

2025 SUSTAINABILITY SUPPLEMENT






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HOW TO NAVIGATE THIS REPORT

This report uses interactive elements to link to various parts of the report or access additional content online.

-  Hyperlink to specific content in the report
-  Link to additional content online

Please reference [The RMR Group's 2025 Sustainability Report](#) 



Sonesta Select LAX El Segundo, CA
ENERGY STAR Certified

About SVC



Service Properties Trust (Nasdaq: SVC) is a REIT that owns \$9.9 billion in assets, including 760 service-focused retail net lease properties and 94 hotels 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.

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 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.

Through RMR, SVC collaborates with its hotel operators and net-leased retail tenants to collect environmental data from its properties. By engaging directly with operators and tenants, RMR has improved visibility into the operational performance of over 10.6 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 RECOGNITIONS



4 PROPERTIES
1,068,221 SF

SONESTA ACHIEVEMENTS AND RECOGNITIONS



USA TODAY READERS' CHOICE AWARDS
#3 FOR BEST HOTEL LOYALTY PROGRAM
SONESTA TRAVEL PASS

USA TODAY READERS' CHOICE AWARDS
#3 FOR BEST EXTENDED STAY HOTEL
SONESTA ES SUITES



USA TODAY TOP PLACES TO WORK IN 2025



U.S. NEWS & WORLD REPORT GOLD BADGES
THE BENJAMIN ROYAL SONESTA
THE YORKVILLE ROYAL SONESTA

Environmental

We seek to improve the environmental footprint of our properties, including by reducing greenhouse gas emissions, energy consumption and water usage, especially when doing so may reduce operating costs and enhance the properties' competitive position.



Environmental Initiatives



Environmental stewardship is increasingly a priority for our net lease retail tenants and hotel operators. 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 stakeholders to improve overall sustainability performance. SVC’s environmental sustainability and community engagement strategies are primarily implemented by our operators and tenants.

For more information on Sonesta’s environmental initiatives, read their latest sustainability report [here](#).

- 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 lifespan
- Sustainable Sourcing: Prioritizing locally sourced products and materials, minimizing the environmental toll of transportation

Performance¹

GHG Emissions Intensity

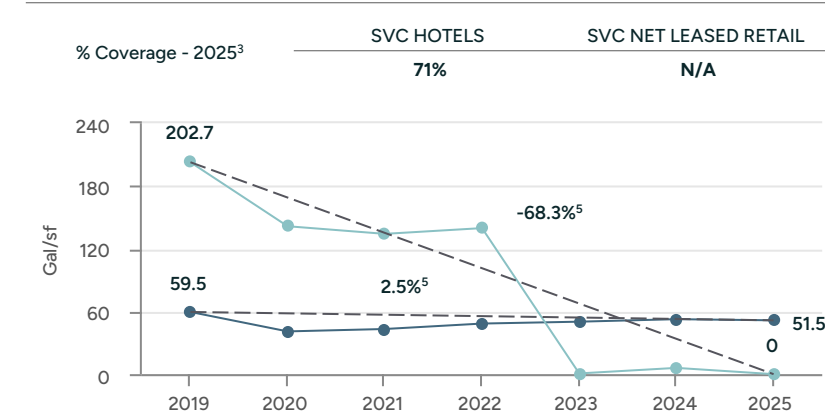
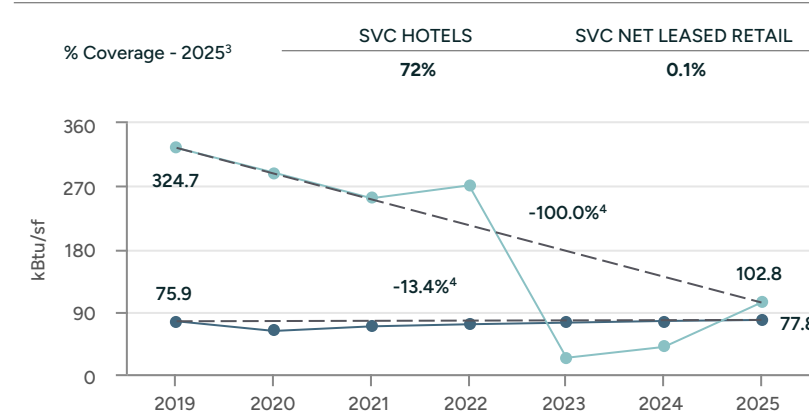
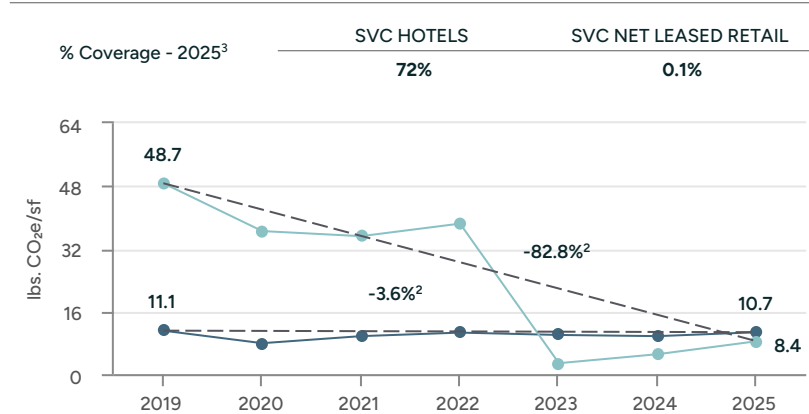
GHG Emissions Intensity has decreased across our managed properties versus the 2019 baseline.

