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Please reference The RMR Group’s **2024 Sustainability Report.**



[IMAGE ABOVE]
 STAY Princeton, NJ, 4375 U.S. Route 1 South,
 Princeton, NJ – ENERGY STAR Certified

[COVER IMAGE]
 Sonesta Select Laguna Hills, 23175 Avenida de la
 Carlota, Laguna Hills, CA – ENERGY STAR Certified

ABOUT SVC



Service Properties Trust (Nasdaq: SVC) is managed by The RMR Group (Nasdaq: RMR), a leading U.S. alternative asset management company specializing in commercial real estate (CRE) and related businesses. SVC owns \$11.4 billion in assets, including 206 hotels and 742 service-focused retail net lease properties located in 46 states, the District of Columbia, Canada and Puerto Rico. Sonesta International Hotels Corporation (Sonesta), SVC's largest hotel operator, implements a sustainability program that includes energy management best practices designed to enhance economic performance. These initiatives feature centralized utility bill processing and payment systems, ENERGY STAR® benchmarking, LED lighting upgrades and energy performance reviews for end-of-life HVAC equipment replacements, contributing to reduced energy consumption and delivering both economic and environmental benefits.

[IMAGE ABOVE]
Radisson Salt Lake City Downtown, South Temple, Salt Lake City, UT

SVC encourages its operators to adopt water management practices that lower operating costs and minimize natural resource usage. These practices include upgrades such as low-flow plumbing fixtures, water-efficient landscaping, cooling tower water management and automatic faucet controls.

On behalf of SVC, RMR collaborates with hotel operators and net-leased retail tenants to collect environmental data from properties. By engaging directly with operators and tenants, RMR has improved visibility into the operational performance of over 3.49 million square feet of hotel and retail space. RMR's asset managers promote operational practices that enhance economic performance while addressing sustainability goals, including energy and water conservation and reduction of greenhouse gas emissions. These engagement efforts incentivize hotel operators and tenants to adopt practices that deliver positive sustainability outcomes.

SVC Achievements and Recognition

GlobeSt.com™



2023 REAL ESTATE
FORUM RETAIL
INFLUENCER

10 PROPERTIES
1,552,298 SF



Sonesta Achievements and Recognition

U.S. News & World Report

#6 FOR BEST
HOTEL LOYALTY
PROGRAM
SONESTA
TRAVEL PASS

Forbes

BEST HOTEL ON
BOURBON STREET
IN NEW ORLEANS
THE ROYAL
SONESTA NEW
ORLEANS

LODGING

PERSON OF THE
YEAR AWARD
JOHN MURRAY
SONESTA CEO

FORBES BEST
HOTELS IN
2024 REPORT
FOUR SONESTA
BRANDS

ENVIRONMENTAL



ENVIRONMENTAL INITIATIVES

FROM OUR LARGEST HOTEL OPERATOR

- Bright Future: Transitioning to LED lights in both renovations and new builds and ensuring “lights off” in unoccupied spaces
- Smart Comfort: Integrating advanced energy management and HVAC systems to regulate room temperatures and operational hours in unused spaces
- Guest-Centric: Encouraging guests to close curtains and blinds, shielding interiors from sun-induced heat
- Systems Maintenance: Maintaining equipment for optimal efficiency and life span
- Sustainable Sourcing: Prioritizing locally sourced products and materials, minimizing the environmental toll of transportation

¹ Please see the **RMR 2024 Sustainability Report**, pages 9–22 for more information on our manager’s energy, water and waste management and tenant engagement activities, as well as page 39 for Reporting Methodology.

² Not shown: SVC Net Lease Retail properties for which RMR has data, which includes 3 properties with a total coverage of 0.9% of SVC Net Lease sector.

³ Not shown: SVC Net Lease Retail properties for which RMR has data, which includes 2 properties with a total coverage of 0.3% of SVC Net Lease sector.

⁴ Percent change in GHG emissions intensity in 2024 from 2019.

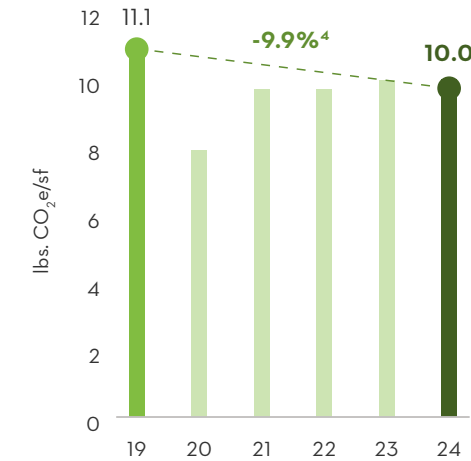
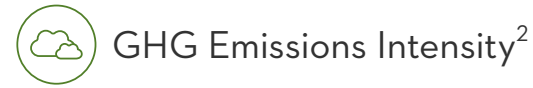
⁵ Percent data coverage is calculated from all properties with complete data in the portfolio.

⁶ Percent change in energy use intensity in 2024 from 2019.

⁷ Percent change in water use intensity in 2024 from 2019.

