment within the past three years
- **13%** donate excess food to community kitchens or similar programs

WASTE REDUCTION

WASTE INTENSITY
(pounds per occupied room)



WASTE DIVERSION RATE



THE HYTHE VAIL

Various waste initiatives have been implemented at the 344-room Hythe Vail, in order to reduce single use waste products, increase waste diversion, and reduce waste totals. Sustainability initiatives include:

- Commitment by operator to zero emissions by 2030
- Aluminum recyclable bottles in guest rooms in lieu of single-use plastic bottles
- Soda Stream refillable water stations throughout hotel
- Guests have an opt-in for National Forest Foundation donation for each stay
- Eliminated the use of single use plastics
- Established community food donation program





BIODIVERSITY

OBJECTIVE To consider and monitor potential biodiversity impacts for new investments and current properties in our portfolio.

The world's biodiversity and ecosystems are essential to our survival and well being. They are also a key foundation of attractive tourist destinations. DiamondRock is committed to enhancing local biodiversity and reducing risks on natural habitats. We assess biodiversity risks prior to construction and development and avoid areas of high biodiversity, which are ecologically sensitive areas. By responsibly managing surrounding environments during development, redevelopment, renovation projects by following measures we strive to reduce impact on ecosystems.

Our hotels seek to minimize their impact on the surrounding environment by complying with all applicable environmental regulatory requirements. It is also a common practice to use native, drought resistant species for landscaping that are ecologically compatible with the local environment across our portfolio.

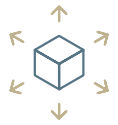
CASE STUDY

SEA TURTLES WESTIN FORT LAUDERDALE BEACH RESORT AND MARGARITAVILLE BEACH HOUSE KEY WEST



Populations of Sea Turtles have been at risk in Florida beach communities for many years. Since both the Westin Fort Lauderdale Beach Resort and Margaritaville Beach House Key West are situated on beachfront sites, the hotel's have focused efforts to minimize impact on surrounding biodiversity and habitat:

- Replaced and install exterior lighting to comply with the Florida Sea Turtle Conservancy
- Significance of coastal lighting impacts on Sea Turtles and minimizing impacts on Sea Turtle emergences
- Community focus and adaptation to these sorts of initiatives



SUPPLY CHAIN

OBJECTIVE To purchase ethically sourced and/or local materials whenever feasible.

DiamondRock is committed to purchasing services and products that are the most supportive of long-term environmental sustainability. We are committed to sustainably purchasing and using materials that are locally sourced and have credible sustainability certifications. DiamondRock, with our brand partners and third-party management companies, promote sustainable procurement throughout our value chain. Through our Vendor Code of Conduct and ongoing engagement, suppliers, vendors and other business partners are expected to adhere to the same corporate responsibility standards to which we hold our Company and associates. DiamondRock reserves the right to perform audits of vendors, to mitigate non-compliance and ensure practices are in place to conduct business in a manner that is consistent with our Vendor Code of Conduct.

SUSTAINABLE DESIGN AND CONSTRUCTION



CAVALLO POINT – THE LODGE AT THE GOLDEN GATE, SAUSALITO, CALIFORNIA

DiamondRock recognizes and appreciates the importance of sustainable construction. We see significant opportunities to embed sustainability in our construction and renovation projects, from adopting resource efficient building technologies to using environmentally friendly building materials. Sustainable building materials include characteristics such as lower carbon footprint, less resource intensive, less toxic, and manufactured from recycled materials and/or can be further recycled and reused for the same construction purposes at end-of-life.

Our resort, Cavallo Point - the Lodge at the Golden Gate, provides one example of how we integrate sustainability into design and development. The entire lodge project attained LEED (Leadership in Energy and Environmental Design) Gold certification from the U.S. Green Building Council for its outstanding green elements, including:

- Installation of solar panels in metal roofing to provide renewable energy for its operations
- Use of renewable, low impact materials such as bamboo and recycled wood
- Use of low-VOC glues, paints and carpets which are better for indoor air quality

OUR PEOPLE





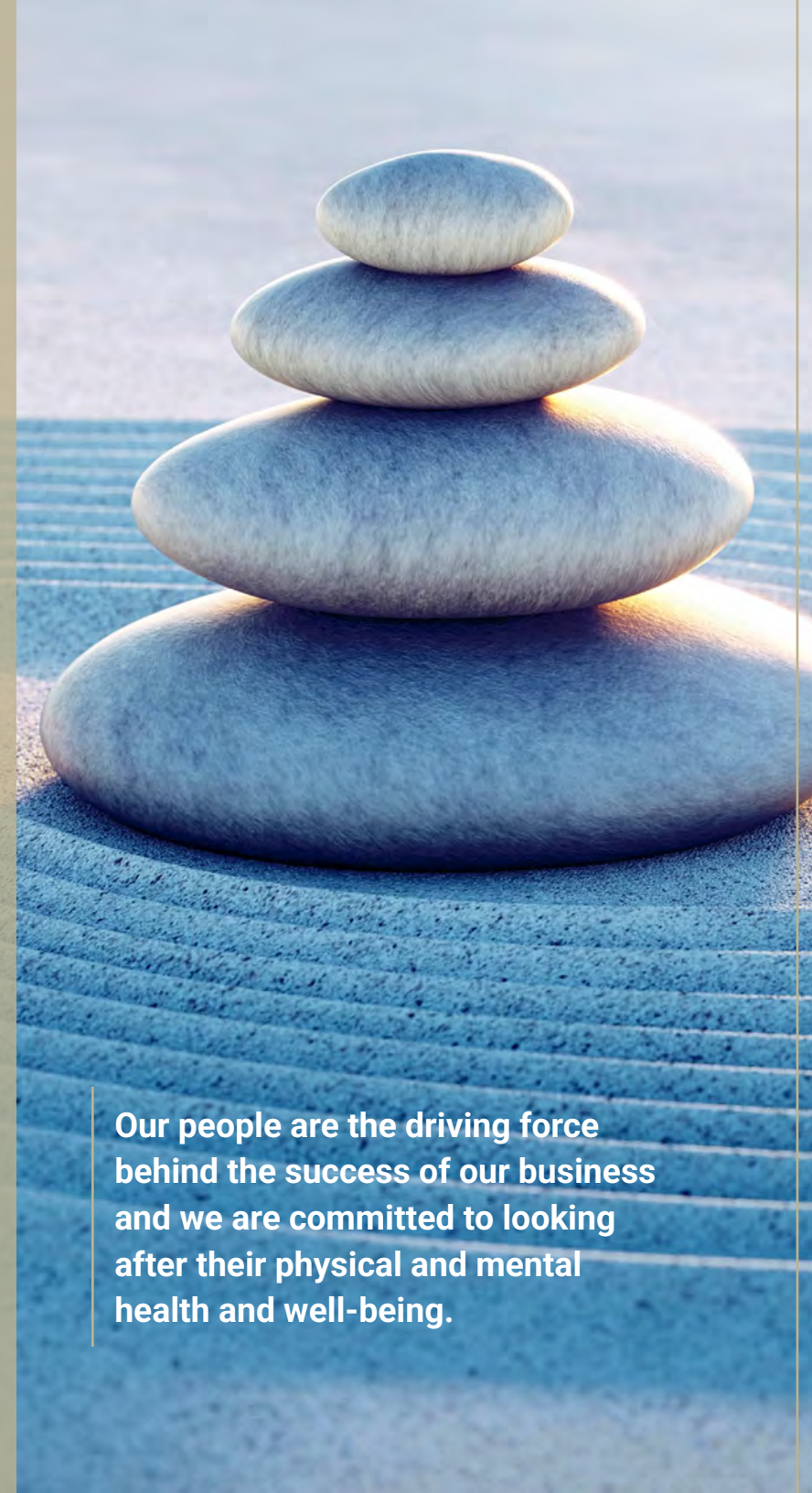
HEALTH AND WELL-BEING

Our people are the driving force behind the success of our business and we are committed to looking after their physical and mental health and well-being. Our Employee Handbook provide guidelines that employees are to follow regarding workplace health and safety and crisis management. We seek to protect the health and safety of workers involved in our renovation and construction projects by aligning with occupational health and safety management system OHSAS 18001/18002 standard to identify, control, and decrease occupational health and safety risks.

DiamondRock has an employee health and well-being program in place which we strive to constantly improve to support employees' physical and mental well-being and overall awareness. To better understand our employees' needs, we acquire feedback from various employee communication channels including satisfaction surveys. This allows us to continuously improve our health and safety performance, and also assists in evaluating the training programs that DiamondRock has in place regarding health and safety.

- 100% coverage of the premium for health care and dental insurance, group term life insurance and short and long-term disability insurance
- Up to twelve weeks of paid leave for the birth or adoption of children for all parents
- Ergonomic workstations with standing desks
- Flexible workplace options including telecommuting, part-time employment, flexible work hours, and freelancing or contracting
- Voluntary 401(k) plan with employer matching
- Access to free gym
- Access to nutritionist through our benefit package

In 2024 and 2025, DiamondRock's Total Recordable Injury Rate (TRIR) of its workers was 0. In 2024 and 2025, there were no employee injuries or employee fatalities leading to an Employee Injury Rate of 0%. Additionally, in 2024 and 2025, the Contractor Injury Rate was 0% with no contractor injuries or fatalities. In an effort to continuously update our safety protocols, employees and contractors receive training each year on safety topics including CPR training, emergency response preparedness, and fire preparedness. Employees and contractors are also invited to provide feedback on additional health and safety topics that the company would benefit from addressing so that the company can improve training programs.



Our people are the driving force behind the success of our business and we are committed to looking after their physical and mental health and well-being.



EMPLOYEE SATISFACTION AND ENGAGEMENT

- **100%** of employees responded to employee satisfaction survey
- **86% overall satisfaction score**
- **100%** of employees receive professional training
- **100%** of employees received training related to sustainability (including environmental, health, safety and well-being aspects)

To attract and retain the best talent, we actively engage our employees and identify opportunities to facilitate their professional growth. Employee engagement channels range from Townhall meetings to performance reviews and satisfaction surveys. Based on feedback from satisfaction surveys, we have enhanced our policies and measures to offer better work-life balance and have implemented ideas to improve sustainable practices at the workplace. To further increase employee engagement, DiamondRock has an employee-led committee that plans company-wide social and community activities, including a yearly community involvement event participated in by all employees.

DiamondRock hosts and offers monthly corporate-wide training classes on topics ranging from governance, insider trading, anti-corruption, human rights, environmental policies, communication, computer skills, social issues, business ethics, design and construction, investments, company finance, self-improvement, and corporate achievement. We also support our third-party management companies' efforts to conduct sustainability related training for their employees. The Average Annual hours of development training per employee is 40 hours.

We encourage and facilitate the ongoing expansion of our employees' skills and skillsets through measures including:

- Mid-year and annual performance review to aid professional growth
- Competency based training based on individual function and role
- 100% reimbursement for required training classes, continuing education classes, and professional certification classes
- Up to \$10,000 for financial assistance to all employees who wish to further their education
- 100% reimbursement of costs related to attendance of conferences and other events for self-improvement training

We actively engage our employees and identify opportunities to facilitate their professional growth.



HUMAN RIGHTS

Human rights violations including forced labor, child labor, human trafficking and bonded labor, threaten human dignity and equality. DiamondRock is committed to upholding human rights in our operations and across our supply chain through policies, procedures and partnerships.