Energy Intensity

Energy Intensity has decreased across our managed properties versus the 2019 baseline.

Water Intensity

Water Intensity has decreased across our managed properties versus the 2019 baseline.



● SVC HOTELS ● SVC NET LEASED RETAIL - - - - - TREND LINE

¹ Please see the [RMR 2025 Sustainability Report](#), pages 10–17 for more information on our manager’s energy, water and waste management and tenant engagement activities, as well as [page 29](#) for Reporting Methodology.

² Percent change in GHG emissions intensity in 2025 from 2019.

³ Percent data coverage is calculated from all properties with complete data in the portfolio.

⁴ Percent change in energy use intensity in 2025 from 2019.

⁵ Percent change in water use intensity in 2025 from 2019.

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 implemented 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.

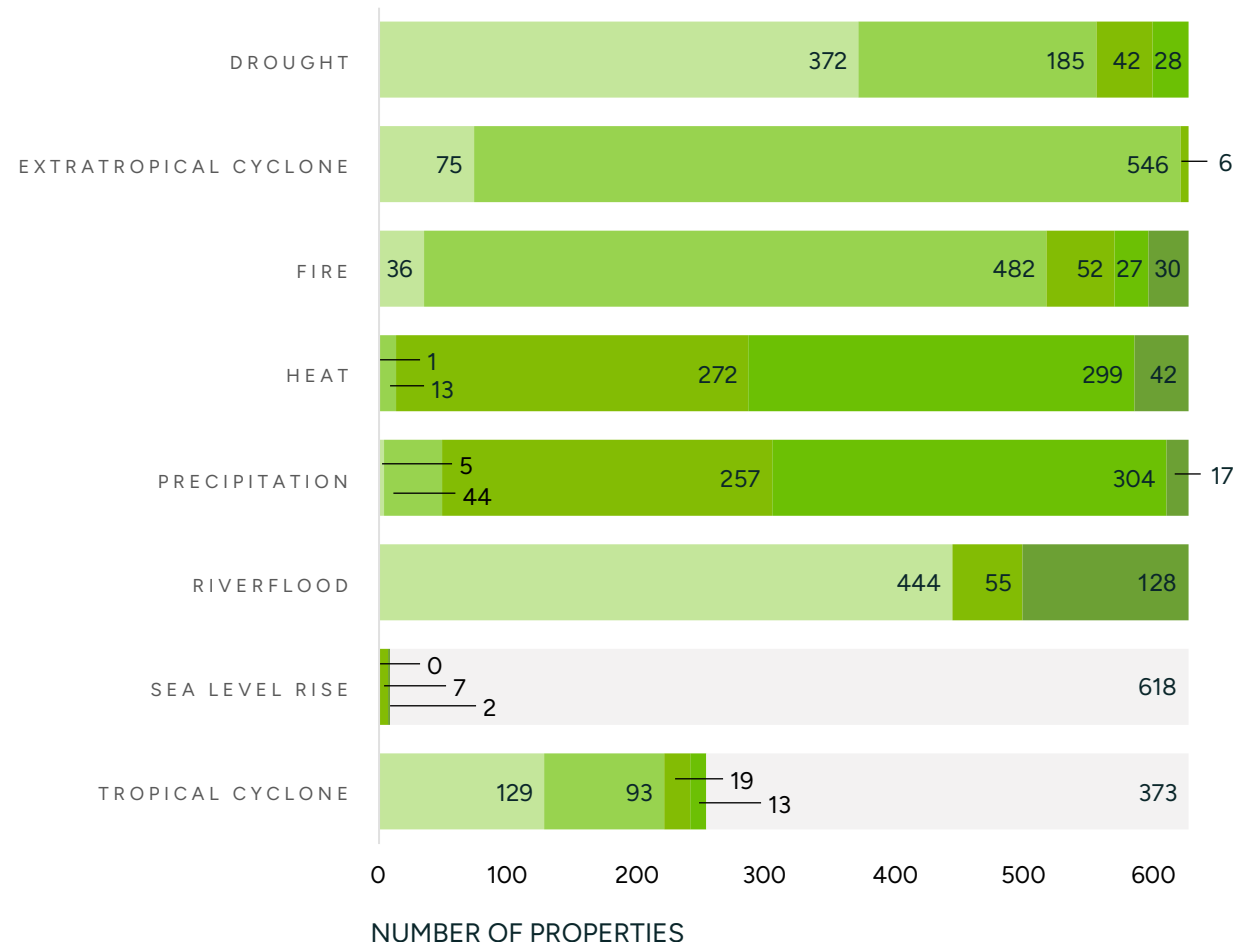
SVC is dedicated to preserving water, one of nature’s most vital resources. In 2025, water consumption was tracked across 75 managed and owned properties, totaling approximately 580 million gallons. Looking ahead, ongoing efforts will continue to prioritize water reduction and usage, particularly in 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 2025, 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.