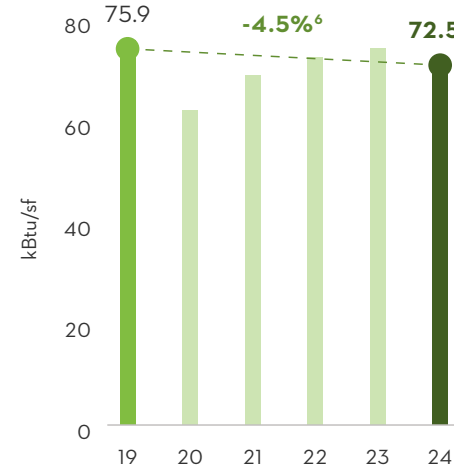
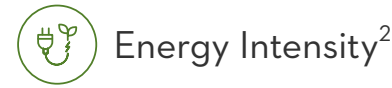
For more information on Sonesta’s environmental initiatives, read their sustainability report at sonesta.com/esg-sonesta.

PERFORMANCE¹



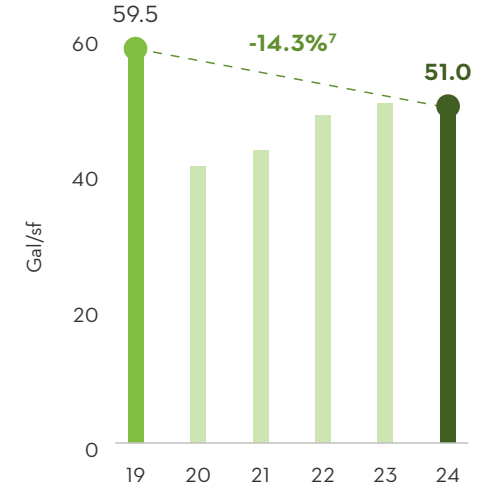
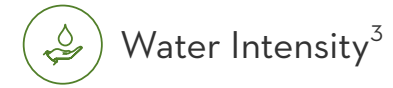
SVC HOTEL

% Data Coverage⁵ **84.8%**



SVC HOTEL

% Data Coverage⁵ **84.8%**



SVC HOTEL

% Data Coverage⁵ **87.6%**

Environmental stewardship is increasingly a priority for our net lease retail tenants and hotel managers. By fostering and supporting real estate sustainability best practices, SVC enhances its ability to monitor environmental performance indicators, such as energy, water and emissions, and engage with property stakeholders to improve overall sustainability performance. SVC’s environmental sustainability and community engagement strategies are primarily implemented by our managers and tenants.

OVERALL ASSESSMENT OF PROPERTY CLIMATE CHANGE RISK

SVC approaches climate change resilience by anticipating, preparing for and recovering from adverse climate impacts, including severe weather events, shifting weather patterns and market or policy-driven changes. Properties at risk of flooding are routinely assessed regionally, with measures such as tenant coordination, incident response plan reviews, insurance assessments and physical protections like flood barriers. Leveraging technology, SVC evaluates energy and water performance to lower operating costs, enhance occupant comfort and mitigate greenhouse gas policy impacts. The portfolio strategy also incorporates hazard assessments, scenario planning and long-term risk evaluations for property development opportunities.

Sonesta is dedicated to preserving water, one of nature’s most vital resources. In 2023, water consumption was tracked across 206 managed and owned properties, totaling approximately 1.12 billion gallons. Looking ahead, ongoing efforts will continue to prioritize water reduction and usage, particularly in water-stressed areas, through initiatives such as:

- Installing water-efficient fixtures in guest rooms, kitchens and public areas
- Encouraging guests to adopt water-saving practices
- Offering towel reuse and opt-out options for daily cleaning services
- Implementing water-efficient landscaping

