

2026

SUMMIT
HOTEL PROPERTIES

CORPORATE
RESPONSIBILITY REPORT



Residence Inn by Marriott, Atlanta Midtown/ Peachtree at 17th, Atlanta, GA

FEATURED HERE AND ON THE COVER

RESIDENCE INN BY MARRIOTT, ATLANTA MIDTOWN/PEACHTREE

We are renovating our hotel properties to new efficiency standards to support our environmental goals, which include the following at our recently renovated Residence Inn by Marriott, Atlanta Midtown/Peachtree.

HOTEL EFFICIENCY ATTRIBUTES

- Guestroom building **automation system installed**
- High efficiency **LED lighting** throughout
- Complete **elevator upgrade and modernization**
- **Low flow water** fixtures
- Efficient **LED signage**

EFFICIENCY ATTRIBUTES HAVE RESULTED IN...

20% reduction in Energy Consumption

30% reduction in Water Consumption

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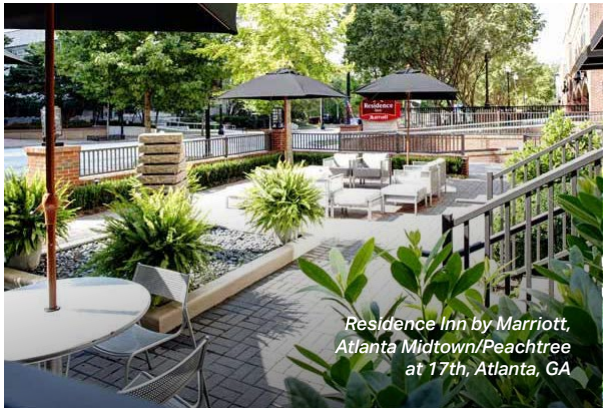
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Residence Inn by Marriott, Atlanta Midtown/Peachtree at 17th, Atlanta, GA

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SUMMIT HOTEL PROPERTIES

INTRODUCTION



Hotel Indigo, Asheville, NC

IN THIS SECTION

A Message from our President and CEO
Company Overview
About our Program
2025 Highlights
Performance Reduction Targets

A Message from our President & CEO



We have achieved a 31% market-based reduction in GHG emissions per square foot. Through this reduction we have achieved our ambitious 30% emissions reduction goal by the end of 2025.

DEAR STAKEHOLDERS,

We proudly report that we have exceeded our goal to reduce our energy intensity from our 2019 baseline by 30% within our target time period ending in 2025.

This milestone reflects years of dedication, innovation, and collaboration across our organization. When we set this target in 2019, we committed to a long-term sustainability journey that required perseverance through industry-wide and global challenges, while continuing to provide exceptional guest experiences. I am deeply proud of our team and grateful to our partners, whose efforts made this achievement possible.

This year, we continued to advance our energy-saving initiatives, including the installation and optimization of smart thermostat technology across our properties. The implementation of new technologies has enabled us to reduce our energy intensity while maintaining guest comfort and satisfaction.

Beyond environmental progress, we have sustained our commitment to social responsibility in 2025. I am particularly proud of our employees' swift response to the devastating floods in Central Texas, mobilizing resources and donations to the Kerr County Flood Relief Fund, which provides both immediate and long-term support to affected communities. We proudly continued our longstanding support of Partnerships for Children by sponsoring their Spring Gala, Summer Supply Drive, and Holiday Wishes Gift Drive, furthering our commitment to have a positive effect on the communities that we serve.

The health and safety of our employees remains a top priority. This year, we celebrated our 3rd annual Holistic Health and Wellness event, which featured a wellness fair with local partners offering membership specials and prizes, activities to support physical well-being, and a 401(k) informational session to support retirement planning. Additionally, we continue to partner with the American Hotel and Lodging Association (AHLA) to ensure that our hotel associates receive comprehensive safety training and support.

I am incredibly proud of the collective achievements of our employees in exceeding our energy intensity reduction target for 2025. I am equally inspired by their generosity as they contribute time, energy, and resources to the causes highlighted in this report. Looking ahead, we will continue to refine our sustainability strategies, enhance operational excellence, and seek new opportunities to uphold our core values of passion, integrity, and excellence.

Thank you for your interest in our program.



Jonathan Stanner
President and Chief Executive Officer

Company Overview

Summit Hotel Properties, Inc. (NYSE: INN) is a self-managed lodging real estate investment trust ("REIT") focused on owning lodging properties with efficient models that generate strong investment returns.

Our high-quality portfolio of lodging properties has been strategically assembled in markets with multiple demand generators and barriers to entry.

INVESTMENT THESIS

The key elements of our investment strategy include the following:

1. Efficient operating model and best-in-class operating platform
2. High-quality, high growth portfolio with broad geographic diversification
3. Proven capital allocation strategy
4. Strong and flexible balance sheet
5. A leading sustainability program



Summit At **A Glance**[1]

This is just a snapshot of Summit's high-quality portfolio of lodging properties.

Located in **24 States**

14,347 Guestrooms

10,222,495 Total Square Feet

95 Properties

$729M Total Revenue

[1] Information as of December 31, 2025 and for the year then ended.

About Our Program

Our corporate responsibility program aims to create long-term value for our stakeholders by aligning the needs and expectations of our stakeholders with our responsibilities to the environment and communities in which we operate.

Our Corporate Responsibility Report is intended to familiarize our stakeholders with our commitment to environmental stewardship, social responsibility, governance, and resiliency, and the results of our program initiatives and activities.

As a publicly traded lodging REIT, we partner with premium hotel brands, including Marriott® International, Inc. ("Marriott"), Hilton® Worldwide ("Hilton"), Hyatt® Hotels Corporation ("Hyatt"), and InterContinental® Hotels Group ("IHG") and leading third-party property management companies to operate our lodging properties. We work closely with our brand partners, property managers and joint venture partners to align, implement and support our collective Corporate Responsibility Program goals and initiatives. We have set performance reduction targets for greenhouse gas emissions and water using the Greenhouse Gas Protocol ("GHG Protocol") as a guideline, which provides the world's most widely used greenhouse gas accounting standards. We have aligned our program with the Global Reporting Initiative ("GRI") and the International Sustainability Standards Board ("ISSB") frameworks to identify sustainability and responsibility issues that are material to our business. We continually monitor current and proposed regulatory requirements to identify and proactively prepare for the effect they may have on our business.