Climate Hazards in 2030¹

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.



Scale: 1 – Low Risk to 5 – Very High Risk.
 1 2 3 4 5 No Risk or No Data

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.
- 106 properties submitted documentation to jurisdictions in 2025 to comply with reporting and building performance regulations.

SPOTLIGHT

RISK MITIGATION WITH SB261 COMPLIANCE

SVC is well-positioned for compliance with California's pending SB 261, which may require climate-related financial risk reporting aligned with the TCFD framework. SVC's sustainability practices — particularly its focus on managing energy, water and emissions across its portfolio — are supported by ongoing engagement with operators and tenants, fostering improved data visibility and enabling more robust climate-risk evaluation. This collaborative approach will align with SB 261's TCFD-based expectations for identifying physical and transition risks, strengthening governance and enhancing long-term resilience.



Sonesta Redondo Beach & Marina, CA

Social

RMR employs nearly 900 real estate professionals across the United States and prioritizes employees' professional development, wellness and satisfaction. RMR is named a Top Place to Work by USA Today for 2025.



Training, Development and Wellness

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 leaves a positive impact on our environment. RMR believes in an inclusive workplace to achieve extraordinary results for the company.

RMR's training and development programs include:

- 

The RMR Professional
This new one day training focuses on professional conduct and communication, equipping employees to build stronger relationships and have a meaningful impact on our business earlier in their career, and contribute to RMR's culture of mutual respect.
- 

Leading with Impact
This two day workshop focuses on essential leadership skills: clear communication, smart delegation, creative problem solving and leading teams through change.
- 

Engineering Development 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 this critical technical talent in-house.
- 

Foundational Management Training: Ascend to Leadership
This workshop provides guidance on how to give helpful feedback, coach employees and manage difficult conversations. This cornerstone leadership development workshop aligns with RMR's business strategy to support continued growth across our portfolio, positioning managers to successfully develop talented professionals that help RMR achieve sustainable business results.
- 

Engineering-Specific Workshop
The Foundation of Supervision program is a six week virtual series that incorporates real life scenarios specific to engineering environments and helps engineers build confidence as leaders.
- 

Accelerated Women's Leadership Program
This program is an example of RMR's commitment to promoting the inclusion, growth and success of women in real estate. This program offers a targeted learning experience that helps women strengthen and leverage their contribution and impact to grow professionally. In 2025, RMR's fifth cohort completed this intensive three month program.
- 

AI Learning Challenge
The challenge included five training sessions designed to introduce the fundamentals of artificial intelligence (AI) at RMR and included topics ranging from the basic types of AI to prompting and business applications.

RMR also prioritizes other employee programs across their organization as follows:

- 

Employee Wellness Program
RMR provides resources and incentives to enhance employees' physical, emotional and financial wellness, including its ongoing Livewell Wellness Program, a flexible vacation policy, paid parental leave, adoption benefits and early access to wages.
- 

Working Parents Resource Group
The group promotes family-friendly programs, events and benefits, builds a sense of belonging and offers support for navigating transitions, such as returning from parental leave or managing school schedules.
- 

Industry associations and credentials
In order to further their professional development, many RMR employees seek out credentials and association memberships, with costs reimbursed by RMR.

