



GRESB
REAL ESTATE

GRESB Real Estate Benchmark Report

2022

DiamondRock Hospitality Company
DiamondRock Hospitality Company

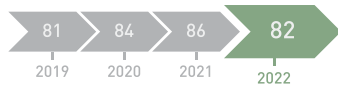
2022 GRESB Standing Investments Benchmark Report

DiamondRock Hospitality Company | DiamondRock Hospitality Company

GRESB Rating



Participation & Score



Peer Comparison



Americas | Hotel

Out of 6

Status:
Listed

Location:
United States of
America

Property Type:
Hotel

Rankings



GRESB Score within Hotel / Americas

Out of 6



GRESB Score within Hotel / Listed

Out of 14



GRESB Score within Americas / Listed

Out of 112



Management Score within Americas

Out of 484



Management Score within Americas / Listed

Out of 116



Management Score within Americas / Listed

Out of 116



Performance Score within Hotel / Americas

Out of 6



Performance Score within Hotel / Listed

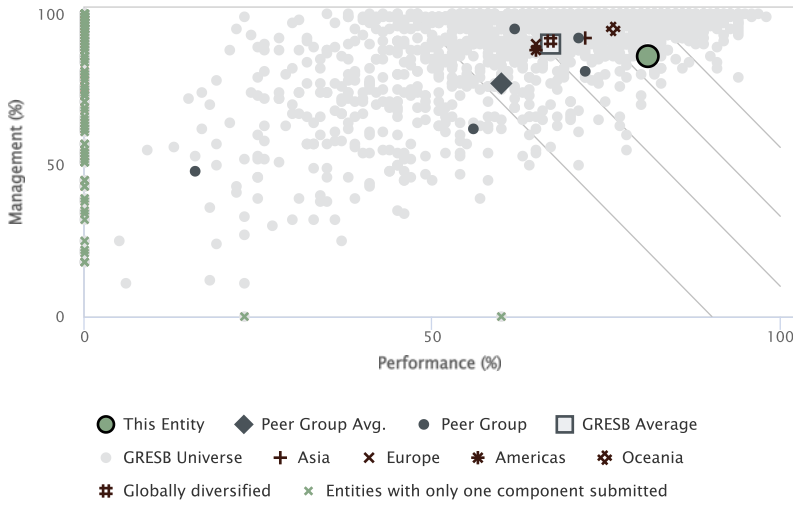
Out of 15



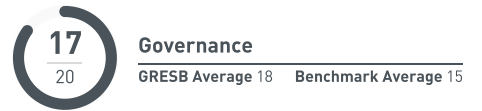
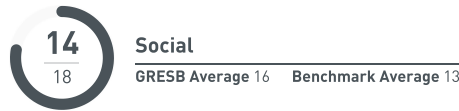
Performance Score within Americas / Listed