GOALS DASHBOARD

Our Corporate Responsibility Goals ("CRGs") use the United Nations Sustainable Development Goals ("SDGs") as a foundational guideline. Although we recognize that all SDGs are vital, in 2025, we focused on the following highlighted goals that most align with our business.

SUSTAINABLE DEVELOPMENT GOALS



shpreit.com/responsibility/about/

2025 Highlights[1]

31% reduction

Achieved a **31% market-based intensity reduction** in greenhouse gas emissions from our 2019 baseline.

3.6% reduction

Achieved a 3.6% reduction in total energy used per occupied room from the prior year.

11.2% increase

Executed an increase in contracts to approximately 17,319 Green Renewable Energy Credits (RECs), representing **15%** of our total electricity consumption.

+$1.0M contributed

Contributed over $1.0 million and **volunteered nearly 2,500 service hours** to Partnerships for Children and other community-based organizations since the creation of the Summit Foundation.

10.5% reduction

Reduced market-based emissions per occupied room by 10.5% from the prior year.

6% reduction

Reduced water consumption per occupied room by 6% from the prior year.

[1] *Information is for the year ended December 31, 2025.*



Onera Fredericksburg, Fredericksburg, TX

Performance Reduction Targets

We set intensity reduction targets from our 2019 baseline for GHG emissions and water consumption in alignment with GHG Protocol. We are proud to announce that we have achieved our year-end 2025 emissions reduction target.

We set a 10% water consumption reduction target by 2030 from our 2019 baseline. As we pursue our 2030 water consumption reduction targets, we will continue to identify opportunities to reduce both our water and energy usage.

REDUCTION ACHIEVED

Since our 2019 baseline year, we have achieved the following reductions:

EMISSIONS INTENSITY

31% reduction

Emissions Intensity per Cal normalized Sq. Ft.



ENERGY INTENSITY

5.4% reduction

Total Energy Used Per Square Foot





KEY PERFORMANCE INDICATOR ("KPI")

	Scope 1 & 2 Market-Based Emissions	Water Usage
Reduction Targets	30%	10%
Intensity Metric	MTCO2e/ Square Foot	KGal/Rooms Occupied
Target Year	2025	2030
2019 Baseline Intensity[1]	0.0078	0.117
Intensity Goal	0.0055	0.105
Reduction Achieved	31%	1%

[1]2019 baseline year data is adjusted for changes in our portfolio over time such that performance information in subsequent years against the 2019 baseline year is based on the same hotel properties.

RESPONSIBLE INVESTMENT



IN THIS SECTION

Program Oversight
Stakeholder Engagement

Program Oversight

Our Corporate Responsibility program is led ("CRP") by senior management with oversight from the Nominating and Corporate Governance Committee of our Board of Directors.

Our Governance Committee oversees the strategies around climate change and human capital development. We also have a CRP steering committee, consisting of a cross-functional team, to develop, prioritize and manage our goal initiatives.



Board of Directors (Nominating and Corporate Governance Committee)

Stakeholder Engagement

We develop and prioritize our CRP activities to align the needs and expectations of our stakeholders with our responsibilities to the environment and communities in which we operate. We have a broad stakeholder group based on the nature of our industry and business operations.

STAKEHOLDERS	Influence	Our Activities And Degree of Oversight

Investors and Research Analysts	**Direct**	• We report our CRP activities and performance as follows:
		  • Annual Report on Form 10-K filings with the Securities and Exchange Commission
		  • Responsibility section on our website
		  • Annual Corporate Responsibility Report
		  • Directly with investors to address material CRP topics

Hotel Brands	**Direct and Indirect**	• We support the CRP programs and initiatives established by our brand partners and adhere to their standard operating procedures, including safety protocols, as well as construction, design and product standards.
		  • Our Quality Assurance ("QA") scores assist in determining our performance related to such requirements.
		  • We participate on our brand sustainability platforms to meet the ESG requirements of our brand partners.
		  • Our President & CEO and EVP, Head of Corporate Development also participate as brand advisory council members.

Third-Party Property Management Companies	**Direct and Indirect**	• As a public REIT, we partner with leading third-party property management companies to manage the day-to-day operations of our lodging properties.

Suppliers & Vendors	**Direct and Indirect**	• We have developed and annually review a Supplier & Vendor Code of Conduct to ensure that labor and materials sourced for our projects meet our standards and values.
		• Summit's indirect supply chain primarily consists of:
		  • Products and materials sourced by our brand partners
		  • Products sourced by property managers and other business partners, such as general contractors.
		• Our partners generally recycle and up-cycle waste where services are available.

Industry Associations	**Direct**	• Summit supports our industry through participation with:
		  • The American Hotel and Lodging Association (AHLA)
		  • The American Hotel and Lodging Association Foundation (AHLAF)
		  • The National Association of Real Estate Investment Trusts (Nareit)
		• Our President & CEO is a member of the AHLA Board of Directors and the Vice Chairman of the AHLAF Board of Trustees.
		• Our ESG program lead also participates as a member of the AHLA Sustainability Committee and AHLAF NRFT Industry Impact Leaders Committee.

Lodging Guests	**Indirect**	• The property management companies that we engage to operate our lodging properties have direct interactions with our guests.
		• We closely monitor guest satisfaction at each property with our property managers through:
		  • Brand distributed surveys
		  • Online travel agencies that provide guest reviews
		  • Other channels and use the feedback to make operating decisions and enhance guest experience

Corporate Employees	**Direct**	• We strive to cultivate a culture of connectedness for our employees based on our values of Passion, Integrity & Excellence. • We maintain various employee engagement and professional and personal development opportunities for employees. We promote health, safety and well-being and employee recognition.
Communities	**Direct and Indirect**	• The Summit Foundation, a 501(c)(3) nonprofit private foundation, provides community engagement opportunities for our corporate employees to serve our local communities. For more information, please visit the Responsibility section of our website.

SUPPORTING THE UN SDGS

ENVIRONMENTAL STEWARDSHIP



IN THIS SECTION

Performance Reduction

Renewable Energy Investments

Maintaining & Operating Sustainable Hotels

Waste & Recycling

Responsible Sourcing



2025 REDUCTIONS

31% reduction
in emissions per square foot in 2025 from baseline year 2019.