Our Human Rights & Labor Rights Policy focuses on conducting our business in a manner consistent with the United Nations Universal Declaration of Human Rights and the International Labor Organization's Fundamental Conventions. This includes our promise to ensure respect, equality, and inclusiveness of our employees. Our Vendor Code of Conduct conveys our expectations for suppliers, vendors, operators and partners to follow these same standards and policies for human rights, labor rights, and occupational health and safety. DiamondRock maintains a whistleblower hotline where unethical behavior and/or human rights grievances can be reported with anonymity by our direct employees and employees of our suppliers, vendors, operators and partners. Each report is evaluated and addressed by our Company's Audit Committee, Nomination and Governance Committee or Corporate General Counsel.

AHLA 5-STAR PROMISE



DiamondRock supports the American Hotel & Lodging Associations' ("AHLA") 5-Star Promise and our hotel operators in their efforts to improve safety and security for hotel employees and guests, especially the prevention and action against sexual harassment and assault.

The five core areas of action are to:

1. Build on the industry's longstanding commitment to hospitality and a People Culture by continuing to provide industry-wide training and materials on safety and security and retain expert guidance to work with the industry on diversity and safety matters.
2. Ensure mandatory anti-sexual harassment policies are in place in multiple languages
3. Provide ongoing training and education for employees on identifying and reporting sexual harassment
4. Provide U.S. hotel employees with employee safety devices to help them feel safe on the job
5. Broaden vital partnerships with wide-ranging national organizations that target sexual violence and assault and trafficking and promote workplace safety, including the National Alliance to End Sexual Violence (NAESV), End Child Prostitution and Trafficking (ECPAT-USA), and Polaris



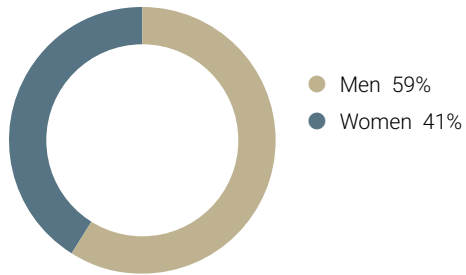
EQUAL OPPORTUNITIES

DiamondRock provides equal employment opportunities to all potential and current employees regardless of race, ethnicity, color, religion, gender, sexual orientation, gender identity, national origin, age, disability, genetic information, marital status, amnesty or status as a covered veteran in accordance with applicable federal, state and local laws. We comply with applicable state and local laws governing non-discrimination in employment and expressly prohibits any form of unlawful employee harassment. We believe that a diverse talent pool strengthens our business performance by offering

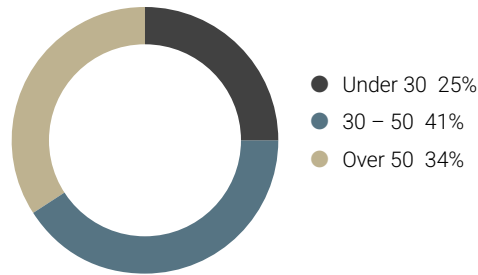
different perspectives for strategic decision-making, a wider range of skillsets and a larger room for creativity. We will continue to build an inclusive working culture where all employees feel appreciated and empowered to give their best.

EMPLOYEES (34 TOTAL)

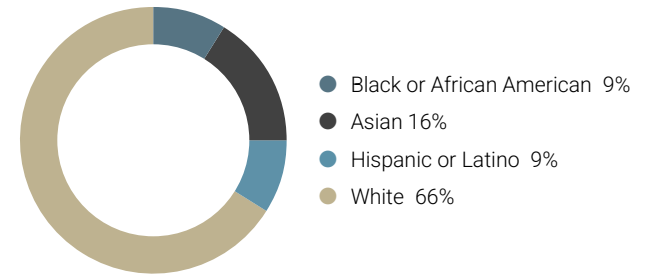
GENDER



AGE

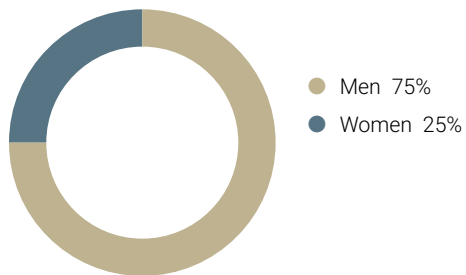


RACE

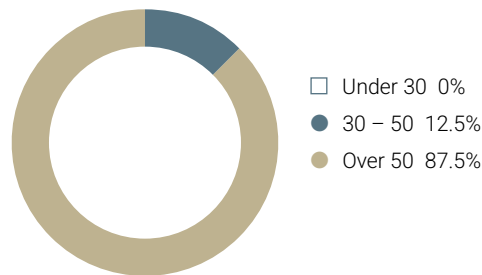


BOARD MEMBERS (8 TOTAL)

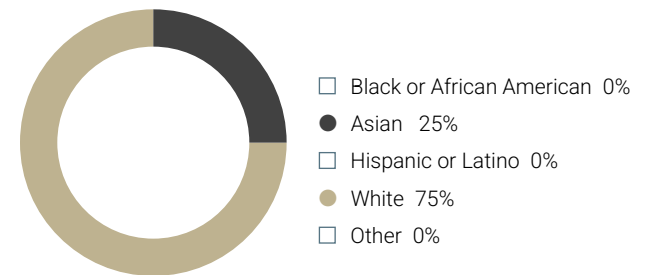
GENDER



AGE



RACE





COMMUNITY ENGAGEMENT

Our management companies are tasked with monitoring community impacts with oversight from DiamondRock. At the asset level, we monitor community impacts in correlation with our investment objectives. These areas include impact on crime levels, local income generated, residents' well-being, and walkability score. By monitoring these areas and identifying appropriate actions, we seek to promote economic inclusion and contribute positive socio-economic impacts on the local communities.

At our corporate headquarters, we strive to give back and support local charities as well as national charities that promote education, environmental conservation, and public health. In 2024, DiamondRock contributed over \$85,000 in charitable donations through its corporate giving program that began in 2007. In 2024, we contributed \$500,000 in-kind donations, 1,100 room nights, and 600 volunteer hours to five organizations.

In 2024, we supported 5 organizations, including: Achievement Trust, Taybi Syndrome Children's Foundation, and AH&LA Opening Doors. These organizations help to support the United Nations Sustainable Development Goals targeting poverty, health and education. In addition to DiamondRock's corporate giving programs, each of our owned hotels' brands, including Marriott® and Hilton®, and our management companies are engaged in targeted community development and engagement programs to support the communities where our hotels are located.

In 2024 we also established a program to donate to local food banks in the communities in which our hotels and resorts operate.



We strive to give back and support local charities as well as national charities that promote education, environmental conservation, and public health.



COMMUNITY ENGAGEMENT AT DIAMONDROCK: SUPPORTING FAMILIES AND COMMUNITIES

We are committed to making a positive impact through volunteer work, fostering connections, and offering support to those in need.

At DiamondRock, community engagement is at the heart of our corporate responsibility initiatives. We are committed to making a positive impact through volunteer work, fostering connections, and offering support to those in need. This year, we celebrated several key initiatives that brought together DiamondRock associates and their families to support local communities.

BRING YOUR KID TO WORK DAY

In celebration of National Bring Your Kid to Work Day, DiamondRock opened its doors to the next generation, welcoming employees' children for a day of fun and learning. The day was filled with interactive activities, presentations, and an opportunity for the kids to experience what their parents do at work. The event not only allowed children to gain insight into the workplace but also reinforced the importance of community and teamwork across generations.

VOLUNTEERING AT THE CHILDREN'S INN AT THE NATIONAL INSTITUTE OF HEALTH ("NIH")

DiamondRock associates took time out of their busy schedules to visit the Children's Inn at the National Institute of Health, a residence that supports families with seriously ill children receiving treatment at the NIH. Our team came together to prepare and deliver meals, offering comfort and care to the families staying at the facility. This event allowed our associates to contribute to the emotional and physical well-being of the children and their caregivers, fostering a spirit of generosity and support.

VOLUNTEERING AT 9/11 DAY MEAL PACK, WASHINGTON, DC

As part of our company-wide commitment to community service, DiamondRock associates volunteered at 9/11 Day Meal Pack in Washington, DC, a national nonprofit that provides meals to local families in need. Our associates worked together to pack almost 2,000 meals that went directly to Washington, DC based area food banks where they would be distributed to families in need. This hands-on involvement allowed our team to directly impact local families, reinforcing our dedication to enhancing the communities where we live and work.

APPENDICES



LAKE AUSTIN SPA RESORT, AUSTIN, TEXAS

APPENDIX A: ESG PERFORMANCE DATA

2019-2024 ESG PERFORMANCE DATA



ECONOMIC	2024	2023	2022	2021	2020	2019
Revenue (in millions)	\$1,129.9	\$1,074.9	\$1,001.5	\$567.1	\$299.5	\$938.1
Adjusted EBITDA (in millions)	\$290.4	\$271.7	\$280.6	\$83.5	\$(64.5)	\$260.4
Revenue Per Available Room (RevPAR)	\$207.30	\$203.32	\$195.69	\$118.15	\$55.99	\$188.75
Occupancy Rate	72.8%	72.0%	68.3%	49.8%	27.0%	79.0%
Number of Properties in Portfolio	37	36	35	32	31	31
Number of Rooms in Portfolio	10,004	9,746	9,607	9,349	10,102	10,102
Portfolio Floor Area (Square Feet) ¹	8,091,653	7,838,676	7,838,676	8,322,211	7,885,177	7,885,177
Corporate Giving and Charitable Donations	\$585,000	\$600,000	\$550,000	\$100,000	\$0	\$185,000



SOCIAL AND GOVERNANCE	2024	2023	2022	2021	2020	2019
Number of Employees	34	33	30	28	28	36
% Men Employees	59%	64%	58%	64%	61%	58%
% Women Employees	41%	36%	42%	36%	39%	42%
Number of Board Members	8	8	8	8	9	8
% Men Board Members	75%	75%	75%	75%	78%	75%
% Women Board Members	25%	25%	25%	25%	22%	25%
% Independent Board Members	89%	89%	89%	89%	89%	75%
% of Employees Receiving Annual Performance Reviews	100%	100%	100%	100%	100%	100%
% of Employees Subject to our Code of Business Conduct and Ethics	100%	100%	100%	100%	100%	100%

¹ Floor area data includes all properties possessed at any point of each respective fiscal year. This methodology differs from our environmental data reporting process.

ESG PERFORMANCE DATA CONTINUED



ENVIRONMENTAL ^{2,3,4,5}	2024	2023	2022	2021	2020	2019
Scope 1 Greenhouse Gas Emissions (in metric tons of CO ₂ e)	22,495	19,015	18,817	15,869	14,046	20,211
Scope 2 Greenhouse Gas Emissions (in metric tons of CO ₂ e)	40,355	41,686	39,205	35,512	33,041	44,802
Combined Scope 1 and 2 Greenhouse Gas Emissions (in metric tons of CO ₂ e)	62,849	60,701	58,022	51,380	47,087	65,013
Greenhouse Gas Emissions Intensity (kilograms per square foot)	7.89	7.74	7.53	7.07	6.22	8.61
Direct and Indirect Energy Consumption (in megawatt hours)	233,879	225,209	220,151	194,294	169,305	232,461
Energy Intensity (kilowatt hours per square foot)	29.37	28.73	28.59	26.73	22.44	30.77
Water Consumption (in kilo-gallons)	392,226	383,808	369,202	309,506	228,156	387,569
Water Intensity (gallons per occupied room)	150.17	151.61	156.41	186.65	224.43	139.89
Water Intensity (gallons per square foot)	49.26	48.96	47.95	42.58	30.20	51.31
Total Waste Generated (metric tons)	8,047	7,899	8,089	5,597	5,418	7,533
Total Waste Landfilled (metric tons) and % of Total Waste Landfilled	6,507 (82%)	6,810 (86%)	7,139 (90%)	4,111 (73%)	3,254 (98%)	4,528 (88%)
Total Waste Incinerated (metric tons) and % of Total Waste Incinerated	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Total Waste Recycled (metric tons) and % of Total Waste Recycled	1,415 (18%)	1,087 (14%)	752 (10%)	1,486 (27%)	50 (2%)	603 (12%)
Waste Intensity (pounds per occupied room)	6.77	6.88	7.50	7.84	13.06	7.12
Waste Diversion Rate (%)	18%	14%	10%	27%	2%	12%
% of Portfolio with Waste Data	98%	100%	98%	94%	61%	68%

² Data in boundary covers our owned portfolio and excludes nominal impacts from our corporate headquarters. Data excludes all properties that were not in the owned portfolio for the entire year.