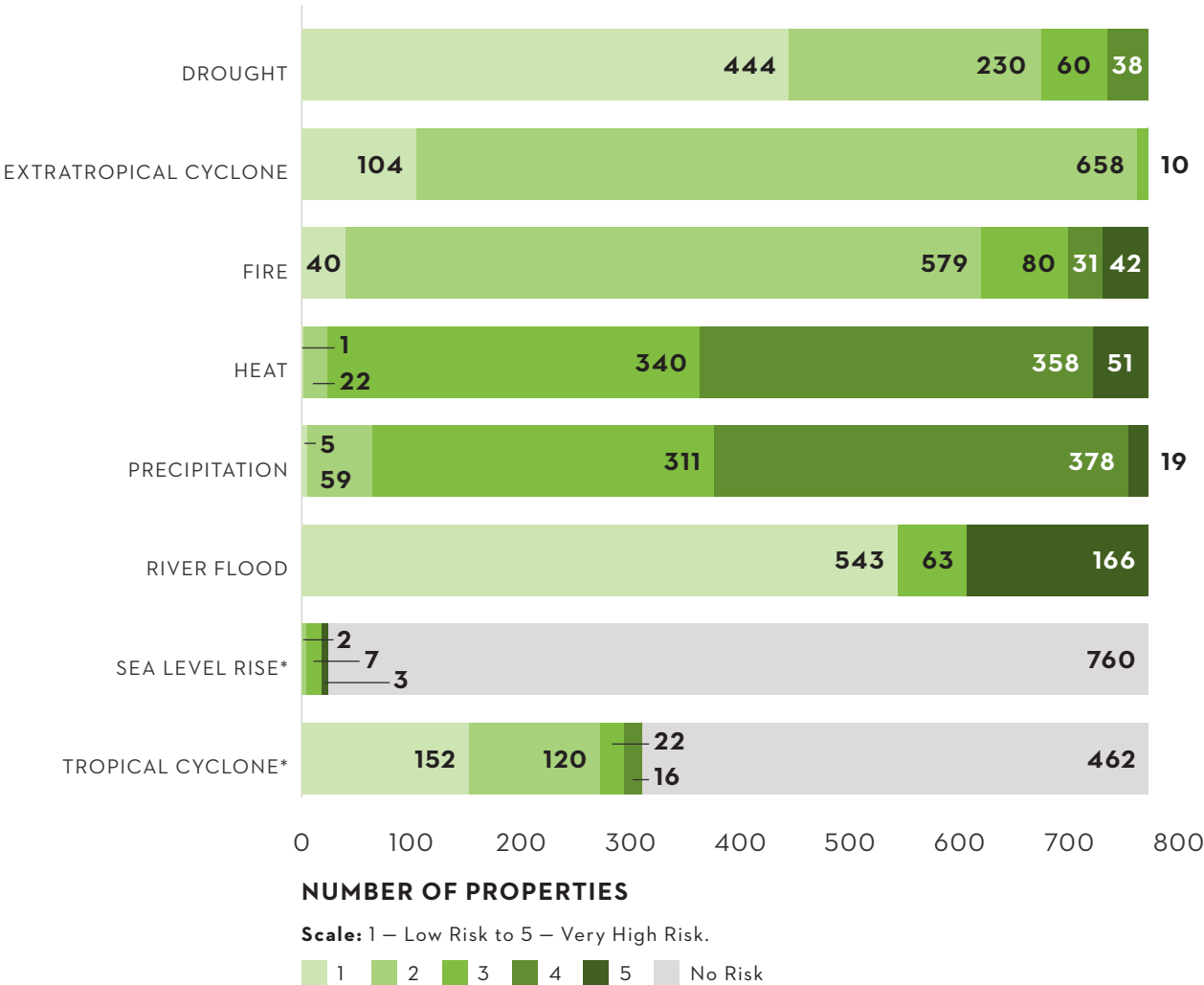
¹ In 2024, RMR, in coordination with a third-party consultant, updated the physical climate scenario analyses previously completed in 2021 for substantially all of our properties. The climate scenario assessments under evaluation include current physical climate risk exposure and assessments of future physical climate risk exposure models covering near-term (2030), mid-term (2050) and long-term (2100) time periods that consider a “business as usual” approach, a 2.0°C emissions mitigation approach in line with the Paris Climate Agreement and a “middle” approach, all based on the Intergovernmental Panel on Climate Change (IPCC) sixth assessment RCP 8.5, 2.6 and 4.5, respectively.

² For more information on Sonesta’s environmental initiatives, read their sustainability report at www.sonesta.com/esg-sonesta.

Climate Hazards in 2030

This analysis is based upon Representative Concentration Pathways (RCP) 4.5 for 2030.

Below are the number of properties and their level of physical climate-related risks.



CLIMATE RISKS AND OPPORTUNITIES

Risks

- Water restrictions and costs could prevent hotel operators from offering pool and spa amenities.
- Chronic climate-related stressors related to bridges and roadways could affect business volume.
- Increased HVAC capital expenses could result from extreme heat and freezing temperatures.
- For triple net lease properties, climate change impacts and policy changes can affect cost pressure on tenants and desirability of sites.



Opportunities

- Properties may provide landscaping and trees to shade and cool buildings, as well as outdoor use areas, to increase the appeal to guests and visitors.
- Strategic investments can be made to upgrade HVAC equipment that will improve energy efficiency and provide greater comfort.
- Additional installation of alternative fueling and electric vehicle charging stations may attract customers and generate more revenue.



Mitigations

- Energy and water management programs are implemented to better conserve resources and comply with local restrictions across multiple locations.
- Strategic capital investments can be made, including implementation of physical protection elements as needed, to better protect more vulnerable properties.
- Routine evaluation of properties impacted by climate hazards is conducted to determine if properties are at higher risk and if other mitigation measures are needed.
- Properties may aid in coordinating with tenants and local authorities on emergency protocols and preparedness actions.
- Property incident response plans and insurance assessments are conducted in high-risk locations.
- Compliance with benchmarking and building energy performance standards is ensured where applicable.
- 91 properties submitted documentation to jurisdictions in 2024 to comply with reporting and building performance regulations.

[IMAGE TOP]
 Sonesta Redondo Beach and Marina, 300 North Harbor Drive, Redondo Beach, CA – ENERGY STAR Certified

[IMAGE BOTTOM LEFT]
 STAY Princeton, NJ, 4375 U.S. Route 1 South, Princeton, NJ – ENERGY STAR Certified

[IMAGE BOTTOM RIGHT]
 Crown Plaza White Plains Downtown, 66 Hale Avenue, White Plains, NY

SOCIAL





For more information on these programs, please reference our [2025 Proxy Report](#).