Out of 112

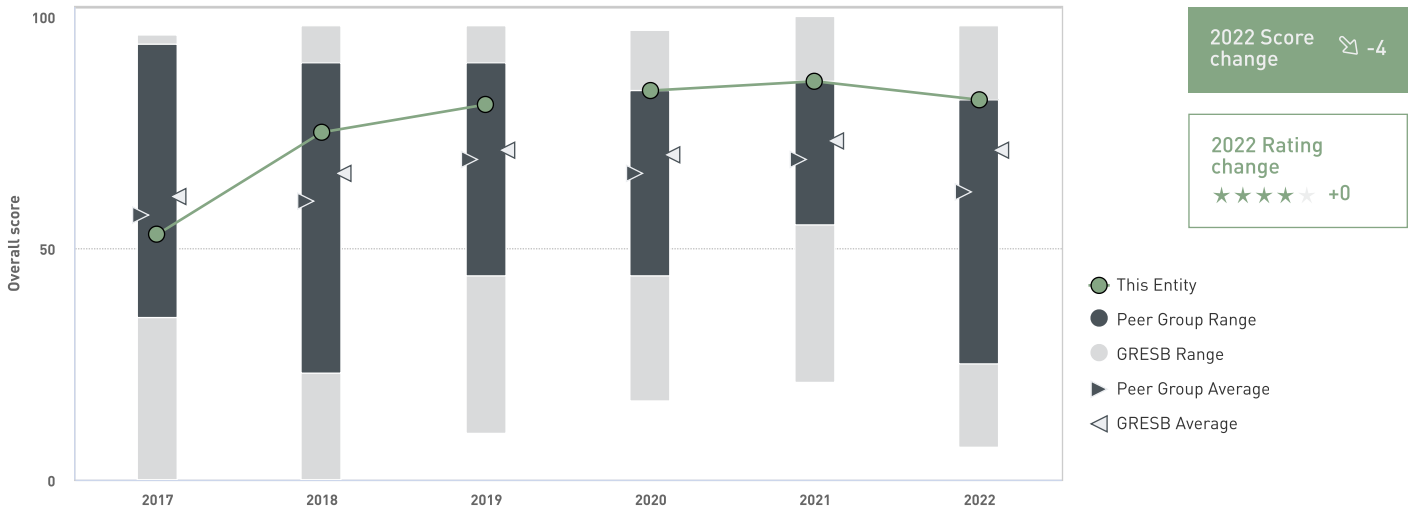
GRESB Model



ESG Breakdown

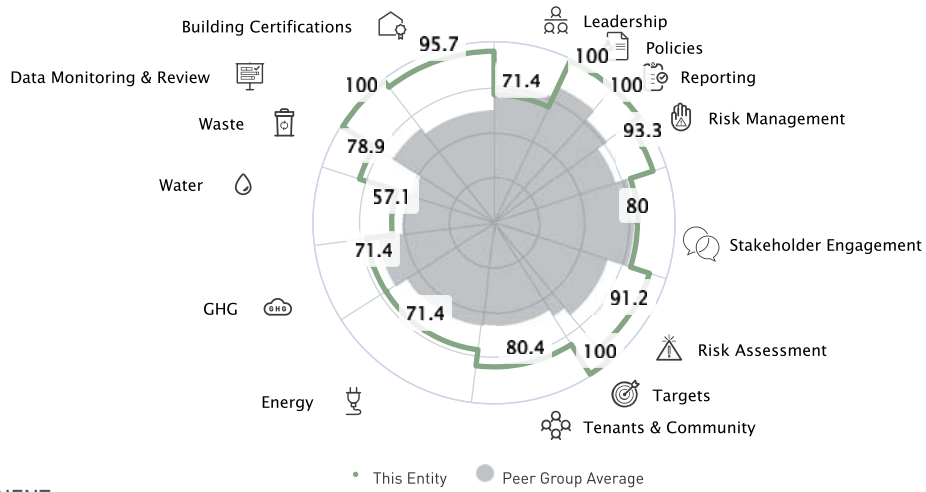


Trend



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

Aspect, Strengths & Opportunities



MANAGEMENT COMPONENT

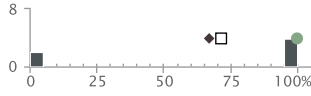
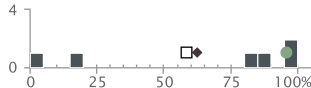
Americas | Listed (116 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Leadership 7 points	23.3%	7%	5	5.4	
Policies 4.5 points	15%	4.5%	4.5	3.75	
Reporting 3.5 points	11.7%	3.5%	3.5	2.7	
Risk Management 5 points	16.7%	5%	4.67	3.54	
Stakeholder Engagement 10 points	33.3%	10%	8	7.75	

PERFORMANCE COMPONENT

Americas | Hotel (6 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Risk Assessment 9 points	12.9%	9%	8.21	5.95	
Targets 2 points	2.9%	2%	2	1.22	

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Tenants & Community 11 points	15.7%	11%	8.84	6.26	
 Energy 14 points	20%	14%	10	8.07	
 GHG 7 points	10%	7%	5	4.55	
 Water 7 points	10%	7%	4	3.57	
 Waste 4 points	5.7%	4%	3.16	1.94	
 Data Monitoring & Review 5.5 points	7.9%	5.5%	5.5	3.67	
 Building Certifications 10.5 points	15%	10.5%	10.04	6.57	

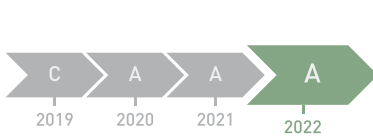
Entity & Peer Group Characteristics

This entity	Peer Group (6 entities)	
Primary Geography:	United States of America	Primary Geography: Americas
Primary Sector:	Hotel	Primary Sector: Hotel
Nature of the Entity:	Public (listed on a Stock Exchange) entity	Nature of the Entity:
Total GAV:	\$3.25 Billion	Average GAV: \$1.88 Billion
Reporting Period:	Calendar year	
Regional allocation of assets	100% United States of America	83% United States of America 17% Mexico
Sector allocation of assets	100% Hotel	100% Hotel
Control	100% Tenant controlled 0% Landlord controlled	64% Tenant controlled 36% Landlord controlled

