



2025 Corporate Responsibility Report

Sunstone Hotel Investors, Inc

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SUNSTONE
HOTEL INVESTORS

¹ Cover: Andaz Miami Beach (Miami Beach, FL), Above Left: Oceans Edge Resort & Marina (Key West, FL), Above Center: Marriott Boston Long Wharf (Boston, MA), Above Right: Renaissance Orlando at SeaWorld^(R)(Orlando, FL)

A LETTER FROM OUR CEO



Dear Stakeholders,

Sunstone Hotel Investors' 2025 Corporate Responsibility Report provides an update on our approach to environmental, social, and governance matters and the progress we have made across our portfolio. Our focus remains on disciplined capital allocation, prudent risk management, and long-term value creation for our stakeholders. Corporate responsibility is a key component of that strategy.

Successful execution requires thoughtful life-cycle management of our assets, a continued focus on environmentally sustainable and resilient buildings, and a commitment to our employees, hotel associates, and communities through responsible business practices. We also recognize the importance of effective governance in maintaining the trust of our stakeholders. Together, these efforts support our objective of creating and realizing long-term value across our portfolio.

During the past year, we advanced our environmental initiatives, increased asset resiliency, and made progress towards our stated targets through a combination of operational improvements, capital investments, and expanded use of renewables at our hotels. We also continued to operate as good stewards of our properties and the land around them, incorporating upgrades to our hotels that benefit our guests and local biodiversity alike.

Highlights of these initiatives from the past year include:

- Transformer replacement at our Wailea Beach Resort (Wailea, HI) location which will result in an estimated 160,000 kWh of savings;
- Completion of a multi-year roof replacement and solar installation project at Marriott Long Beach Downtown (Long Beach, CA); and
- Landscaping and lighting upgrades at our Andaz Miami Beach (Miami Beach, FL) property that work complimentary to local fauna and flora.

We are also proud to share that in 2024, four hotels (representing 36.8% of our portfolio square footage) achieved ENERGY STAR^(R) certification.

Our people and culture are integral to our success. We remain focused on responsible governance practices, employee feedback and engagement, and active participation and investment in our local communities. We understand that strong relationships with our employees, hotel associates and operators, and local community members support our ability to operate responsibly and meaningfully. This past year we continued our involvement and participation with local charitable organizations Families Forward and Hope Ignites, among other initiatives, and conducted an employee satisfaction survey to ensure we are hearing from our people and are able to maintain our culture of belonging.

Our 2025 Corporate Responsibility Report provides an update on the exciting progress that we have made on our Corporate Responsibility strategy, performance, initiatives, and our 2024 results compared to our 2035 reduction targets. We remain steadfast in our commitment to our employees, our guests, the associates at our hotels, our communities, and the environment. We are encouraged by the progress reflected in this report and will continue to evaluate opportunities to improve our performance, enhance transparency, and align our efforts with our business objectives.

I would like to acknowledge the efforts of the Sunstone employees, hotel associates, and our business partners who have supported our corporate responsibility initiatives and made our accomplishments possible.

Thank you for your interest in our sustainability journey.

Sincerely,



Bryan A. Giglia
Chief Executive Officer
Sunstone Hotel Investors, Inc.



Company Overview and Highlights

ABOUT THIS REPORT

Sunstone's 2025 Corporate Responsibility Report is representative of year-end 2024 environmental and social data, unless otherwise noted. The boundary of our environmental performance data set forth in this report represents the 14 hotels the Company owned for the entire calendar year ending December 31, 2024. Unless otherwise noted, this report does not include the environmental performance data for Hyatt Regency San Antonio, which was acquired in April 2024, but will include the resort's sustainability and social initiatives. This report contains data and environmental performance for Hilton New Orleans St. Charles, which was sold in June 2025. The data and information in this report are not certified and do not constitute any guarantees or promises regarding our Company's activities, performance, or future results.

This report may contain forward-looking statements that are subject to risks and uncertainties that could cause actual results to differ materially from the statements made. These statements are identifiable by the fact that they do not relate strictly to historical or current facts. These forward-looking statements include information about possible or assumed future results of our overall business, financial condition, liquidity, results of operations, plans, and objectives, including, but not limited to, statements regarding the anticipated performance of our hotels, renovation and acquisition plans, and other business or operational matters.

This report is current as of January 31, 2026. We welcome feedback on any aspect of this report. Please direct your questions or comments to CorporateResponsibility@sunstonehotels.com.



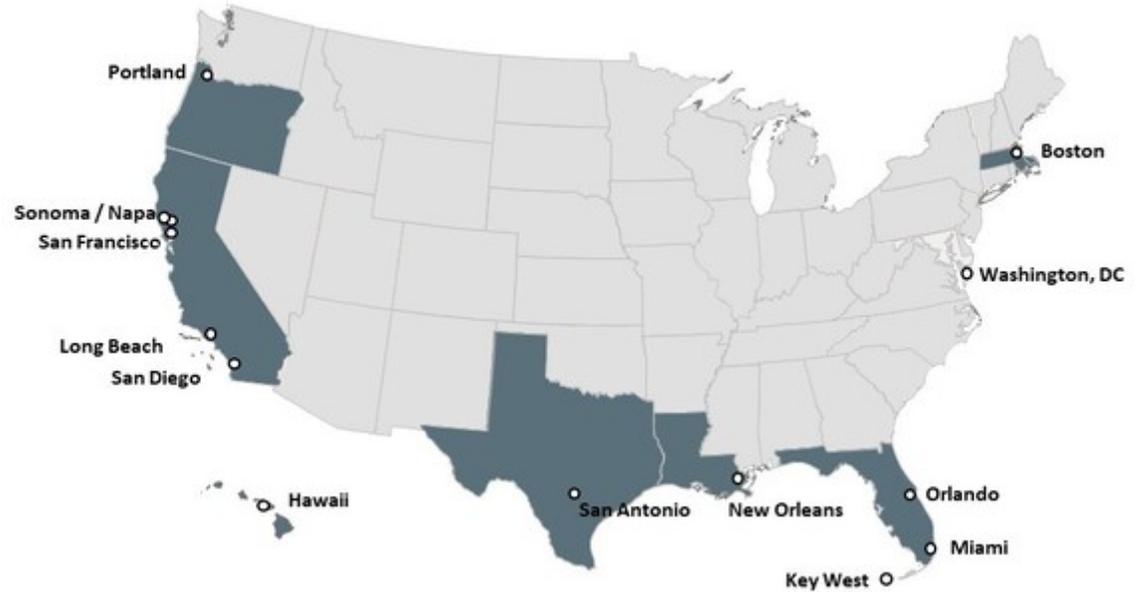
COMPANY OVERVIEW



15
Hotels²



7,253
Rooms²



Sunstone is a lodging real estate investment trust (REIT) that owns a high-quality portfolio of well-located hotel and resort real estate operated predominantly under nationally recognized brands. As of December 31, 2024, the Company owned 15 hotels and resorts located in seven states and the District of Columbia. Our assets are in dynamic and highly desirable markets across the United States, and comprise a balance of convention, resort, and urban assets.

High-Quality Portfolio of Well-Located Hotel and Resort Real Estate

A collage of five hexagonal images, each with a text overlay. From left to right: 1. A modern high-rise hotel building with a beach and orange lifebuoys in the foreground, overlaid with the text "Desirably Located". 2. A historic hotel building situated on a waterfront with a city skyline in the background, overlaid with the text "Difficult to Replace". 3. An aerial view of a large resort complex with multiple buildings, swimming pools, and green spaces, overlaid with the text "Superior Economics". 4. A view of a hotel courtyard with a canal and people walking, overlaid with the text "Enduring Demand Drivers". 5. A modern glass-fronted hotel building, overlaid with the text "Stands the Test of Time".

²15-Hotel Portfolio and Rooms includes all hotels owned by the Company as of December 31, 2024, including Hilton New Orleans which the Company sold in June 2025.

COMPANY HIGHLIGHTS

We seek to own hotels where we can create value through capital investment, repositioning, and disciplined asset management. We employ an active approach to hotel investment that maximizes our ability to create value during our period of ownership, pursue opportunistic dispositions to harvest gains, and then seek to redeploy the proceeds into new growth opportunities.

We take a comprehensive approach to our business and balance the interests of all stakeholders, including the environment, our employees, our capital providers, the hotel associates, guests, and the communities in which we own hotels. We maximize the value of our portfolio through:

**PROACTIVE
PORTFOLIO
MANAGEMENT**

**DISCIPLINED
ASSET
MANAGEMENT**

**BALANCED
INVESTMENT**

**PRUDENT
BALANCE SHEET**

**STRONG
CORPORATE
GOVERNANCE**

We continue to enhance our overall portfolio quality and growth potential by actively managing our investments and pursuing capital recycling opportunities.

We maximize the value of our hotels through implementation of our asset management priorities including revenue and expense management, asset preservation and engineering, sustainability initiatives, and social commitment to hotel associates and communities in which we own hotels.

We successfully allocate capital including the return of capital to stockholders and the recycling of capital into high-quality and well-located hotel and resort real estate that are expected to achieve returns for our stockholders in excess of our cost of capital.

We preserve financial flexibility by maintaining an appropriately levered balance sheet that protects the Company while providing capacity for growth and investment in the portfolio.

We maintain an industry-leading approach to transparency and communication with our stockholders, adoption of stockholder friendly corporate governance, and strong alignment between management and stockholders.



Elusa Winery at Four Seasons Resort Napa Valley (Calistoga, CA)

OUR CORPORATE RESPONSIBILITY STRATEGY AND COMMITMENT

We aim to create value through capital investment, hotel repositioning, and disciplined asset management. Our value creation strategy includes a commitment to maintaining a strong corporate governance framework that establishes socially responsible practices at our hotels and corporate office and prioritizes sustainability. When implemented successfully, we believe this strategy can increase profitability, enhance asset resiliency, strengthen relationships with suppliers and local communities, and foster a respectful and innovative work environment.

The three core pillars of our Corporate Responsibility program, **Environmental Sustainability**, **Social Responsibility**, and **Corporate Governance** ("ESG"), each have a vital role in creating value for our stakeholders. We have established specific objectives for each pillar; and we seek to implement and make meaningful investments across all facets of our corporate strategy and throughout our portfolio. We believe maximizing stockholder value includes operating sustainable buildings, protecting our assets, and investing in hotel associates.

Environmental Sustainability

Optimize our Environmental Management System to reduce the environmental footprint of our hotels and our corporate office

Maximize low-carbon investment opportunities and responsible investments moving towards net-zero carbon

Identify and mitigate climate-related risks in our short, medium, and long-term strategies

Social Responsibility

Support the communities where we work and own hotels through outreach, engagement, and charitable activities

Promote health, safety, and well-being of our employees and the hotel associates

Corporate Governance

Ensure Board oversight of Corporate Responsibility Program and Risk Management

Provide transparent and relevant communication with stakeholders

systems that ensure our properties safely operate at optimal efficiencies and provide our hotel associates with a safe and comfortable work environment. These lower-visibility but higher-carbon reduction investments protect our assets and provide a safer environment for guests and hotel associates.

U.N. SUSTAINABLE DEVELOPMENT GOALS

Our strategy and Corporate Responsibility objectives are aligned with several of the United Nations Sustainable Development Goals ("UN SDG"), including the universal call to action to end poverty, protect the planet, and ensure that all people enjoy peace and prosperity. We are committed to continuous portfolio-wide improvement, strategic investments, and engagement with stakeholders to support corporate employees, hotel associates, and the communities where we work and own hotels. We believe the following UN SDGs are aligned with the initiatives, programs, and policies described throughout this report.



SUSTAINABLE INVESTING

The Company prioritizes capital investments that align with our investment and Corporate Responsibility strategy of achieving our long-term environmental sustainability goals, reducing our environmental footprint, and increasing building resiliency. We believe a critical part of success is investing in the back of house

CORPORATE RESPONSIBILITY HIGHLIGHTS³



4 Hotels ENERGY STAR Certified
(36.8% of square footage)



Signatory of American Hotel & Lodging Association's Responsible Stay Initiative



Roughly \$10 million invested in 2024 in back-of-house building systems and other sustainability initiatives to reduce overall utility consumption



31% of our properties by gross floor area generate renewable energy on-site or purchase renewable energy



43% of Sunstone's Board of Directors identify as women
14% of Sunstone Board of Directors identify as underrepresented minorities
Increased underrepresented minority representation to 38% of corporate employees, up from 20% six years ago



Sunstone employees donated **300 pounds of food and gifts to Families Forward**
Volunteer Time-Off policy provides full-time corporate employees up to eight hours of paid work time per year towards volunteerism for charitable organizations

Named to **Newsweek's Most Responsible Companies List** in 2020, 2021, 2022, 2023, 2024, 2025, and 2026

ISS ESG Prime Rating
Sustainalytics **Low ESG Risk**

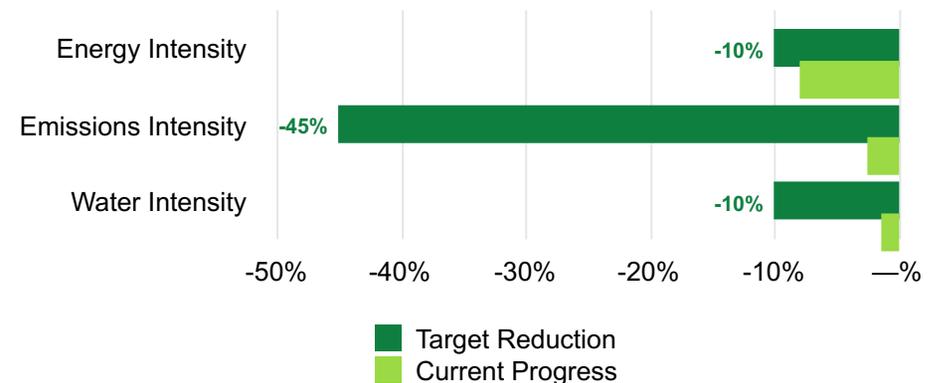
GRESB Public Disclosure Score of A

2035 ENVIRONMENTAL REDUCTION TARGETS⁴

In early 2025, our organization announced updated environmental reduction targets designed to cover 100% of our hotel operations, with a **target year of 2035 based off a 2023 baseline**. To support the achievement of our 2035 reduction targets, we continue to monitor our environmental impact by tracking and reporting on portfolio-wide carbon, energy, and water performance. See below for the progress we've made on our targets in the past year:

- **8%** reduction in energy intensity per square foot
- **3%** reduction in carbon emissions intensity per square foot⁵
- **6%** reduction in water intensity per occupied room

2035 Target Progress



³ Corporate Responsibility Highlights includes changes since Sunstone's 2024 Corporate Responsibility Report issued on February 17, 2025. Board demographics are as of December 31, 2024, and do not include Michael Barnello, who was added to the Board in November 2025.

⁴ 2024 portfolio results against target are for the 15-hotels owned as of December 31, 2024. Intensity reductions were significantly enhanced by the closure of Andaz Miami Beach (Miami Beach, FL) for renovations starting in March 2024 through March 2025. An increase in consumption at Andaz Miami Beach (Miami Beach, FL) is expected to impact energy, emissions, and water intensity figures for the portfolio in future years.

⁵ Emissions in the 2023 base year include RECs purchased at Hyatt Regency San Antonio during prior ownership. No RECs were purchased at this hotel in 2024 resulting in an increase in emissions year over year.



Corporate Governance

OUR BOARD OF DIRECTORS

Our corporate governance follows industry best practices to ensure high levels of transparency, accountability, and effective management. Our Corporate Governance Guidelines establish common guidelines and expectations of our Board of Directors (“Board”) and committees. For additional information, please visit our [Corporate Governance](#) page.