[IMAGE ABOVE]
Senior Property Accounting Managers Elizabeth Cattano and Adam Chisholm

[IMAGE RIGHT]
Senior Property Accountant Jenna Sweeny

As we have no direct employees, we depend on our manager, RMR, to recruit, train and develop a workforce that aligns with our business needs, fosters positive societal contributions and helps minimize our environmental impact.

RMR’s recruiting, onboarding, retention, training and development programs include:



- **LiveWell Employee Wellness Program:** Launched in 2016, RMR’s LiveWell program provides resources and incentives to enhance employees’ physical, emotional and financial wellness.
- **Managing with Impact:** Since 2016, RMR has hosted Managing with Impact workshops for managers throughout the company to expand their perspectives and increase their confidence.
- **High Impact Conversations:** Launched in 2023, this workshop provides RMR’s managers with guidance on effectively providing feedback, coaching and managing difficult conversations.
- **Tuition Reimbursement Program:** RMR provides a \$20,000 annual reimbursement for work-related education.
- **Analyst Accelerator Internship Program:** RMR’s Analyst Accelerator Internship Program is designed to attract early-career talent to our industry.
- **Next Generation Executive Program (NGE):** From 2021 through 2023, RMR sponsored five rising leaders in The Partnership, Inc.’s® NGE. Admission to NGE is highly competitive and limited to a select group of America’s most promising leaders.

RMR also prioritizes ongoing education and training for all employees across their organization as follows:

- **Engineering Apprenticeship Program:** Given the increasing challenges within the real estate industry of attracting a qualified pool of engineers throughout the country, RMR has made a strategic effort to develop the next generation of qualified building engineers.
- **Industry associations and credentials:** In order to further their professional development, many of RMR’s employees seek out credentials and association memberships, with any membership costs reimbursed by RMR.
- **Culture and employee engagement:** We believe an inclusive workplace positions RMR to achieve extraordinary results for our company.

SONESTA DIVERSITY

Sonesta has approximately 8,800 employees. Sonesta’s investments in human capital include:

Development & Diversity

Sonesta strives to help its employees grow and develop into the best they can be by offering training courses and professional development programs. Elevate, Sonesta’s most popular program, is an interactive apprenticeship for rising hotel professionals. This program is made possible by Sonesta’s partnership with the American Hotel and Lodging Association (AHLA). Sonesta apprentices are matched with Sonesta mentors to cultivate key skills in future leaders. Using the AHLA’s Apprenticeship Program as a base, apprentices leverage AHLA materials and Sonesta mentor knowledge to complete the “Lodging Manager” competency checklist.

Sonesta has had over 190 apprentices and mentors in the first four cohorts of the program, with over 64% being either female or non-white.

Learning Library

Developed in partnership with leading subject matter experts, Sonesta’s Learning Library covers a variety of service-related topics—from front office to compliance, cybersecurity, management, leadership and culinary training.

Sonesta offers over 1,000 lessons, aligned to industry best practices and organizational key results, and available in multiple languages.

These trainings, coupled with great trainer-led learning, offer Sonesta team members training content that teaches practical skills, knowledge and behaviors to deliver excellence within the hotel industry.

56%
OF OUR TOTAL
WORKFORCE ARE WOMEN¹

54%
OF OUR LEADERS ARE
WOMEN¹

72%
OF OUR TOTAL
WORKFORCE ARE
FROM MARGINALIZED
COMMUNITIES

100%
OF OUR WORKFORCE
RECEIVED TRAINING
ON DIVERSITY,
DISCRIMINATION AND/OR
HARASSMENT

8,000
DEI COURSES COMPLETED
BY TEAM MEMBERS,
TOTALING MORE THAN
5,700 HOURS

¹ Employees with a title of Supervisor or above are considered leaders.

EMPLOYEE RECOGNITION: ELEVATE

Sonesta proudly continued their Elevate apprenticeship program with American Hotel Lodging Association Foundation in 2024. In 2024 Sonesta expanded their apprenticeship program to include an Engineering Elevate option as well. The program had a 92% retention rate for those that completed the Elevate program in 2024.

92%
RETENTION RATE OF SONESTA
EMPLOYEES WHO PARTICIPATED IN
THE ELEVATE PROGRAM.

GOVERNANCE



RISK MANAGEMENT, OVERSIGHT, ETHICS AND COMPLIANCE

RMR tailors business and operations to match the needs of our portfolio. The following topics have been identified as priorities:

-  Climate resilience
-  Business ethics
-  Energy costs and transition
-  Water and waste management
-  Low-carbon market demands
-  Data and cybersecurity
-  Employee satisfaction
-  Community outreach

Corporate Policies

RMR’s corporate governance and sustainability policies guide our environmental management strategies, ensuring a systematic approach to identify, monitor, manage and mitigate the environmental impact of our managed properties. RMR also performs quarterly asset-level reviews to ensure ongoing environmental due diligence and compliance.



Raising Concerns

RMR and each public company client maintain a Governance Hotline that allows users to anonymously report concerns or field complaints regarding possible violations of the Code of Business Conduct and Ethics, accounting processes, internal controls and auditing matters. Additionally, we adhere to RMR’s Business Partners’ Code of Conduct, Employee Health and Wellness Policy and Philanthropy Policy.