29% reduction
in emissions per occupied room in 2025 from baseline year 2019.

16.5% reduction
in location-based emissions intensity per occupied room in 2025 from the prior year.

Performance Reduction

We were able to achieve our GHG emissions reduction by improving the efficiency of our hotel properties through capital projects, including smart thermostats, building retro-commissioning, high-efficiency lighting installation, low-e window films, and installation of energy efficient mechanical systems. We have also invested heavily in electricity contracts with bundled renewable energy credits.

CLICK HERE TO DOWNLOAD OUR ENVIRONMENTAL POLICY.

Renewable Energy Investments

Renewable energy now accounts for nearly 15% of our electricity procurement. We continue to evaluate various unbundled REC and green tariff REC purchases based on location and other carbon offsets pathways to further our transition to clean energy.

15%

of our electricity procurement is **renewable energy.**



Maintaining & Operating Sustainable Hotels

We actively support conservation initiatives led by our brand partners and third-party property managers, including bulk toiletries, motion sensor lighting, modified housekeeping services, and voluntary guest linen reuse for stays of two or more days.

As part of our acquisition, development, and renovation strategy, we work to enhance building efficiency and expand green building certifications across our portfolio. Environmental considerations and building efficiency are key components of our due diligence process during property acquisitions, evaluated through comprehensive site assessments.

Guestroom Automation Systems

We invest in building and guestroom automation systems as part of our broader strategy to improve energy efficiency across our portfolio.

These systems allow us to monitor and optimize energy use in real time, significantly reducing consumption and supporting our environmental goals.

Smart Thermostats



In 2025, we increased the number of properties with smart thermostats in guestrooms by approximately 31%. As of year-end 2025, nearly a quarter of our properties have smart thermostats in guestrooms. Our goal is to have smart thermostats in all of our properties within 5 years.

The installed guestroom thermostats provide us with valuable data utilized to further decrease electricity consumption and improve guest comfort. Based on these insights, we have a robust pipeline of smart thermostat installations scheduled in 2026.

22%
of our properties have smart thermostats in guestrooms.

31%
increase of properties with smart thermostats.

Waste and Recycling

We support and maintain the waste and recycling initiatives established by our brand partners and third-party property management companies.

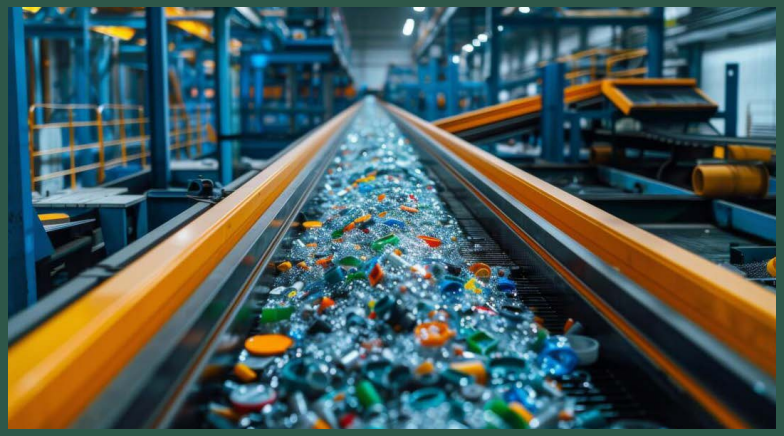
All of our lodging properties have bulk shower amenities, which reduces the use of plastics. A portion of the construction materials that we use are made from recycled, post-consumer content, and we recycle and up-cycle construction waste where services are available.

We are evaluating programs to measure and track waste to enable us to expand our recycling efforts and reduce landfill waste.

Responsible Sourcing

We expect our suppliers, vendors and other business partners to adhere to the same environmental, social, ethical and governance standards to which we hold ourselves.

We have developed standard operating procedures to qualify and approve suppliers and vendors. We have modeled our Supplier & Vendor Code of Conduct on the guiding principles outlined in the International Labour Organization (ILO) standards.



ENVIRONMENTAL METRICS

We expect our suppliers, vendors and other business partners to adhere to the same high standards that we hold.

100% of properties with energy and water efficient technologies

Nine
Energy Star Certified properties

Two
LEED Silver Certifications

SUPPORTING THE UN SDGS



SOCIAL RESPONSIBILITY



IN THIS SECTION

Social Responsibility Overview
Investing in Our Communities
Charitable Organization Highlights
Health, Safety, and Well-Being



Social Responsibility

We believe that our people, communities, and values are at the heart of our success. We have a culture of engaging in social responsibility initiatives that are grounded in a long-standing commitment to supporting our employees, championing belonging and well-being, and volunteering and investing in the communities where we live, work and serve.



Investing in Our Communities

We invest in our communities through our 501(c)(3) private foundation, the Summit Foundation, and our employee volunteer program. With the Summit Foundation, we work with various charitable organizations to support programs that serve our local communities.

We strive to foster an engaged and resilient workforce while positively contributing to our communities. Our goals are guided by our company culture of Passion, Integrity & Excellence, and executed through strategic programs and partnerships that drive long-term value and contribute positively to our communities.

Summit Foundation
Soul of the Summit

The Summit Foundation is a 501(c)(3) private foundation



COMMUNITY INVESTMENT

over 1 million dollars
donated to our local community

nearly 2,500
Employee-contributed hours of community service.

twenty-five
Charitable organizations were supported by our foundation

PARTNERSHIPS for Children

Charitable Organization Highlights

We have a strong culture of maintaining meaningful charitable partnerships to support our community.

Partnerships for Children

We have a community partnership with Partnerships for Children (PFC). PFC was founded in 2003 to bridge the gap between limited government resources and the growing needs of children and families in the care of Child Protective Services ("CPS"). The mission of PFC is to make tomorrow better than today by supporting and empowering children, youth, and families involved in CPS. Although the Summit Foundation supports other community-based organizations, PFC is our primary community partner. The partnership consists of a substantial donation made to the organization annually and various hosted service events for Summit employees in support of PFC's resource programs. Additionally, our President and CEO, Jonathan Stanner, serves on the board of directors of PFC.