BOARD OF DIRECTORS

Our current Board is comprised of our CEO and eight independent directors including an independent Chairperson. We have three primary committees: the Audit Committee, the Compensation Committee, and the Nominating and Corporate Governance Committee (“NCG Committee”). Each committee is comprised of independent Board members who ensure compliance with policies, procedures, and corporate charters. The Board and applicable committees are also charged with overseeing Board composition and executive management compensation.

Our Board is committed to active board refreshment to ensure optimal structure, composition, and multiple perspectives. Our objective is to have a Board comprised of individuals whose knowledge, background, and experience position them to make strong and positive contributions to the Company and its stockholders.

Board Oversight of Corporate Responsibility

The NCG Committee has direct oversight of our Corporate Responsibility program, including all elements related to climate change risks and opportunities, public disclosure strategy, resource scarcity, employee engagement, board refreshment, human rights, and climate-related regulations and timelines for compliance. Sunstone is continually monitoring the changing regulatory environment and ensuring necessary actions and subsequent disclosures are made available for relevant stakeholder groups, most recently as it relates to the California Climate Disclosure Laws (SB-261 and SB-253, if applicable). Our Company's management-led Corporate Responsibility Committee (“CRC”) provides updates to the NCG Committee quarterly and the entire Board annually. In 2024, the CRC reported four times to our board comprised of three updates to the NCG Committee and one to the entire Board. The CRC reports on progress towards our environmental intensity reduction targets, progress on our other Corporate Responsibility initiatives, and stakeholder feedback, which in turn, allows the NCG Committee

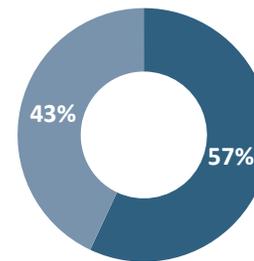
and the Board to effectively monitor the overall Corporate Responsibility program. The NCG Committee reviews and approves all Corporate Responsibility-related Company policies.

Additionally, the Compensation Committee has established individual objectives within the annual incentive program of our Named Executive Officers that are tied to the implementation of Corporate Responsibility initiatives.

Board Demographics⁶

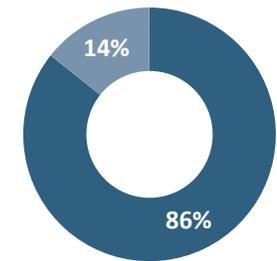
Our directors are committed to maintaining a Board with balanced representation from female and underrepresented communities.

Board Gender



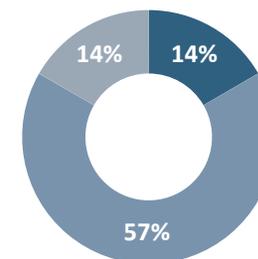
■ Male ■ Female

Board Ethnicity



■ White ■ Minority

Board Age



■ Under 59 ■ Between 60 and 65 ■ Over 65

⁶ Charts represent Board Demographics as of December 31, 2024, and do not include Michael Barnello, who was added to the Board in November 2025.

CORPORATE RESPONSIBILITY COMMITTEE

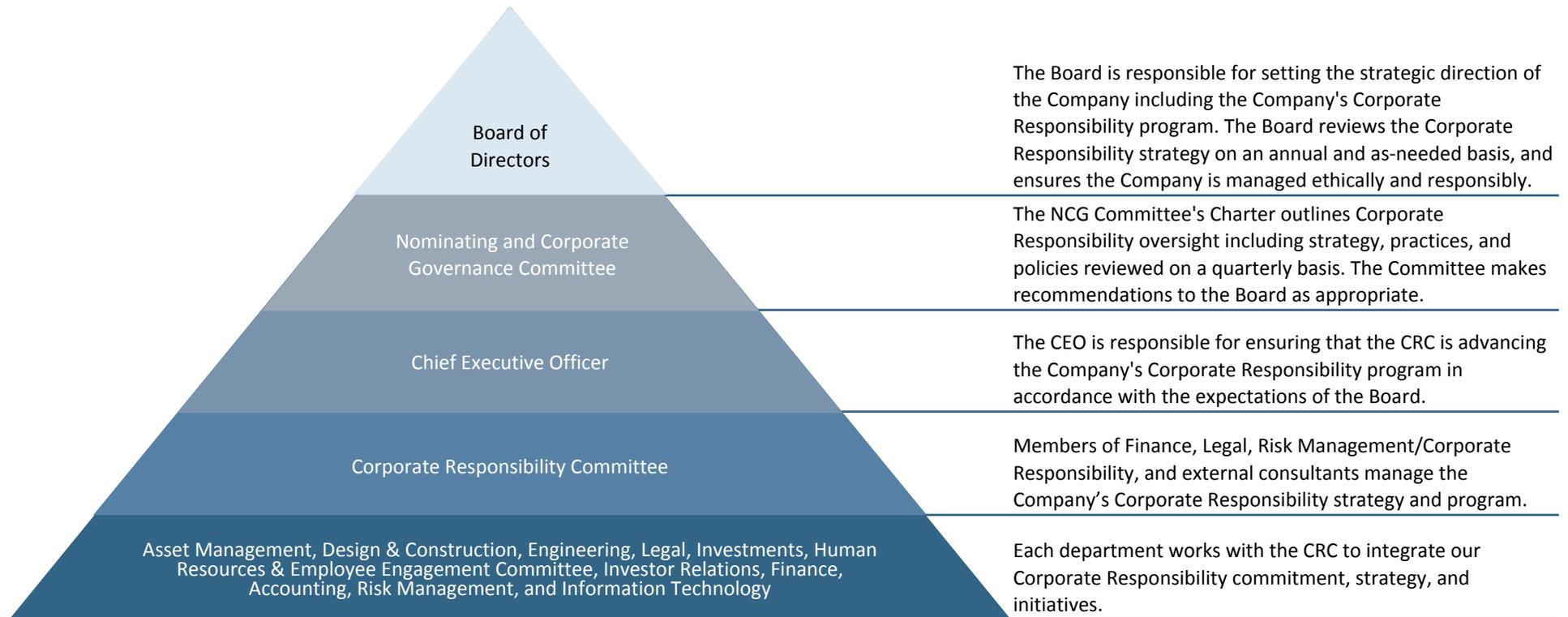
Our Board has designated our CRC with the responsibility of enacting our Corporate Responsibility programs, objectives, disclosures, policies, and procedures, including our Environmental Management System ("EMS"). The CRC is comprised of employees and executives from Legal, Finance and Risk Management/Corporate Responsibility with support from external consultants.

Duties and Responsibilities

- Management of Company's Corporate Responsibility strategy and program.
- Evaluate potential Corporate Responsibility risks and opportunities identified as focus items by stakeholders, leading frameworks, and rating agencies.
- Maintain and update the ISO 14001 aligned EMS.
- Oversee Company-wide initiatives implemented to meet our 2035 environmental reduction targets and enhance our environmental sustainability.
- Partner with the Employee Engagement Committee and Community Involvement Committee to advance the Company's social responsibility initiatives.
- Publish an annual Corporate Responsibility Report with environmental performance results and disclosures in line with stakeholder expectations.
- Assess and manage climate-related risks and opportunities.

Operations

- Provide quarterly updates to the NCG Committee.
- Provide annual updates to the Board.
- Hold quarterly meetings with key departments, including Asset Management, Legal, Design & Construction, Human Resources, Investments, Risk Management, and Senior Management.
- Conduct one-on-one meetings for specific projects or newly identified risks or opportunities.
- Reports to the CEO and NCG Committee.



RISK MANAGEMENT STRATEGY

Sunstone has Enterprise Risk Management (“ERM”) program that is integrated throughout our organization. Our internal Risk Management Committee manages the ERM and confers quarterly with CRC, Senior Management, and the Board regarding our identified Company risks, Corporate Responsibility risks, changes from the prior quarter, and any changes in our risk identification process.

We continuously monitor known risks across our portfolio and conduct routine evaluations to identify the potential for new risks. We track and evaluate regulatory changes that may affect our business. As a public company that invests solely in United States assets, we primarily focus on domestic regulations that affect our business such as state-specific regulations where our hotels and Company headquarters are located, and federal regulations that pertain to public-companies.

As part of our due diligence process for new property acquisitions, our employees and third-party consultants work to identify potential risks and solutions to manage or mitigate such risks. The Company utilizes a strategy of “plan”, “do”, “check”, and “act” to proactively identify, assess, plan, manage, and respond to

climate-related risks or opportunities that may impact our Company performance, asset preservation, capital investment strategy, associate health and well-being, business continuity, and investor engagement.

CORPORATE RESPONSIBILITY RISKS AND OPPORTUNITIES

In previous years, we conducted an in-depth Corporate Responsibility Risk and Opportunity Assessment of our properties which the Company continues to use in decision making with respect to investments in ongoing operations, capital projects, and potential acquisitions. As we identify and manage risks and opportunities, we conduct more topic specific assessments allowing us to prioritize individual assets and portfolio-wide initiatives. Specific assessments are also conducted during major renovation projects that have the potential to impact the local environment or community. Corporate Responsibility topics that we evaluate for risk identification and opportunity include:



Biodiversity and Habitat
(see Biodiversity)



Energy: Efficiency & Supply
(see Energy and Emissions)



Regulatory



Building Condition and Safety
(see Environmental Management System)



Health, Well-Being, and Socio-economic
(see Health, Safety, and Well-Being)



Water: Efficiency & Supply
(see Water)



Climate Change and Natural Hazards
(see Approach to Managing Climate-Related Risks and Opportunities and Climate Change Mitigation and Resiliency)



Indoor Environmental Quality



Waste Management
(see Waste)



Supply Chain: Material Sourcing, Local Sourcing, and Diversity
(see Sustainable Construction and Sourcing)



Brand and Operators
(see Stakeholder Engagement)



Stakeholder Concern
(see Stakeholder Engagement)

APPROACH TO MANAGING CLIMATE-RELATED RISKS AND OPPORTUNITIES

Embedded in our ERM process is our proactive approach to mitigating physical and transitional climate change risks at our hotels and within our operations. As outlined by its committee charter, NCG Committee is responsible for oversight of our climate related risk management strategy. Our Risk Management committee and CRC work with Asset Management and Design & Construction to review a high-level climate assessment and to identify high-risk assets, with consideration given to location, building condition, historical performance, and findings of the assessment.

For assets the Company identifies as higher risk, we initiate a more extensive climate change modeling study to provide guidance for mitigation strategies. These in-depth studies utilize both a 2° scenario (transition to low carbon economy) and 4° scenario (business as usual) to provide guidance on potential impacts from variances in weather, temperature, precipitation, flooding, heat index, and droughts over time. Through these climate change analyses, the Company has identified physical climate change risks related to hurricanes, wildfires, droughts, water stress, and rising sea levels particularly within our key markets in California, Florida, Hawaii, Louisiana, Texas, and Massachusetts.



Hvatt Regency San Antonio (San Antonio, TX)

Our Emergency Response Team conducts an annual engagement webinar with all hotel teams to align preparation measures and expectations for responses to natural and non-natural disasters. Our team maintains a directory of critical consultants and contractors that will quickly respond to and support our hotels during these potentially damaging events.

The Company also completes an in-depth climate change scenario analysis during the due diligence process prior to completing acquisitions. Our TCFD disclosure provides a comprehensive review of our governance over our climate risk and mitigation strategies.

For short-term risk management, we have an internal Emergency Response Team ("ERT") that works to address preparation and mitigation of imminent risks including

hurricanes, floods, wildfires, earthquakes, and other natural disasters. The ERT is comprised of individuals from Asset Management, Risk Management, Design & Construction, and Engineering. This team works in conjunction with each hotel in advance of, during, and in response to major disaster events to ensure the hotel teams are following their designed emergency plans and have the necessary onsite or on-call resources to respond to an event and to protect and secure the hotel guests, hotel associates, and the physical assets.

CYBERSECURITY RISK MANAGEMENT

Our Company Information Technology ("IT") department has developed cybersecurity best practices in line with ISO 27001 and the NIST framework. Our IT team works with third-party vendors, consultants, and auditors on evolving best practices and identifying potential risks. Our IT, Finance, Risk Management, and Legal departments have developed protocols for cybersecurity incident responses and disaster recovery. The Audit Committee, as outlined by its committee charter, is responsible for oversight of our cybersecurity. Senior Management reports cybersecurity updates to the Audit Committee quarterly or more frequently when required by our internal cybersecurity incident response protocols or when incidents rise to the level of public notification as required by the Securities and Exchange Commission ("SEC").

Our comprehensive Cybersecurity strategy includes:

Cybersecurity training and engagement to 100% of our employees. Semi-annual IT training sessions, electronic communication phishing simulation campaigns, and frequent notifications about cybersecurity best practices, the latest attempts in email phishing, or other scams.

Adhere to Cybersecurity Policy. Report all information security threats and potentially malicious emails to the IT department. Cybersecurity policy outlines restrictions regarding generative artificial intelligence (A.I.) and permitted uses within our corporate operations.

Infrastructure and Network Testing. Testing to identify potential vulnerabilities to our IT infrastructure and specialized third-party suppliers conduct annual assessments on our network.

Our third-party hotel operators are responsible for protecting the data privacy and security of financial information, personally identifiable information, and any other forms of information provided by guests at our hotels. Sunstone does not have access to or any system connectivity to hotel associate personnel data or personal data from the guests who stay at our hotels.

STAKEHOLDER ENGAGEMENT

Sunstone values our stakeholder partnerships and actively seeks to engage with stakeholders to achieve our long-term Corporate Responsibility goals. As a lodging REIT, we own our hotels and resorts and enter into management agreements with third parties to operate the hotels and other facilities on our behalf; each of these third parties must be aligned with our Corporate Responsibility program goals and initiatives. Given the differing needs and priorities of our stakeholders, our internal teams collaborate to identify and meet our stakeholders and partners' collective expectations.

STAKEHOLDER	KEY ENGAGEMENT STRATEGIES
Sunstone Employees	<ul style="list-style-type: none"> • Training programs, formal feedback opportunities, annual performance review, employee engagement activities, and employee recognition programs • Health and well-being initiatives • Community engagement and philanthropic opportunities
Third-party Hotel Operators	<ul style="list-style-type: none"> • Emergency preparedness webinars and meetings, capital investments and efficiency initiatives, and climate-change mitigation initiatives • Routine review calls with hotel executive management team including discussions on associate engagement, community outreach programs, and safe work environments. • Annual Corporate Responsibility Asset Survey
Communities	<ul style="list-style-type: none"> • Where we work: philanthropic giving and volunteerism. • Where we own hotels: philanthropic giving and volunteerism, local businesses partnerships, and outreach with community organizations
Investors	<ul style="list-style-type: none"> • Financial Reporting including quarterly earnings releases and earnings calls, proxy statement, and investor presentations • Industry conferences, property tours, and meetings with analysts and investors • Corporate Responsibility Reporting including our annual Corporate Responsibility Report
Industry Associations	<ul style="list-style-type: none"> • Participation in and provide financial support for various industry organizations: American Hotel & Lodging Association ("AHLA") and associated state chapters, the National Association of Real Estate Investment Trusts ("NAREIT"), the Hospitality Asset Managers Association ("HAMA"), and the Cornell Institute for Hospitality Labor and Employment Relations • Participation in committees, working groups, conferences, and forums
Insurance Carriers	<ul style="list-style-type: none"> • Annual underwriting meetings with updates on Company's physical risk mitigation measures • Annual risk and insurance valuation modeling
Suppliers	<ul style="list-style-type: none"> • Vendor and Business Partner Code of Conduct • Design & Construction related industry conferences

Engagement with Hotel Operators

Our third-party hotel operators are responsible for day-to-day hotel operations. Sunstone retains financial control of the properties through active oversight and approval rights, including operational and capital budget approval, and control over capital investments, and debt/ financing decisions.