[IMAGE FAR LEFT]
102 George Wallace Drive, Gadsden, AL

[IMAGE LEFT]
Sonesta ES Suites Sunnyvale, 900 Hamlin Court, Sunnyvale, CA – ENERGY STAR Certified

Diversity Highlights

Board diversity and company recognition highlights include the following:



WOMAN AS LEAD INDEPENDENT TRUSTEE



43% MARGINALIZED COMMUNITIES¹



29% WOMEN²

¹ Marginalized communities includes women.
² All percentages accurately reflect board composition as of March 26, 2025.

STAKEHOLDER ENGAGEMENT

Our Board is committed to upholding the values of good corporate governance. In recognition of the relationship between corporate governance and long-term performance and as a result of our ongoing engagement with our shareholders, our Board continues to proactively evaluate our corporate governance principles.

We conduct shareholder outreach throughout the year to engage with shareholders on issues important to them. Our Board receives reports on this engagement as well as any specific issues to be addressed.



HUMAN RIGHTS

SVC observes the Human Rights Policy [linked here](#).

Sonesta's Support for Human Rights

Our largest hotel operator, Sonesta, upholds high standards, embedding Sonesta's values into their culture, hotels and services to build trust with customers, guests and owners while mitigating business risks. This commitment is supported by strong governance, policies and training across the organization.

In July 2023, Sonesta's CEO and one of RMR's EVPs, John Murray, joined AHLA's[®] No Room For Trafficking (NRFT) Advisory Council, pledging the Company's support to industry-wide anti-trafficking efforts. Sonesta is also a longtime partner of Protect All Children from Trafficking[®] (PACT), formerly ECPAT-USA, which is committed to aid in the cause against sexual exploitation of children and trafficking through education and advocacy.

APPENDIX



CERTIFIED PROPERTIES

ADDRESS	SF	ENERGY STAR
100 Candlewood Dr	60,390	Certified
1925 W. 190th Street	83,834	Certified
2000 E. Mariposa Avenue	79,406	Certified
2170 West North Temple	59,635	Certified
23175 Avenida de la Carlota	75,834	Certified
2900 Regency Parkway	75,062	Certified
300 North Harbor Drive	531,549	Certified
40 Edwin H. Land Boulevard	381,432	Certified
4375 U.S. Route 1 South	100,000	Certified
900 Hamlin Ct.	105,156	Certified

SUSTAINABLE ACCOUNTING STANDARDS BOARD

(SASB)

The following disclosures are presented in accordance with the SASB Real Estate Industry Standard Version 2023-06. For the following disclosures, our properties are reported in two operating segments: hotels and net lease and are consistent with how these properties and our operating results are presented in our Securities and Exchange Commission (SEC) filings. The information presented is as of December 31, 2024, unless otherwise noted.

All page references are to the [RMR 2024 Sustainability Report](#) unless otherwise noted.

For SASB metrics IF-RE-130a.5, IF-RE-140a.4, IF-RE-410a.3 and IF-RE-450a.2, we have included references to other pages where discussion and analysis related to those metrics appear. Baker Newman & Noyes LLC has not reviewed information on those referenced pages, with the exception of the Water Intensity Metric on [page 5](#), as detailed within their Independent Accountants' Report.

SASB CODE	TOPIC	SVC HOTELS RESPONSE	SVC NET LEASE RESPONSE
ENERGY MANAGEMENT			
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	82.45% by floor area See footnote 1	0.84% by floor area See footnote 1
F-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	(1) 1,545,364 GJ (2) 58.26% (3) 0% See footnote 2	(1) 4,216 GJ (2) 49.76% (3) 0% See footnote 2
F-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	0.41% See footnotes 2, 3	-31.91% See footnotes 2, 3
IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	(1) 73.08% by floor area (2) 9.43% by floor area See footnote 1	(1) 0% by floor area (2) 0% by floor area See footnote 1
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	See Environmental – Energy Management, p. 13, SVC's 2024 Supplement, p. 5 and footnote 4	
WATER MANAGEMENT			
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	(1) 85.22% by floor area (2) 88.43% by floor area See footnote 1	(1) 0.26% by floor area (2) 0% See footnote 1
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	(1) 4,038.86 km ³ (2) 39.37% See footnotes 1, 2	(1) 0.8 km ³ (2) 0% See footnotes 1, 2
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	3.58% See footnotes 2, 3	131.94% See footnotes 2, 3
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	See Environmental – Water Management, p. 16, SVC's 2024 Supplement, p. 5 and footnotes 4, 7	

- ¹ Leasable floor area is used for metrics reported as square meters and metrics represented as a percentage of total floor area.
- ² Disclosed as whole building. Energy and water data is reported where available.
- ³ Like-for-like metrics include properties where data is available and acceptable to report as defined by SASB.
- ⁴ SVC is prohibited by tax law from operating its hotel properties and all of its other properties are leased to third parties that assume operating responsibilities for their properties, and as such, where an accounting metric or metric component, as defined by the SASB Standard, is not applicable to the portfolio or data to report on the applicable accounting metric is not available to us, there is no disclosure. Targets and goals throughout this report represent RMR's commitments and are not those of SVC specifically.