In 2025, we supported PFC by participating in the following activities:

ANNUAL GALA

PARTNERSHIPS for Children GALA

We were a Platinum Sponsor at the PFC Spring Gala where we presented an annual donation of $25,000 and donated hotel packages valued at an additional $9,000 for auction. In addition, several corporate employees attended the Gala and made personal donations to the organization, totaling almost $20,000.

RAINBOW ROOM

The Rainbow Room is PFC's 24/7 resource center where caseworkers have access to supplies needed to support the children in their care, including diapers, toiletries or clothes. In 2025, we hosted the Summit Foundation Summer Supply Drive where Summit employees purchased "summer essentials" for the PFC-Rainbow Room including bags, towels, pool passes, pool toys and outdoor toys and activities for kids.

HOLIDAY WISHES

PFC's Holiday Wishes program provides gifts to over 7,500 children in foster care in Central Texas during the holiday season. Since our affiliation with PFC, we contributed over 350 gifts to children and families to fulfill their holiday wish lists. We also volunteered approximately 525 service hours to organize and wrap holiday gifts for distribution to the children under PFC's care.

Susan G. Komen

The Susan G. Komen Foundation has been a leader in the fight against breast cancer for over four decades. The organization supports research, community health, global outreach, and policy initiatives in an effort to make the biggest impact against this disease. Their efforts to fuel research have helped reduce breast cancer mortality by more than 42%, and have been a catalyst for the approval of 19 new breast cancer drugs. In 2025, 22 of our employees and family members participated in the Susan G. Komen Austin More Than Pink Walk to help raise awareness for the organization. Additionally, over 40% of our employees donated a total of over $5,000 to Susan G. Komen.

Kerr County Flood Relief Fund

In response to the devastating floods that impacted Kerr County, Texas on July 4, 2025, Summit employees, along with their families and friends, raised over $4,000 in support of the Kerr County Flood Relief Fund. These funds were used to provide both immediate and long-term relief to the affected communities, helping residents recover from the disaster and rebuild their homes and lives.

Generation SERVE

Generation SERVE is a local non-profit serving Central Texas and is dedicated to helping youth spark a love for volunteering to grow into community-minded leaders and changemakers. Two Summit Foundation members attended Generation SERVE's Gala where they donated $600, as well as a $1,500 in-kind donation of a 2-night hotel package.

Central Texas Food Bank

The Central Texas Food Bank was established in 1982 with a goal to help the hungry in the community. The Central Texas Food Bank has been at the front line of hunger relief with the help of Partner Agencies in 21 counties across Central Texas. Last year, the organization provided nearly 54 million meals on the tables of our neighbors facing hunger—up from 42.5 million meals the previous year. We proudly support The Central Texas Food Bank. In 2025, our employees collectively volunteered approximately 25 hours to support the mission and operations of the organization.

Amplify Austin

Amplify Austin Day is Central Texas' largest annual giving event, uniting residents across a seven-county region in a powerful 24-hour campaign to support local nonprofits that make a meaningful impact in our communities. Through this fundraising event, contributors can explore and support almost 750 nonprofit organizations. Since its inception in 2013, Amplify Austin Day has raised an impressive $130.6 million for over 1,500 nonprofits. This online giving initiative is proudly organized by the nonprofit I Live Here I Give Here, with the support of dedicated community partners. In 2026 alone, the event raised $9.3 million. In March of 2026, Summit employees participated in our company-matched donation drive raising just over $5,000.

AHLAF

The American Hotel & Lodging Association Foundation (AHLAF) is the charitable giving arm of the American Hotel & Lodging Association, our industry association. The AHLAF's mission is to inspire, support, and elevate all who work to advance the hotel industry.

Since 2015, Summit has supported the AHLAF as a Four Diamond sponsor and donated approximately $300,000 to the organization through their Opening Doors Campaign and other fundraising events. In 2023, the Summit Foundation made a 5-year, $125,000 commitment to the AHLAF No Room for Trafficking (NRFT) Survivor Fund, which directly supports human trafficking survivors. In 2025, Summit donated $30,000 to AHLAF to support the foundation in its mission. Additionally, our President & CEO served as the Vice Chairman of the AHLAF Board of Trustees.

AHLA FOUNDATION



AHLAF 2025 CHARITABLE ENGAGEMENT HIGHLIGHTS[1]

CAREERS LAUNCH. LIVES IMPROVE. AN INDUSTRY THRIVES.

- **$2.7 million awarded** in academic scholarships since 2022
- **Over 100 travel scholarships** awarded to students at HBCUs
- **4,300 members** of the ForWard Network to celebrate, elevate, and create community for women in hospitality
- **2,500 apprenticeships** enrolled since 2017
- **Almost 700 opportunity youth** trained in hospitality
- **2.5 million anti-trafficking trainings completed since 2020.**
- **$2.3 million awarded** to 27 community-based organizations that support survivors of human trafficking

[1] *2025 AHLAF Annual Report*



2025 HEALTH, SAFETY AND WELL-BEING STATISTICS

401(k) **≈ $500,000**
in 401(k) plan company matching contributions

80%
of benefits paid by Summit

Health, Safety, and Well-Being

Promoting employee wellness and safety remains a top priority. In 2025, we had no Occupational Safety and Health Administration claims or known lost days due to workplace injuries.

In 2025, we celebrated our third annual initiative dedicated to supporting employees' physical and mental well-being through a variety of events, educational sessions, and activities. Additionally, 10 employees attended Texas Conference for Women, a nonpartisan event focused on advancing leadership, career growth, and well-being. We also hosted a variety of events throughout the year, including a Team Walking Challenge, Company Picnic, Tailgate Potluck Lunch, Thanksgiving Lunch, and our annual Holiday Party, fostering connection and community across our organization.

Summit offers its employees robust benefits including paid time off, 401(k) plan company matching contributions, health, dental and life insurance, parental leave and a hybrid work environment. We conduct an annual employee engagement survey to solicit feedback from our employees. In 2025, over 90% of our employees reported that they believe that Summit is a great place to work and 98% indicated that they are proud of the charitable activities in which the Company engages.

For Our Lodging Guests and Associates

We have committed to AHLA's 5-Star Promise, a voluntary commitment to enhance policies, training, and resources, including personal safety devices, that together focus on strengthening safety and security for our lodging guests and associates. In 2025, no human rights violations were filed at our hotel properties.