For more information on some of these programs, please reference our [2026 Proxy Report](#) 

Sonesta Learning and Development

Sonesta has approximately 6,758 employees. Sonesta's investments in human capital include:

Development Activities

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 195 apprentices and mentors in the first four cohorts of the program.

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 that are aligned to industry best practices, 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.

In 2025, Sonesta provided over 900 hours of training across its Corporate, Focus Service and Full-Service divisions, and 100% of the total workforce received training on diversity, discrimination and harassment.

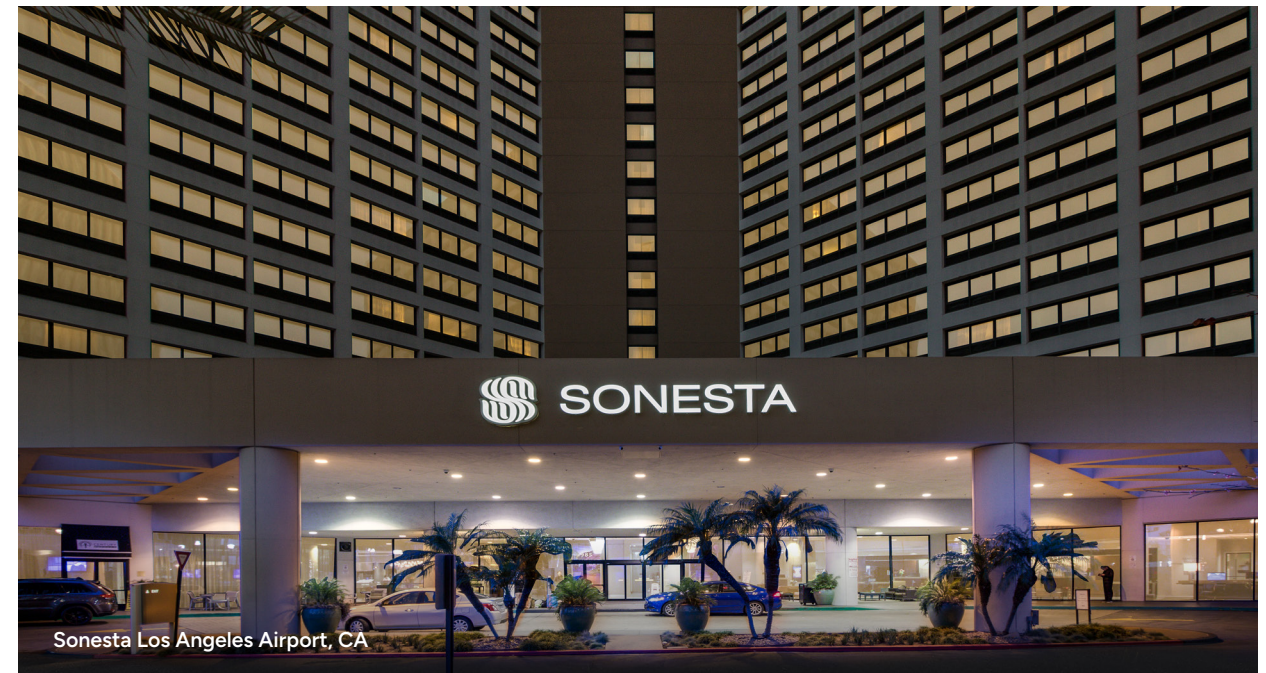
SPOTLIGHT

EMPLOYEE RECOGNITION: ELEVATE

Sonesta proudly continued their Elevate apprenticeship program with American Hotel Lodging Association Foundation in 2025. The program had an 80% retention rate for those that completed the Elevate program in 2025.

80%

retention rate of Sonesta employees who participated in the Elevate program.



Governance

Our policies provide a strong governance framework that guides our day-to-day work, informs our sustainability strategies and decision making and enhances business performance.

[Code of Business Conduct and Ethics](#) 

[Business Partners' Code of Conduct](#) 

[Employee Health and Wellness Policy](#) 

[Human Rights Policy](#) 

[Philanthropy Policy](#) 



Oversight and Priority Topics



Our Board of Trustees is committed to upholding the values of good corporate governance while corporate policies serve as a framework for supporting sustainability strategies.

Board Oversight











The seven members of our Board of Trustees have a wide range of perspectives and skills that enable them to provide direction and effectively represent the long-term interests of SVC. Visit our [2026 Proxy Statement](#) for more information about the Board and its members, committees and responsibilities, which include strategy, performance and risk management.