³ Metrics for GHG & energy (2022), water & waste (2023), and waste intensity (2019) have been updated to reflect updated utility and operational data points across the portfolio.

⁴ Waste totals reflect 100% of portfolio coverage, based on the actual amounts collected as indicated in portfolio coverage %, and extrapolating the remainder.

⁵ 2022-2024 energy and emissions include estimations for Vehicles emissions, and additionally, 2024 includes estimations for Refrigerant emissions.

APPENDIX B: GLOBAL REPORTING INITIATIVE (GRI)

Statement of Use: DiamondRock Hospitality Company has reported to the GRI Standards for the period January 1, 2023 to December 31, 2023

GRI Used: GRI 1: Foundation 2021

GRI CONTENT INDEX: GENERAL DISCLOSURES

NUMBER	DESCRIPTION	RESPONSE/DISCLOSURE	REFERENCES
ORGANIZATIONAL PROFILE			
2-1	Organizational details	<p>DiamondRock Hospitality Company (“DiamondRock”) is a lodging-focused Maryland corporation operating as a REIT. Our corporate headquarters are located at 2 Bethesda Metro Center, Suite 1400, Bethesda, Maryland 20814.</p> <p>As of December 31, 2024, we owned a portfolio of 37 premium hotels and resorts that contain 10,004 guest rooms located in 26 different markets in the United States.</p> <p>Cities of operation, as of year ended December 31, 2024, include Atlanta, Austin, Bethesda, Boston, Burlington, Charleston, Chicago, Denver, Destin, Fort Lauderdale, Fort Worth, Huntington Beach, Key West, Marathon, Minneapolis, New Orleans, New York, Phoenix, Pray, Salt Lake City, San Diego, San Francisco, Sausalito, Sedona, Sonoma, South Lake Tahoe, Vail, and Washington D.C.</p> <p>Our hotels and resorts are primarily categorized as luxury and upper upscale as defined by STR, Inc. and are generally located in high barrier-to-entry markets with multiple demand generators. Our portfolio is composed primarily of hotels and resorts located in popular leisure destinations and major urban markets. We consider lodging properties located in major urban markets and resort destinations to be the most capable of generating dynamic cash flow growth and achieving superior long-term capital appreciation.</p>	2024 Annual Report pg. 4, 5, 6, 34, 35
2-2	Entities included in the organization's sustainability reporting	All properties within the DiamondRock portfolio are included in our Annual Report and 10-K filing. Our sustainability disclosures also refer to the same portfolio summarized in our consolidated financial statements.	2024 Annual Report and 10k
2-3	Reporting period, frequency and contact point	<p>Our reporting covers the calendar year of 2024. We update our corporate responsibility disclosures on an annual basis. Questions about this report can be directed towards the information for our corporate headquarters listed below:</p> <p>DiamondRock Hospitality Company 2 Bethesda Metro Center Suite 1400 Bethesda, Maryland 20814 (240) 744-1150</p>	Contact Us web page GRI Content Index
2-4	Restatements of information	No restatements of information	GRI Content Index
2-5	External assurance	<p>DiamondRock’s 2024 energy, carbon, water, and waste data is externally assured by First Environment, Inc, an independent ANSI Accredited certification body.</p> <p>Assurance level: Limited Assurance standard used: ISO 14064 – Part 3</p>	GRI Content Index

GRI: GENERAL DISCLOSURES CONTINUED

NUMBER	DESCRIPTION	RESPONSE/DISCLOSURE	REFERENCES
ACTIVITIES AND WORKERS			
2-6	Activities, value chain, and other business relationships	<p>In order to qualify as a REIT, we cannot operate our hotel properties or control the daily operations of our hotel properties.</p> <p>As of December 31, 2024, we owned 37 hotels with 10,004 rooms located in 26 different markets in the U.S. The markets that we target are those that we believe align with our strategic objectives, which include investing in assets in destination markets with constrained supply trends, those that provide geographic diversity relative to our existing portfolio, and those markets that are considered to have high growth potential. Our hotels are concentrated in major urban markets and in destination resort locations and more than 60% of our hotels are operated under a brand owned by one of the leading global lodging brand companies (Marriott International, Inc., Hilton Worldwide, or IHG Hotels & Resorts).</p> <p>Our properties are concentrated in key gateway cities and resort destinations. As of December 31, 2024, we have properties located in the following markets: Atlanta, Georgia; Austin, Texas; Boston, Massachusetts (2); Burlington, Vermont; Charleston, South Carolina; Chicago, Illinois (2); Denver, Colorado (2); Destin, Florida (2); Fort Lauderdale, Florida (2); Fort Worth, Texas; Huntington Beach, California; Key West, Florida (2); Marathon, Florida; Minneapolis, Minnesota; New Orleans, Louisiana; New York, New York (3); Phoenix, Arizona; Pray, Montana; Salt Lake City, Utah; San Diego, California; San Francisco, California (2); Sedona, Arizona (2); Sonoma, California; South Lake Tahoe, California; Washington D.C. (2); and Vail, Colorado.</p> <p>Total revenues for fiscal year 2024 were \$1,129.9 million.</p> <p>DiamondRock's supply chain includes common categories found within a lodging portfolio, such as furniture, fixtures, and equipment (FF&E) and operating supplies and equipment for the hotel assets we own and that need capital improvements or replacement over time. Our supply chain also includes office equipment and supplies that are utilized at our corporate office. On November 12, 2024, we acquired the 245-room the AC Hotel Minneapolis Downtown located in Minneapolis, Minnesota for \$30.5 million, including prorations and transaction costs. The acquisition was funded with corporate cash. On February 19, 2025, we sold the Westin Washington D.C. City Center to an unaffiliated third party for \$92.0 million.</p>	<p>2024 Annual Report pg. 4, 17, 18, 43</p> <p>10k</p> <p>Company Overview web page</p> <p>2025 Corporate Responsibility Report</p>
2-7	Employees	<p>As of December 31, 2024, we had 34 full-time employees in the United States market. 34% of employees are racially diverse, and 41% are women. All employees involved in the day-to-day operation of the Company's hotels were employed by third-party management companies engaged pursuant to hotel management agreements. Occasionally, we may also engage independent contractors in a limited capacity.</p>	<p>2025 Corporate Responsibility Report</p> <p>2024 Annual Report pg. 9</p>
2-8	Workers who are not employees	<p>As of December 31, 2024, we employed 34 full-time employees. None of our employees is a member of any union. During 2024, all employees involved in the day-to-day operation of our hotels were employed by third-party management companies engaged pursuant to hotel management agreements. Occasionally, we may also engage independent contractors in a limited capacity.</p>	<p>2024 Annual Report pg. 9</p>

GRI: GENERAL DISCLOSURES CONTINUED

NUMBER	DESCRIPTION	RESPONSE/DISCLOSURE	REFERENCES
GOVERNANCE			
2-9	Governance structure and composition	<p>Information on our corporate governance and Board structure is disclosed on our corporate website. Our CEO, who is also a member of our Board, oversees our sustainability initiatives and investments.</p> <p>During 2024, the Board of Directors was comprised of eight members, seven of which are Independent Directors, two of which are racially diverse, and two of which are women. The tenures of active board members in 2025 range from one year to twenty-one years. Board Committees include the Audit Committee, the Compensation Committee, and the Nominating and Corporate Governance Committee. The Committees are led by a Committee Chair, and each Committee consists of independent Board members.</p>	<p>Corporate Governance web page</p> <p>Proxy Statement pg. 7</p>
2-10	Nomination and selection of the highest governance body	<p>The Nominating and Corporate Governance Committee is responsible for identifying qualified individuals to become Board members, and recommending that the Board select the director nominees for election at each annual meeting of stockholders. In 2024, there were six members of the committee, all of which are independent members. Two members are racially diverse, and two are women.</p> <p>The nominee(s) should have the highest personal and professional integrity, demonstrate exceptional ability and judgment, and shall be most effective, in conjunction with the other nominees to the Board, in collectively serving the long-term interests of the stockholders.</p> <p>The Board nominates new directors only from candidates identified, screened, and approved by the Nominating and Corporate Governance Committee, including any candidates recommended to the committee by stockholders.</p> <p>The Board does not have a fixed policy as to whether the role of the CEO and Chair should be separate. The Board should be free to make these choices in any manner that it deems best for the Company at a given point in time.</p>	<p>Corporate Governance web page</p>
2-11	Chair of the highest governance body	<p>The Chairman of the Board of Directors is William W. McCarten, who formerly served as our Chief Executive Officer (“CEO”) until his retirement in 2008.</p>	<p>Board of Directors web page</p>
2-12	Role of the highest governance body in overseeing the management of impacts	<p>The Nominating and Corporate Governance Committee of the Board of Directors is responsible for reviewing and monitor the Company’s goals, policies, programs and strategies related to environmental stewardship, climate related risks and opportunities, responsible investment, corporate citizenship, human rights, human capital management and other social and public matters of significance to the Company. The NCG Committee regularly reports to the Board.</p>	<p>2025 Corporate Responsibility Report</p> <p>Nominating and Corporate Governance Committee Charter</p>
2-13	Delegation of responsibility for managing impacts	<p>The Nominating Committee may establish and delegate authority to subcommittees consisting of one or more of its members, when the Nominating Committee deems it appropriate to do so in order to carry out its responsibilities.</p> <p>At the management level, the Chief Executive Officer (CEO) is responsible for assessing and managing sustainability risks and opportunities, and reports to the Board’s NCG Committee. In support of the CEO, our Chief Financial Officer (CFO), General Counsel and Vice President of Investments also have sustainability related objectives within their responsibilities and these objectives have predetermined consequences on their bonus compensation plans.</p>	<p>2025 Corporate Responsibility Report</p> <p>Nominating and Corporate Governance Committee Charter</p>
2-14	Role of the highest governance body in sustainability reporting	<p>In 2024, our cross-department Corporate Responsibility Committee, comprised of our Chief Financial Officer, General Counsel, internal associates and external advisors, continued to enhance our responsibility efforts, track responsibility initiatives, and uncover new areas of opportunity. The Corporate Responsibility Committee reports to our Nominating and Corporate Governance Committee quarterly and our Board of Directors annually. Pursuant to its charter, our Nominating and Corporate Governance Committee reviews and approves the Company’s activities, goals and policies concerning environmental stewardship and social responsibility matters in addition to its role concerning governance matters.</p>	<p>Proxy Statement pg. 29</p>