Employee Safety Devices

As part of our commitment to the AHLA's 5-Star Promise, we provide personal safety devices to associates at all our hotel properties.

Human Capital Development

We prioritize the growth, engagement, and empowerment of every team member. From onboarding to leadership development, our programs are designed to foster career advancement and long-term retention.

Advocating for All

We proactively participate in key industry associations, such as the National Association of Real Estate Investment Trusts (Nareit) and the AHLA. Holding seats on both the AHLA board and its Foundation enables us to contribute meaningfully to policy development and remain informed about industry trends and challenges. We do not use corporate funds for the purposes of political advocacy, including lobbying, campaign contributions, or contributions to tax-exempt groups such as trade associations.

Training and Education

We offer Summit employees extensive opportunities for professional and personal growth, including external training such as continuing education courses, industry conferences, professional certifications, leadership programs, and have a tuition reimbursement program. Internally, our comprehensive professional development program covers diverse topics, ranging from artificial intelligence to new SEC regulatory guidelines, ensuring our team stays ahead in a rapidly evolving industry.

In 2025, our employees collectively participated in over 275 hours of mandatory training including topics such as artificial intelligence and cybersecurity. We also engaged a third-party to host inclusive leadership training for all employees, including sessions on management essentials, employee and team development, and management tools for success.

AHLA's Safe Stay

We also support AHLA's Safe Stay initiative, which focuses on enhanced cleaning practices, social interactions and workplace protocols in accordance with Centers for Disease Control guidelines and recommendations of other public health authorities.

SUPPORTING THE UN SDGS



GOVERNANCE AND RESILIENCE



Canopy Hotel – Dallas/Frisco Station, Frisco, TX

IN THIS SECTION

Long-Standing Policy Highlights
Corporate Risk Management
Data Privacy & Cybersecurity
Resilience Measures

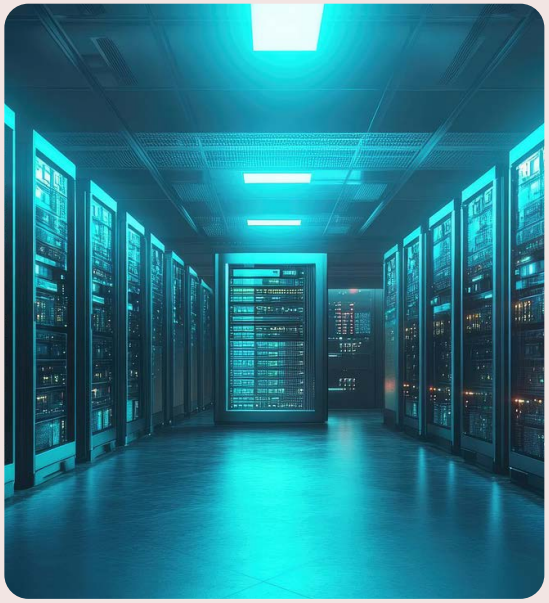
Governance & Resilience

We are committed to maintaining the highest moral and ethical standards of corporate governance through our Code of Business Conduct and Ethics and expect our suppliers, vendors and other business partners to adhere to the same standards.

Long-Standing Policy Highlights

- Code of Business Conduct & Ethics
- Corporate Governance Guidelines
- Stock Ownership Guidelines for Executive Officers & Directors
- Insider Trading Policy





Corporate Risk Management

We continually refine our Risk Management Program to incorporate evolving threats to our business model, assets, and the integrity and availability of our systems and services.

We review and update our corporate risk matrix with our Board of Directors annually and formulate action plans to mitigate risk.

Data Privacy & Cybersecurity

Our Board of Directors (the "Board") considers cybersecurity risk as critical to the enterprise and manages the cybersecurity risk oversight function through the Audit Committee. The Audit Committee oversees Management's design, implementation and enforcement of our cybersecurity risk management program. Our Chief Risk Officer ("CRO") reports to the Audit Committee and leads the Company's overall cybersecurity function. The Audit Committee receives reports from our CRO on our cybersecurity risks, including briefings on our cyber risk management program. A potentially material cybersecurity incident would be immediately reported to the Audit Committee and management would continue to brief the Audit Committee on management's response to the cybersecurity incident. Audit Committee members also receive presentations on cybersecurity topics from our CRO, supported by our information technology staff, or external experts as part of the Board's continuing education on topics that may affect public companies.

We have developed and implemented a cybersecurity risk management program intended to protect the confidentiality, integrity, and availability of our critical systems and information. Our cybersecurity risk management program includes a cybersecurity incident response plan. We engage third-party cybersecurity and information technology ("IT") experts who work with our Chief Risk Officer, Chief Financial Officer, and Chief Accounting Officer to review and test our IT environment, and to identify potential risks from cybersecurity threats and proactively mitigate their potential effect, the results of which are presented to management and the Audit Committee of our Board of Directors. Our team of IT experts hold various relevant certifications and have extensive experience in assessing, detecting, responding to and mitigating cybersecurity risks.



Our cybersecurity risk management program is integrated with our overall enterprise risk management program, and shares common methodologies, reporting channels and governance processes that apply across the enterprise risk management program to other legal, compliance, strategic, operational, and financial risk areas.

Our cybersecurity risk management program includes the following key elements:

- Risk assessments designed to help identify material cybersecurity risks to our critical systems, information, services, and our broader enterprise IT environment;
- The use of external cybersecurity service providers, where appropriate, to assess, test or otherwise assist with aspects of our security processes and internal IT and risk management professionals principally responsible for directing (1) our cybersecurity risk assessment processes, (2) our security processes, and (3) our response to cybersecurity incidents;
- Cybersecurity awareness training of employees with access to our IT systems;
- A cybersecurity incident response plan to respond to cybersecurity incidents; and
- A third-party risk management process for service providers.

In addition, our global brand and property management partners have cybersecurity programs that complement our program. Our employees collectively complete approximately 400 hours of cybersecurity training annually to mitigate the risk of a cybersecurity breach.

Resilience Measures

We are continually strengthening our portfolio's resiliency against climate-related risks, such as earthquakes, hurricanes, windstorms, floods, fires, extreme temperatures, and drought. Our resilience approach includes continuous property enhancements, preventative maintenance, and active risk management and preparedness efforts.

