

## SASB Disclosures 2024

Updated December 2025

### Activity Metrics

Code	Metric Description	Unit	2024 Value
IF-RE-000.A	Number of assets	Number	39 <sup>1</sup>
IF-RE-000.B	Leasable floor area	Square Feet (ft <sup>2</sup> )	4,401,741 Sq Ft
IF-RE-000.C	Percentage of indirectly managed assets	Percentage (%) by floor area	100%
IF-RE-000.D	Average occupancy rate	Percentage (%)	76.3%

### Sustainability Disclosure Topics & Accounting Metrics

#### Energy Management

Code	Metric Description	Unit	2024 Value
IF-RE-000.130a.1	Energy consumption data coverage as a percentage of total floor area	Percentage (%) by floor area	100%
IF-RE-000.130a.2	Total energy consumed by portfolio area with data coverage	Gigajoules (GJ)	298,966 GJ <sup>2</sup>
	Percentage grid electricity	Percentage (%)	60.49%
	Percentage renewable energy	Percentage (%)	0%
IF-RE-000.130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage	Percentage (%)	-0.12%
IF-RE-000.130a.4	Percentage of eligible portfolio that has an energy rating	Percentage (%) by floor area	84.6%

<sup>1</sup> While only 37 properties were owned as of December 31st, 2024, the environmental data also includes information from properties owned for a portion of the year.

<sup>2</sup> Total energy consumed by portfolio area with data coverage in 2024 includes vehicles, refrigerants, and generators

	Percentage of eligible portfolio that is certified to ENERGY STAR	Percentage (%) by floor area	0%
<b>IF-RE-000.130a.5</b>	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	N/A	As a hospitality REIT owner of hotel assets, we understand the environmental impact of operations occurs primarily during new development, major renovation, and on-going operation of existing assets. We develop and maintain an energy conservation program where various property-level initiatives are implemented across our portfolio of hotels. Some of those practices include adopting energy-efficient design, working with operating partners to mitigate energy consumption, and identifying feasible and fiscally reasonable energy conservation opportunities. Ongoing energy conservation initiatives include energy-efficient lighting, room occupancy sensors, routine energy audits, and electric vehicle chargers installation.

#### Water Management

Code	Metric Description	Unit	2024 Value
<b>IF-RE-000.140a.1</b>	Water withdrawal data coverage as a percentage of total floor area	Percentage (%) by floor area	100%
	Water withdrawal data coverage as a percentage of floor area in regions with High or Extremely High Baseline Water Stress	Percentage (%) by floor area	100%
<b>IF-RE-000.140a.2</b>	Total water withdrawn by portfolio area with data coverage	Thousand cubic meters (m <sup>3</sup> )	789,897 m <sup>3</sup>
	Percentage in regions with High or Extremely High Baseline Water Stress	Percentage (%) by water volume	36.9%

IF-RE-000.140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage	Percentage (%)	6.98%
IF-RE-000.140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	N/A	<p>Water-related risks are of high importance to our portfolio considering that 36.9% of properties are in areas of high or very high-water stress. We seek to manage and mitigate water risk through our due diligence and project management processes. We work to improve water conservation at our properties by developing property-level initiatives to improve efficiency or reduce water consumption. Common examples of our water initiatives include installing auto-sensors, leveraging water-saving technologies, and supporting our operating partners with adopting a linen and towel reuse program. We also now integrate a comprehensive water risk assessment that allows us to judge the water risk at our properties' location, including water stress, flood zone, and usage as it relates to price.</p>