Investment Committee

SVC's Investment Committee meets weekly to discuss prospective investment opportunities and allocations of capital. Voting members of the Investment Committee include certain officers and business leaders. The committee integrates sustainability considerations into the investment process, ensuring that capital allocation aligns with long-term value creation and stakeholder expectations while considering climate resilience, responsible stewardship and emerging industry standards.

Priority Topics

We tailor our business and operations to match the needs of our portfolio. Key topics are evaluated annually and the following topics have been identified as priorities by considering stakeholders' interests and evolving regulations, as well as internationally recognized sustainability frameworks and standards:

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

Stakeholder Engagement, Risk Management, Ethics and Compliance, and Human Rights

Stakeholder Engagement

SVC conducts stakeholder outreach throughout the year to engage with investors and partners on issues important to them. The Board receives reports on this engagement as well as any specific issues to be addressed.



Engagement

Our management engages on a regular basis with investors and partners to build long-term relationships and solicit feedback on a variety of corporate governance matters, including, but not limited to, executive compensation, corporate governance policies and corporate sustainability practices. SVC leverages RMR's vertically integrated platform to expand outreach efforts and provide cutting edge insight to stakeholders.



Feedback

We share our shareholder feedback as well as trends and developments about corporate governance matters with our Board and its committees as we seek to enhance our governance and sustainability practices and improve our disclosures. Regular Board meetings provide an opportunity for SVC's management team to engage in strategic planning and vision execution with Board members.



Communication

We also routinely interact and communicate with shareholders through a number of other forums, including quarterly earnings presentations, the Securities and Exchange Commission (SEC) filings, our annual report and proxy statement, the annual shareholder meeting, investor meetings and conferences and website communications.

Risk Management

Our Board of Trustees and its committees oversee risk management and receive reports on risk management and sustainability initiatives. Company management is charged with managing risk through robust internal processes and effective controls and incorporating risk management into the day-to-day operations of our business. Our manager, RMR, also performs quarterly asset-level reviews on behalf of SVC to ensure ongoing environmental due diligence and compliance.

Ethics and Compliance

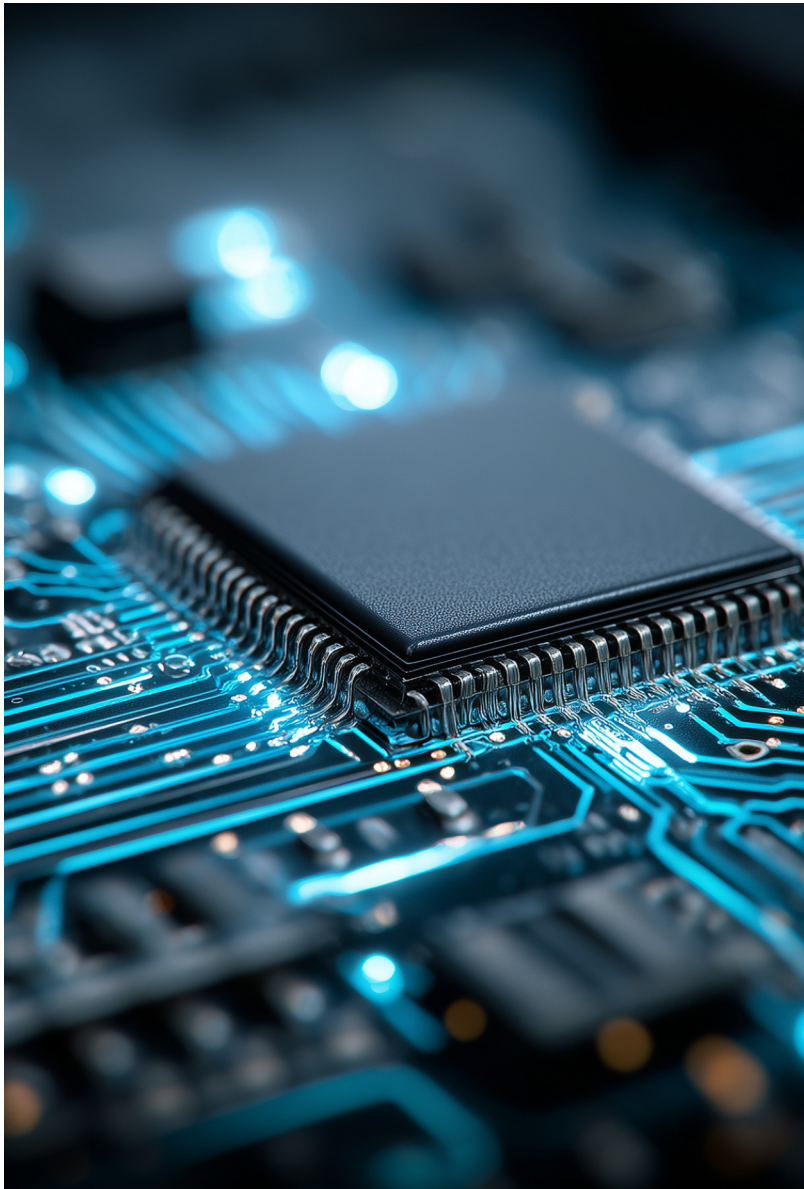
All trustees, officers and employees are responsible for acting ethically, adhering to applicable laws and regulations, and following all provisions outlined in both the Code of Business Conduct and Ethics and the RMR Employee Handbook. Possible violations of the Code of Conduct can be reported anonymously through a Governance Hotline maintained by RMR and each public company client. In addition, RMR employees can report violations to their supervisors, managers or other appropriate personnel, email or mail a report to Internal Audit, or use a covered company's website. We prohibit retaliation against anyone who reports a violation in good faith and conduct investigations of all reports and implement appropriate disciplinary measures.