We have invested in structural enhancements to fortify our high-risk properties in California, Texas, Louisiana, and Florida, such as replacements and restorations to exterior walls, windows, roofs and doors. We continue to increase our resiliency by investing in standby generators and ensuring that critical equipment, including electrical switchgears, major mechanical equipment, and telephone switches are properly maintained and located above grade and above storm surge levels at our coastal properties. Approximately 50% of our hotel properties have standby generators for backup power in the event of a natural disaster.

We actively assess the vulnerability of our assets to climate risk and maintain hazard insurance for climate risks. We work with our third-party insurers to perform, at a minimum, 10 property risk assessment inspections annually. Properties are selected for inspection based on their level of climate risk, with a greater focus on properties located in areas with high environmental risk.

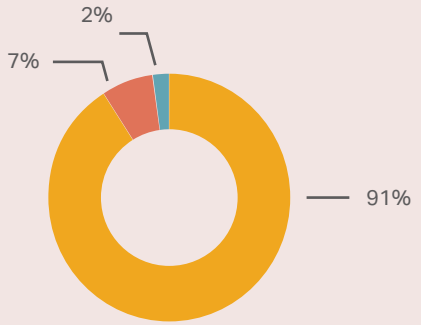
We proactively monitor conditions and prepare for a severe weather event as part of our risk management plan. We partner with a third-party disaster recovery and prevention servicer to prepare and protect our assets and to promptly restore operations following a natural disaster. Summit team members are also on site during a natural disaster to support our lodging associates and guests and ensure they have ample provisions. Additional preparedness efforts include third-party weather advisory alerts and a dedicated Summit hotline for disaster relief.

NATURAL DISASTER RISK STATISTICS

Percentage of Properties within each Risk Category

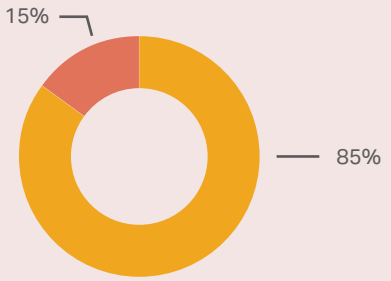
Earthquake

- Minimal Risk
- Moderate Risk
- High Risk



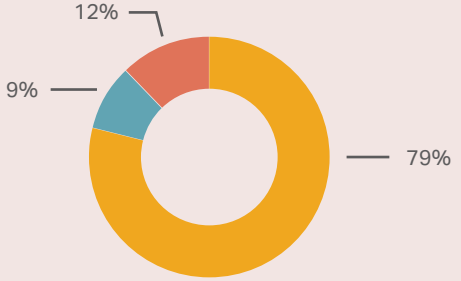
Windstorm/ Hurricane

- Minimal Risk
- High Risk



Flood

- Minimal Risk
- Moderate Risk
- High Risk



APPENDICES



Pittsburgh Courtyard, Pittsburgh, PA

IN THIS SECTION

2025 Performance Data
2025 GRI Content Index

APPENDIX I

2025 PERFORMANCE DATA[1]

ECONOMIC				
	FOR THE YEARS ENDED DECEMBER 31,			
BUSINESS PERFORMANCE ($'s in millions)	**2025**	**2024**	**2023**	**2019** (Baseline Year)
Revenue	$729	$732	$736	$549
Total Assets	$2,776	$2,896	$2,939	$2,356
CONSOLIDATED PORTFOLIO				
Number of Properties	95	97	100	72
Cal Norm Square Footage[2]	10,222,495	10,507,293	10,863,501	9,712,955
Number of Green Certified Properties (over the past five years)	11	11	11	3

ENVIRONMENTAL				
	FOR THE YEARS ENDED DECEMBER 31,			
GREENHOUSE GAS EMISSIONS[3] (metric tons of CO_2 equivalent)	**2025**	**2024**	**2023**	**2019** (Baseline Year)
Scope 1 Emissions	17,221	17,266	17,927	16,713
Scope 2 Emissions (Market-based)	37,843	43,235	44,857	59,097
Combined Scope 1 and 2 Emissions	55,065	60,501	62,783	75,810
Emissions Intensity (per Square Foot)	0.0054	0.0058	0.0058	0.0078
Emissions Intensity (per Occupied Room)	0.014	0.016	0.016	0.019
Renewables Emission Reductions	5,762	5,390	5,004	
Emissions Intensity from Baseline (per Square Foot)	-31.0%	-26.2%	-26.0%	
Emissions Intensity from Baseline (per Occupied Room)	-28.6%	-20.2%	-15.9%	

[1] Appendix I inventory data produced by Engie Impact.

[2] Calendar normalized (Cal norm) square footage ensures that metrics such as energy use per square foot and emissions per square foot remain accurate. The portfolio-wide calendar normalized square footage reflects the sum of our hotel assets as of December 31, 2025. It considers dates of operation for all sites, including acquisition (and excluding disposition) square footage going back to our 2019 baseline year.

[3] Information provided is based on 93 same-store properties at December 31, 2025.

APPENDIX I

2025 PERFORMANCE DATA[1]

	FOR THE YEARS ENDED DECEMBER 31,			
ENERGY CONSUMPTION (MWh)	**2025**	**2024**	**2023**	**2019** *(Baseline Year)*
Total Energy Consumption	215,396	219,647	227,745	216,361
Energy Intensity (per Square Foot)	0.021	0.021	0.021	0.022
Energy Intensity (per Occupied Room)	0.054	0.056	0.059	0.056
Renewable Energy	17,319	15,579	15,312	
Energy Intensity from Baseline (per Square Foot)	-5.4%	-6.2%	-5.9%	
ELECTRIC CONSUMPTION (MWh)				
Total Electric Consumption	118,867	120,996	127,727	119,652
Electric Intensity (per Square Foot)	0.012	0.012	0.012	0.012
Electric Intensity (per Occupied Room)	0.030	0.031	0.033	0.031
Renewables Electricity Percentage	14.57%	12.9%	12%	
Electric Intensity from Baseline (per Square Foot)	-5.6%	-6.5%	-4.6%	
WATER WITHDRAWALS (kGal)				
Total Water Withdrawal	457,525	479,031	478,237	454,613
Water Intensity (per Square Foot)	0.0448	0.0460	0.045	0.048
Water Intensity (per Occupied Room)	0.116	0.123	0.125	0.117
Water Intensity from Baseline (per Square Foot)	-7.2%	-5.4%	-7.7%	
Water Discharge (Domestic water)	432,977	449,392	452,403	445,955

APPENDIX II

2025 GRI CONTENT INDEX

The information in this appendix is based on the Global Reporting Initiative ("GRI") disclosure framework.