SASB CODE	TOPIC	SVC HOTELS RESPONSE	SVC NET LEASE RESPONSE
MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS			
IF-RE410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property subsector	(1) 0% (2) 0% See footnote 5	(1) 0% (2) 0% See footnote 5
IF-RE410a.2	Percentage of tenants that are separately metered or sub-metered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	(1) See footnote 6 (2) See footnote 6	(1) See footnote 6 (2) See footnote 6
IF-RE410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	See Environmental – Tenant Sustainability Services, p. 22 and footnotes 4, 6	
CLIMATE CHANGE ADAPTATION			
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	757,133 m ² See footnote 1	1,482 m ² See footnote 1
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	See Environmental – Climate Risk and Resilience, p. 19, Appendix – Climate-Related Risks and Opportunities, p. 45 and SVC's 2024 Supplement, p. 6-7	
ACTIVITY METRIC			
IF-RE-000.A	Number of assets, by property subsector	206	742
IF-RE-000.B	Leasable floor area, by property subsector	2,261,548 m ²	1,234,915 m ²
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	100% by floor area	98.99% by floor area
IF-RE-000.D	Average occupancy rate, by property subsector	63.34%	97.40%

⁵ Cost recovery clause for resource efficiency-related capital improvements is not applicable to hotel management agreements and net lease arrangements.

⁶ Sub-metered energy and water use at SVC properties is not applicable as substantially all energy and water at SVC's properties are managed by the hotel operators or the tenants.

⁷ RMR conducts water stress assessments using Aqueduct, a global water risk mapping tool, to identify water risks and opportunities for water savings.

INDEPENDENT ACCOUNTANTS' REPORT



Baker Newman & Noyes LLC
MAINE | MASSACHUSETTS | NEW HAMPSHIRE
800.244.7444 | www.bnn CPA.com



INDEPENDENT ACCOUNTANTS' REPORT

Service Properties Trust
Two Newton Place
255 Washington Street
Newton, Massachusetts 02458

We have reviewed management of Service Properties Trust's (SVC or the Company) assertion that the specified information included in the 2024 Sustainability Accounting Standards Board (SASB) Index for the year ended December 31, 2024 (the 2024 SASB Index) included within the accompanying supplement on pages 16 and 17, is presented in accordance with the SASB Real Estate Industry Sustainability Accounting Standard. We have also reviewed management of SVC's assertion that the Water Intensity Metric for the SVC Net Lease Portfolio (SVC Net Lease) and SVC Hotel Portfolio (SVC Hotel) segments for the year ended December 31, 2024 is presented in accordance with management's criteria as set forth on page 5 of the accompanying supplement. The Company's management is responsible for its assertions. Our responsibility is to express a conclusion on management's assertions based on our review.

Our review was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the review to obtain limited assurance about whether any material modifications should be made to the 2024 SASB Index and the Water Intensity Metric in order for them to be presented in accordance with (or based on) the criteria. The procedures performed in a review vary in nature and timing from and are substantially less in extent than an examination, the objective of which is to obtain reasonable assurance about whether the 2024 SASB Index and the Water Intensity Metric are presented in accordance with (or based on) the criteria, in all material respects, in order to express an opinion. Accordingly, we do not express such an opinion. Because of the limited nature of the engagement, the level of assurance obtained in a review is substantially lower than the assurance that would have been obtained had an examination been performed. We believe that the review evidence obtained is sufficient and appropriate to provide a reasonable basis for our conclusion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

The procedures we performed were based on our professional judgment. In performing our review, we performed analytical procedures, inquiries, and other procedures as we considered necessary in the circumstances. For a selection of the amounts within the 2024 SASB Index and Water Intensity Metric, we performed tests of mathematical accuracy of computations and compared the specified information to underlying records.

The preparation of the 2024 SASB Index included within the accompanying supplement on pages 16 and 17 and the Water Intensity Metric on page 5 for the SVC Net Lease and SVC Hotel segments of the accompanying supplement require management to interpret the respective criteria, make determinations as to the relevancy of information to be included, and make estimates and assumptions that affect reported information. Measurement of certain amounts, disclosures, and metrics may include estimates and assumptions that are subject to substantial inherent measurement uncertainty, including estimation methodologies used by management. Obtaining sufficient appropriate review evidence to support our conclusion does not reduce the inherent uncertainty in the amounts and disclosures. The selection by management of a different but acceptable measurement method, input data, or model assumptions, may have resulted in materially different amounts and disclosures being reported.

INDEPENDENT ACCOUNTANTS' REPORT

Information outside of the 2024 SASB Index included within the accompanying supplement on pages 16 and 17 and the Water Intensity Metric on page 5 for the SVC Net Lease and SVC Hotel segments of the accompanying supplement was not subject to our review and, accordingly, we do not express a conclusion or any form of assurance on such information. Further, any information relating to periods prior to the year-ended December 31, 2024, or information relating to forward-looking statements, targets, goals, progress against goals, and linked information was not subject to our review and, accordingly, we do not express a conclusion or any form of assurance on such information.