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.

Sonesta maintains a [Human Rights Policy](#).

Cybersecurity and Artificial Intelligence



Our manager, RMR, is committed to safeguarding the data of its clients and their tenants. RMR fosters a culture of innovation and continuous improvement, employing cutting-edge security tools and controls, providing employee training and annually assessing its Cybersecurity program using the National Institute of Standards and Technology Cybersecurity Framework 2.0.

Information Security Oversight

RMR's Board of Directors receives updates at least annually on information security. Its Chief Information Officer is responsible for IT management, strategy and technology innovation. The Information Security team is supported by a Virtual Security Operations Center (vSOC) that provides centralized, real-time system monitoring and acts as an extension of RMR's team.

Data Privacy

All RMR employees are responsible for the security of its IT systems and the data used, generated and housed on them. RMR maintains a Written Information Security Program (WISP) to govern personal information privacy and security, as well as AI Safe Use guidelines. The WISP keeps employees informed about how best to safeguard personal information and how to respond to privacy breaches should they occur.

RMR has enacted policies and processes for responsible data management and protection that are designed to comply with federal and state laws. Our Code of Business Conduct requires employees to respect confidential information and comply with any applicable laws governing use and disclosure of information.

Awareness Training

RMR employees are required to complete WISP training on an annual basis. The training prepares employees to identify and avoid potential cyber threats, including AI-powered attacks. In addition, RMR incorporates real-world scenarios such as simulated phishing attacks and compromised vendor emails. RMR's training efforts have led to a re-education opportunity in an evolving cyber threat landscape, including hands-on training seminars for employees.

Security Controls

In 2025, RMR upgraded its email security solution to a next-generation AI platform and moved to a more advanced security awareness testing and training platform. Its security protocols include the following:

- Multi-factor authentication on all accounts that can access RMR's systems
- Strict password policy (requiring changes every six months)
- Active monitoring of user account actions and behavior for indicators of malware and ransomware activity
- A detailed plan for alerting authorities and informing key stakeholders in the event of a material cybersecurity incident
- Endpoint security measures that defend against threats from email, web browsing, malicious downloads and removable media

Artificial Intelligence

RMR's AI Safe Use guidelines explain the acceptable use of AI in the workplace, highlight issues raised when using AI and address AI security concerns. RMR maintains a suite of AI tools that employees are authorized to use to streamline work functions, automate tasks and increase efficiency. RMR tracks all approved use of AI throughout its organization to ensure responsible adoption.

Appendix



Certified Properties

ADDRESS	SF	ENERGY STAR
2000 E. Mariposa Avenue	79,406	Certified
23175 Avenida de la Carlota	75,834	Certified
300 North Harbor Drive	531,549	Certified
40 Edwin H. Land Boulevard	381,432	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, 2025, unless otherwise noted.