GRI: GENERAL DISCLOSURES CONTINUED

NUMBER	DESCRIPTION	RESPONSE/DISCLOSURE	REFERENCES
GOVERNANCE <small>CONTINUED</small>			
2-15	Conflicts of interest	Our Code of Ethics contains a conflicts of interest policy to reduce potential conflicts of interest. Our conflicts of interest policy provides that any material transaction or relationship that reasonably could be expected to give rise to a conflict of interest should be reported promptly to the compliance officer, who must then notify our Board of Directors or a committee of our Board of Directors. Actual or potential conflicts of interest involving a director, executive officer or the compliance officer should be disclosed directly to our Chairman of our Board of Directors and the Chair of our Nominating and Corporate Governance Committee. A “conflict of interest” occurs when a director’s, officer’s or employee’s personal interest interferes with our interests.	Code of Business Conduct and Ethics
2-16	Communication of critical concerns	Every employee is encouraged to act proactively by asking questions, seeking guidance and reporting suspected violations of the Code and other policies and procedures of DiamondRock, as well as any violation or suspected violation of applicable law, rule or regulation arising in the conduct of the DiamondRock’s business or occurring on DiamondRock’s property. DiamondRock’s management shall periodically report to the Board of Directors or a committee thereof on these compliance efforts including, without limitation, periodic reporting of alleged violations of the Code and the actions taken with respect to any such violation.	Code of Business Conduct and Ethics
2-18	Evaluation of the performance of the highest governance body	Our Nominating and Corporate Governance Committee oversees the annual self-evaluation of the Board of Directors and annually assess the Board’s performance and make recommendations for improvement. The Compensation Committee reviews and approves the corporate goals and objectives that may be relevant to the compensation of the Company’s CEO.	Corporate Governance web page
2-19	Remuneration policies	We compensate our directors through an annual retainer as opposed to per meeting fees. We have structured their compensation in this manner in order to simplify and clarify director compensation as each of our three standing committees was comprised of all independent directors in 2024 and meetings may often involve discussions covering the area of responsibility of more than one committee. The annual retainer is based on a competitive market, individual role, experience, performance, and potential. Annual performance-based cash incentives are rewards which are tied to the Company’s business plan and performance objectives. Additionally, we have a Clawback Policy.	Proxy Statement pg. 31 2025 Corporate Responsibility Report
2-20	Process to determine remuneration	Our executive compensation program consists of base salary, annual cash incentive compensation opportunities, annual long-term equity incentive grants and limited perquisites. Our Compensation Committee is responsible for determining the amount and composition of compensation paid to our Chief Executive Officer and reviews and approves or makes recommendations to our Board of Directors with respect to the compensation for all other executive officers. Our Compensation Committee exercises its independent judgment in reviewing and approving the executive compensation program as a whole, as well as specific compensation levels for each executive officer. We grant equity awards to align the interests of our executives with those of our stockholders, and to create incentives for our executives to protect and grow stockholder value, including through maintenance and growth of our dividend.	Proxy Statement pg. 35, 41, 46

GRI: GENERAL DISCLOSURES CONTINUED

NUMBER	DESCRIPTION	RESPONSE/DISCLOSURE	REFERENCES
GOVERNANCE <small>CONTINUED</small>			
2-21	Annual total compensation ratio	<p>For 2024, the annual total compensation of Mr. Donnelly of \$4,910,197 as shown in the Summary Compensation Table above, was approximately 19.5 times the annual total compensation of \$253,700 of a median employee (other than our CEO) calculated in the same manner.</p> <p>We identified the median employee using the annual base salary and target annual cash incentive compensation, as of December 31, 2024, plus the grant date fair value of any long-term equity incentive awards granted in 2024 for all individuals, who were employed by us on December 31, 2024, the last day of our payroll year (whether employed on a full-time, part-time, or seasonal basis).</p>	Proxy Statement pg. 61
STRATEGY, POLICIES, AND PRACTICES			
2-22	Statement on sustainable development strategy	A statement from our CEO is provided in our Sustainability Report. Additionally, please refer to the CEO letter in our Annual Report.	2025 Corporate Responsibility Report
2-23	Policy commitments	<p>DiamondRock engages with our stakeholders, including hotel operators, brands, and general managers to manage the environmental risks our company may face.</p> <p>To address these risks we developed ESG-related policies, we implement an internal Environmental Management System (“EMS”), and 2030 sustainability goals to reduce portfolio energy, carbon, and water intensity by 30%, 50% and 20% respectively from our 2019 baseline.</p> <p>DiamondRock’s Code of Business Conduct and Ethics aids our company’s directors, officers, and employees in making ethical and legal decisions when conducting DiamondRock’s business and performing their day-to-day duties, and is disclosed on our corporate website.</p> <p>DiamondRock’s Board of Directors (or a committee of the Board) is responsible for administering the Code. The Board of Directors has delegated day-to-day responsibility for administering and interpreting the Code to a Compliance Officer. Our General Counsel has been appointed DiamondRock’s Compliance Officer under this Code.</p> <p>DiamondRock Hospitality Company (DiamondRock) strives to conduct business in a manner that is consistent with the UN Universal Declaration of Human Rights and the UN Guiding Principles on Business and Human Rights. We also aim to comply with all applicable human rights and labor rights laws, including International Labour Organisation (ILO). Likewise, we expect our vendors, contractors, business partners and hotel operators to adhere to these principles and laws. This policy applies to DiamondRock and our affiliated entities.</p> <p>In 2023, we updated our existing Environmental Policy, our Human Rights & Labor Rights Policy and our Vendor Code of Conduct. We also adopted a Cybersecurity Policy.</p>	2025 Corporate Responsibility Report Vendor Code of Conduct Code of Business Conduct and Ethics

GRI: GENERAL DISCLOSURES CONTINUED

NUMBER	DESCRIPTION	RESPONSE/DISCLOSURE	REFERENCES
STRATEGY, POLICIES, AND PRACTICES <small>CONTINUED</small>			
2-24	Embedding policy commitments	<p>In 2024, our cross-department Corporate Responsibility Committee, comprised of our Chief Financial Officer, General Counsel, internal associates and external advisors, continued to enhance our responsibility efforts, track responsibility initiatives, and uncover new areas of opportunity. The Corporate Responsibility Committee reports to our Nominating and Corporate Governance Committee quarterly and our Board of Directors annually. Pursuant to its charter, our Nominating and Corporate Governance Committee reviews and approves the Company's activities, goals and policies concerning environmental stewardship and social responsibility matters in addition to its role concerning governance matters.</p> <p>DiamondRock seeks to conduct its business in compliance with both the letter and the spirit of applicable laws, rules and regulations. No director, officer or employee shall engage in any unlawful activity in conducting DiamondRock's business or in performing his or her day-to-day company duties, nor shall any director, officer or employee instruct others to do so. DiamondRock expects its directors, officers and employees to exercise reasonable judgment when conducting DiamondRock's business. DiamondRock encourages its directors, officers and employees to refer to the Code of Business Conduct and Ethics frequently to ensure that they are acting within both the letter and the spirit of the Code.</p> <p>We require all employees to complete periodic human rights training, including harassment and human trafficking prevention training and expect and encourage the operators of our lodging properties to do the same. DiamondRock hosts and offers monthly corporate-wide training classes on topics ranging from governance, human rights, environmental policies, communication, computer skills, social issues, design and construction, investments, company finance, self-improvement, and corporate achievement. We also support our third-party management companies' efforts to conduct sustainability related training for their employees.</p>	<p>Proxy Statement pg. 29</p> <p>Code of Business Conduct and Ethics</p> <p>Human Rights and Labor Rights Policy</p>
2-25	Processes to remediate negative impacts	Refer to the Human Rights & Labor Rights Policy and the Code of Business Conduct and Ethics for information on remediating negative impacts	<p>Human Rights and Labor Rights Policy</p> <p>Code of Business Conduct and Ethics</p>
2-26	Mechanisms for seeking advice and raising concerns	<p>DiamondRock maintains a confidential, third-party hotline, which employees, business partners, and shareholders can submit complaints on matters related to organizational integrity without retaliation.</p> <p>The Company's Audit Committee receives, retains, investigates, and acts on complaints and concerns regarding all accounting and auditing matters.</p> <p>The Company's Nomination and Governance Committee receives, retains, investigates, and acts on complaints and concerns regarding all governance and corporate ethics matters. The Company's General Counsel receives, retains, investigates, and acts on complaints and concerns regarding all other items.</p>	<p>Code of Business Conduct and Ethics</p> <p>Whistleblower Policies and Procedures</p> <p>Nominating and Corporate Governance Committee Charter</p>
2-27	Compliance with laws and regulations	None during the reporting period.	GRI Content Index
2-28	Membership associations	DiamondRock is a member of the National Association of Real Estate Investment Trusts ("NAREIT").	GRI Content Index

GRI: GENERAL DISCLOSURES CONTINUED

NUMBER	DESCRIPTION	RESPONSE/DISCLOSURE	REFERENCES
STAKEHOLDER ENGAGEMENT			
2-29	Approach to stakeholder engagement	<p>Our primary stakeholder groups are stockholders, DiamondRock employees, hotel employees, customers, management companies, brand companies, suppliers, partners, communities, and industry associations.</p> <p>We identify and select our primary stakeholders by determining the groups or individuals that we need to collaborate with in order to achieve our ESG-related goals and objectives.</p> <p>As a lodging REIT, success requires collaborating with key stakeholders (stockholders, employees, customers, management companies, brand companies, suppliers, partners, communities, and industry associations) and working with our management companies to identify opportunities that help us achieve our ESG objectives. We are committed to enhancing the value of our sustainability platform through open and transparent communications with our stakeholders.</p> <p>We rely on our hotel management companies to actively manage customer (or guest) satisfaction based on the individual property and brand standards, while DiamondRock still plays a role in oversight of said initiatives and works to collaborate with the properties for improvement.</p> <p>We also support the American Hotel & Lodging Association (AHLA) 5-Star Promise and our hotel operators in the effort to advance safety and security for employees and guests across our industry.</p>	2025 Corporate Responsibility Report GRI Content Index
2-30	Collective bargaining agreements	<p>None of our employees is a member of any union.</p> <p>During 2024, all employees involved in the day-to-day operation of our hotels were employed by third-party management companies engaged pursuant to hotel management agreements. The employees of our hotel managers at the Courtyard New York Manhattan/Fifth Avenue, Courtyard New York Manhattan/Midtown East, Hilton Garden Inn New York/Times Square Central, Westin Boston Seaport District and The Dagny Boston are currently represented by labor unions and are subject to collective bargaining agreements.</p>	2024 Annual Report pg. 9
MATERIAL TOPICS			
3-1	Process to determine material topics	<p>Reporting content that has been defined considers topics of greatest importance to our company and interest to our key stakeholders, including our investors.</p> <p>We are committed to strong environmental stewardship, as well as improving our Company's social and governance practices and related disclosure. We are committed to enhancing the value of our sustainability platform through open and transparent communications with our stakeholders. Our sustainability objectives are designed to support our Company's vision and strategic principles through measures to:</p> <ul style="list-style-type: none"> ■ reduce energy and water consumption; ■ increase profitability at our hotels; ■ proactively manage environmental risks; and ■ make positive contributions to communities. 	Proxy Statement pg. 28

GRI: GENERAL DISCLOSURES CONTINUED

NUMBER	DESCRIPTION	RESPONSE/DISCLOSURE	REFERENCES
MATERIAL TOPICS <small>CONTINUED</small>			
3-2	List of material topics	Material aspects are reported using the GRI Reporting Standards in the Specific Disclosures section of the Content Index. No changes were made during the reporting period. Topics include economic performance, anti-corruption, energy, water, emissions, waste, employment, health and safety, training and education, diversity, local communities, supply chain, and socioeconomic compliance.	GRI Content Index
3-3	Management of material topics	<p>DiamondRock engages with our stakeholders, including hotel operators, brands, and general managers to manage the environmental risks our company may face.</p> <p>To address these risks we developed ESG-related policies, we implement an internal Environmental Management System (“EMS”), and 2030 sustainability goals to reduce portfolio energy, carbon, and water intensity by 30%, 50% and 20% respectively from our 2019 baseline.</p> <p>In 2024, our cross-department Corporate Responsibility Committee, comprised of our Chief Financial Officer, General Counsel, internal associates and external advisors, continued to enhance our responsibility efforts, track responsibility initiatives, and uncover new areas of opportunity. The Corporate Responsibility Committee reports to our Nominating and Corporate Governance Committee quarterly and our Board of Directors annually. Pursuant to its charter, our Nominating and Corporate Governance Committee reviews and approves the Company’s activities, goals and policies concerning environmental stewardship and social responsibility matters in addition to its role concerning governance matters.</p>	2025 Corporate Responsibility Report Vendor Code of Conduct Proxy Statement pg. 29

GRI: MANAGEMENT APPROACH DISCLOSURES

In this section, we provide management approach disclosures for the following economic topics: performance, indirect impacts, and anti-corruption.