As the hotel owner, Sunstone pays its third-party hotel operators a management fee that is based on top line performance and incentive management fees, which is primarily based on operating profits. This fee model aligns owner and operator interests and serves to minimize operating expenses—including costs associated with energy, water and waste consumption—and in turn, environmental performance within our consolidated portfolio.

Sunstone's Asset Management team conducts frequent reviews of our consolidated portfolio. Our reviews are supported by weekly or monthly review calls with each hotel's general manager and other key personnel. Sunstone conducts an annual capital investment budgetary process with each hotel to evaluate opportunities to increase efficiencies, mitigate risk, or enhance the long-term value of the asset.

KEY POLICIES

As part of our Corporate Governance practice and in an effort to support our risk management process and strategic priorities, we have adopted governance and Corporate Responsibility policies that outline expectations and standards for our operations and details of our commitment to human rights and responsible business conduct. These policies are reviewed on an annual basis.

[Corporate Governance Guidelines](#)

Our Corporate Governance Guidelines, adopted by the Board of Directors (as recommended by the Nominating and Corporate Governance Committee), outlines a set of corporate governance principles to promote the functioning of the Board and its committees and to set forth a common set of expectations as to how the Board should perform its functions.

[Business Code of Conduct and Ethics](#)

Our Business Code of Conduct and Ethics outlines specific workplace standards and ethics that all Sunstone employees, Board directors, and vendors must adhere to. Our policy addresses the confidentiality of information, conflicts of interest, anti-bribery, the right to a workplace free of discrimination and harassment, and a commitment to the environment and human rights. All policies specifically provide for no retaliation for raising issues or complaints. All Sunstone employees and Board directors must annually certify in writing their acknowledgement and commitment to adhere to this policy. We have integrated our Corporate Responsibility priorities into our employees' core expectations and mandate that our business partners conduct business in a manner aligned with our Business Code of Conduct and Ethics.

[Environmental Policy](#)

Our Environmental Policy is designed to identify environmental impacts, drive sustainability within our portfolio, and raise environmental awareness among stakeholders. Our policy provides for the management of environmental risks by monitoring, reporting, and investing in efficiency programs and operating procedures.

[Human Rights and Labor Rights Policy](#)

Our Human Rights and Labor Rights Policy aligns with the principles defined in the UN Universal Declaration of Human Rights, the UN Guiding Principles on Business and Human Rights, and AHLA's 5-Star Promise. We seek to comply with all labor and human rights laws and encourage our operators, vendors, and business partners to follow the same principles, guidelines, and regulations. Our policy includes a commitment to the protection of underrepresented communities and women's rights. The policy also outlines our goal to promote occupational health, well-being, and safety within the Company and across our portfolio.

[Vendor and Business Partner Code of Conduct](#)

Our Vendor and Business Partner Code of Conduct defines the Corporate Responsibility standards that we expect from our suppliers, vendors, and business partners, including reducing environmental and social risks, adhering to labor and human rights standards, and conducting business responsibly and ethically.

[Cybersecurity Policy](#)

Our Cybersecurity Policy outlines our guidelines and readiness for preserving the security of our data, managing communications and training, protecting our technology infrastructure, and providing for potential disciplinary actions for activities that result in security breaches. It also identifies permitted uses and restrictions of generative A.I. in order to protect our Company's information. All Sunstone employees and Board directors must annually certify in writing their acknowledgement and commitment to adhere to the Cybersecurity Policy.



Environmental Sustainability

OUR ENVIRONMENTAL COMMITMENT

Sunstone is committed to promoting environmental sustainability and protecting the natural resources that support our business. We understand that improving building efficiencies and investing in measures to make our assets more resilient are critical to our long-term success. We have developed our environmental sustainability strategy based on three core objectives:

Optimizing our process to reduce the environmental footprint of our hotels and our corporate office

Maximizing low carbon investment opportunities, including renewable energy and clean infrastructure

Identifying and mitigating climate related risks in our short, medium, and long-term planning

These three objectives help guide our decision-making process as we evaluate new projects and technologies. To support these efforts, we conduct third-party assessments on our various building systems and the building envelope at each property to identify opportunities to further reduce our environmental footprint and asset-specific mitigation measures.



The Bidwell Marriott Portland (Portland, OR)



Four Seasons Resort Napa Valley (Calistoga, CA)

AHLA's Responsible Stay



As a signatory, we fully support and encourage all of our operators to support and adhere to AHLA's Responsible Stay Commitment.

The Responsible Stay Commitment program is based on the following four sustainability principles:

1. Optimizing energy efficiency through operational improvements and adoption of clean energy technologies.
2. Ensuring the reduction of water usage by implementing water-efficient practices in core areas like laundry, food and beverage, and landscaping.
3. Investing in waste reduction programs and new, innovative alternatives to reduce, reuse, and recycle waste across our properties.
4. Sourcing responsibly and prioritizing sustainability in supply chains to prevent harmful environmental and social impacts.

ENVIRONMENTAL MANAGEMENT STRATEGY

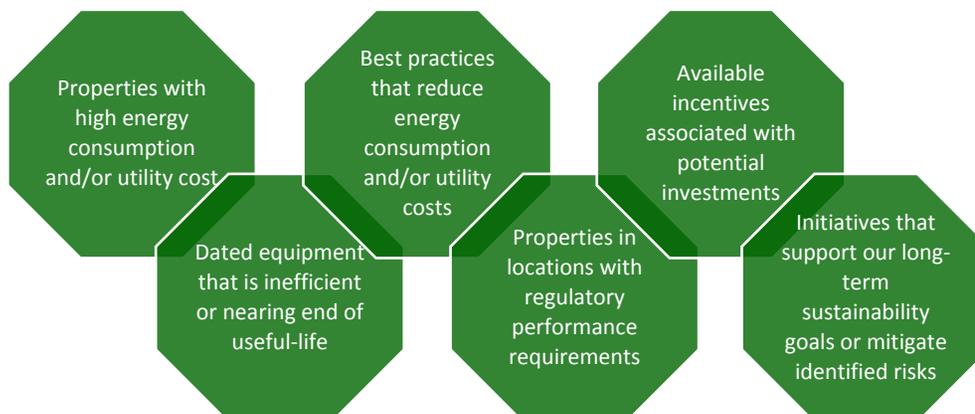
We invest in projects that best protect, preserve, and benefit our long-term asset value. This investment philosophy is entrenched in our approach to the asset lifecycle, beginning with the initial acquisition due diligence and continuing throughout our ownership. During the initial acquisition process, we utilize both internal and third-party technical experts to assess each property's structure and underlying infrastructure, including near and long-term capital needs.

Our environmental management process is designed to monitor performance and risks at our hotels by setting intensity reduction goals, collecting, reviewing, and monitoring environmental data, and reporting on portfolio environmental performance. We focus on identifying low-carbon investment opportunities, strategies to manage energy usage, and our on-going risk management initiatives, which in turn, allows us to identify and mitigate asset risks with minimal impact to asset value, while maximizing asset value creation.

EFFICIENCY INVESTMENTS

Our Engineering, Design & Construction, Asset Management, and Risk Management teams continuously monitor energy and water consumption and costs, waste costs, and climate-related events and work with our operators to identify areas for improvement. We track initiatives implemented at the properties through our annual Corporate Responsibility Asset Survey⁷ and the return on investment for certain of our building system and efficiency initiatives.

Efficiency Investment Strategy



We make significant investments in our building systems and structures and in efficiency initiatives to minimize physical and structural risks, maintain our buildings in a safe and secure manner, and to mitigate potential impacts our properties may have on their local communities. From an operational basis, all our properties have implemented preventative maintenance plans which confirm, at least quarterly, that building energy and water equipment are functioning properly.

In 2024, we continued our commitment with nearly \$10 million invested in a variety of back-of-house systems, natural disaster preparations, and environmental projects, including upgrading or replacing air handling units, installing water dispensing stations, installing new solar generation on-site, installing new roofs, waterproofing facade exteriors, upgrading fire alarm systems, upgrading or overhauling fan coil units, upgrading building management systems, retrofitting or overhauling cooling towers, as well as several other building system upgrades intended to reduce overall energy consumption.

GREEN BUILDING CERTIFICATIONS AND SUSTAINABILITY RATINGS

We utilize ENERGY STAR Portfolio Manager to benchmark and compare the energy use in our buildings. We continue to focus on achieving ENERGY STAR[®] Certified Hotels across our portfolio with four of our hotels earning the distinction in 2024. We recognize the value of green building certifications to our stakeholders and hotel guests and will continue to evaluate opportunities to increase our green building certifications either through operational efficiencies or renovation enhancements. Our Company headquarters is located in a LEED certified building.



4 Hotels Certified



2 Hotels Certified



3 Hotels Certified



4 Hotels Certified

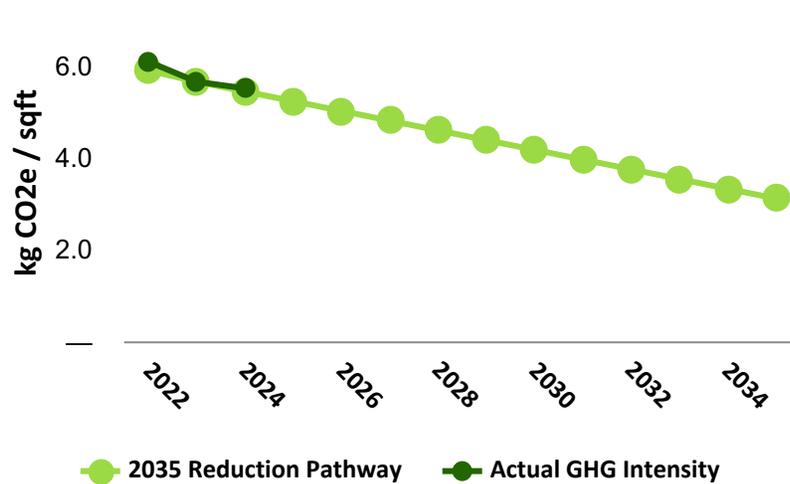
⁷ An asset survey was not conducted in 2025; certain environmental and social metrics reported in this document are based on a survey of our asset managers conducted in 2024.

ENVIRONMENTAL FOOTPRINT

ENERGY AND EMISSIONS

Sunstone is committed to achieving ongoing reductions in energy and greenhouse gas emissions ("GHG") through a combination of proven conservation strategies, energy efficiency retrofits, and continuous evaluation of new opportunities from advancements in technology.

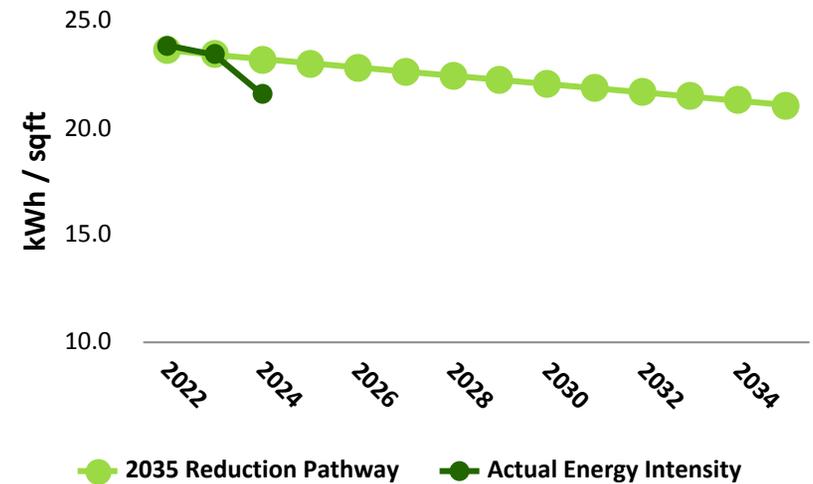
GHG Emissions Reduction Target and Progress^{8,9}



Our 2035 GHG reduction target aims to reduce GHG emissions per square foot by **45% from a 2023 baseline by 2035**. This GHG target includes our 2035 energy reduction target, which aims to reduce energy consumption per square foot by **10% from a 2023 baseline by 2035**. These targets were established to be ambitious yet attainable based on our portfolio and asset management strategy.

Energy reduction target options were examined utilizing the 2024 Cornell Hotel Sustainability Benchmarking Index (CHSB). The 10% reduction in energy consumption per square foot represents a reduction towards the lower quartile of energy intensity for resort and non-resort hotels.

Energy Reduction Target and Progress¹⁰



To establish our GHG and energy reduction targets, we evaluated several scenarios, including grid emission factors, potential energy reduction measures, and options for renewable energy (whether generated on-site or purchased off-site). Our GHG and energy reduction strategies also include compliance with local regulations related to existing assets, such as renewable energy procurement and electrification.

⁸ GHG intensity includes Scope 1 and Scope 2 market-based GHG emissions from our hotel and resorts where energy usage is heavily dependent on occupancy performance.

⁹ For 2022, energy and GHG emissions data are limited to assets that Sunstone owned for the entire year including sold assets. The 2023 baseline excludes Boston Park Plaza (sold in 2023) but includes full year data for Hyatt Regency San Antonio (acquired in April 2024). This ensures consistent target progress tracking, even though the Hyatt Regency San Antonio wasn't under Sunstone's control during any of 2023.

¹⁰ 2024 portfolio energy intensity reductions were significantly enhanced by the closure of Andaz Miami Beach for renovations starting in March 2024 through March 2025. As Andaz Miami Beach (Miami Beach, FL) reopened in March 2025, the increase in energy consumption is expected to impact both energy intensity and emission intensity figures for the portfolio in future years.

Energy Investment Strategy

We continuously measure, monitor, and seek to reduce our portfolio-wide energy and GHG emissions intensity per square foot.

Our Engineering, Design & Construction, Asset Management, and hotel teams coordinate and collaborate in the implementation of our energy investment strategy. As part of our efficiency investment strategy, we utilize multi-year capital investment plans to identify building systems replacements / upgrades, structural replacements / upgrades, energy efficient equipment upgrades within or separate of renovation scopes, and other ROI energy investments.

In recent years, we have implemented and/or plan to implement portfolio-wide efficiency projects that include LED lighting retrofits, HVAC upgrades, heat pump installations, water chiller and boiler replacements, exhaust hood upgrades, roofing and façade upgrades, and smart sensors and thermostat installations in guest rooms and kitchen walk-in coolers and freezers.

Active Energy Initiatives

- 80% of our properties have installed variable frequency drives (VFD) or electronically commutated motor (ECM) to improve the energy efficiency of water pumps, air handling units, and cooking sensors.
- 80% of our properties have installed high-efficiency light fixtures in our garages, which is one of the last spaces targeted in our portfolio-wide LED lighting retrofits.



At our **Wailea Beach Resort** (Wailea, HI), we replaced all 22 transformers on the resort due to equipment nearing the end of their useful lives. This investment is expected to result in approximately 160,000 in annual kWh savings.

Renewable Energy

We have focused our underwriting and analysis of low carbon investment opportunities primarily on on-site renewable energy opportunities. We currently have three properties with on-site solar. We have not set a target for renewable

energy use, but we continuously look for opportunities to increase our utilization of renewable energy sources.