For additional information, please visit www.globalreporting.org.

GRI 101 GENERAL DISCLOSURES

DISCLOSURES	DESCRIPTION	REFERENCES
		ORGANIZATIONAL PROFILE
102-1	Name of the Organization	Summit Hotel Properties, Inc. ("Summit")
102-2	Activities, brands, products and services	Company Overview, page 6 2025 Annual Report on Form 10-K, page 3 ("Overview")
102-3	Location of headquarters	Our corporate headquarters are located at 13215 Bee Cave Parkway, Suite B-300, Austin, TX 78738
102-4	Location of operations	Company Overview, page 6 Portfolio Map 2025 Annual Report on Form 10-K, pages 38-40 ("Our Portfolio")
102-5	Ownership and legal form	Summit is a Maryland Corporation and a publicly traded REIT (NYSE: INN).
102-6	Markets served	Company Overview, page 6 Investor Presentation, page 16
102-7	Scale of the Organization	Company Overview, page 6 ESG Performance Data, pages 31-32
102-8	Information on employees and other workers	Stakeholder Engagement, page 12
102-9	Supply chain	Stakeholder Engagement, page 12 ("Suppliers & Vendors") Responsible Sourcing, page 16 2025 Annual Report on Form 10-K
102-10	Significant changes to the organization and its supply chain	2025 Annual Report on Form 10-K, page 47 ("Management's Discussion and Analysis of Financial Conditions and Results of Operations")
102-11	Precautionary principle or approach	About Our Program, page 7
102-12	External initiatives	Sustainable Development Goals, page 7
102-13	Membership of Organizations	Stakeholder Engagement, page 12 ("Industry Associations")

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2025 GRI CONTENT INDEX

		STRATEGY
102-14	Statement from most senior decision-maker	A Message from Our President & CEO, page 5
102-15	Key impacts, risks, and opportunities	About Our Program, page 7
		ETHICS AND INTEGRITY
102-16	Values, principles, standards and norms of behavior	Human Capital Development, page 24 Corporate Governance Principles, page 26 Code of Business Conduct and Ethics Human Rights Policy
102-17	Mechanisms of advice and concerns about ethics	Corporate Governance Principles Code of Business Conduct and Ethics, pages 6 - 7 (www.shpreit.com)
		GOVERNANCE
102-18	Governance Structure	Program Oversight, page 11 Governance Documents 2025 Proxy Statement
102-21	Consulting stakeholders on economic, environmental, and social topics	2025 Proxy Statement, page 15 (“Corporate Responsibility Program”) Annual Meeting of Stockholders
		STAKEHOLDER ENGAGEMENT
102-40	List of stakeholder groups	Stakeholder Engagement, page 12
102-41	Collective bargaining agreements	None of Summit’s employees are represented by a labor union or covered by a collective bargaining agreement. Our third-party property managers are responsible for hiring and maintaining the labor force at each of our lodging properties, two of which employs unionized labor. We are not the employer nor bound by any collective bargaining agreements. It is the responsibility of each property’s management company to enter into such labor contracts.
102-42	Identifying and selecting stakeholders	Stakeholder Engagement, page 12
102-43	Approach to stakeholder experience	Stakeholder Engagement, page 12

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2025 GRI CONTENT INDEX

		REPORTING PRACTICE
102-45	Entities included in the consolidated financial statements	2025 Annual Report on Form 10-K, Exhibit 21.1
102-46	Defining report content and topic boundaries	Stakeholder Engagement, page 12 To define reporting and topic boundaries, we assess topics and disclosures of greatest interest to investors and key stakeholders considering materiality both within and outside our organization. Our corporate responsibility report includes properties within our consolidated portfolio as of December 31, 2025.
102-48	Restatements of Information	None during the reporting period.
102-49	Changes in reporting	None during the reporting period.
102-50	Reporting period	Our reporting period is calendar year 2025.
102-51	Date of most recent report	2025
102-52	Reporting cycle	Annual
102-53	Contact point for questions regarding the report	For more information, contact us at sustainability@shpreit.com.

SPECIFIC DISCLOSURES
Management Approach and Topic-Specific Disclosures

		ECONOMIC
Economic Performance	103 Management approach	About Our Program, page 7 2025 Annual Report on Form 10-K Investor Presentation
	201-1 Direct economic value generated and distributed	Business Performance, page 31 2025 Annual Report on Form 10-K, pages F-5-7 ("Consolidated Balance Sheets" and "Consolidated Statements of Operations")
	201-2 Financial implications and other risks and opportunities for the organization's activities due to climate change	Resilience Measures, page 29

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2025 GRI CONTENT INDEX

ECONOMIC		
Anti-Corruption	103 Management approach	Code of Business Conduct and Ethics
	205-1 Operations assessed for risks related to corruption	Summit conducts its business in compliance with all laws, rules and regulations prohibiting bribery and other corrupt and unethical practices. We annually distribute and require acknowledgement of our Code of Business Conduct and Ethics to all employees. Our Code of Business Conduct and Ethics includes our standards, policies and procedures relating to ethical business conduct, such as anti-bribery and anti-corruption. Additionally, we require employees to complete a related party questionnaire annually to deter conflicts of interest. We also conduct background checks for all employees upon hire.
	205-2 Communications and training on anti-corruption policies and procedures	We annually distribute and require acknowledgement of our Code of Business Conduct and Ethics to all employees. Additionally, we require employees to complete a related party questionnaire annually to deter conflicts of interest.
	205-3 Confirmed incidents	Summit is not involved in any legal cases regarding corrupt practices and has not had any confirmed incidents of corruption. In 2025, no grievances or concerns were filed through our ethics reporting system.
ENVIRONMENTAL		
Energy	103 Management approach	Performance Reduction, page 14 Environmental Policy ("Key Performance Indicators")
	302-1 Energy consumption within the organization	ESG Performance Data, page 31 Renewable Energy Investments, page 14
	302-3 Energy intensity	ESG Performance Data, page 31
	302-4 Reduction in energy consumption	ESG Performance Data, page 31
Water and Effluents	103 Management approach	Environmental Policy ("Key Performance Indicators")
	303-3 Water Withdrawal	ESG Performance Data, page 31
	303-4 Water Discharge	ESG Performance Data, page 31
	303-5 Water consumption	ESG Performance Data, page 31

