

ENVIRONMENTAL POLICY

RLJ Lodging Trust and its subsidiaries (collectively, RLJ) view environmental sustainability and stewardship as an essential aspect of our business, which contribute to sustainable growth. As a publicly-traded U.S. lodging real estate investment trust (REIT), we recognize the impact our business activities may have on the environment, and the implications that climate change poses to our hotel properties and business. We also recognize our responsibility to identify environmental risks and effectively manage, mitigate, and minimize their impact. As such, we commit to incorporating environmental stewardship as part of our strategy to generate long-term growth and value creation. This Environmental Policy outlines our objectives, management processes, and standard technical practices for focusing capital allocation. We also encourage our stakeholders, namely our third-party hotel management companies and vendors, to undertake similar commitments.

Our Environmental Policy is governed by our internal Corporate Responsibility Committee dedicated to environmental progress, which oversees our efforts in conducting our business activities sustainably. The Committee summarizes relevant information and shares it with our Nominating and Corporate Governance Committee on an ad-hoc basis, to be considered by our Board of Trustees with respect to strategic decision making and enterprise risk management.

Objectives

Our commitment to environmental sustainability and stewardship is guided by several objectives, including:

- To comply with all applicable laws and regulation
- To understand our environmental footprint and reduce our impact
- To fully integrate environmental factors into enterprise risk management procedures
- To continuously monitor and report our environmental performance
- To maintain an active dialogue with our stakeholders to increase awareness on environmental matters material to their interests

Management Process

Our process to better understand our footprint, minimize our environmental impact, and mitigate risk follows an iterative five-step approach:

1. **Commitments:** We evaluate each of our hotel properties, setting goals to commit to improving performance on an annual basis, and managing our buildings more sustainably.
2. **Planning:** We plan by monitoring building performance and engaging a proactive asset management team to develop and implement projects to achieve our performance goals and minimize our footprint.
3. **Investments:** We budget our capital expenditure and maintenance funds to make our hotel properties more sustainable, efficient, and resilient.
4. **Human-capital orientation:** We employ experienced and skilled people and empower teams to develop and implement sustainability projects and strategies.
5. **Validation:** We continually measure and benchmark our environmental performance to verify that our projects and investments are successful, and reflect on changes to our Company, regulatory environment, and the communities in which our hotel properties operate over time, to enhance and scale our practices.

Technical Practices and Procedures

We seek to achieve a level of environmental performance, building on decades of expertise to design, retrofit, and maintain our portfolio. Specific areas of focus include resource efficiency, resiliency and adaptation, environmental health and well-being, and sustainable consumption and production.

Resource Efficiency

- Energy-efficient Lighting: Installing energy-efficient lighting at our hotel properties and partnering with third-party energy management companies to monitor energy use.
- Building Heating, Ventilation, Air Conditioning, and Refrigeration (HVAC&R): Replacing existing heating and cooling equipment with modern, high-efficiency systems that use significantly less energy and refrigerants.
- Building Energy Management Systems: Installing building management systems to monitor the performance of mechanical, electrical, and HVAC&R equipment in our guest rooms and public spaces.
- Water Conservation and Management: Monitor water usage to identify irregularities and potential leaks to reduce the risk of high consumption and expenses.
- Waste and Recycling: Partnering with companies and organizations that specialize in reducing waste disposed to landfills and maximizing recycling, paying particular attention to food waste and waste associated with major renovation projects.
- Utility Cost Control: Leveraging investments in building efficiencies, particularly related to lighting and heating and cool equipment, to simultaneously deliver cost savings.
- Continuous monitoring and review: Tracking the impact of our environmental investments through ongoing monitoring and performance benchmarking.

Resiliency and Adaptation

- Water Scarcity: Improving water conservation by upgrading low-flow aerators and showerheads in our guest bathrooms and replacing toilets with low flow alternatives to decrease water needs.
- Portfolio Vulnerability: Assessing our hotel properties' vulnerability to social and environmental shocks and events periodically and promptly restoring operations following a natural disaster and other extreme weather.
- Climate Change Adaptation: Building the resiliency of our buildings to withstand the physical impacts of climate change, including rising sea levels, changes in precipitation patterns and extreme variability in weather patterns, and increased severity of extreme weather events, such as floods.
- GHG Emissions & Management: Considering low carbon or climate-friendly technologies to reduce emissions that can also lead to cost savings.

Environmental Health & Well-being

- Proactive Air Quality Management: Enhancing the indoor environmental quality of our hotel properties through preventative maintenance, routinely checked and changed HVAC&R system filters and tests for carbon monoxide and radon.
- Improved Thermal Comfort: Upgrading digital controls, including occupancy sensors and temperature set-back programs across our portfolio.
- 'Green' Cleaning: Safeguarding the health and safety of the employees of our third-party management companies by switching to non-toxic cleaning products and materials that maintain cleanliness standards.

Sustainable Consumption and Production

- Responsible Procurement: By engaging our brand and third-party hotel management company partners, we promote sustainable and diverse procurement across our supply chain.
- Digital Transformation: Transitioning to paperless office procedures, where applicable, and encouraging our third-party management companies to eliminate paper waste on property, such as electronic guest registration documents.
- 'Green' Materials Sourcing: Recommending building materials and equipment that have been considered for their environmental impacts to our design and construction vendors, where applicable.