While many of our properties may not be suitable for onsite renewable energy production due to space limitation or lack of economic feasibility, we will continue to look at alternative methods for increasing renewable energy through our utility providers, purchasing renewable energy credits ("RECs") or monitoring and testing advances in technology. We have worked with some hotels



Our solar installation project at **Marriott Long Beach Downtown** (Long Beach, CA) was substantially completed by the end of 2025 and went live in the first week of 2026. We also implemented a number of other energy efficiency initiatives at the property including installing new roofs, ensuring LED lighting is used throughout, and installing water fixture efficiency upgrades.

to purchase 100% renewable energy from their utility provider. 31% of our properties by gross floor area either purchase RECs or generate renewable energy on-site.

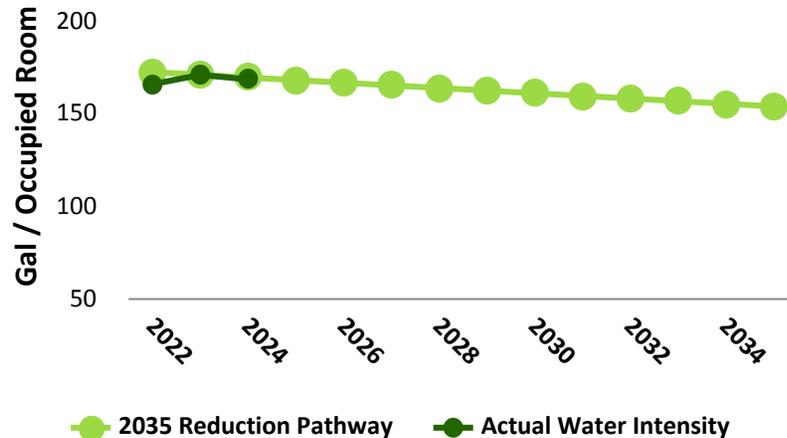
Electric Vehicle Chargers

To encourage clean energy infrastructure, we support the use of electric vehicles ("EVs") and the installation of EV chargers at our properties. We currently have EV charging stations available at eight properties in our portfolio and are evaluating adding charging stations at additional locations. Our corporate headquarters also has onsite EV charging stations, which we provide as a complimentary benefit for our employees. We are always evaluating the potential for EV charging stations at additional assets and opportunities to upgrade our chargers to allow for better data analytics.

WATER

As water scarcity increases in many areas, Sunstone remains committed to reducing our water consumption and increasing our water efficiency. Sunstone uses a combination of proven conservation strategies, investment in water efficiency technology, and efficiency upgrades to reduce water consumption.

Water Reduction Target and Progress¹¹



Our 2035 target aims to reduce our consumption of potable freshwater and groundwater per occupied room by **10% by 2035 from a 2023 baseline**. Like our energy reduction target, we utilized the 2024 CHSB for resorts and non-resort hotels when selecting water reduction target options. To assess feasibility and ambition, we factored in our existing systems and irrigation needs, specifically at our assets with vineyards, spas, and water features. Our water target encompasses our entire portfolio, although, to ensure reductions have the greatest impact, we plan to prioritize our reduction efforts on assets located in areas with medium-high, high, or extremely high water stress, according to the World Resources Institute ("WRI") Aqueduct™ Water Risk Atlas.

Water Stress

As we prioritize water initiatives in markets where the WRI Aqueduct™ identifies as exhibiting medium - high, high or extremely high-water stress risk, we have identified water stress risk at our properties located in California, Texas,

Massachusetts, and Florida. Approximately 29% of our asset square footage is located in high or extremely high-water stress risk areas, and an additional 24% is located in medium - high water stress risk areas. We are working closely with our management companies and third-party consultants to monitor the water usage at our hotels and resorts, and to identify innovative ways to create water efficiencies.



At our **Hilton San Diego Bayfront** (San Diego, CA), we invested in new linen-less tables for our meeting space. Since our laundry facility is onsite, this investment is expected to result in approximately 60,000 in annual kWh savings and approximately 1,000,000 in annual gallons savings.

Active Water Initiatives

With many of our assets located in water stressed markets, we aim to enhance water recycling and efficiency efforts to reduce our portfolio's reliance on fresh and potable water.

- 73% of our properties sub-meter water consumption across spaces such as landscaping grounds or cooling towers, which allows us to better assess areas of greatest water usage.
- 82% of our landscaped properties have drought tolerant and native vegetation.

Water Safety

An additional element of our water conservation program is ensuring that the water reliant systems are being operated safely. We worked in partnership with our hotel operators and a third-party consultant to develop and maintain a Sunstone Water Safety Manual, which provides guidance on water safety for onsite building systems.

¹¹ For years 2021 and 2022, water usage is limited to assets that Sunstone owned for the entire year including sold assets. The 2023 baseline excludes Boston Park Plaza (sold in 2023) but includes full year data for Hyatt Regency San Antonio (acquired in April 2024). This ensures consistent target progress tracking, even though the Hyatt Regency San Antonio wasn't under Sunstone's control during any of 2023.

WASTE

Sunstone is committed to working with our operators and Design & Construction contractors to reduce its waste generation and landfill waste. Our Design & Construction department has also increased their engagement with our general contractors regarding recycling and reuse. We engage with our operators and their waste management companies to support best practices for waste reduction, including reducing waste creation, alternative material sourcing, and encouraging properties to recycle all possible materials within their respective markets.

We also encourage our hotel operators to provide green meeting options that reduce the waste produced from group meetings and events. 87% of our properties offer green meeting program options which include initiatives such as linen-less tables and digital signage.

Active Waste Initiatives

Although we were unable to track or estimate waste data in 2024 due to challenges collecting data from our operators and waste management companies, we continue to evaluate and test new technology and products to reduce waste creation and increase diversion. Our properties have prioritized food waste and single-use plastic waste reduction strategies:

- All of our hotels actively manage food waste using a variety of methods including ORCA™ aerobic food waste digesters at four properties, which has saved approximately 60 tons of food waste in 2024.

Food Waste Strategies

Prevention	• Redesigning menus	• Analyzing portion sizes
	• Changing serving vessels	• Daily single catering menus across groups
Diversion	• Composting on and off site	• Repurposing for onsite associate cafeterias
	• Community donations	• Waste digesters

- Our hotels are actively implementing sustainable alternatives for replacing single-use plastics including water bottles, bulk amenity dispensaries, food and beverage to-go materials, and guest room key cards.
- 67% of our portfolio has implemented measures to reduce plastic bottles through the addition of filtered water dispensing stations in guest room corridors or public spaces and/or replacing plastic water bottles with more sustainable alternatives.

- We have continued to focus on implementing bulk amenity dispensaries in the guest bathrooms portfolio-wide in order to reduce waste and single-use plastics, with 87% currently implemented.

BIODIVERSITY

Our hotel operations and renovations inherently utilize natural resources from local, national, and international sources and may have an adverse impact on the local ecosystem and biodiversity. We remain committed to minimizing our impact on local biodiversity through our preservation initiatives and to identify ways to replenish or rejuvenate our hotel's local ecosystems. We strive to evaluate our impact on local habitats and the regions which supply products to our hotels.



Andaz Miami Beach (Miami Beach, FL)

During the **Andaz Miami Beach** (Miami Beach, FL) transformation, our backyard landscaping was redesigned and now emphasizes local habitat and biodiversity. Lighting was altered to be complimentary to local sea turtle nesting, which includes low, long-wavelength, shielded lighting to protect hatchlings as they use moonlight to guide their first journey to the ocean.

Additionally, 100% of trees planted on and around our resort are native to Florida and drought and salt tolerant, which positively impacts the trees longevity, reduces upkeep, and provides habitat for local fauna in the region. While Miami landscaping ordinances require at least 30% of trees must be native, we are proud to have 100% of our trees at the **Andaz Miami Beach** (Miami Beach, FL) meet that requirement, providing for local biodiversity, helping to reduce local heat island effects, improving stormwater management, and sequestering carbon in a way that benefits all.

We believe it is important for us to protect fragile habitats, conserve biodiversity, and take action to mitigate biodiversity related risks. From a portfolio perspective, our potential impact on local biodiversity is evaluated during our acquisition due diligence and site selection and on potential projects at our existing hotels.

CLIMATE STRATEGY AND ASSET RESILIENCY

CLIMATE CHANGE STRATEGY

The effects of climate change will continue to impact our assets, our construction design and sourcing, and our portfolio investment strategy. We remain committed to a proactive and strategic approach to creating a resilient portfolio through investing in mitigation opportunities that will reduce our impact on the factors causing climate change and/or mitigate the impact of climate change on the environment and our Company. We value best practices in resiliency and utilize third parties to do studies on potential climate change risks. We invest capital to protect our assets from potential weather events, natural disasters, and climate change effects (short, medium, and long-term). We recognize that climate change is not only a physical risk, but the Company and our assets will also need a strategic approach to mitigate our transitional risks. For more information on our climate change strategy, please see our [Task Force on Climate Related Financial Disclosures \(Appendix B\)](#) in this report.

CLIMATE CHANGE MITIGATION AND RESILIENCY

Our safety, asset preservation, and climate change risk mitigation strategies include working with our operators on asset-specific emergency response plans, deploying portfolio-wide emergency equipment and response protocols, and evaluating short, medium, and long-term capital investments to protect our assets, maintain business continuity, and promote the safety of hotel associates and guests.

Safety, Asset Preservation, and Resiliency Mitigation Measures

- Property-specific emergency management plan adapted for the specific risks associated with location and building attributes.
- Hotel team procedures for reviewing asset condition pre- and post-natural disaster.
- A portfolio-wide emergency preparedness program that outlines communication protocols with a disaster response team and requires every hotel to have emergency response equipment on property (e.g., satellite phone, life safety equipment, water remediation equipment, first aid supplies, etc.).
- A corporate led Emergency Response Team that responds to disasters and provides resources to the hotel teams.
- A selection of preferred third-party vendors across our markets to rapidly respond if our hotels are subjected to damage from disasters.

Climate Resiliency Measures

We invest in measures that will protect our assets from the potential destructive impacts caused by windstorms, floods, droughts, fires, earthquakes, and other natural disasters. Our investments are intended to protect our assets, hotel associates and guests in the event of a disaster and are tailored to the type of disasters most likely to occur for each asset. We invest in both temporary (removable or intended to be used during an active event) and permanent (i.e. infrastructure enhancements) asset resiliency measures.

Investments that we have made for assets in hurricane zones or flood zones include a combination of removable flood barrier systems, full backup power generation, hurricane-rated windows or sliding doors, raised electrical boxes or other building systems, and storm shutters. For assets in wildfire zones, we invest in special landscaping designs, full backup power generation, relationships with local fire stations, fire suppression systems, special landscaping clearance protocols to remove brush and other major hazards, and wind monitoring studies to anticipate likelihood of potential fire directions.

Several of our assets are in high-risk climate locations, and thus we are developing relationships with local and state municipalities that work on climate change mitigation.



Installed full backup power generation at JW Marriott New Orleans (New Orleans, LA) as part of the permanent resiliency planning to address known windstorm risk.

SUSTAINABLE CONSTRUCTION AND SOURCING

MAJOR RENOVATIONS

Capital investment and hotel renovations are core aspects of our Company strategy. Each year, the Company invests significant capital into our assets to maintain infrastructure or building systems, replace worn or dated guest-facing elements, and enhance our asset's long-term value through repositioning or rebranding a hotel. We strive to maintain our buildings in a safe and efficient manner while providing an enticing atmosphere for our guests.

Our Design & Construction team incorporates sustainability into the design and construction process, including design elements, features, demolition and repurposing, sourcing, and materials. Our vendors and business partners are asked to include sustainability elements throughout their process and to provide insights and recommendations for mitigating our impact on the environment, and supporting local communities and biodiversity.



During our recent Guest Room and Suites renovation at the Wailea Beach Resort (Wailea, HI), we procured furniture and fixtures from companies that focus on sustainable manufacturing operations including ISO-14001 certified facilities (outdoor furniture and carpet) and manufacturers with Achiever status on MINDCLICK (indoor furniture).

Additionally, we also understand that our major renovations or expansion projects may impact our surrounding communities. Sunstone strives to engage and consult with neighbors and local community associations on our development and renovation projects. This process includes identifying relevant stakeholder groups, effectively communicating with them, and addressing any concerns. In particular, we evaluate the potential impact of construction noise on the surrounding areas and seek to limit or mitigate the noise.



Prior to the installation of on-site solar at **Marriott Long Beach Downtown** (Long Beach, CA), the hotel underwent a roof replacement utilizing top coat material that meets LEED building requirements.

Sunstone strives to partner with firms that align with our environmental and social objectives particularly for major renovations or repositioning projects. We partner with general contractors that have a strong record of mitigating the environmental impact of our renovations including recycling, repurposing, and diverting trash from landfills, as well as upholding our social expectations including fair wages and safe working conditions.

Sunstone only completes renovations or expansions on our existing developed properties, and thus we are not active in any development related to either brownfields or greenfields.

SUSTAINABLE MATERIALS AND SOURCING

Renovations or refreshes provide opportunities to replace older non-sustainable materials with sustainable or responsibly sourced products. We engage with various stakeholders during renovation projects, including interior designers, purchasing agents, and architects. We expect our business partners to, where possible, recommend, and select materials that meet or exceed our sustainability qualifications.

Projects with sustainable or responsibly sourced products:

The largest quantity of materials sourced by our Design & Construction department are tile, carpet, vinyl, drywall, mechanical equipment, and roofs. We have strategically partnered with major manufacturers that have strong sustainability programs and provide sustainability certifications on these products. Our vendors focus on minimizing waste, energy, and water, as well as utilizing materials that are sustainably sourced or created from recycled materials.

Additionally, hotel renovations or refreshes provide an opportunity to evaluate certain efficiency measures, including fixture replacements or system upgrades that may not be financially feasible as standalone projects, but can be completed as an overall enhancement during a renovation.

Operations Sourcing

At each of our hotels, we work with our hotel brands and operators to promote responsible and diverse supply chain criteria with their respective procurement partners. We further encourage each hotel's procurement partners to conduct supplier screening to advance these initiatives across all categories of spending.

While our operators are responsible for the procurement practices at our hotels, we aim to influence their procurement practices and support opportunities that align with the AHLA Responsible Stay platform. Our hotel operators commonly have programs that include requirements for local sourcing, safe and ethical working practices, and fair trade. More than half of our properties proactively prioritize local, minority, women, or veteran owned, and fair-trade suppliers whenever available. We encourage all hotels to take active roles in their communities and explore opportunities to partner with local organizations and businesses. Our hotels strive to support and promote these businesses and artisans in a variety of capacities including food and beverage ingredients, guest amenities, hotel décor or selling products onsite in our Grab-and-Go markets.

We also engage with select hotel management company purchasing partners to pursue opportunities that enhance sustainable sourcing particularly in certain focus areas such as FSC-certified paper products and napkins and responsibly sourced animal products.

We remain committed to supporting and guiding our properties towards advancing responsible supply chain practices.



At our **Andaz Miami Beach** (Miami Beach, FL), we balanced historical preservation where required, enhancing the luxury of the resort, meeting the requirements of all Miami Beach building requirements, and celebrating the Miami cultural experience. To assist with decision making, we conducted third-party studies on both the physical building itself (mechanical, engineering, and plumbing systems, roof and structural aspects of the hotel, and physical architecture) and on how our construction and post-repositioned hotel would impact Miami Beach including studies on traffic, sound, lighting, landscaping, pavement, and drainage, and climate and resiliency impact.





Social Responsibility

OUR SOCIAL COMMITMENT

We strive to create a healthy and supportive workplace for Sunstone employees that fosters community involvement and philanthropic engagement in an effort to support our social responsibility commitment and create a cohesive experience for our employees.

We also work with our hotel brands and operators to ensure our hotel associates are offered similar support and have a safe, inclusive, and accommodating work environment. Furthermore, we seek to support the communities where we own hotels through community outreach programs and philanthropic efforts either at our hotels or in conjunction with our corporate office.