All page references are to the [RMR 2025 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	66.98% by floor area See footnote 1	0.08% by floor area See footnote 1
F-RE-130a.2	<ol style="list-style-type: none"> Total energy consumed by portfolio area with data coverage, percentage grid electricity, and percentage renewable, by property subsector 	<ol style="list-style-type: none"> 871,136 GJ 63.47% 0.00% See footnote 2	<ol style="list-style-type: none"> 1,150 GJ 34.36% 0.00% 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	0.56% See footnotes 2, 3	20.25% See footnotes 2, 3
IF-RE-130a.4	Percentage of eligible portfolio that <ol style="list-style-type: none"> has an energy rating and is certified to ENERGY STAR, by property subsector 	<ol style="list-style-type: none"> 58.99% by floor area 10.65% by floor area See footnote 1	<ol style="list-style-type: none"> 0.0% by floor area 0.0% 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 2025 Supplement, p. 5 and footnote 4	
WATER MANAGEMENT			
IF-RE-140a.1	Water withdrawal data coverage as a percentage of <ol style="list-style-type: none"> total floor area and floor area in regions with High or Extremely High Baseline Water Stress, by property subsector 	<ol style="list-style-type: none"> 67.17% by floor area 78.49% by floor area See footnote 1	<ol style="list-style-type: none"> 0% by floor area 0% See footnote 1
IF-RE-140a.2	<ol style="list-style-type: none"> Total water withdrawn by portfolio area with data coverage and percentage in regions with High or Extremely High Baseline Water Stress, by property subsector 	<ol style="list-style-type: none"> 2,049.04 km³ 36% See footnotes 1, 2	<ol style="list-style-type: none"> 0.00 km³ 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	-4.81% See footnotes 2, 3	-100.00% 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 2025 Supplement, p. 5 and footnotes 4, 7	

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. See footnote 5 2. See footnote 5 See footnote 5	1. See footnote 5 2. See footnote 5 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 Introduction — Client Impact — How We Add Value, p. 7-8 and footnotes 4, 6	
CLIMATE CHANGE ADAPTATION			
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	160,173 m ² See footnote 1	2,215 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. 18 , Appendix — Climate-Related Risks and Opportunities, p. 7 and SVC's 2025 Supplement, p. 6-7	
ACTIVITY METRIC			
IF-RE-000.A	Number of assets, by property subsector	94	762
IF-RE-000.B	Leasable floor area, by property subsector	1,465,123 m ²	1,263,658 m ²
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	100.00% by floor area	98.55% by floor area
IF-RE-000.D	Average occupancy rate, by property subsector	64.10%	97.30%

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.

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



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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 2025 Sustainability Accounting Standards Board (SASB) Index for the year ended December 31, 2025 (the 2025 SASB Index) included within the accompanying supplement on pages 17 and 18, 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, 2025 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 2025 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 2025 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 2025 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 2025 SASB Index included within the accompanying supplement on pages 17 and 18 and the Water Intensity Metric for the SVC Net Lease and SVC Hotel segments on page 5 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.

Information outside of the 2025 SASB Index included within the accompanying supplement on pages 17 and 18 and the Water Intensity Metric for the SVC Net Lease and SVC Hotel segments on page 5 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, 2025, 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 2025 SASB Index for the year ended December 31, 2025, included within the accompanying supplement on pages 17 and 18 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, 2025 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
March 31, 2026

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 2025 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 — Board Oversight, Risk Management, Ethics and Compliance	26-27
	SVC's 2026 Proxy Statement — Our Board's Role in Oversight of Risk Management	12-13
b) Describe management's role in assessing and managing climate-related risks and opportunities.	Environmental — Climate Risk and Resilience	18
	Good Governance — Board Oversight, Risk Management, Ethics and Compliance	26-27
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 2025 Supplement	6-7
	SVC's 2025 Annual Report on Form 10-K — Item 1A. Risk Factors	29-50
b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.	Environmental — Climate Risk and Resilience	18
	SVC's 2025 Supplement	6-7
	SVC's 2025 Annual Report on Form 10-K — Item 1A. Risk Factors	29-50
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	18
	SVC's 2025 Supplement	6-7
	SVC's 2025 Annual Report on Form 10-K — Item 1A. Risk Factors	29-50




DISCLOSURE	DISCLOSURE RESPONSE	PAGE NUMBER
RISK MANAGEMENT		
a) Describe the organization's processes for identifying and assessing climate-related risks.	Good Governance — Board Oversight, Risk Management, Ethics and Compliance	26-27
	Environmental — Climate Risk and Resilience	18
	SVC's 2025 Supplement	6-7
	SVC's 2026 Proxy Statement — Sustainability	6-11
b) Describe the organization's processes for managing climate-related risks.	Good Governance — Board Oversight, Risk Management, Ethics and Compliance	26-27
	Environmental — Climate Risk and Resilience	18
	SVC's 2025 Supplement	6-7
	SVC's 2026 Proxy Statement — Sustainability	6-11
c) Describe how processes for identifying, assessing and managing climate-related risks are integrated into the organization's overall risk management.	Good Governance — Board Oversight, Risk Management, Ethics and Compliance	26-27
	Environmental — Climate Risk and Resilience	18
	SVC's 2025 Supplement	6-7
	SVC's 2026 Proxy Statement — Sustainability	6-11




DISCLOSURE	DISCLOSURE RESPONSE	PAGE NUMBER
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 — 2025 Environmental Highlights	10
	Environmental — Pathway to Net Zero	12
	Environmental — Greenhouse Gas Emissions and Climate Change	12
	Environmental — Energy Management	13
	Environmental — Water Management	16
	Environmental — Waste Management	17
	SVC's 2025 Supplement	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	12
	SVC's 2025 Supplement	5
c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	Environmental — 2025 Environmental Highlights	10
	Environmental — Pathway to Net Zero	12
	Environmental — Greenhouse Gas Emissions and Climate Change	12
	Environmental — Energy Management	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 2025 Sustainability Report](#).