Based on our review, we are not aware of any material modifications that should be made to the 2024 SASB Index for the year ended December 31, 2024, included within the accompanying SASB Index in order for it to be presented in accordance with the SASB Real Estate Industry Sustainability Standard. Based on our review, we are also not aware of any material modifications that should be made to the Water Intensity Metric for the SVC Net Lease and SVC Hotel segments for the year ended December 31, 2024 in order for it to be presented in accordance with management's criteria as set forth on page 5 of the accompanying supplement.

Baker Newman & Noyes LLC

Boston, Massachusetts
April 21, 2025

TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES

(TCFD)

Our existing business practices are intended to align with the TCFD framework across both physical and transition risks and opportunities.

All page references are to the [RMR 2024 Sustainability Report](#) unless otherwise noted.

DISCLOSURE	DISCLOSURE RESPONSE	PAGE NUMBER
GOVERNANCE		
a) Describe the board's oversight of climate-related risks and opportunities.	Good Governance – Risk Management, Oversight, Ethics and Compliance SVC's 2025 Proxy Statement – Our Board's Role in Oversight of Risk Management	35 13-14
b) Describe management's role in assessing and managing climate-related risks and opportunities.	Environmental – Climate Risk and Resilience Good Governance – Risk Management, Oversight, Ethics and Compliance	19 35
STRATEGY		
a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	Physical and transition risks vary by asset type and geographical location. Both climate events and local, state and federal policy developments are monitored for portfolio impact. Programs are deployed where risks and opportunities exist. Physical risk review is coordinated with property insurance brokers. SVC's 2024 Supplement SVC's 2024 Annual Report on Form 10-K – Item 1A. Risk Factors	 6-7 30
b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.	Environmental – Climate Risk and Resilience SVC's 2024 Supplement SVC's 2024 Annual Report on Form 10-K – Item 1A. Risk Factors	19 6-7 30
c) Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	Environmental – Climate Risk and Resilience SVC's 2024 Supplement SVC's 2024 Annual Report on Form 10-K – Item 1A. Risk Factors	19 6-7 30
RISK MANAGEMENT		
a) Describe the organization's processes for identifying and assessing climate-related risks.	Good Governance – Risk Management, Oversight, Ethics and Compliance Environmental – Climate Risk and Resilience SVC's 2024 Supplement SVC's 2025 Proxy Statement – Sustainability	35 19 6-7 12

DISCLOSURE	DISCLOSURE RESPONSE	PAGE NUMBER
b) Describe the organization's processes for managing climate-related risks.	Good Governance – Risk Management, Oversight, Ethics and Compliance Environmental – Climate Risk and Resilience SVC's 2024 Supplement SVC's 2025 Proxy Statement – Sustainability	35 19 6-7 12-13
c) Describe how processes for identifying, assessing and managing climate-related risks are integrated into the organization's overall risk management.	Good Governance – Risk Management, Oversight, Ethics and Compliance Environmental – Climate Risk and Resilience SVC's 2024 Supplement SVC's 2025 Proxy Statement – Sustainability	35 19 6-7 12
METRICS AND TARGETS		
a) Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	Environmental – At a Glance Environmental – RMR's Pathway to Net Zero Emissions Environmental – Greenhouse Gas Emissions and Climate Change Environmental – Energy Management Environmental – Water Management Environmental – Waste Management SVC's 2024 Supplement	9 10 12 13 16 18 5
b) Disclose Scope 1, Scope 2 and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.	Environmental – Greenhouse Gas Emissions and Climate Change SVC's 2024 Supplement	12 5
c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	Environmental – At a Glance Environmental – RMR's Pathway to Net Zero Emissions Environmental – Greenhouse Gas Emissions and Climate Change Environmental – Energy Management	9 10 12 13

UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

(SDG)

The United Nations’ 17 SDGs were adopted by all United Nations Member States in 2015 as part of the 2030 Agenda for Sustainable Development. Demonstrating alignment with SDGs is one way we show how our activities contribute positive outcomes for our environment and our people. SVC, through its Manager, RMR, aligns with eleven of the 17 SDGs. Unless otherwise stated, references below are to the [RMR 2024 Sustainability Report](#).

SDG	GOAL	ACTIONS
2 ZERO HUNGER	End hunger, achieve food security and improved nutrition and promote sustainable agriculture.	RMR’s Annual Volunteer and Community Service. See pp. 30–31. Matching Gift Program
3 GOOD HEALTH AND WELL-BEING	Ensure healthy lives and promote well-being for all at all ages.	RMR’s LiveWell Employee Program gives employees the opportunity to participate in bi-monthly competitions, campaigns and webinars to improve health, knowledge and well-being. RMR provides employees comprehensive health insurance programs. See RMR’s Benefits . RMR Workplace Safety Program: 90% participation by eligible employees in a voluntary training program. SVC’s largest hotel operator has a Health and Wellness Policy and supports wellness activities at its hotels.
5 GENDER EQUALITY	Achieve gender equality and empower all women and girls.	Gender diversity on SVC’s Board: 29% women RMR has several programs for women, including the following: – Accelerated Women in Leadership Program – RMR’s Working Parents Resource Group – RMR celebrated International Women’s Day with site specific events. – New Hire Policy: One or more qualified woman candidates in final-round interviews. At least one female RMR manager to be part of the final-round interview team. – Gender Inclusive Benefits: Including maternity and paternity paid time off – RMR Recognizes Outstanding Women Leaders. SVC’s largest operator, Sonesta, has 56% women in the workforce and 54% women in leadership.