Sunstone employees at our volunteer day at Laura's House, a local shelter that supports survivors of domestic abuse. Laura's House offers shelter, counseling, and legal services for those in need. As part of volunteering, Sunstone employees work in shifts to sort through clothing donations which can be recycled, sold in the Laura's House thrift store, or provided to survivors housed within a Laura's House shelter.

EMPLOYEE DEVELOPMENT AND FEEDBACK

With approximately 37 employees, every employee's job responsibility provides a valuable contribution to the Company's culture and our long-term success. We support our employees by providing professional development opportunities, offering competitive wages and benefits, assessing employee satisfaction, advancing engagement initiatives, providing volunteer and philanthropic opportunities, and ensuring our employees' health, safety, and well-being.

Professional Development Opportunities

Our employees participate in Company-wide training and are encouraged to participate in individual or specialized job-level training or development opportunities. We encourage our employees and their supervisors to discuss career trajectory, areas for growth, succession planning, and opportunities for training or development that support the career goals of our employees.

Job-level development training or opportunities include real estate investments, accounting and reporting systems, CPA test preparation, tax, legal, sustainability, risk management, job shadowing, HAMA professional development, participation in industry organizations or committees, information technology, cybersecurity, and engineering.

100% of Sunstone Employees participate in training on Code of Business Conduct and Ethics, Corporate Responsibility, Cybersecurity, Harassment and Discrimination Prevention, and Company Culture.

Our Corporate Responsibility committee provides Corporate Responsibility-related training routinely to all Sunstone employees through participation in quarterly Company meetings and engagement with Sunstone's various departments. This ongoing training includes updates on our Corporate Responsibility programs progress, discussions on Corporate Responsibility topics, and opportunities for contribution towards our Company's long-term sustainability goals.

All full-time employees are eligible to participate in our Partnership Program, which provides employees an opportunity to partner with an experienced resource in the Company. While similar to a mentorship, we designed our partnership program so employees at any level, including senior management, may partner with another employee to enhance their knowledge or business relationship. The partnership is intended to provide the employee with exposure to job development, mentorship, personal growth, or new job functions, but each

partner designs a personalized program based on the interests of the employee requesting the partnership.

Employee Feedback

We believe listening to and learning from our employees is critical for a healthy workplace culture and the long-term success of our Company. As part of our employee feedback process, we conduct formal employee satisfaction surveys every two years and have informal opportunities for feedback on a more frequent basis. With a small employee base, we are able to quickly receive and adapt to feedback on employee-related matters.

We conducted our most recent employee satisfaction survey in mid-2025 which identified both positive attributes and areas for improvement for the Company. We had a 91% response rate for the 2025 survey. We saw improvements in the survey topics that we focused on since our last survey including performance recognition and supervisor feedback. Our Employee Engagement Committee will continue to utilize the survey results to provide guidance on the design of our semi-annual engagement workshops. Past workshop topics included respect in the workplace, personal ability to positively influence our Company culture, and how to improve work productivity. After each survey, we hold a review and discussion session for all employees around the survey results to increase transparency and discuss areas for improvement.

To further support our engagement strategy, 100% of Company employees participate in our annual employee performance process. Each employee sets annual performance goals, which are self-evaluated and then evaluated by supervisors. We also provide each employee with an opportunity to ask career-related questions and receive performance feedback.



Sunstone employees participate in our cookie decorating summer engagement activity.

EMPLOYEE ENGAGEMENT AND BELONGING

Sunstone seeks to foster a Company culture of belonging, where all employees can be their authentic selves. We recognize the value of different perspectives, backgrounds, and experiences in our workplace. Sunstone promotes the importance of mutual respect throughout all workforce levels and with our business partners through education, awareness, action, and advocacy.

We aim to create an inclusive, fair, and equitable work environment free of any form of harassment, discrimination, or violence. We require 100% of employees to participate in harassment prevention training. Our Human Rights and Labor Rights policy encompasses Sunstone's aim to create an inclusive and equitable environment with equal opportunity for all people regardless of gender, race, disability, ethnicity, nationality, religion, sexual orientation, gender expression, or gender identity.

EMPLOYEE ENGAGEMENT COMMITTEE AND ACTIVE INITIATIVES

Our Employee Engagement Committee is responsible for advancing our policies, procedures, initiatives, and training that foster a culture of belonging. The committee is comprised of individuals from Human Resources and Risk Management/Corporate Responsibility and reports to Senior Management. Our Employee Engagement Committee holds semi-annual workshops in which all employees are required to participate. Our Employee Engagement committee incorporates feedback and lessons learned from all employee activities and the employee survey to create workshops that we believe are most relevant to our employees and positively impact the workplace.

Employee Engagement Committee Responsibilities

Committee Focus	Employee Engagement	Board Oversight
Shape our Employee Engagement strategy and initiatives guided by our culture of belonging	Hold workshops and training sessions on critical employee-related topics	Report initiative results, lessons learned, and overall feedback about engagement activities
Evaluating employee profile and workplace practices to determine opportunities for improvement	Solicit feedback on initiatives and training from employees	Provide recommendations and defined strategy for Employee Engagement initiatives

Engagement Activities

We believe that each employee, each job position, and each department has a responsibility to create and maintain a culture of belonging. Our engagement workshops and other various activities provide an opportunity to instill this belief within our employees and to provide a safe environment to discuss difficult topics and reinforce key lessons. As part of our 2024 workshops, our Employee Engagement Committee met with our employees in small groups to discuss ideas for handling conflict, reducing workplace mistakes, improving communication and productivity, and reinforcing our Code of Business Conduct & Ethics and our Discrimination, Harassment & Retaliation Prevention Policy.



As part of our winter end-of-year employee engagement activities, our Employee Engagement Committee hosts our annual Office Olympics as interdepartmental teams compete in various team-building games followed by a potluck lunch. In 2025, we added a new element where each team competed for and on behalf of a Company sponsored charity.

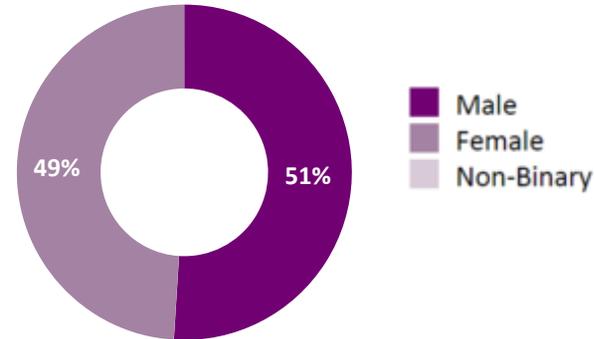
The Company has progressed on initiatives and lessons conveyed in past workshops including expansion of our recruitment search platforms and recruitment strategy (particularly for our summer internship program), increased opportunities for employees to interact on a more personal level through Company lunches or other interactive activities, and expansion of our Company-wide Community Involvement activities to positively increase our impact on our local community. We have developed a robust new hire on-boarding process to provide a more holistic education on the Company and each department, which promotes interdepartmental knowledge and enables new employees to better understand how their role impacts the success of the other departments and the Company. We consistently work to evolve our engagement initiatives based on lessons learned and employee feedback.

In addition to the workshops, we host various employee engagement events throughout the year to promote camaraderie, team building, and community, including our Annual Office Olympics in the winter and a cookie decorating class or a similar event during the summer. These events are focused on employee appreciation and provide an opportunity for employees to interact in a more relaxed and carefree manner.

Company and Senior Management Diversity¹²

Similar to our commitment to creating a Board with increased representation from female and underrepresented communities, we are committed to increasing representation from female and underrepresented communities in our more senior levels of management including Vice Presidents and Senior Management. We are proud to have representation from minorities on our Senior Management team. We will aspire to incorporate multiple perspectives into our selection criteria when we refresh senior level positions within the Company. The Company has a concentrated employee base with an average of 90% annual retention. When positions open, we endeavor to incorporate demographic characteristics as a component of consideration during our recruiting process. In 2024, our representation from underrepresented minorities accounted for 38% of our total employee population, which is up from 20% five years ago.

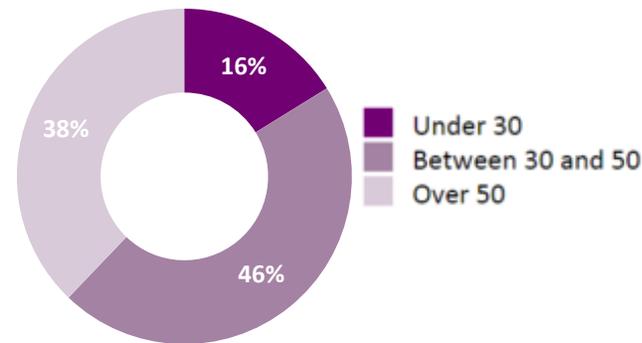
Employee Gender



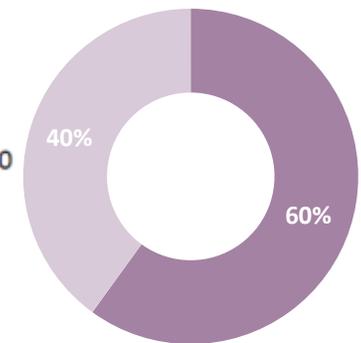
Senior Management Gender



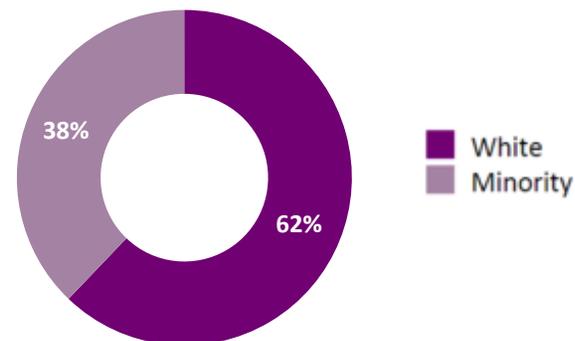
Employee Age



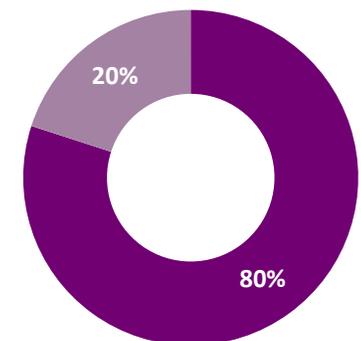
Senior Management Age



Employee Ethnicity



Senior Management Ethnicity



¹² Charts represent Company demographics as of December 31, 2024.

HEALTH, SAFETY, AND WELL-BEING

We strive to create a safe environment for our employees and support the needs of our hotel associates and hotel guests.

CORPORATE EMPLOYEES

In an effort to support our employees' health, safety, and well-being, we offer all employees identical benefit options including health insurance, stock incentive awards, and access to a 401(k) retirement plan and Company contribution. We believe these perquisites and benefits positively impact and improve our employees' physical and mental health, safety, and well-being.

We encourage a work-life balance and provide for a hybrid work arrangement to offer employees increased flexibility in their work locations. We also offer employees reduced working hours during Summer Fridays. As part of our Employee Engagement Program, the Company hosts one or more lunch gatherings per month in the office to promote employee well-being, provide opportunities for informal Company updates, and foster a culture of belonging.

There were no Sunstone employee work-related injuries or fatalities in 2024. The Human Resources Director periodically conducts assessments of any potential unsafe working conditions. If an unsafe condition is identified, Human Resources or Office Management will engage with Design & Construction or the building

maintenance department to address the potential safety issue.

Employees are encouraged to speak with their Supervisor, Human Resources, or Senior Management if they feel unsafe or witness a violation of our Code of Business Conduct and Ethics. Furthermore, we have a third-party reporting platform, managed by EthicsPoint, for all employees or outside parties to anonymously report concerns, which are communicated directly to our General Counsel, Chairperson of the Board, and the Chairpersons of each Board committee. All employees are required to participate in sexual harassment and discrimination prevention training every other year as well.

As part of our focus on employee mental health and well-being, we distribute a monthly newsletter to all our employees with articles and resources about mental health awareness and support. We also offer therapy benefits to our employees through our Employee Assistance Program (EAP), to ensure that individuals are able to find and get support if they need it.

Our Design & Construction department is responsible for working with the third-party general contractors we hired to ensure they maintain a safe working environment during our renovations.

EMPLOYEE PERQUISITES & BENEFITS AVAILABLE TO ALL EMPLOYEES

- Medical (including mental and behavioral therapy benefits), dental, and vision insurance and flexible spending accounts
- Life insurance
- Employee and Employer 401(k) contribution and retirement plan
- Employee stock incentive award program
- Access to Employee Assistance Program ("EAP")
- Voluntary gym membership and onsite outdoor fitness equipment
- Company provided EV Charging at the corporate office
- Flexible work arrangements
- Variety of healthy snack and beverage options in corporate office
- Monthly newsletters promoting health and financial wellness
- Pet insurance
- Paid volunteer time-off
- Smart casual dress code

OFFICE SPACE FEATURES

- Acoustic comfort
- Lighting controls with natural light
- Ergonomic and adjustable workspace furniture
- Wellness/lactation room
- Secure office location with authorized entry requirements
- Access to EV chargers
- LEED certified office building
- Access to outdoor courtyard with comfortable seating and communal gather areas with games
- Access to onsite outdoor fitness equipment and walking paths

HOTEL ASSOCIATES

We support hotel associates' health and well-being by investing in hotel associate impact areas, which includes upgrading associate cafés and break areas and providing high-quality locker room facilities. Additionally, we work with our managers to ensure our hotel associates receive on-going safety and emergency response training. These investments typically lead to improved hotel associate satisfaction, which we believe leads to higher long-term associate performance and retention rates.

Hilton San Diego Bayfront (San Diego, CA)

- Hotel associate locker room refresh including repainting walls and lockers and upgrading bathrooms fixtures (e.g. vanities and shower heads)

Four Seasons Napa Valley Resort (Napa Valley, CA)

- Redesigned the associate cafeteria to create a more inviting environment for associates to gather

Multiple Properties

- Offer health food options at associate cafés, break rooms, and vending machines

Multiple Properties

- Housekeeping and other departments' daily shift meetings integrate stretching routines and wellness updates



AHLA's 5-Star Promise

We fully support and encourage all of our operators to adopt and abide by AHLA's 5-Star Promise. We believe hotel associates should feel safe when interacting with guests, particularly in guest rooms. Amongst other initiatives, we have demonstrated our support through the implementation of GPS and location tracking panic devices for associates.

The 5-Star Promise is part of an industry-wide commitment to advance safety and security for hotel associates and guests based on the following five important initiatives:

1. Build on our 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 associates on identifying and reporting sexual harassment;
4. Provide U.S. hotel associates with associate safety devices to help them feel safe on the job; and
5. Broaden vital partnerships with wide-ranging national organizations that target sexual violence and assault and trafficking and promote workplace safety.

HOTEL GUESTS

To ensure our hotels are safe for our guests, we work with our operators to maintain protocols that manage building safety and well-being. We recognize that our hotel's physical and operational services and amenities directly affect our hotel guests' health and well-being. We collaborate with our hotel operators to develop services and amenities that serve each market's customer base.

Our Design & Construction department is also focused on providing accessible and inclusive design elements into our major renovation projects. We hire American with Disabilities Act ("ADA") compliant consultants and specialists during renovations to ensure our finished product is welcoming and comfortable for everyone.