ECONOMIC

NUMBER	DESCRIPTION	RESPONSE/DISCLOSURE	REFERENCES
ECONOMIC PERFORMANCE			
103	Management Approach	<p>Our strategy is to apply aggressive asset management, prudent financial strategy, and disciplined capital allocation to high quality lodging properties in North American urban and resort markets with superior growth prospects and high barriers-to-entry.</p> <p>We plan to strategically allocate capital in order to create value depending on our cost of capital. If our cost of capital is attractive, we expect to:</p> <ul style="list-style-type: none"> ■ pursue strategic acquisitions in line with our target asset type; ■ consider opportunistically raising equity; and ■ evaluate opportunities to dispose of non-core hotels. 	<p>2024 Annual Report pg. 4</p> <p>2025 Corporate Responsibility Report</p>
201-1	Direct economic value generated and distributed	DiamondRock's total revenues for fiscal year 2024 were \$1,129.9 million. Economic value generated is distributed to our shareholders, employees, and suppliers. Operating expenses were \$1,018.9 million and net income was \$48.3 million.	2024 Annual Report pg. F-7
201-2	Financial implications and other risks and opportunities due to climate change	We provide disclosure on how the outcomes of sustainability risk assessments are used to mitigate financial risk in our annual GRESB Assessment response. DiamondRock's TCFD Report provides disclosure on the impact of Climate change risks and opportunities on business, strategy, and financial planning.	<p>2025 Corporate Responsibility Report</p> <p>TCFD Report</p> <p>GRESB Assessment</p>
203-1	Infrastructure investments and services supported	At our corporate headquarters, we strive to give back and support local charities in addition to national charities that promote education, environmental conservation, and public health. In 2024, DiamondRock supported five organizations, and contributed in-kind donations worth \$500,000 through its corporate giving program that began in 2007.	2025 Corporate Responsibility Report
ANTI-CORRUPTION			
205-1	Operations assessed for risks related to corruption	DiamondRock monitors all risks related to corruption that may affect performance and reporting on an annual basis.	GRESB Assessment
205-2	Communication and training about anti-corruption policies and procedures	All DiamondRock employees must review and annually affirm compliance with our Code of Conduct and Business Ethics.	<p>Code of Business Conduct and Ethics</p> <p>Whistleblower Policies and Procedures</p> <p>GRESB Assessment</p>
205-3	Confirmed incidents of corruption and actions taken	None during the reporting period.	

GRI: MANAGEMENT APPROACH DISCLOSURES CONTINUED

ENVIRONMENTAL

NUMBER	DESCRIPTION	RESPONSE/DISCLOSURE	REFERENCES
ENERGY			
103	Management approach disclosure	<p>DiamondRock’s environmental targets aim to reduce energy, carbon, and water intensity by 30%, 50%, and 20% respectively by 2030 from our 2019 baseline. (Our 2030 energy and carbon reduction are based on intensity per square foot. Our 2030 water target is based on intensity per occupied room.)</p> <p>We also invest in energy, water, and waste ROI projects, including LED installations, boiler and chiller replacements, low-flow fixtures, and bulk amenity dispensers.</p> <p>Our internal EMS aims for continuous portfolio performance improvement.</p>	2025 Corporate Responsibility Report
302-1	Energy consumption within the organization	In 2024, direct and indirect energy consumption was 233,879 megawatt hours.	2025 Corporate Responsibility Report
302-3	Energy intensity	In 2024, energy intensity was 29.4 kilowatt hours per square foot.	2025 Corporate Responsibility Report
WATER AND EFFLUENTS			
103	Management approach disclosure	We conducted a water risk assessment using the World Resources Institute’s Aqueduct tool and the Ecolab Water Risk Monetizer. Based on the location of our properties, we consider our exposure on a site-by-site basis to a series of risks, which include baseline water stress, flood occurrence, and drought severity. The results of the water risk assessment help to inform water efficiency investments and initiatives.	2025 Corporate Responsibility Report
303-5	Water consumption	In 2024, total water consumption was 1,484,739 cubic meters.	2025 Corporate Responsibility Report
EMISSIONS			
305-1	Direct (Scope 1) GHG emissions	In 2024, Scope 1 emissions were 22,495 metric tons of CO ₂ e.	2025 Corporate Responsibility Report
305-2	Energy Indirect (Scope 2) GHG emissions	In 2024, Scope 2 emissions were 40,355 metric tons of CO ₂ e.	2025 Corporate Responsibility Report
305-4	GHG Emissions Intensity	In 2024, greenhouse gas intensity was 7.89 kilograms per square foot.	2025 Corporate Responsibility Report
WASTE			
306-3	Waste generated	DiamondRock generated 8,047 metric tons of waste in 2024, with 6,507 metric tons sent to landfill, and 0 metric tons incinerated. Furthermore, DiamondRock generated 0 metric ton of Hazardous Waste.	2025 Corporate Responsibility Report
306-4	Waste diverted from disposal	DiamondRock generated 8,047 metric tons of waste in 2024, with 1,415 metric tons recycled.	2025 Corporate Responsibility Report
SUPPLIER ENVIRONMENTAL ASSESSMENT			
103	Management approach	DiamondRock’s Vendor Code of Conduct outlines our expectations and minimum standards for vendors to conduct business with integrity, comply with regulations, protect human rights, provide a safe and healthy working environment, and responsibly manage environmental impacts. Our Vendor Code of Conduct is designed in accordance with the guiding principles outlined in the UN Universal Declaration of Human Rights.	Vendor Code of Conduct

GRI: MANAGEMENT APPROACH DISCLOSURES CONTINUED

SOCIAL

NUMBER	DESCRIPTION	RESPONSE/DISCLOSURE	REFERENCES
EMPLOYMENT			
103	Management approach	We believe prioritizing employee well-being is a key element for attracting and retaining the best and most talented associates. All DiamondRock employees receive competitive benefits, in addition to training and education opportunities.	Vendor Code of Conduct
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	All DiamondRock full-time employees are provided 100% coverage of the premium for health care and dental insurance, group term life insurance and short and long-term disability insurance. In addition, annual education financial assistance is offered to employees who wish to further their professional education. Eight weeks of parental leave is also provided to all employees.	2025 Corporate Responsibility Report
401-3	Parental Leave	All DiamondRock employees receive up to eight weeks of paid parental leave.	2025 Corporate Responsibility Report
OCCUPATIONAL HEALTH AND SAFETY			
403-9	Work-related injuries	DiamondRock's employees had no lost or absentee days due to workplace hazards or injuries, and no related occupational health or safety fatalities in 2024.	2025 Corporate Responsibility Report GRESB Assessment
TRAINING AND EDUCATION			
404-2	Programs for upgrading employee skills and transition assistance programs	All employees are encouraged and entitled to annual financial assistance of up to \$10,000 to further their professional education, alongside mentorship and community engagement opportunities.	2025 Corporate Responsibility Report
404-3	Percentage of employees receiving regular performance and career development reviews	All DiamondRock employees received a mid-year and annual performance review in 2024.	2025 Corporate Responsibility Report
DIVERSITY AND EQUAL OPPORTUNITY			
103	Management Approach	DiamondRock provides equal employment opportunities (EEO) to all potential and current employees regardless of race, ethnicity, color, religion, gender, sexual orientation, gender identity, national origin, age, disability, genetic information, marital status, amnesty or status as a covered veteran in accordance with applicable federal, state and local laws.	2025 Corporate Responsibility Report
405-1	Diversity of governance bodies and employees	In 2024, DiamondRock's Board was comprised of 8 members: 6 members were men and 2 members were women. Among our full-time employees, 59% are men and 41% are women. 25% of our full-time employees are under 30 years old, 41% are between 30-50 years old, and 34% are over 50 years old. For additional information on the diversity of our employees, please refer to our performance tables in our 2025 Corporate Responsibility Report.	2025 Corporate Responsibility Report Board of Directors web page

GRI: MANAGEMENT APPROACH DISCLOSURES SOCIAL CONTINUED

NUMBER	DESCRIPTION	RESPONSE/DISCLOSURE	REFERENCES
LOCAL COMMUNITIES			
103	Management Approach	<p>DiamondRock strives to conduct our business in a manner that is consistent with the UN Universal Declaration of Human Rights and the UN Guiding Principles on Business and Human Rights.</p> <p>Our Code of Vendor Conduct is also designed in accordance with the guiding principles outlined in the UN Universal Declaration of Human Rights.</p> <p>We also support the American Hotel & Lodging Association (AHLA) 5-Star Promise and our hotel operators in the effort to advance safety and security for employees and guests across our industry.</p> <p>The majority of the hotels that we own operate under a brand owned by Marriott or Hilton. These brands also have human rights policies and trainings for their hotels.</p>	<p>Human Rights and Labor Rights Policy</p> <p>Vendor Code of Conduct</p> <p>2025 Corporate Responsibility Report</p>
413-1	Operations with local community engagement, impact assessments, and development programs	<p>DiamondRock has investments in local community engagement and development programs. In 2024, we supported 5 charities and employees contributed 600 volunteer hours.</p> <p>Additionally, each of our owned hotel's brands and management companies is engaged in targeted community development and engagement programs where our hotels are located.</p>	2025 Corporate Responsibility Report
SUPPLIER SOCIAL ASSESSMENT			
414-1	New suppliers that were screened using social criteria	We encourage and expect our stakeholders, vendors, suppliers, tenants, and all other business partners to comply with the standards outlined in our Vendor Code of Conduct, including human rights and labor practices. DiamondRock reserves the right to perform audits of vendors to ensure practices are in place to conduct business in a manner that is consistent with our Vendor Code of Conduct.	Vendor Code of Conduct
CUSTOMER HEALTH AND SAFETY			
416-1	Assessment of the health and safety impacts of product and service categories	For all new acquisitions, DiamondRock will assess properties for health, safety, and well-being.	GRESB assessment

APPENDIX C: SUSTAINABILITY ACCOUNTING STANDARDS BOARD DISCLOSURES (SASB)

ACTIVITY METRICS

INDICATOR	DESCRIPTION	2024
ACTIVITY METRICS		
IF-RE-000.A	Number of assets	37
IF-RE-000.B	Leasable floor area (Square Feet)	8,091,653
IF-RE-000.C	Percentage of indirectly managed assets	100%
IF-RE-000.D	Average occupancy rate	73%

SUSTAINABILITY DISCLOSURE TOPICS AND ACCOUNTING METRICS

INDICATOR	DESCRIPTION	2023
ENERGY MANAGEMENT		
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area*	100%
IF-RE-130a.2	Total energy consumed by portfolio area with data coverage (Gigajoules)*	841,964
	Percentage grid electricity*	54%
	Percentage renewable energy*	9.8%
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage	4.5%
IF-RE-130a.4	Percentage of eligible portfolio that has an energy rating	100%
	Percentage of eligible portfolio that is certified to ENERGY STAR	11%
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	DiamondRock's EMS guides our portfolio management strategy, as we aim for continuous improvement through an ISO 14001-aligned process of "plan", "do", "check", and "act". Across our portfolio, we continue to make strategic investments in energy, water, and waste reduction projects. We also engage in preventive maintenance and invest in enhancements to roofs, façades, and structural property elements to protect against climate change-related risks. Additionally, we monitor and report on energy and water consumption and waste generation performance, and consider other environmental risks specific to the locations and regions where our hotels are located.