SDG	GOAL	ACTIONS
6 CLEAN WATER AND SANITATION	Ensure availability and sustainable management of water and sanitation for all.	RMR’s Water Reduction Goal: Reduce water consumption intensity by 25% by 2030 (from a 2019 baseline) on managed properties. RMR has reduced water consumption intensity by 19.1% compared to 2019 baseline, which includes managed SVC properties. SVC Hotel’s water use has changed by -14.3% in 2024 compared to 2019. RMR’s Water Programs, see p. 16 and RMR’s Environmental Policy . For SVC, please see SVC’s 2024 Supplement, p. 5 and SASB. RMR tracks properties that are in water stressed areas across its portfolios (see SASB metrics) and uses LEED O+M to support the reduction of water.
7 AFFORDABLE AND CLEAN ENERGY	Ensure access to affordable, reliable, sustainable and modern energy for all.	RMR’s Energy Efficiency Goal: 35% reduction in energy use per square foot from 2019 baseline by 2030. RMR had a 20.5% reduction in 2024 from the baseline, which includes a few SVC managed properties. SVC hotel’s energy use intensity has changed by -4.4% in 2024 compared to 2019. RMR has a program that supports the installation of EV chargers at SVC properties. RMR’s comprehensive energy programs include real time monitoring, certifications, and other programs to reduce energy. See p. 13 and SVC’s 2024 Supplement p. 5 and SASB.
8 DECENT WORK AND ECONOMIC GROWTH	Promote sustained, inclusive, and sustainable economic growth, full and productive employment and decent work for all.	RMR has a robust professional training program, see p. 25 and benefits package . Sonesta, SVC’s largest hotel operator, has a comprehensive training and benefits program. See SVC’s 2024 Supplement p. 10 . RMR’s Engineering Development Program, see p. 26. SVC’s largest hotel operator, Sonesta, has several programs to support career development, including Elevate and the Learning Library.

SDG	GOAL	ACTIONS
9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation.	<p>RMR fosters innovation in real estate, including IT and sustainability. RMR has received awards for innovation. See p. 37 for more information.</p> <p>RMR prepares its properties for climate events and invests in resilient infrastructure. Please see p. 35 and SVC's 2024 Supplement p. 7.</p> <p>SVC ensures that RMR includes climate factors in its due diligence, see SVC's 2024 Supplement p. 6.</p> <p>SVC was named a 2023 Real Estate Forum Retail Influencer by Globe Street and an EPA ENERGY STAR Partner.</p>
10 REDUCED INEQUALITIES	Reduce inequality within and among countries.	<p>43% of SVC's Board members are from marginalized communities, including women.</p> <p>RMR's New Hire Policy: One or more qualified minority candidates in final-round interviews. At least one minority RMR manager to be part of the final-round interview team.</p> <p>RMR partners with Project Destined, a national program in which CRE companies sponsor college students from communities marginalized in CRE.</p> <p>SVC's largest operator, Sonesta, has 72% marginalized communities in the workforce. Sonesta has a Diversity Policy.</p>
11 SUSTAINABLE CITIES AND COMMUNITIES	Make cities and human settlements inclusive, safe, resilient and sustainable.	<p>RMR: Property Development and Operations: RMR plans and executes major renovation projects that create great public spaces and places.</p> <p>SVC has 10 ENERGY STAR certified properties.</p>
12 RESPONSIBLE CONSUMPTION AND PRODUCTION	Ensure sustainable consumption and production patterns.	<p>SVC uses RMR's Capital Project Guide for Green and Energy Efficient Equipment Purchasing for capital investments.</p> <p>RMR has committed to diverting 50% of its generated waste from landfills by 2025. As of 2024, RMR has achieved a 51.1% waste diversion from landfills, which includes SVC properties that RMR manages.</p> <p>SVC's largest hotel operator, Sonesta, has a waste management strategy outlined in its Environmental Policy.</p>

SDG	GOAL	ACTIONS
13 CLIMATE ACTION	Take urgent action to combat climate change and its impacts.	<p>Zero Emissions Promise: RMR has committed to reduce GHG emissions intensity 50% by 2029 from a 2019 baseline (SBTi validated), with the goal of achieving net zero emissions intensity from operations by 2050. RMR achieved a 30.5% GHG emissions intensity reduction in 2024 compared to 2019 baseline.</p> <p>RMR is reducing emissions through practices such as refrigeration management and energy reduction strategies. SVC's largest hotel operator also has a climate action program. See Sonesta's ESG report for more information.</p> <p>SVC Hotel's GHG emissions intensity changed in 2024 by 9.9% from 2019. SVC reports its GHG emissions on SVC's 2024 Supplement p. 5.</p> <p>See Environment Section of the 2024 RMR Sustainability Report and SVC's 2024 Supplement p. 7 for more information on SVC's climate mitigation actions.</p>

For more information, please contact IR@SVCREIT.com.