We have implemented a multitude of guest-oriented services and amenities including:

- Investing in high-quality and expanded state-of-the-art guest fitness centers
- Offering wellness and health-oriented services and amenities
- Incorporating vegan and vegetarian menu
- Adding landscaping in and around the properties to promote relaxation
- Developing experiences for guests to interact and enjoy the local culture
- Making bicycles and/or e-bikes available
- Providing individual thermostats in each of their rooms, shades and blinds to control lighting
- Providing access to balconies and outdoor space, where possible
- Offering hypoallergenic rooms

We recognize that fitness enhancements provide a healthier experience for our guests, particularly at our resort destinations. Our hotels are continuously evaluating ways to offer more wellness opportunities to our guests.



JW Marriott New Orleans (New Orleans, LA) grows fresh ingredients for dishes and cocktails. Alice Marriott's love for gardening inspired this initiative, and today, each JW Marriott hosts these gardens as living art for guests to admire.

COMMUNITY ENGAGEMENT AND CHARITABLE GIVING

Sunstone's Community Involvement Program aims to improve community health and well-being, provide assistance or support in the event of a disaster, and support charities and community groups. Our Community Involvement Program encompasses all philanthropic activities of the Company including charitable drives, Matching Charitable Gifts Program, Volunteer Time-Off, direct Company donations, Company volunteer activities, and local partnerships that exist at our hotels.

We use our employee engagement workshops as an additional opportunity to solicit ideas for growing our community impact in alignment with our UN SDG goals. The Community Involvement Program is led by individuals from Human Resources and Risk Management/Corporate Responsibility and directly reports to Senior Management. We actively work to enhance the program based on employee feedback.

We have a Volunteer Time-Off Policy which provides full-time corporate employees an opportunity to use up to eight hours of paid work time per year towards volunteerism for qualifying charitable organizations. Company or department sponsored volunteerism events are not counted towards the policy time limit.

CORPORATE CHARITABLE GIVING

At our headquarters in Aliso Viejo, California, we actively support local and national charitable organizations through donations and volunteerism.

Our employees and Board of Directors can donate to qualifying organizations through our Matching Charitable Gifts Program. Through this program, the Company matches personal gifts to qualifying organizations on a dollar-for-dollar basis, up to an annual maximum of \$5,000 per employee and Board director. In 2024, we donated nearly \$75,700 to more than 30 different charitable organizations. Some of these organizations include American Red Cross, Orange County



Sunstone Corporate Office household item donations for Hope Ignites.

Rescue Mission, NAREIT Foundation, World Central Kitchen, American Cancer Society, Blessings in a Backpack, and US2UGANDA4LIFE. Since 2015, Sunstone has donated over \$819,000 to nearly 200 charities.

We also participate in several local charitable

FAMILIES FORWARD

programs for the orange county-based organization Families Forward. Throughout 2024 and 2025, our employees participated in food drives and holiday gift-giving for the underprivileged in our community. In 2024, our employees donated over 300 pounds of food and household items through Families Forward and Hope Ignites.



In 2025, we participated in various drives including Hope Ignites (previously Boys Hope Girls Hope) and Orange County United Way. Hope Ignites is a non-profit is dedicated to nurturing

and guiding motivated young people in need to become well-educated, career-ready men and women. Orange County United Way is a non-profit that is focused on supporting our community by addressing the most challenging human needs through collaboration, advocacy, and strategic programming

A new initiative started in 2025 was in support of the Ronald McDonald house. Our employees collected aluminum can tabs throughout the year, which are ultimately recycled, with the profits benefiting the health and wellbeing of children and their families.



In 2025, Sunstone Corporate Office hosted an event that benefited United Way where Sunstone purchased supplies for 50 literacy kits. Sunstone employees participated in assembling the literacy kits which were then delivered to Title 1 Elementary School students to promote early-grade literacy.



Reference Materials

APPENDIX A: SASB DISCLOSURES

Code	Metric Description	Response
Activity Metrics¹³		
IF-RE-000.A	Number of assets	14
IF-RE-000.B	Leasable floor area	6,496,405 Square Feet
IF-RE-000.C	Percentage of indirectly managed assets	100%
IF-RE-000.D	Average occupancy rate	69%

Sustainability Disclosure Topics and Accounting Metrics		
Code	Market Description	2024 Values
Energy Management		
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area	100.0% ¹⁴
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage	498,374.0 GJ
	(2) Percentage grid electricity	59.3%
	(3) Percentage renewable energy ¹⁵	0.6%
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage	-8.5%
IF-RE-130a.4	(1) Percentage of eligible portfolio that has an ENERGY STAR rating	100.0%
	(2) Percentage of eligible portfolio certified by ENERGY STAR	36.8% ¹⁶

¹³ Data includes the 14-hotels owned for the entire calendar year ending December 31, 2024. All of our properties are hotels, so there is no need to disaggregate by property sector.

¹⁴ 2024 energy data only includes the 14-hotels owned for the entire calendar year ending December 31, 2024. 2024 energy data was not calendarized.

¹⁵ Percentage value reflects percentage of energy consumed generated by on-site solar arrays. Renewable impacts on the grid regions are reflected in the emission factors used to calculate Scope 2 emissions.

¹⁶ ENERGY STAR certified hotels include 2024 certifications.

IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	<p>Sunstone places a priority on capital investments that align with both our Investment strategy and our Corporate Responsibility strategy. Our efficiency investment strategy has six components: properties with high consumption and/or high utility cost, dated equipment that is inefficient or nearing end of useful life, best practices that reduce energy consumption and/or utility cost, properties in locations with regulatory performance requirements, available incentives associated with potential investment, and initiatives that support our long-term sustainability goals or mitigate identified risks. This investment philosophy is entrenched in our processes throughout the asset lifecycle, beginning with initial acquisition due diligence and continuing throughout our ownership.</p> <p>During the hotel acquisition process, we utilize both internal and third-party technical experts to assess each property's structure and underlying infrastructure, including near and long-term capital needs along with determining opportunities for efficiency investments.</p> <p>Sunstone uses the processes outlined in our EMS to actively manage building energy consumption and energy opportunities at our standing investments and to track our progress towards our energy intensity reduction targets. Sunstone's protocols aim is to reduce our portfolio's environmental impact and risks through monitoring our performance, identifying opportunities, and investing in efficiency and capital projects.</p>
Water Management		
IF-RE-140a.1	(1) Water withdrawal data coverage as a percentage of total floor area	100.0% ¹⁷
IF-RE-140a.1	(2) Water withdrawal data coverage as a percentage of floor area in regions with High or Extremely High Baseline Water Stress	24.3% ¹⁷
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage	1,050 thousand Cubic Meters
IF-RE-140a.2	(2) Percentage in regions with High or Extremely High Baseline Water Stress	25.9%
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage	-6.2%

¹⁷ 2024 water data only includes the 14-hotels owned for the entire calendar year ending December 31, 2024. 2024 water data was not calendarized.

IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	<p>Sunstone places a priority on capital investments that align with both our investment strategy and our corporate responsibility strategy. Our efficiency investment strategy has six components: properties with high consumption and/or high utility cost, dated equipment that is inefficient or nearing end of useful life, best practices that reduce energy consumption and/or utility cost, properties in locations with regulatory performance requirements, available incentives associated with potential investment, and initiatives that support our long-term sustainability goals or mitigate identified risks. Our water management strategy prioritizes water initiatives in areas that have government mandated water restrictions or that are identified as medium-high, high or extremely high risk for water stress as identified by the Aqeduct™ Water Risk Atlas from the World Resources Institute. Our high or extremely high-risk properties are located in California, Texas, and Florida. Several properties in California have government mandated water consumption restrictions.</p> <p>Sunstone uses the processes outlined in our EMS to actively manage building water consumption and water opportunities at our standing investments and track our progress towards our water intensity reduction targets. Sunstone’s protocols aim is to reduce our portfolio’s environmental impact and risks through monitoring our performance and investing in water efficiency and management projects. To mitigate risks, we implement water saving technologies and strategies throughout our portfolio, including installing high-efficiency or low flow fixtures, linen re-use programs to reduce linen and towel guest room replacements, smart irrigation, and drought-tolerant landscaping.</p>
Management of Tenant Sustainability Impacts		
IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area	<p>Instead of a traditional tenant lease, Sunstone enters into long-term management agreements at each hotel with brands and/or third-party management companies to operate each asset. In management agreements, there is not a need for cost recovery clauses because risks and rewards are shared between owner and managers which removes the need for a landlord-tenant split incentive.</p> <p>Under a management agreement, owners generally pay the third-party managers a management fee based on top-line revenue performance and the managers can earn an Incentive Management Fee (IMF) based on hotel profitability, which incentivizes the managements team to maximize hotel profitability. The agreements also give owners access to financial data, including utility and other sustainability-related information.</p>
IF-RE-410a.2	Percentage of tenants that are separately metered or sub metered for (1) grid electricity consumption and (2) water withdrawals	<p>Not applicable. Our properties each have a singular third-party management company that occupies and manages the hotel.</p> <p>Data is unavailable for electricity submetering. 73% of our hotels have submetered water for specific areas of the operations.</p>

IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	<p>Lodging REITs are different from other REIT sectors as we do not have tenants in the traditional sense. Our third-party managers are the closest comparison to a tenant, and we partner with nationally recognized brands and management companies to manage our hotels. Unlike a lease, where the tenant just rents the space from a landlord, Sunstone owns the financial profits from each hotel, and our managers are compensated with a percentage of hotel revenues and are incentivized with a percentage of profits above a set threshold. This financial incentive aligns the hotel operator's interests in improving operating expenses including utility costs.</p> <p>As part of our shared efforts to improve profitability of the hotels and to meet long-term environmental sustainability targets, Sunstone continuously engages with hotel executive management teams, brands, and third-party managers to measure and improve environmental performance. Throughout our portfolio, our Design & Construction, Engineering, and Asset Management teams continuously monitor energy and water consumption and costs, as well as work with our managers to identify areas for improvement.</p>
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Climate Change Adaptation

IF-RE-450a.1	Area of properties located in 100-year flood zones	855,355 Square Feet
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 proactive approach to mitigating climate-change risk, our Risk Management Committee and Corporate Responsibility Committee work with Asset Management and Design & Construction to review a high-level climate assessment and to identify high-risk assets, with consideration given to location, building condition, historical performance, and findings of the assessment. With respect to high-risk assets, we initiate a more extensive climate change modeling study to provide guidance for mitigation strategies. These in-depth studies utilize both a 2° scenario (transition to low carbon economy) and 4° scenario (business as usual) scenario to provide guidance on potential impacts from variances in physical risks such as weather, temperature, precipitation, and flooding over time. Through these climate change analyses, the Company has identified physical climate change risks related to hurricanes, wildfires, droughts, water stress, and rising sea levels particularly within our key markets in California, Florida, Hawaii, Louisiana, Massachusetts, and Texas. The Company also completes an in-depth climate change scenario analysis during the due diligence process prior to completing an acquisition.</p> <p>Our transitional climate change risks include increased cost of (or making unavailable) property insurance on terms we find acceptable in areas most vulnerable to such events, restricted access to materials and goods, access limited to the water needed to operate our hotels, increased operating costs at our hotels, such as the cost of water or energy, additional costs associated with regulatory burdens, and increased capital investment as we seek to mitigate, repair, and protect our hotels against such risks.</p> <p>Our climate-change risk mitigation strategy includes working with our operators on asset specific emergency response plans, deploying portfolio-wide emergency equipment and response protocols, and evaluating short, medium, and long-term investments to protect our assets as well as promote the safety of hotel associates and guests. In the short term, we are focused on investments that will protect our assets from the current environmental threat of potential wind, flood, and fire events. Long-term opportunities due to climate-change include investments in new and more efficient technologies, increased waste efficiency programs, and potential for increased business demand from a more climate-conscious guest.</p>

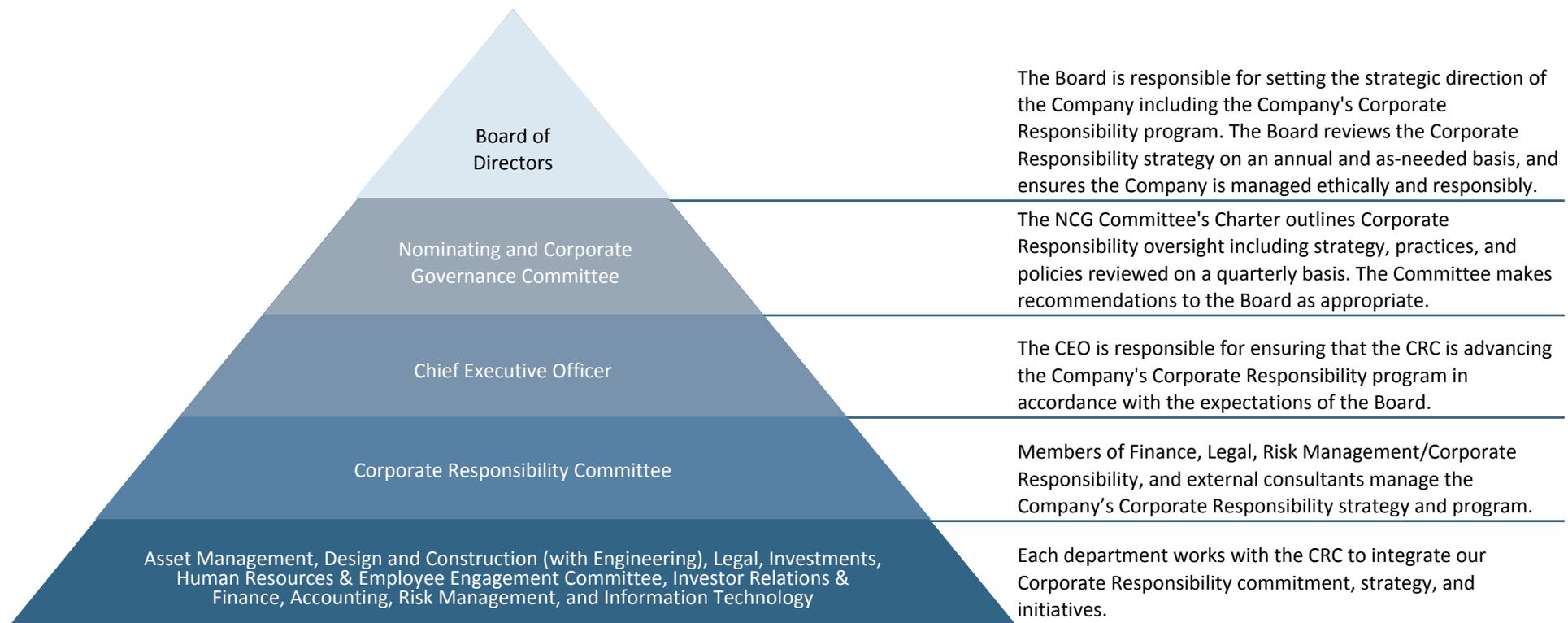
APPENDIX B: TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES

Sunstone Hotel Investors, Inc. ("Sunstone" or "Company") is providing voluntary climate-related financial risk disclosures in-line with the Task Force on Climate-related Financial Disclosures ("TCFD") to use in delivering information to investors, lenders, insurers, and other stakeholders.

GOVERNANCE

Board's oversight of climate-related risks and opportunities

The Board of Directors ("Board"), through the Nominating and Corporate Governance Committee ("NCG Committee"), has direct oversight of the Company's Corporate Responsibility Program and our objectives under our Environmental Sustainability, Social Responsibility, and Corporate Governance ("ESG") pillars including all elements related to climate change risks and opportunities, public disclosure strategy, resource scarcity, employee engagement and belonging, board refreshment, human rights, and climate-related regulations and timelines for compliance. The Board formally reviews climate-related risks and opportunities at least annually through updates made by the management-led Corporate Responsibility Committee ("CRC" or "CR Committee"). Responsibilities, including those relating to corporate responsibility, are memorialized in the NCG Committee Charter.