* Does not include properties which were closed, acquired, or disposed in 2024.

SASB: SUSTAINABILITY DISCLOSURE TOPICS AND ACCOUNTING METRICS CONTINUED

INDICATOR	DESCRIPTION	2024
WATER MANAGEMENT		
IF-RE-140a.1	Water withdrawal data coverage as a percentage of total floor area*	100%
	Water withdrawal data coverage as a percentage of floor area in regions with High or Extremely High Baseline Water Stress	100%
IF-RE-140a.2	Total water withdrawn by portfolio area with data coverage, by property subsector (m3)*	1,484,739
	Percentage in regions with High or Extremely High Baseline Water Stress	High Baseline Water Stress: 29.4% Extremely High Baseline Water Stress: 16.5%
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage	-0.5%
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	<p>As part of our risk mitigation strategy, DiamondRock takes a strategic approach to portfolio management by continuing to conduct portfolio-wide water risk assessments to determine properties most likely to have both current and future water risks.</p> <p>We will continue monitoring potential changes in the cost, availability, and consumption of water in key markets where our properties are located, and leveraging risk assessments to inform future decision making on capital expenditures for water efficiency projects, including technologies to reduce and reuse water at properties. The large majority of our properties have already invested in the following water saving initiatives:</p> <ul style="list-style-type: none"> ■ Water saving fill valves in guestrooms ■ Low-flow showerheads in guestrooms ■ Water flow restrictors in guestrooms

INDICATOR	DESCRIPTION	2024
MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS		
IF-RE-410a.1	Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements	0%
IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for grid electricity consumption, by property subsector	29%
	Percentage of tenants that are separately metered or sub metered for water withdrawals	28%
IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	We continuously engage with our properties and general managers to ensure continuous environmental improvement of our portfolio.

* Does not include properties which were closed, acquired, or disposed in 2024.

SASB: SUSTAINABILITY DISCLOSURE TOPICS AND ACCOUNTING METRICS CONTINUED

INDICATOR	DESCRIPTION	2024
CLIMATE CHANGE ADAPTATION		
IF-RE-450a.1	Area of properties located in 100-year flood zones (Square Foot)	608,569
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	<p>As part of our risk mitigation strategy, DiamondRock takes a strategic approach to portfolio management by continuing to conduct portfolio-wide risk assessments to determine properties most likely to have climate risk exposure. We conducted a climate risk assessment, inclusive of drought, cyclone, and flood-related risks. We will continue monitoring energy and water cost and consumption in key markets where are properties are located and leveraging risk assessments to inform future decision making on capital expenditures. We continue to invest in preventive maintenance, including enhancements to roofs, and other structural property elements to protect against weather-related risks. DiamondRock also discloses a description of its strategy for mitigating risks in Risk Management section of the TCFD Report.</p>

APPENDIX D: TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES REPORT (IFRS ALIGNED)

GOVERNANCE

DiamondRock recognizes the evolving global reporting and disclosure landscape. With the transition from the TCFD framework to the unified global baseline established by the International Sustainability Standards Board (ISSB) through IFRS Standard 1 and Standard 2, we have begun to enhance our climate-related disclosures in line with these developments. While our current disclosures don't yet reach full reporting under the IFRS standards, this report reflects the progress we have made and our commitment to further strengthening transparency to meet the needs of stakeholders and investors. We are pleased to incorporate significant enhancements to our disclosures (toward IFRS S2) in this year's report.

DISCLOSURE	RESPONSE	REFERENCE
Board's oversight of climate related risks and opportunities	<p>Climate-related risks and opportunities are integrated into DiamondRock's governance structure and considered at the highest levels of the company. The Nominating and Corporate Governance Committee (NCG) of the Board, alongside our Chief Executive Officer (CEO), provides direct oversight of these matters. The CEO, who is also a member of the Board of Directors, has overarching responsibility for all environmental initiatives and reports on climate-related progress and developments to the full Board on a quarterly basis.</p> <p>The NCG plays a critical role in overseeing climate-related governance. Specifically, the NCG's mandate, as outlined in its terms of reference, includes the following responsibilities:</p> <ul style="list-style-type: none"> ■ Developing and recommending corporate governance guidelines to the Board, including considerations for climate-related risks and opportunities. ■ Periodically reviewing and updating these guidelines to incorporate evolving climate-related risks, regulatory requirements, and stakeholder expectations. ■ Overseeing the evaluation of the Board, ensuring that climate-related competencies are considered in Board composition and training. ■ Providing assistance to the Board in reviewing and approving the Company's activities, goals, and policies related to environmental stewardship, social responsibility, and climate-related risks and opportunities. <p>In line with our corporate governance guidelines, which are reviewed and updated annually, the Board is committed to addressing climate-related risks through structured oversight and strategic alignment. This process includes assessment and prioritization of risk/opportunity trade-offs. These guidelines define the roles, responsibilities, and competencies of Board members, including explicit reference to climate-related oversight responsibilities.</p>	<p>Nominating and Corporate Governance Committee Charter</p>
Management's role in assessing and managing climate related risks and opportunities	<p>At the management level, the CEO/Director is responsible for assessing and managing climate risks and opportunities. The CEO oversees all environmental initiatives, which are then directly reported to the Board of Directors. The Executive Vice President/CFO and Executive Vice President/General Counsel also have climate related objectives within his responsibilities.</p> <p>To ensure climate related compliance and communication, DiamondRock has an internal ESG committee which oversees climate change risks and opportunities and updates our Board of Directors quarterly. Our committee has direct oversight of our procedures and policies and includes C-suite level staff, investment committee, asset managers, investment analysts, dedicated staff on ESG issues, investor relations and general counsel. The CEO is on the committee and acts as the senior decision maker accountable for climate related issues.</p> <p>DiamondRock's executive officers actively engage asset management, investment and design, development, construction, and legal teams to assess climate related issues. These teams include this climate assessment as part of their review of operating performance at hotels and evaluation of capital expenditures opportunities. Prior to these meetings, our CEO is provided with reports on hotel performance and memoranda to support proposals for making capital investments. If appropriate, these reports also include assessments of climate risks and opportunities. Content reported through these means includes (1) overview of asset performance and utility spend, (2) performance against financial and sustainability objectives, and (3) updates regarding new risks and opportunities (including local regulations and factors) that may support proposed capital expenditures.</p> <p>Our CEO receives updates on the status of sustainability projects and returns on investment data upon completion of project implementation. Additionally, when follow-up actions are requested by our CEO during meetings to review asset performance and capital expenditures, our asset management, investment, and design, development and construction teams are tasked with oversight over and execution of the identified follow-up procedures and actions.</p>	<p>Environmental Policy (2nd to last paragraph)</p> <p>2025 Corporate Responsibility Report</p>

STRATEGY

At the asset level, the time-period for investment currently varies between 1-10 years based on the investment horizon and opportunities for each property. At the corporate level, sustainability objectives are established annually. For the purposes of assessing climate risk and opportunities we use the following time horizons: Short-term (<3 years), Medium-term (3-6 years), and Long-term (6-10 years or longer). These established time horizons map to the following organization aspects:

Short-Term: Represents annual corporate sustainability objectives and near-term property-level actions within existing asset management cycles.

Medium-Term: Aligns with DiamondRock’s typical investment horizon for asset-level capex and renovations, in addition to aspects of financial and strategic planning. Encompasses 2030 targets.

Long-Term: Reflects strategic portfolio positioning, progress towards net zero targets / decarbonization pathways, property-level transition planning, and asset disposition considerations.

DISCLOSURE	RESPONSE		REFERENCE	
Climate-related risks and opportunities identified over the short, medium and long-term	TIME FRAME	PHYSICAL CLIMATE RISK	N/A	
	Short and Medium Term:	<ul style="list-style-type: none"> ■ Increased disruptive weather events such as hurricanes, wildfires, floods, and droughts ■ More extremes in weather (temperature, precipitation, wind) ■ Structural damage to buildings ■ Poor or unhealthy indoor air quality due to smog, smoke or other pollution 		<ul style="list-style-type: none"> ■ Financial savings resulting from investments in efficiency ■ Viability of investment in renewable energy ■ Rebates and incentives resulting from regulatory changes ■ Asset value protection resulting from investment in resilience measures ■ Avoided future cost from early action on forthcoming regulation ■ Meeting changing customer and preferences to increase market share
		TRANSITION CLIMATE RISK		
	TIME FRAME	PHYSICAL CLIMATE RISK		
Long Term or Unknown:	<ul style="list-style-type: none"> ■ Systemic change in average temperatures and precipitation, and in frequency in extremes ■ Sea level rise 			
	TRANSITION CLIMATE RISK	<ul style="list-style-type: none"> ■ Asset valuation shifts 		

TCFD: TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES REPORT CONTINUED

DISCLOSURE	RESPONSE	REFERENCE	
Potential Business, Strategy and Financial Planning Impacts over the short, medium and long-term	PHYSICAL CLIMATE RISK	N/A	
	Disruptive weather events (hurricanes, wildfires, floods and drought)		<p>Short-Term: Immediate disruptions from property closures may increase repair costs, lead to lost revenue, and/or rising insurance premiums. Such factors require crisis management and liquidity planning.</p> <p>Medium-Term: Extended recovery timelines, market demand shifts, and the need for property upgrades may encourage portfolio diversification and additional resilience investment. Enhanced risk management strategies will also become increasingly relevant.</p> <p>Long-Term: Properties in high-risk areas may face devaluation, insurance instability, and increased regulation, necessitating strategic shifts ranging from additional sustainability commitments, capital reallocation, and potential divestment from vulnerable assets.</p>
	More extremes in weather (temperature, precipitation, wind)		<p>Short-Term: Increased energy costs tied to cooling or heating, repair costs associated with structural damage to properties, and revenue losses due to interruptions in operations. Such factors require asset level adjustments financial and strategic adjustments.</p> <p>Medium-Term: Prolonged exposure to extreme weather necessitates additional investments in energy-efficient systems, weatherproofing, and appropriate infrastructure, alongside strategies to sustain occupancy rates.</p>
	Smog, smoke or other pollution		<p>Short-Term: Poor indoor air quality from smog, smoke, or pollution can decrease guest satisfaction and wellbeing, leading to financial impacts tied to decreased occupancy, increased costs associated with investment in air filtration systems.</p> <p>Medium-Term: Prolonged exposure to polluted air drives the need for building investments such as advanced HVAC systems, enhanced building sealing, and staff training to manage air quality and maintain operating standards.</p> <p>Long-Term: Persistent indoor air quality issues may impact asset value, increase liability, and link to stricter environmental compliance regulations. Investments in sustainable and pollution-resistant property designs are costly and don't necessarily link to efficiency ROI in the same way other climate-related investments may.</p>
	Systemic change in average temperatures and precipitation, and in frequency of extremes		<p>Medium-Term: Sustained changes in temperature and precipitation drive the need for upgraded infrastructure, such as energy-efficient HVAC systems, enhanced drainage, and water management solutions, along with strategic adjustments and financial investments tied to property maintenance.</p> <p>Long-Term: Prolonged systemic changes can reduce the viability of properties in high-risk regions, necessitating portfolio diversification, investments in climate-resilient designs, and alignment with regulatory frameworks addressing climate adaptation.</p>
	Sea level rise		<p>Medium-Term: Retrofitting properties with resilience measures like flood barriers and drainage systems is the first line of defense. Portfolio diversification becomes critical as high-risk coastal assets are divested. Stricter financing terms and increasing insurance fees may become relevant.</p> <p>Long-Term: Coastal properties risk declining revenues due to reduced tourism demand and potential asset stranding from rising sea levels. Strategic overhauls may be required to prioritize incoming technologies, alongside regulatory shifts, which will also require planning and potential financial investment.</p>