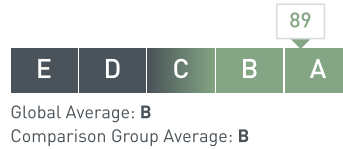
2022 GRESB Public Disclosure Report

DiamondRock Hospitality Company | DiamondRock Hospitality Company

Participation & Score



GRESB Public Disclosure Level



Comparison Group



GRESB Real Estate Assessment



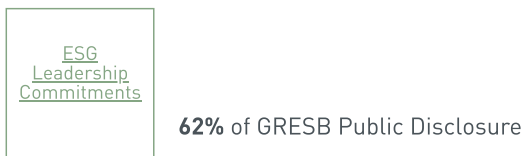
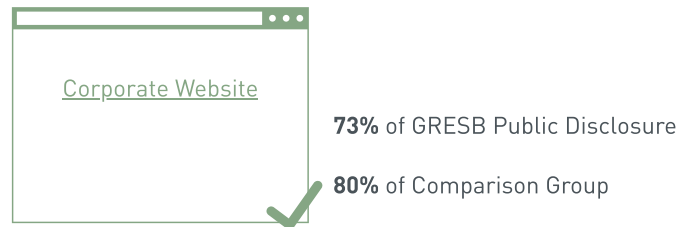
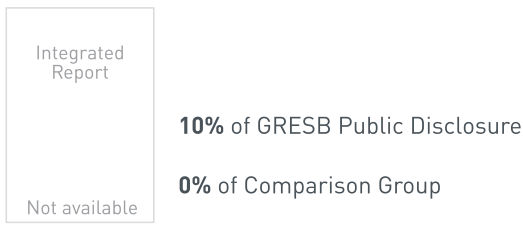
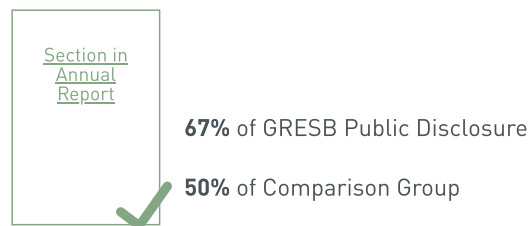
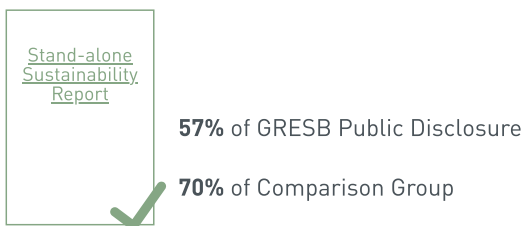
GRESB Score
GRESB Average 73

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

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

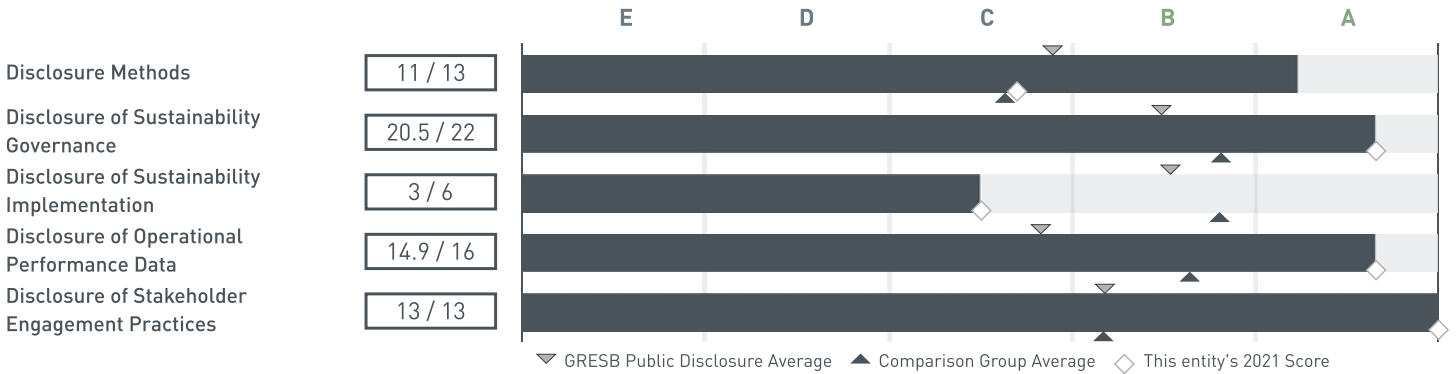
The data is self-reported by Assessment participants and subjected to a multi-layer validation process after which it is scored and benchmarked. The result is high-quality data that investors and participants can use in their investment, engagement and decision-making processes.

Disclosure Methods



 60% of Comparison Group

Disclosure Topics



Comparison Group

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

- | | | |
|--------------------------|---------------------------------|-------------------------------|
| Hersha Hospitality Trust | DiamondRock Hospitality Company | Apple Hospitality REIT |
| Chatham Lodging Trust | Pebblebrook Hotel Trust | RLJ Lodging Trust |
| Xenia Hotels & Resorts | Summit Hotel Properties, Inc. | Sunstone Hotel Investors, Inc |
| CorePoint Lodging Inc | | |

* 2022 GRESB Real Estate Participant

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

The data in this Report has been collected by GRESB and was available for review to the entity between April 1 and July 1 2022

Disclosure Methods

D1 Points: 4/5

Stand-alone Sustainability Report

Yes

70%  ^

Reporting year: 2020

Reporting level