The Board's primary responsibilities are to foster long-term success and sustainability of our portfolio, oversee business affairs & management, and to act honestly, in good faith and in the best interests of our Company and our stockholders. The Board is responsible for overseeing, identifying, and reviewing organizational, statutory, and other risks of the Company, including those related to climate that could have a material impact on the Company's performance.

Throughout the year, the Board monitors management's progress toward achieving our annual and long-term strategic goals. At each regularly scheduled Board meeting, management provides updates on the human, technological, and capital resources required to implement our strategy and relevant regulatory, environmental, and social issues that may impact the execution of our strategy. The Board is also provided with regular "deep-dives" throughout the year on key enterprise risks, including those pertaining to environmental sustainability and climate related risks and opportunities.

Management's role in assessing and managing climate-related risks and opportunities

Our CEO and Senior Management team set the tactical roadmap required to implement the Company's Corporate Responsibility strategy established by the Board. Senior Management works with our CRC to identify priorities and drive the performance-monitoring and accountability mechanisms around assessing and managing climate-related risks and opportunities. NCG Committee and the CEO have delegated execution of our Corporate Responsibility program to our CRC which is comprised of employees and executives from Legal, Finance, and Risk Management/Corporate Responsibility with support from external consultants.

In conjunction with Risk Management, the CRC is responsible for assessing and managing climate-related risks and opportunities by identifying properties with the most significant risk exposure and working with other critical departments to implement mitigation strategies. The CRC holds quarterly meetings with key Company departments including Asset Management, Legal, Design & Construction, Investments, Risk Management, and Senior Management. The CRC also conducts one-on-one meetings for specific projects or newly identified risks or opportunities, including related to climate-change.

STRATEGY

Climate-related risks and opportunities identified over the short, medium, and long-terms

We use the following time horizons for identified climate risks and opportunities: Short-term (<3 years), Medium-term (3-6 years), and Long-term (7-10+ years).

Time Frame	Physical Climate Risk	Transitional Climate Risk	Climate Opportunities
Short-Term and Medium-Term	<ul style="list-style-type: none"> • Extreme weather events such as hurricanes, wildfires, winter storms, tornados, droughts, and floods • Increased water stress and water scarcity • Increased variability in weather patterns for additional heating and cooling days 	<ul style="list-style-type: none"> • Increased insurance costs • Raw and finished materials cost increases and access difficulty • Increased government regulation mandating low carbon practices, energy efficiency, energy sources, equipment specifications, and additional processes • Increased mandates from government agencies and concern from stakeholders leading to additional requirements for environmental disclosure and actions • Cost to manage shift in consumer preferences 	<ul style="list-style-type: none"> • Increased building and operating efficiencies • Reduced water consumption investments • Increased waste efficiency programs • Renewable energy investments • Building resilience investment measures • Preference by and access to consumers prioritizing sustainable buildings and hotel operations
Long-Term or Unknown	<ul style="list-style-type: none"> • Increased average temperatures and an increase in frequency in extreme temperatures • Sea level rise • Increased strength of extreme weather events 	<ul style="list-style-type: none"> • Uncertainty in market signals • Increased costs to adapt to net-zero • Increased capital investments from systemic change in energy infrastructure and building systems and equipment • Increased costs to address reporting requirements from government agencies 	<ul style="list-style-type: none"> • Low emission goods and services • Climate-related partnerships with local municipalities • Increased efficiency programs • Increased long-term asset value from efficiency, resiliency, and low-carbon attributes

Impact on businesses, strategy, and financial planning

The management of climate-related risks and opportunities is embedded in our overall risk management process and is a component of our environmental sustainability strategy, as well as our financial management and operational processes. We assess each climate-related risk and opportunity through the lens of the relevant impact to our overall business strategy and strategic direction, potential impact to long-term success for an asset or our Company, as well as to our financial planning process for both operational and capital investment. We assess specific financial statement line items which may be impacted by these risks and opportunities and plan accordingly in our budgeting processes.

Sunstone's challenges and risk can manifest in a variety of ways. Some of the risks that Sunstone monitors include: our environmental footprint impact; climate-change impact; cybersecurity; health, safety, and well-being for our corporate employees, hotel associates and hotel guests; asset valuation changes; availability of Design & Construction materials and goods; weather trends and the impact to insurance carriers and insurance costs; and Company reputation and the reputation of our third-party business partners. Our risks can impact our various stakeholder groups including Company employees, hotel associates, hotel operators, investors, and the communities in which we own hotels. We evaluate and monitor the geographical and climate risks and impacts for all current assets and assess the same risks and impacts of any potential acquisition during the due diligence process. In addition, we assess environmental, regulatory, and socioeconomic trends, which may impact financial performance or long-term asset value.

Business Impacts	Short- and Medium-Term	<p>Risk management process identifies our three highest priority risks to be extreme weather, changing consumer preference and behavior, and increased regulatory requirements for certain disclosures.</p> <ul style="list-style-type: none"> • Our portfolio includes assets located in areas that are prone to hurricanes, droughts, wildfires, tornados, and water stress particularly within key markets in California, Florida, Hawaii, Louisiana, Massachusetts, and Texas. We determine the potential likelihood and level of risk through third-party conducted climate risk assessments. We manage these impacts, particularly weather events, through investing in protective and precautionary building and mitigation systems (temporary and permanent installation measures), creating multi-year targeted capital investment plans, investing in efficiency measures, developing detailed operational protocols, and completing comprehensive evaluations of asset infrastructure and exterior grounds. • We manage the impact of consumer preferences and behaviors through active engagement with the brands and operators that guide the messaging and targeted initiatives of our hotels. • Engagement with other stakeholders, particularly investors, includes providing reliable and transparent disclosures regarding climate change management within our public reports. These disclosure engagements require resource dedication and purposeful focus on benchmarks and certifications. • Increased reporting requirements from local, state, and federal regulatory agencies includes meeting performance standards or providing disclosures in-line with the regulatory requirements. These requirements require both financial and personnel resource dedication to strategically achieving the mandates.
	Long-Term	<p>Risk management process identifies our highest priority risk to be sea level rise.</p> <ul style="list-style-type: none"> • Sea level rise will impact current and future capital investments planning along with our long-term portfolio management strategy. • As part of our portfolio management strategy for acquisitions and lifecycle analysis of current assets, we evaluate the location, risk profile, and resilience and determine whether the risks can be mitigated. • Current assets and acquisition targets with the greatest risk profile are evaluated by outside consultants to determine potential impact of climate change on the location, mitigation opportunities, and the financial resources required to mitigate the risk. • We evaluate opportunities for energy efficiency projects, renewable energy, and energy certifications to reduce our GHG emissions and improve our assets environmental footprint.

Strategic and Financial Planning Impacts

As owners of a high-quality portfolio of well-located hotel and resort real estate, we incorporate mitigation for climate-related risks in our long-term strategy and financial planning. Our climate-related planning is embedded throughout our organization and our assets life cycle. At the portfolio level, we have 2035 environmental reduction targets aligned with our corporate responsibility goals. We are constantly evaluating energy efficiency projects, including renewable energy investments, preventative maintenance programs, and risk mitigation opportunities including ways to harden our properties from natural disasters. In addition, our teams work to build a multi-year capital plan to ensure our buildings are operating at optimal efficiency and that we are investing capital in critical building infrastructure and exterior grounds.

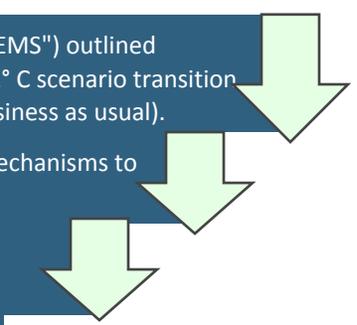
Addressing climate-related risks and opportunities requires building partnerships with those who work with our assets or are located around our assets. We work with third-party hotel operators who have prioritized improving environmental efficiency performance, reducing environmental impact, and addressing social issues. We select vendors and other business partners who align with our Vendor and Business Partner Code of Conduct and look for sustainable solutions to our capital investments. We are also building partnerships with local municipalities to address climate change risks in these cities and how to mitigate the future impact.

Organizational resilience and impact of different scenarios, including a 2° C or lower scenario

We recognize that our Corporate Responsibility/Environmental Sustainability efforts are not completed in a vacuum. In addition to the direct partnerships with our stakeholders and business partners, the efforts across local, state, and federal governments and the real estate and hospitality industries to decarbonize will have a significant influence on our transitional risks and opportunities. As more investment, innovation, and scale are given to the installation, procurement, and use of renewable energy both within our portfolio and across the energy innovation sector, additional opportunities will arise to invest in low-carbon solutions and energy generation and distribution. Our movement will be heavily impacted by the changes in energy infrastructure, including source and distribution. Additionally, our hotel guests, suppliers, and business partners must adjust their expectations on best practices and choose priorities that reduce carbon impact.

We anticipate consumer preference, and any consumer pressure for rapid movement towards net-zero, may accelerate investments or initiatives as businesses align their own strategies and set carbon reduction targets for their operations and supply chains below the 2° C scenario. Corporate group and business travel represent a significant segment of the travel industry and will have an impact on decision-making for implementing and driving innovation for low-carbon solutions. We remain focused on evaluating options towards transitioning to net zero, while supporting the best interests of our stakeholders.

Strategy Aligned with a Transition to a Low-Carbon Economy (2° C Scenario)

1. Establish management and oversight structure via the CRC, the NCG Committee, and the Environmental Management System ("EMS") outlined governance to continually monitor risks and opportunities and identify those investments or initiatives that may accelerate in the 2° C scenario transition. Complete scenario analyses on hotels to determine impact of a 2° scenario (transition to low carbon economy) and 4° scenario (business as usual).
 2. Set up the process and performance tracking against our 2035 carbon reduction targets, enabling the analysis and monitoring mechanisms to achieve them.
 3. Ensure integrity in governance and structural process to continuously improve, evaluate and plan toward longer-term carbon reduction targets in alignment with a scenario well below the 2° C, moving toward 1.5° C.
 4. Engage with stakeholders including operators, suppliers and hotel associates on supply chain programs that promote low carbon products and services that go beyond carbon efficiency.
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RISK MANAGEMENT

Process for identifying and assessing climate-related risks

Sunstone recognizes the critical need for identifying, managing, and mitigating potential risks to our Company as part of our overall strategy of owning a high-quality portfolio of well-located hotel and resort real estate and taking a comprehensive view in investing in our assets, balancing the best interests of all stakeholders including the environment, our employees, our capital providers, the hotel associates, hotel guests, and the communities where we own hotels. Outlined in the EMS is the CRC's responsibility to oversee, in conjunction with Risk Management and Senior Management, the process to identify, assess, plan, manage, and respond to climate-related risks and opportunities that may impact our Company performance, asset preservation, capital investment strategy, associate health and well-being, business continuity, and investor engagement.

The CRC and Risk Management coordinate with the Asset Management, Legal, Engineering, and Design & Construction departments to engage hotel brands and operators, various energy and building consultants, regulatory experts, and local and state officials to identify, assess, and mitigate risks. In previous years, we conducted an in-depth Corporate Responsibility Risk and Opportunity Assessment of our properties which the Company continues to use in decision making with respect to investments in ongoing operations, capital projects, and potential acquisitions. As we continue to enhance our awareness of risks and opportunities, we conduct more topic specific assessments allowing us to prioritize individual assets and portfolio-wide initiatives. Specific assessments are also conducted during major renovation projects that potentially impact the local environment or local community. Corporate Responsibility topics that we evaluate for risk identification and opportunity include¹⁸:



Our Risk Management and CRC work with Asset Management, Engineering, and Design & Construction to conduct a high-level climate assessment and to identify high-risk assets, with consideration given to location, building condition, historical performance, and findings of the high-level assessment. This is done initially at the time of acquisition and then subsequently during routine insurance reviews. Given the small size of our portfolio and relatively low turnover of assets, these risks do not change materially year-over-year. For assets the Company identifies as higher-risk, we initiate a more extensive climate change modeling study to provide guidance for mitigation strategies. These in-depth studies utilize both a 2° scenario (transition to low carbon economy) and 4° scenario (business as usual) to provide guidance on potential impacts from variances in physical risks such as weather, temperature, precipitation, flooding, heat index, and droughts over time. Through these climate change analyses, the Company has identified physical climate change risks related to hurricanes, wildfires, droughts, water stress, and rising sea levels particularly within our key markets in California, Florida, Hawaii, Louisiana, Texas, and Massachusetts. The Company also completes an in-depth climate change scenario analysis to identify, assess, and mitigate risks during the due diligence process prior to completing an acquisition.

¹⁸ Sunstone's 2025 Corporate Responsibility Report contains the sections referenced in the image below.

Processes for managing climate-related risks

Similar to the process to identify risks, the CRC works with various departments including Risk Management, Asset Management, Engineering, Legal, Investments, and Design & Construction to manage climate-related risks.

Physical Risk Management Strategies

- Our strong capital investment strategy, including preventative preparations to manage extreme weather events, variability in weather patterns, higher temperatures, and to mitigate and respond to natural disasters.
- We invest in efficiency projects such as onsite solar generation, upgrades to building management systems, plastic reduction, and water recycling programs.
- We plan and prepare for emergencies and natural disasters using our portfolio-wide emergency preparedness program that requires every hotel to have an emergency protocol and on-hand equipment (e.g., satellite phone, life safety and water remediation equipment, first aid supplies, etc.).
- We established an internal Emergency Response Team ("ERT") that works to address preparation and mitigation of imminent risks, including hurricanes, floods, wildfires, earthquakes, and other natural disasters. The ERT is comprised of individuals from Asset Management, Risk Management, Engineering, and Design & Construction.
- In high-risk areas, we invest in both temporary (removable or intended to be used during an active event) and permanent (i.e. infrastructure enhancements) asset resiliency measures. Investments in hurricane zones or flood zones may include a combination of removable flood barrier systems, full backup power generation, hurricane-rated windows or sliding doors, raised electrical boxes or other building systems, and storm shutters. Investments in wildfire zones may include special landscaping designs, full backup power generation, relationships with local fire stations, fire suppression systems, special landscaping clearance protocols to remove brush and other major hazards, and wind monitoring studies to anticipate likelihood of potential fire directions.

Transitional Risk Management Strategies

- Consumer preferences, governmental regulations, access and cost of goods and raw materials, and increased stakeholder requirements are managed through strategic partnerships, open and communicative relationships, and involvement in industry certifications.
- Consumer preference management approaches rely on strategic guidance and recommendations from our brands and operators to inform, create, and promote programs that improve sustainability on properties.
- Regulatory risks are routinely identified and evaluated through government and industry association engagement and general policy scanning. Proposed or approved regulations are communicated to the CRC and impacted departments including Legal, Accounting, Design & Construction, and Asset Management for continued discussion and prioritization.
- Our Design & Construction team continues to develop a strong supplier network that aligns with our Vendor and Business Partner Code of Conduct.
- Our CRC works with Investor Relations and Legal to engage with stakeholders, particularly investors and financial regulatory agencies, to address disclosure and performance expectations.

Integration into overall risk management

As part of Sunstone's established Enterprise Risk Management ("ERM"), senior management presents to the Audit Committee quarterly and to the entire Board annually the identified top risks of the Company, the likelihood of each risk, the impact of each risk, and the velocity or speed at which each risk could materialize. Our ERM program includes cross-functional members within a Risk Management Committee that confers quarterly with Senior Management. The ERM requires Risk Management to collaborate with all departments within Sunstone including the CRC. The CRC is responsible for identifying the climate-related and any other corporate responsibility-related risks and opportunities and informing the Risk Management Committee to ensure they are incorporated into the overall ERM framework. The NCG Committee has direct oversight of the climate related risks and opportunities that are incorporated into the ERM and presented to the Audit Committee. Annually, the CRC and the Risk Management Committee participate in a complete review of and strategic planning session around identified high-risk climate-related risks and opportunities.