TCFD: TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES REPORT CONTINUED

DISCLOSURE	RESPONSE	REFERENCE	
Potential Business, Strategy and Financial Planning Impacts over the short, medium and long-term	TRANSITION CLIMATE RISK	N/A	
	Increased insurance premiums		<p>Short-Term: Energy and water efficiency projects deliver immediate cost savings by reducing utility consumption and improving operational performance, often supported by available rebates and incentives.</p> <p>Medium and Long-Term: Efficiency improvements lower operating costs across the portfolio, extend asset life through preventive upgrades, and help to mitigate exposure to rising energy prices and regulatory requirements.</p>
	Supply chain challenges and increased costs of building materials and furnishings		<p>Short-Term: Supply chain disruptions increase the costs of building materials and furnishings, impacting budgets for renovations and new developments. Project delays from material shortages can hinder property openings or upgrades, affecting revenue generation and guest satisfaction.</p> <p>Medium and Long-Term: Prolonged supply chain challenges require development and adoption of strategic procurement practices, such as bulk purchasing or local sourcing, to mitigate cost volatility. Financial plans must account for extended timelines and higher capital expenditures, potentially limiting resources toward other investment types.</p>
Treaties, laws and regulations enacted to regulate or limit carbon emissions and affect structural, equipment, and operational aspects of lodging facilities	<p>Short-Term: New treaties, laws, and regulations increase immediate compliance costs, related to upgrading of equipment or retrofitting properties to meet environmental standards. The most recent Risk Assessment identified emerging Building Performance Standards (BPS) and Benchmarking requirements in Massachusetts, Washington DC, Colorado, and California. To address these and other incoming policies, lodging facilities must adhere to specific operational and reporting practices regulations, potentially disrupting day-to-day activities and increasing short-term expenses.</p> <p>Medium and Long-Term: Ongoing regulatory requirements encourage significant capital investments in energy-efficient systems, renewable energy installations, and building upgrades. Strategic planning must integrate evolving regulations into portfolio management, prioritizing properties with high compliance risks. Financial planning must consider potential penalties for non-compliance.</p>		

TCFD: TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES REPORT CONTINUED

DISCLOSURE	RESPONSE	REFERENCE	
Potential Business, Strategy and Financial Planning Impacts over the short, medium and long-term	TRANSITION CLIMATE RISK	N/A	
	Increased requirements for climate-related disclosure and actions		<p>Short-Term: Increased climate-related disclosure requirements necessitate investments and attention to develop data collection efforts and reporting systems. Higher administrative costs and potential reputational risks may result if disclosures fail to meet stakeholder expectations or regulatory standards.</p> <p>Medium-Term: Compliance with enhanced disclosure standards requires embedding climate-related metrics and goals into business strategies. Financial planning must account for ongoing reporting costs and investments in sustainability initiatives to align with stakeholder and regulatory expectations.</p>
	Changing consumer and business traveler buyer demands for climate-friendly solutions, products, and services		<p>Short-Term: Changing consumer and business traveler demands for climate-friendly solutions require ongoing operational adjustments to offerings, such as sustainable products, energy-efficient accommodations, and carbon offset options. These shifts may increase operational costs and require rapid staff training to meet evolving guest expectations.</p>
Asset Valuation Shifts	<p>Short-Term: Asset valuations may fluctuate due to climate risks, with properties in high-risk areas facing immediate depreciation. Should this risk materialize, DiamondRock would have to reassess property values to reflect emerging market dynamics.</p> <p>Medium and Long-Term: Sustained valuation shifts necessitate portfolio diversification, including the divestment of vulnerable assets and acquisition of properties in climate-resilient locations. Strategic planning must integrate long-term valuation trends to prioritize investments that maintain or enhance asset value.</p>		

TCFD: TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES REPORT CONTINUED

DISCLOSURE	RESPONSE	REFERENCE	
<p>Potential Business, Strategy and Financial Planning Impacts over the short, medium and long-term</p>	<p>CLIMATE OPPORTUNITIES</p>	<p>N/A</p>	
	<p>Financial savings resulting from investments in efficiency</p>		<p>Short-Term: Energy and water efficiency projects deliver immediate cost savings by reducing utility consumption and improving operational performance, often supported by available rebates and incentives.</p> <p>Medium and Long-Term: Efficiency improvements lower operating costs across the portfolio, extend asset life through preventive upgrades, and help to mitigate exposure to rising energy prices and regulatory requirements.</p>
	<p>Viability of investment in renewable energy</p>		<p>Medium and Long-Term: Scaling renewable investments across the portfolio helps lower operating costs, hedge against regulatory risks, and demonstrate progress toward net zero milestones. Sustained renewable adoption secures energy resilience and insulates against carbon pricing and utility cost escalation. Over time, renewable energy sources are expected to become increasingly available and affordable.</p>
<p>Rebates and incentives resulting from regulatory changes</p>	<p>Short-Term: Incentives and rebates tied to municipal, state, or federal programs provide immediate financial returns on energy and water efficiency projects. DiamondRock’s portfolio wide risk assessment identified several active or incoming opportunities, including Mass Save, Charge Ready 2.0 NY, and Montgomery C-PACE– these programs offer incentives and financing for various climate related building upgrades.</p> <p>Medium and Long-Term: As regulatory programs expand, incentives accelerate payback on renewable installations, electrification, and resilience measures, driving competitive advantage. In the long-term these may act as financial levers support portfolio decarbonization.</p>		

TCFD: TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES REPORT CONTINUED

DISCLOSURE	RESPONSE	REFERENCE	
Potential Business, Strategy and Financial Planning Impacts over the short, medium and long-term	CLIMATE OPPORTUNITIES	N/A	
	Asset value protection resulting from investment in resilience measures		<p>Medium-Term: Resilience measures protect property valuations, reduce risk premiums, and sustain lender and insurer confidence in high-risk markets.</p> <p>Long-Term: Resilience investments safeguard assets against systemic changes (sea level rise, chronic heat stress), minimize stranded asset risk, and preserve portfolio value.</p>
	Avoided future cost from early action on forthcoming regulation		<p>Short and Medium-Term: Anticipatory compliance with emerging standards (building codes, emissions disclosure) minimizes the likelihood of fines and avoids costs associated with rushed compliance. Proactive action ensures alignment with frameworks is properly implemented, avoiding costly retrofits or penalties.</p>
Meeting changing customer preferences to increase market share	<p>Short-Term: Responding to guest expectations for sustainable operations through eco-labels, visible efficiency measures, and carbon-neutral offerings improves satisfaction and booking preference.</p> <p>Medium and Long-Term: Sustained investment in climate-friendly upgrades differentiates the portfolio. Alignment with consumer trends toward low-carbon travel strengthens brand loyalty, drives premium pricing opportunities, and promotes increased market share.</p>		

TCFD: TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES REPORT CONTINUED

STRATEGY CONTINUED

DISCLOSURE	RESPONSE	REFERENCE
<p>Impact on Business, Strategy and Financial Planning</p>	<p>DiamondRock’s vision to be the premier allocator of capital in the lodging industry and its mission to deliver above-average, long-term stockholder returns are supported by sustainability and proactive management of climate risks. By embedding climate considerations across all stages of our real estate investment life cycle—due diligence, asset management, renovations, and dispositions—we align with strategic objectives to maximize profitability, upgrade the portfolio, and enhance resilience.</p> <p>Climate Risks</p> <p>Physical risks, such as hurricanes, wildfires, and rising sea levels, pose immediate threats through operational disruptions, repair costs, and insurance challenges, particularly for properties in high-risk areas. Regulatory risks, including laws targeting carbon emissions and disclosure requirements, necessitate significant investments in energy-efficient infrastructure and operational upgrades. Transition risks, such as rising insurance premiums and supply chain challenges, require resource reallocation, portfolio diversification, and strategic planning. Over the long term, systemic climate changes and regulatory pressures may reduce property valuations, driving the need for climate-resilient investments and alignment with adaptation goals.</p> <p>Climate Opportunities</p> <p>Opportunities stemming from climate-related challenges provide pathways to financial savings, revenue growth, and competitive differentiation. Investments in energy efficiency, renewable energy, and resilient infrastructure reduce operating costs, protect asset value, and enable compliance with evolving regulations. Meeting the growing demand for climate-friendly accommodations positions DiamondRock to capture market share, attract environmentally conscious investors, and enhance brand loyalty. Long-term alignment with sustainability trends ensures profitability, investor confidence, and stockholder returns in an increasingly climate-conscious market.</p> <p>By integrating climate-related risks and opportunities into our business, strategy, and financial planning, DiamondRock is well-positioned to adapt, innovate, and maintain resilience in the face of climate change.</p>	<p>2024 Annual Report and 10k pg. 19, 28</p> <p>2025 Corporate Responsibility Report</p>
<p>Organizational Resilience and Impact of Different Scenarios, Including 2 degrees or lower</p>	<p>We recognize the fundamental shift that will occur as business and society strives toward decarbonization and net-zero by 2050. DiamondRock is currently evaluating the pathway and corresponding policy, procedure, engagement, and budgetary needs required to align with a net-zero pathway in its own emissions. The below 2 degrees scenario is a widely recognized international framework which establishes different climate pathways in which warming is limited to a 2 degree scenario. This framework has been used to preliminarily establish the pathways DiamondRock assesses risks and opportunities through. In future years the scenario analysis approach will be built out upon the Below 2 degrees framework to be reflective of a qualitative scenario analysis. We remain flexible and adaptive in our approach to allocating financial resources to capitalize upon opportunities and to mitigate risks. We have already begun to prepare for transitional shifts that will impact us as government policy concurrently pursue net-zero alignment, this includes preparation across our risk management, due diligence, and strategy aspects of our governance and EMS. This includes energy sources and pricing, regulation, customer preference, and building standards at a minimum.</p> <p>We undertake both direct and indirect efforts to promote organizational resilience. Direct measures span efficiency investments, such as smart thermostats and high efficiency boiler installation, to establish clear, actionable environmental objectives. Indirect mitigation efforts include manager and stakeholder engagement efforts, GRESB reporting and benchmarking through the EPA’s Energy Star Portfolio Manager and the Cornell Hotel Sustainability Benchmarking Index, along with proactive, ongoing monitoring of water, energy, and waste.</p>	<p>2025 Corporate Responsibility Report</p>

STRATEGY CONTINUED

DISCLOSURE	RESPONSE	REFERENCE
Investments in low carbon opportunities	<p>2024 was a year of significant investment in our sustainability initiatives. We invested nearly \$13.2 million in energy efficiency projects across our portfolio, including smart technology installations and renewable energy advancements, bringing us closer to our long-term target of reducing carbon emissions by 50% by 2030. One notable advancement is at the Chico Hot Springs resort in Montana, where the resort has tapped into the region’s geothermal energy. Additionally, our entire portfolio is now 100% benchmarked in the Energy Star Portfolio Manager, reflecting our commitment to monitoring and improving energy performance. We also made substantial investments in water and waste efficiency, allocating approximately \$670,000 to water-saving measures and \$10,000 to waste diversion projects in 2024. These efforts underscore our commitment to reducing our environmental footprint while driving operational efficiency.</p> <p>These investment efforts are supportive of our Net Zero Plan, which sets milestones, actions taken and planned initiatives to achieve net zero emissions by 2050. Our portfolio-wide targets aim to enhance organizational resilience while guiding the transition. The plan is informed by identified climate risks and includes assumptions and dependencies such as property-level decarbonization, renewable energy adoption, and expanded Scope 3 measurement.</p> <p>As detailed in our <i>Pathway to Net Zero</i> we have outlined tangible strategies across facility emissions intensity, energy efficiency, energy sourcing, Scope 1 and 2 emissions, and Scope 3 categories. We have also established interim milestones for 2030 and a final goal for 2050.</p> <p>Conducted activities include establishing and verifying our baseline emissions intensity for scope 1 and 2, quantifying vehicle emissions, and investing in renewable energy introduction. 2030 and 2050 targets are dependent upon planned activities, which include asset level decarbonization planning, establishing specific targets for each property, and solidifying methods to track scope 3 categories including business travel and embodied carbon. In 2025, we progressed this plan by undertaking activities such as upgrading hotel Building Automation Systems, completing energy saving pilot programs, and upgrading RTU and smart thermostat units at properties to promote carbon reduction and efficiency.</p>	2025 Corporate Responsibility Report