SDG	GOAL	ACTIONS
 <p>2 ZERO HUNGER</p>	End hunger, achieve food security and improved nutrition and promote sustainable agriculture.	RMR’s Annual Volunteer and Community Service. See p. 24 . Matching Gift Program
 <p>3 GOOD HEALTH AND WELL-BEING</p>	Ensure healthy lives and promote wellbeing 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: 100% 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.
 <p>5 GENDER EQUALITY</p>	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: <ul style="list-style-type: none"> — Accelerated Women in Leadership Program — RMR’s Working Parents Resource Group — RMR celebrated International Women’s Day with site specific events. — Gender Inclusive Benefits: Including maternity and paternity paid time off — RMR Recognizes Outstanding Women Leaders.

SDG	GOAL	ACTIONS
 <p>6 CLEAN WATER AND SANITATION</p>	Ensure availability and sustainable management of water and sanitation for all.	Promote sustained, inclusive, and sustainable economic growth, full and productive employment and decent work 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 21.8% compared to 2019 baseline, which includes managed SVC properties. SVC Hotel’s water use has changed by -13.5% in 2025 compared to 2019. RMR’s Water Programs, see p. 16 and RMR’s Environmental Policy . For SVC, please see SVC’s 2025 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.
 <p>7 AFFORDABLE AND CLEAN ENERGY</p>	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 16.0% reduction in 2025 from the baseline, which includes a few SVC managed properties. SVC hotel’s energy use intensity has changed by 2.5% in 2025 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 2025 Supplement p. 5 and SASB.
 <p>8 DECENT WORK AND ECONOMIC GROWTH</p>	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. 20 and RMR’s Benefits . Sonesta, SVC’s largest hotel operator, has a comprehensive training and benefits program. See SVC’s 2025 Supplement p. 10 . SVC’s largest hotel operator, Sonesta, has several programs to support career development, including Elevate and the Learning Library.

SDG	GOAL	ACTIONS
<p>9 INDUSTRY, INNOVATION AND INFRASTRUCTURE</p> 	<p>Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation.</p>	<p>RMR fosters innovation in real estate, including in technology and sustainability. RMR has received awards for innovation. See p. 9 for more information.</p> <p>RMR prepares its properties for climate events and invests in resilient infrastructure. Please see p. 18 and SVC’s 2025 Supplement p. 7.</p> <p>SVC ensures that RMR includes climate factors in its due diligence, see SVC’s 2025 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>
<p>10 REDUCED INEQUALITIES</p> 	<p>Reduce inequality within and among countries.</p>	<p>43% of SVC’s Board members are from marginalized communities, including women.</p> <p>RMR partners with Project Destined, a national program in which CRE companies sponsor college students from communities marginalized in CRE.</p>
<p>11 SUSTAINABLE CITIES AND COMMUNITIES</p> 	<p>Make cities and human settlements inclusive, safe, resilient and sustainable.</p>	<p>RMR Property Development and Operations: RMR plans and executes major renovation projects that create great public spaces and places.</p> <p>SVC has 4 ENERGY STAR certified properties.</p>

SDG	GOAL	ACTIONS
<p>12 RESPONSIBLE CONSUMPTION AND PRODUCTION</p> 	<p>Ensure sustainable consumption and production patterns.</p>	<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 75% of its generated waste from landfills by 2035. As of 2025, RMR has achieved a 63.1% 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>
<p>13 CLIMATE ACTION</p> 	<p>Take urgent action to combat climate change and its impacts.</p>	<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 32.4% GHG emissions intensity reduction in 2025 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 Sustainability Report for more information.</p> <p>SVC Hotel’s GHG emissions intensity changed in 2025 by -3.8% from 2019. SVC reports its GHG emissions on SVC’s 2025 Supplement p. 5.</p> <p>See Environment Section of the 2025 RMR Sustainability Report and SVC’s 2025 Supplement p. 7 for more information on SVC’s climate mitigation actions.</p>