METRICS & TARGETS

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

Metrics disclosed in annual environmental performance reporting include:

GHG Emissions

- Total GHG Emissions
- Total Scope 1 Emissions
- Total Scope 2 Emissions
- GHG Emissions per square foot

Energy

- Total Energy Consumption
- Total Direct Energy Consumption
- Total Indirect Energy Consumption
- Energy Consumption per square foot
- Percent of energy derived from renewables (including hydro)
- Percentage of energy produced or procured from renewables
- Percentage of energy sourced from grid electricity

Water

- Total Water Consumption
- Water Consumption per occupied room
- Percentage of the portfolio in regions with High or Extremely High Baseline Water Stress (by floor area)

Additional Metrics Monitored

- Percentage of hotels with a sustainability certification or label
- Portfolio Energy Star score
- Amount invested in energy, water, waste, and GHG emission reduction projects
- Estimated annual energy and GHG emissions reduction from investments in energy efficiency conservation measures
- Forecasted variances in temperature and precipitation
- Relative risk levels of sea level rise, drought and flood
- Proximity to IUCN protected areas
- Social determinants of well-being in and around a community, including factors related to poverty, unemployment, crime, youth education, and air pollution

Scope 1, 2 and 3 greenhouse gas emissions

Greenhouse Gas Emissions	2024 Performance	
Scope 1	10,264 metric tons CO ₂ e	1.58 kg CO ₂ e per square foot
Scope 2 (market-based)	24,421 metric tons CO ₂ e	3.76 kg CO ₂ e per square foot
Total Scope 1 + Scope 2 (market-based)	34,685 metric tons CO₂e	5.34 metric tons CO₂e
Scope 3	<i>Currently we do not track Scope 3 emissions</i>	

Historical data for GHG emissions and other environmental performance metrics are provided each year from 2015-2021 in our 2023 Corporate Responsibility Report.

Targets Used and Performance Against Targets

In early 2025, Sunstone published 2035 intensity reduction targets as compared against a 2023 baseline. Given the changes that have occurred in our portfolio in recent years, we updated our targets to better reflect our portfolio composition and evolving sustainability goals.

Target Component	2024 Performance	2035 Target
Energy intensity per square foot	-7.9%	-10%
Carbon emissions intensity per square foot	-2.6%	-45%
Water intensity per square foot	-5.8%	-10%

APPENDIX C: GRI REFERENCE INDEX

Sunstone Hotel Investors, Inc. General Disclosures provide our stakeholders with Company information relating to our operations, strategy, and governance structure. We also offer insight into our engagement with stakeholders and reporting approaches. Our GRI Content Index references information within our online Corporate Responsibility Report, Proxy Statement, 10-K, and Corporate Governance webpages.

Number	Description	References
General Disclosures		
2-1	Organizational details	2024 10-K Filing , (Our Company p. 3 and Corporate Office p. 7) Company Overview , (p. 5-6)
2-2	Entities included in the organization's sustainability reporting	Sunstone's sustainability reporting represents our entire operational footprint, as found in our annual report. 2024 10-K Filing , (Our Company p. 3)
2-3	Reporting period, frequency and contact point	The reporting period is the calendar year 2024. Our reporting in alignment with GRI standards is expected to continue on an annual basis. Direct all questions or comments to esg@sunstonehotels.com About This Report , (p. 4)
2-4	Restatements of information	No portfolio restatements during the reporting period
2-5	External assurance	No external assurance in 2024.
2-6	Activities, value chain, and other business relationships	2024 10-K Filing , (Our Company p. 3 and Business Strategy p. 4-5)
2-7	Employees	2024 10-K Filing , (Human Capital Resources p. 7) Appendix D , (p. 54)
Governance		
2-9	Governance structure and composition	2025 Proxy Statement , (p. 4-5, 34)
2-10	Nomination and selection of the highest governance body	2025 Proxy Statement , (p. 13, 34 -38)
2-11	Chair of the highest governance body	2025 Proxy Statement , (p. 38)
2-12	Role of the highest governance body in overseeing the management of impacts	2025 Proxy Statement , (p. 13)
2-13	Delegation of responsibility for managing impacts	Corporate Responsibility Committee , (p. 11)
2-14	Role of the highest governance body in sustainability reporting	Our Board of Directors , (p. 10)
2-15	Conflicts of Interest	2025 Proxy Statement , (p. 34)
2-16	Communication of Critical Concerns	Code of Business Conduct and Ethics
2-17	Collective knowledge of the highest governance body	2025 Proxy Statement , (p. 2-3, 13-22)
2-18	Evaluation of the performance of the highest governance body	Corporate Governance Guidelines 2025 Proxy Statement , (p. 4-5, 40-44)

Number	Description	References
2-19	Remuneration policies	2025 Proxy Statement , (p. 5, 48-60)
2-20	Process to determine remuneration	2025 Proxy Statement , (p. 48-62)
2-21	Annual Total compensation ratio	2025 Proxy Statement , (p. 75)
Strategy		
2-22	Statement on sustainable development strategy	A Letter from our CEO , (p. 2) Our Corporate Responsibility Strategy and Commitment , (p. 7)
2-23	Policy Commitments	Key Policies , (p. 15) Code of Business Conduct and Ethics
2-24	Embedding policy commitments	Key Policies , (p. 15) Code of Business Conduct and Ethics
2-25	Processes to remediate negative impacts	Code of Business Conduct and Ethics Vendor and Business Partner Code of Conduct
2-26	Mechanisms for seeking advice and raising concerns	Code of Business Conduct and Ethics Vendor and Business Partner Code of Conduct
2-27	Compliance with laws and regulations	2024 10-K Filing , (<i>Legal Proceedings</i> p.33)
2-28	Membership associations	Stakeholder Engagement , (p. 14)
Stakeholder Engagement		
2-29	Approach to stakeholder engagement	Stakeholder Engagement , (p. 14)
2-30	Collective bargaining agreements	2024 10-K Filing , (<i>Collective Bargaining Agreements</i> p. F-31)
Material Topics		
3-1	Process to determine material topics	Report content and topic boundaries are defined by determining the most relevant, material, and important information to our Company. We also consider our stakeholders' expectations, including investors, to identify and report on material topics.
3-2	List of material topics	Sunstone provides disclosures for the following select material topics: <ul style="list-style-type: none"> • Economic: economic performance, indirect economic impacts, and anti-corruption. • Environmental: energy, water, waste and effluents, and GHG emissions. • Social: employment, occupational health and safety, training and education, diversity and equal opportunity, local communities, product health and safety, and customer privacy.
3-3	Management of material topics	Corporate Responsibility Committee , (p. 11-13)

GRI: MANAGEMENT APPROACH DISCLOSURES - ECONOMIC

Number	Description	References
Economic Performance		
201-1	Direct economic value generated and distributed	2024 10-K Filing , (p. 39)
201-2	Financial implications and other risks and opportunities due to climate change	Appendix B , (p. 40)
203-1	Infrastructure investments and services supported	Community Engagement and Charitable Giving , (p. 34)
Anti-Corruption		
205-1	Operations assessed for risks related to corruption	<p>Sunstone regularly monitors Company operations for risks related to corruption. Through internal risk assessments, the Company has identified Financial Accounting, Financial Reporting, and Design and Construction Procurement as significant risks.</p> <p>We also include Company-wide bribery and corruption are part of our internal ERM risk assessment.</p>
205-2	Communication and training on anti-corruption policies and procedures	<p>Code of Business Conduct and Ethics</p> <p>Sunstone employees, officers, directors, and third-party business partners are expected to comply with our Code of Business Conduct and Ethics.</p> <p>Sunstone employees receive training on governance-related risks, including bribery and corruption.</p>
205-3	Confirmed incidents of corruption and actions taken	No known incidents of corruption during the reporting cycle.

GRI: MANAGEMENT APPROACH DISCLOSURES - ENVIRONMENTAL¹⁹

Number	Description	References
Energy		
302-1	Energy consumption within the organization	Appendix D , (p. 56)
302-3	Energy intensity	Appendix D , (p. 56)
Water and Effluents		
303-3	Water withdrawal	In 2024, total groundwater withdrawal was 13,364 kilogallons.
303-5	Water consumption	Appendix D , (p. 56)
GHG Emissions		
305-1	Scope 1 emissions	Appendix D , (p. 56)
305-2	Scope 2 emissions	Appendix D , (p. 56)
305-4	Greenhouse gas intensity (GHG)	Appendix D , (p. 56)
Effluents and Waste		
306-2	Waste by type and disposal method	Appendix D , (p. 56)

¹⁹ Environmental GRI disclosures are limited to only include assets owned for 100% of 2024.

GRI: MANAGEMENT APPROACH DISCLOSURES - SOCIAL

Number	Description	References
Employment		
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Sunstone does not have any part-time or temporary employees. All of our employees are full-time. 2024 10-K Filing , (Human Capital Resources p. 7-8)
Occupational Health & Safety		
403-6	Promotion of worker health	Health, Safety, and Well-Being , (p. 31) 2024 10-K Filing , (Human Capital Resources p. 7-8)
403-9	Work-related injuries	No work-related injuries or fatalities involving Sunstone employees were reported during the reporting period.
Training and Education		
404-2	Programs for upgrading employee skills and transition assistance programs	Employee Development and Feedback , (p. 28)
404-3	Percentage of employees receiving regular performance and career development reviews	Employee Development and Feedback , (p. 28)
Diversity and Equal Opportunity		
405	Management approach disclosure	Environment Engagement and Belonging , (p. 30-31) Human Rights & Labor Rights Policy
405-1	Diversity of governance bodies and employees	Our Board of Directors , (p. 10) 2024 10-K Filing , (Human Capital Resources p. 7-8) Appendix D , (p. 56)

Number	Description	References
Human Rights Assessment		
412	Management approach disclosure	2024 10-K Filing , (<i>Corporate Responsibility</i> p. 8) 2025 Proxy Statement , (p. 39-40)
412-3	Significant investment agreements and contracts that include human rights clauses or that underwent human rights screening	Health, Safety, and Well-Being , (p. 31-32) Human Rights & Labor Rights Policy
Local Communities		
413	Management approach disclosure	Community Engagement and Charitable Giving , (p. 33)
413-1	Operations with local community engagement, impact assessments, and development programs	Community Engagement and Charitable Giving , (p. 33)
Public Policy		
415-1	Political Contributions	Code of Business Conduct and Ethics 2025 Proxy Statement , (p. 34)
Customer Health and Safety		
416-1	Assessment of the health and safety impacts of product and service categories	Health, Safety, and Well-Being , (p. 31-32)
Customer Privacy		
418	Management approach disclosure	2024 10-K Filing , (<i>System security risks...</i> p. 14)
418-1	Substantiated complaints regarding breaches of customer privacy and losses of customer data	No substantiated complaints regarding breaches of customer privacy or losses of customer data were reported during the reporting period

APPENDIX D: CR PERFORMANCE DATA TABLES

COMPANY PROFILE

	2024 ²⁰	2023 ²¹	2022 ²²
Total Number of Properties	14	14	15
Total Number of Rooms	7,253	6,675	7,726

ECONOMIC

	2024	2023	2022
Revenue (in millions)	\$905.8	\$986.5	\$912.1
Adjusted EBITDA (in millions)	\$229.7	\$263.4	\$233.8
Revenue Per Available Room (RevPAR)	\$214.06	\$226.56	\$208.38
Occupancy Rate	68.7%	69.9%	66.7%

SOCIAL AND GOVERNANCE²³

	2024	2023	2022
Employees			
Total Number of Employees	37	38	40
Employee Turnover (%)	23%	13%	19%
Part-time workers (%)	N/A	N/A	N/A

Employee Gender Metrics			
Male (%)	51%	61%	63%
Female (%)	49%	39%	38%
Non-Binary (%)	—%	—%	—%

²⁰Represents the Company's ownership results for the 14 hotels owned by the Company as of December 31, 2024. Revenue Per Available Room and Occupancy Rate as of December 31, 2024.

²¹Represents the Company's ownership results for the 14 hotels owned by the Company as of December 31, 2023.

²²Represents the Company's ownership results for all 15 hotels owned by the Company as of December 31, 2022.

²³Social metrics are representative of Sunstone Company employees only.

	2024	2023	2022
Employee Diversity Metrics			
Asian (%)	19%	13%	15%
Black or African American (%)	—%	—%	—%
Hispanic or Latino (%)	14%	13%	10%
Other (%)	5%	5%	5%
White (%)	62%	68%	70%
Employee Age Metrics			
Under 30 years old (%)	16%	8%	15%
30 – 50 years old (%)	46%	50%	45%
Over 50 years old (%)	38%	42%	40%
Board of Directors			
Total Number of Board Members	8	7	7
Board of Directors Gender Metrics			
Male Board Members (%)	63%	57%	57%
Female Board Members (%)	38%	43%	43%
Safety Metrics			
Number of Contractor Fatalities	0	0	0
Company Donations and Community Service			
Total Amount of Charitable Donations (USD)	\$75,700	\$82,400	\$104,000

ENVIRONMENTAL²⁴

	2024	2023	2022
Floor Area Coverage for Intensity Metrics	6,496,405	6,496,405	6,997,285
Occupied Rooms for Intensity Metrics	1,665,340	1,702,647	1,797,258

	2024	2023	2022
Energy			
Total Energy Consumption (MWh)	138,437	151,374	166,663
Grid Electricity (MWh)	82,053	89,948	93,801
Fuel Usage (MWh)	55,621	60,739	72,137
Energy Consumption per square foot (kWh)	21.31	23.30	23.82
On-site Renewable Energy (MWh) ²⁵	763	688	725

Greenhouse Gas Emissions (CO₂e)			
Total Greenhouse Gas Emissions (metric tons)	34,354	39,698	42,554
Total Scope 1 Emissions (metric tons)	10,264	11,180	13,244
Total Scope 2 Emissions (location-based) (metric tons)	24,090	28,519	29,310
Total Scope 2 Emissions (market-based) (metric tons)	24,421	27,943	29,394
Carbon Emissions per square foot (kilograms)	5.29	6.11	6.09

Water²⁶			
Total Water Consumption (kgal)	264,148	277,180	297,592
Water Consumption per occupied room (gal)	158.62	162.79	165.58

Waste^{27,28}			
Total Waste Generated (US Tons) ²⁹	Not Available	Not Available	6,554
Waste Generated per occupied room (lbs)	Not Available	Not Available	7.29
Total Waste Landfilled (US Tons and %)	Not Available	Not Available	5,479 (83.6%)
Landfilled Waste per occupied room (lbs) ³⁰	Not Available	Not Available	6.10
Waste Diversion Rate (%)	Not Available	Not Available	16%

²⁴ Environmental metrics only include data associated with hotels owned for the entirety of the reporting year.

²⁵ 2022 was the first year that on-site renewables were tracked and reported.

²⁶ Portfolio water consumption is limited to potable water consumption

²⁷ In 2024 and 2023, we were unable to track or estimate waste data due to challenges collecting data from our operators and waste management companies.

²⁸ Portfolio waste data for 2022 is based on actual waste for 93% of our portfolio.

²⁹ Includes non-hazardous waste such as waste sent to landfill, cardboard, organics, and mixed recycling.

³⁰ Excludes currently trackable recycled and composted waste.