RISK MANAGEMENT

DISCLOSURE	RESPONSE	REFERENCE
<p>Process for identifying and assessing climate related risks and opportunities</p>	<p>DiamondRock identifies and assesses physical and transition climate risks by conducting portfolio-wide risk assessments to determine properties most likely to have climate risk exposure. Our most recent risk assessment, conducted in 2025, is inclusive of:</p> <ul style="list-style-type: none"> ■ Water risk (water scarcity, water related operating costs, and likelihood of contamination) ■ Climate (including temperature change, and extreme weather events) ■ Biodiversity (protected areas and threatened species) ■ Socioeconomic (indicators such as crime, air pollution and gender wage gap) ■ Regulatory (policies, regulations, incentives, and voluntary programs) <p>These risk assessments not only provide data across the portfolio but additionally provide separate property level reports across the same depth. This enables DiamondRock to concurrently assess risks overall as well as at the property level.</p> <p>We also will monitor energy and water cost and consumption in key markets where our properties are located and leverage risk assessments to inform future decision making on capital expenditures.</p> <p>DiamondRock also performs asset level risk assessments as a standard part of its due diligence process for new acquisitions. The assessment focuses on physical and transition risks of climate change such as adaptation, compliance with regulatory requirements, energy efficiency, flooding, GHG emissions, natural hazards and transportation. We consider physical and transition risks, such as regulatory and market risks in all locations where we operate. In future years, we will begin to incorporate Scenario Analysis findings for both risk and opportunity identification processes. For the majority of identified risks, the frequency of assessment is typically quarterly or more frequently. The estimated likelihood of impact is “more likely than not” and estimated magnitude of impact is considered to be “low-medium” at this time. DiamondRock assesses these risks alongside non-climate related risks and establishes individual prioritization status accordingly using an organization wide lens.</p> <p>Across our portfolio, we continue to identify opportunities to make strategic investments in energy, water, and waste reduction projects. We also engage in preventive maintenance and invest in enhancements to roofs, façades, and structural property elements to protect against climate change-related risks. Additionally, we monitor and report on energy and water consumption and waste generation performance and consider other environmental factors specific to the locations and regions where our hotels are located. We identify regionally specific opportunities partially through our risk assessments, which cover regulatory opportunities, and have most recently helped to identify several incoming rebate and incentive programs relevant to our properties. In addition, engagement with operators, and additional climate opportunities raised by our internal ESG committee help the identification process as well. Opportunities are assessed alongside other Cap Ex considerations and prioritized based on both climate-related and financial ROI.</p>	<p>2025 Corporate Responsibility Report</p> <p>Disclosed via 2023 GRESB Real Estate Assessment response – Risk Management</p> <p>Disclosed via 2025 GRESB Real Estate Assessment response</p>

RISK MANAGEMENT

DISCLOSURE	RESPONSE	REFERENCE
Processes for managing climate related risks and opportunities	<p>We manage risks and capitalize upon opportunities through our investments in sustainability and emissions reduction projects. We also engage in preventive maintenance and invest in enhancements to roofs, façades and structural property elements to protect against weather-related risks. Additionally, we monitor electricity and water consumption and costs to avoid peak demand surcharges and address issues specific to locations and regions where our hotels are located. We also consider natural disaster risks and risks related to climate change, including at seven of our hotels are located in areas that are seismically active, and nine of our hotels are located in areas that have experienced, and will continue to experience, many hurricanes.</p> <p>DiamondRock has an Environmental Policy. The goal of DiamondRock’s Environmental Policy is to understand and reduce environmental risks, comply with all laws and governmental regulations, identify opportunities to decrease environmental impact, and strive for improvement in the environmental performance of our portfolio.</p> <p>In 2025, we continued to support the Cornell Hotel Sustainability Benchmarking study and encouraged the companies that manage our owned hotels to participate. We will be using the results to engage with our management companies on performance and to help support the industry initiative to develop common hotel benchmarks for energy, greenhouse gas emissions, and water consumption. We also collectively engaged with hotel brands to further align our ESG objectives and goals.</p>	<p>Disclosed via 2025 GRESB Real Estate Assessment response</p> <p>2024 Annual Report and 10k pg. 17</p> <p>Environmental Policy</p>
Integration into overall risk management	<p>Our asset management, investment and design, development and construction teams work collaboratively to identify, assess and monitor environmental risks and opportunities. We also engage with our hotel managers and specialist consultants to support the ongoing identification of physical, regulatory and market risks and opportunities at both the company and asset level through property-level capital expenditure planning along with other mechanisms. We use established tools - Ecolab Water Risk Monetizer, WRI Aqueduct tool, and FEMA flood zones tool- to inform assessments. Findings are incorporated into investment strategy, renovation decisions, and annual capital planning, as part of our Audit Committee’s risk processes relevant topics are reviewed by senior leadership and the board. DRHC provides training and development on ESG specific topics to 100% of employees annually and operate a supply chain program that integrates risk management considerations. The supply chain program includes environmental process standards and environmental product standards. These examples demonstrate risk and opportunity integration across various organizational functions.</p>	<p>Disclosed via 2025 GRESB Real Estate Assessment response</p>

METRICS AND TARGETS

Metrics used by the organization to assess climate related risks and opportunities.

DiamondRock collects and discloses annual performance data for the following key metrics:

CATEGORY	METRIC	DISCLOSURE LOCATION
GHG Emissions	Scope 1 GHG Emissions	Annual ESG Performance Tables
GHG Emissions	Scope 2 GHG Emissions	Annual ESG Performance Tables
GHG Emissions	Combined Scope 1 & 2 GHG Emissions	Annual ESG Performance Tables
GHG Emissions	GHG Emissions Intensity	Annual ESG Performance Tables
Energy	Direct and Indirect Energy Consumption	Annual ESG Performance Tables
Energy	Total Energy	Annual ESG Performance Tables
Energy	Energy Intensity	Annual ESG Performance Tables
Water	Total Water	Annual ESG Performance Tables
Water	Water Intensity	Annual ESG Performance Tables

METRICS AND TARGETS

Metrics used by the organization to assess climate related risks and opportunities.

DiamondRock also collects data on and monitors the following metrics through via our Portfolio-wide Risk Assessment

CATEGORY	METRIC	DISCLOSURE LOCATION
Water Risk	% of the portfolio by floor area exposed to high overall water risk	2024 Risk Assessment
Water Risk	% of the portfolio likely to be subject to increased water-related costs	2024 Risk Assessment
Water Risk	% of the portfolio with high baseline water stress	2024 Risk Assessment
Water Risk	% of the portfolio with high projected future water stress	2024 Risk Assessment
Water Risk	% of the portfolio prone to coastal eutrophication	2024 Risk Assessment
Climate Risk	% of the portfolio with high overall climate risk	2024 Risk Assessment
Climate Risk	% of the portfolio with high cyclone risk	2024 Risk Assessment
Climate Risk	% of the portfolio with high drought climate risk	2024 Risk Assessment
Climate Risk	% of the portfolio with high flood risk	2024 Risk Assessment
Climate Risk	% of the portfolio with high temperature risk	2024 Risk Assessment
Climate Risk	% of the portfolio located in high carbon intensity markets	2024 Risk Assessment
Climate Risk	% of the portfolio located in high wildfire risk areas	2024 Risk Assessment
Biodiversity Risk	Proximity to and number of protected areas for each property	2024 Risk Assessment
Biodiversity Risk	Proximity to and number of protected species for each property	2024 Risk Assessment
Socio-economic Risk	Prevalence levels across 15 indicators (including energy-related Co2 emissions, Ocean health index, and Air quality)	2024 Risk Assessment
Policy Risk	Number of high priority policies identified	2024 Risk Assessment
Policy Risk	Number of Building Performance Standard or Benchmarking policies identified	2024 Risk Assessment
Policy Risk	Number of incentive or rebate policies / programs identified	2024 Risk Assessment

METRICS AND TARGETS

Metrics used by the organization to assess climate related risks and opportunities.

DiamondRock measures its Scope 1 and 2 greenhouse gas emissions in line with best practices and based upon our 2024 Annual Inventory data (January - December 2024). We strive to expand into measurement of Scope 3 in coming years. Both Vehicle and Refrigerant emissions were estimated and included this year. A financial control boundary is used to define what is included in our calculations. Our measurement methods align with the GHG Protocol, utilizing the most recent emission factors from the EPA. For energy data, all energy sources are converted into kWh and all GHG Emission Factors into kgCO₂e/kWh to perform a uniform calculation of energy to GHG emissions. As for emissions, calculations are done by utilizing GHG-specific factors to translate non-CO₂e gases into one reliable number using a global warming potentials to derive the CO₂e value used for reporting. Scope 2 emissions are primarily quantified using a market-based approach where supplier-specific emission factors or residual mix emission factors are available, the same location-based emission factors are applied per geography. If data is not available, proxies may be designated to quantify emissions estimations. DiamondRock’s GHG methodology aligns with its Inventory Management Plan, where methodology and sources are fully documented. No changes were made to the measurement approach, inputs or assumptions from the prior reporting year aside from data and emission factor updates.

Scope 1, 2 and 3 Greenhouse Gas Emissions

GREENHOUSE GAS EMISSIONS	2024 TOTAL GHG EMISSIONS (MT CO ₂ E)	2024 GHG EMISSIONS PER SQUARE FOOT (KGC02E)
Scope 1	22,495	—
Scope 2*	40,355	—
Total Scope 1 + Scope 2	62,849	7.89
Scope 3	Currently we do not track Scope 3 emissions	—

*Scope 2 emissions are provided as market-based to align with previous years methodologies, however, location-based emissions data is also available and puts these emissions at 40,752 MT CO₂e for 2024.

Targets and Performance Against Targets

DiamondRock has set 2030 intensity reduction targets as compared against a 2019 baseline.

METRIC	TARGET	2024 PROGRESS	2030 TARGET
GHG emissions per square foot (kgCO ₂ e)	-50% by 2030 from 2019 baseline	-8.3%	-50%
Energy per square foot (kWh)	-30% by 2030 from 2019 baseline	-4.6%	-30%
Water per occupied room (Gal)	-20% by 2030 from 2019 baseline	+7.3%	-20%

Remuneration

ESG performance and climate related topics are integrated into executive level bonus structures. ESG performance is directly integrated into the annual review process for key personnel groups, including our C-suite Executives, and Investor Relations team, among others. The achievement of ESG targets directly impacts bonus calculations. Corporate responsibility and climate-related objectives are linked to bonuses on both a joint and individual basis for DiamondRock’s senior leadership team. These targets align with our overarching sustainability goals and link to climate-related subjects, focusing on reducing environmental impact, improving governance practices, and advancing social initiatives. Bonus structure and annual results for named executive officers can be found in further detail within DiamondRock’s annual Proxy Report.



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