#### Management of Tenant Sustainability Impacts

Code	Metric Description	Unit	2024 Value
IF-RE-410a.1	Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and associated leased floor area, by property subsector	Percentage (%) by floor area	0%
IF-RE-410a.2	Percentage of tenants that are separately metered or sub metered for grid electricity and water withdrawals by property subsector	N/A	We, just like other hospitality REITs, primarily lease out our properties to hotel operators (in our case, Island Hospitality). The environmental performance tables we publish annually are based on their utility

			usage. Since the floor area leased to other tenants, such as retail or restaurant facilities, is highly limited, we will not continue responding to this indicator moving forward.
<b>IF-RE-410a.3</b>	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	N/A	<p>We have engaged our third-party operating partner Island Hospitality Management in several ways, including quarterly meetings with our asset management team, collaborating with brands to deliver training. In 2024, we launched a sustainability survey to all the general managers in charge of operating our hotel properties to provide insight into the properties' environmental and social factors.</p> <p>With respect to our branded hotels, we work closely with Marriott International, Hilton Worldwide and Hyatt to follow requirements and guidance pertaining to environmental and social factors, such as waste management, water usage, building safety, and health and wellbeing. Additionally, we support industry collaboration and engagement by participating in the Cornell Hotel Sustainability Benchmarking (CHSB) to benchmark our environmental performance.</p>

#### Climate Change Adaptation

Code	Metric Description	Unit	2024 Value
<b>IF-RE-450a.1</b>	Area of properties located in 100-year flood zones	Square feet (ft <sup>2</sup> )	249,865 sq ft

IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	N/A	<p>Climate risk assessment is conducted across all properties in the portfolio on an on-going basis. There are various sources which we use to conduct climate risk assessment and to assess climate risk indicators:</p> <ul style="list-style-type: none"> <li>• Temperature and Precipitation Change: We assess the changes in long term temperature and precipitation that will be observed at the location of our properties. The source used to determine temperature and precipitation change is the Climate Change Knowledge Portal of the World Bank.</li> <li>• Cyclone: Using the UNEP Global Risk Data Platform, we determine the cyclone risk our property's location</li> <li>• Flood and Drought: Flood and drought risks are sourced from the WRI Aqueduct as well as the FEMA flood zones tool.</li> <li>• Sea Level Rise: Sea level rise vulnerability at 1-6m heights is ascertained from the Center for Remote Sensing of Ice Sheets</li> <li>• Wildfire risk is assessed using the WWF Biodiversity Risk Filter</li> </ul> <p>Results are obtained for each of the above indicator and for each property, after which we identify and analyze the best measures and initiatives to be undertaken at property and portfolio level.</p>
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#### Ecological Impacts

Code	Metric Description	Unit	2024 Value
SV-HL-160a.1	Number of Lodging Facilities Located in or Near Areas of Protected Conservation Status or Endangered Species Habitat	N/A	<p>Chatham conducted a biodiversity risk assessment in 2024:</p> <p><b>Properties in proximity to protected areas:</b></p> <ul style="list-style-type: none"> <li>• Around 75% of the portfolio (30 out of 39) is within 5km (3.11 miles) of a recognized protected area</li> <li>• All properties are located within 20km (12.43 miles) of a recognized protected area.</li> </ul> <p><b>Properties in proximity to threatened species:</b></p> <p>All properties are located within 25km (15.53 miles) of an IUCN recognized endangered or critically endangered species.</p>

SV-HL-160a.2	Description of environmental management policies and practices to preserve ecosystem services	N/A	<p>Being a responsible company, we recognize the need to protect and maintain healthy biodiversity and to preserve the ecosystem. There are several measures undertaken across our portfolio to ensure that biodiversity is not impacted by our operations and that appropriate measures are in place to mitigate any negative impacts on biodiversity from our operations.</p> <p>One such way is to conduct a portfolio wide biodiversity assessment to identify whether there are any protected areas or endangered species in close proximity of our properties. To do this, we make use of publicly available tools such as Protected Planet Database, Map of Life, and the IUCN Red List to find out the protected areas and endangered species in our proximity. Using these tools, we identify the measures and initiatives to be undertaken at property level to ensure that responsible visitation is promoted at our properties to guest and adequate training is provided to our staff.</p>
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