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Biodiversity	103 Management approach	Maintaining and Operating Sustainable Hotels, page 15 Environmental Policy ("Building, Retrofitting and Operating Sustainable Hotels")
	304-1 Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside of protected areas.	Maintaining and Operating Sustainable Hotels, page 15
Emissions	103 Management approach	Performance Reduction, page 14 Environmental Policy ("Key Performance Indicators")
	305-1 Direct (Scope 1) GHG emissions	ESG Performance Data, page 31
	305-2 Energy indirect (Scope 2) GHG emissions	ESG Performance Data, page 31
	305-4 GHG emissions intensity	ESG Performance Data, page 31
	305-5 Reduction of GHG emissions	ESG Performance Data, page 31
Waste	103 Management approach	Waste and Recycling, page 16
Supplier Environmental Assessment	103 Management approach	Responsible Sourcing, page 16
	308-1 New suppliers that were screened using environmental criteria	Stakeholder Engagement, page 12 ("Suppliers & Vendors") Supplier & Vendor Code of Conduct
SOCIAL		
Employment	103 Management approach	Stakeholder Engagement, page 12 ("Corporate Employees") Health, Safety & Well-being, page 23 Human Capital Development, page 24 Health, Safety & Well-being Policy Supplier & Vendor Code of Conduct ("Labor and Human Rights Standards")
	401-1 Employee turnover	Human Capital Development, page 24
	401-2 Benefits	Health, Safety & Well-being Policy ("Employee Benefits") 2025 Annual Report on Form 10-K, page 8 ("Human Capital Resources")
	401-3 Parental leave	Health, Safety & Well-being Policy ("Employee Benefits") 2025 Annual Report on Form 10-K, page 8 ("Human Capital Resources")

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2025 GRI CONTENT INDEX

MATERIAL TOPICS	GRI DISCLOSURES	REFERENCES
SOCIAL		
Occupational Health and Safety	103 Management approach	Health, Safety & Well-being, page 23
	403-2 Type of injury and rates of injury, occupational diseases, lost days, and absenteeism, and number of work-related fatalities	As our employees primarily work in a professional office environment, there is a low risk of safety incidents occurring each year. In 2025, there were no lost days due to workplace injuries for both Summit employees and contractors. Summit has had no work-related fatalities for our employees.
Training and Education	103 Management approach	Human Capital Development, page 24
	404-2 Programs for upgrading employee skills and transition assistance programs	Training and Education, page 24 Health, Safety & Well-being Policy ("Work Environment")
	404-3 Percentage of employees receiving regular performance and career development reviews	Health, Safety & Well-being Policy ("Work Environment")
Human Rights Assessment	103 Management approach	Human Rights Policy Supplier & Vendor Code of Conduct ("Labor and Human Rights Standards")
	412-3 Significant investment agreements and contracts that include human rights clauses or that underwent human rights screening	Responsible Sourcing, page 16 Marriott Human Rights Statement Hilton Human Rights Statement Hyatt Human Rights Statement IHG Human Rights Statement ("Human Rights")

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2025 GRI CONTENT INDEX

MATERIAL TOPICS	GRI DISCLOSURES	REFERENCES
		SOCIAL
Local Communities	103 Management approach	Stakeholder Engagement, page 12 ("Communities") Investing in Our Communities, pages 19-22
	413-1 Operations with local community engagement, impact assessments and development programs	Investing in Our Communities, pages 19-22 Summit Foundation
Supplier Social Assessment	103 Management approach	Supplier & Vendor Code of Conduct ("Labor and Human Rights Standards") Human Rights Policy
	404-1 New suppliers that were screened using labor practices criteria	Supplier & Vendor Code of Conduct ("Labor and Human Rights Standards") Human Rights Policy
Public Policy	103 Management approach	Stakeholder Engagement page 12 ("Industry Associations") AHLAF, page 22
	415-1 Political contributions	AHLAF, page 22
Customer Health and Safety	103 Management approach	Stakeholder Engagement pages 12 ("Third-Party Property Management Companies" and "Lodging Guests") Health, Safety and Well-being, page 23
	416-1 Assessment of health and safety impacts of products and service categories	For Our Lodging Guests and Associates, page 24
Customer Privacy	103 Management approach	Data Privacy & Cybersecurity, page 27-28
	418-1 Substantiated complaints regarding breaches of customer privacy and losses of customer data	None during the reporting period for Summit.

General **Disclosures**

ABOUT SUMMIT HOTEL PROPERTIES

Summit Hotel Properties, Inc. is a publicly-traded real estate investment trust focused on owning premium-branded hotels with efficient operating models primarily in the Upscale segment of the lodging industry. As of December 31, 2025, the Company's portfolio consisted of 95 hotels, 52 of which were wholly owned, with a total of 14,347 guestrooms located in 24 states.

For additional information, please visit the Company's website, www.shpreit.com, and follow the Company on X at @SummitHotel_INN and on Facebook at facebook.com/SummitHotelProperties.

FORWARD LOOKING STATEMENTS

This is Summit's eighth annual Corporate Responsibility Report. In this report, Summit references ESG reporting frameworks and standards, including the Global Reporting Initiative (GRI) and the International Sustainability Standards Board (ISSB). The quantitative and qualitative metrics included in this report cover Summit's operations for the 2025 calendar year, or as otherwise stated. This report includes information, data and statistics from third parties.

Our disclosure and analysis in this 2026 Corporate Responsibility Report contain forward-looking statements that set forth anticipated results based on management's plans and assumptions. Such statements give our current expectations or forecasts of future events; they do not relate strictly to historical or current facts. We have tried, wherever possible, to identify each such statement by using words such as "anticipate," "estimate," "expect," "project," "intend," "plan," "believe," "will," "target," "forecast" and similar expressions in connection with any discussion of future operating or financial performance. In particular, these forward- looking statements include those relating to future actions, future acquisitions or dispositions, future capital expenditures plans, future performance or results of current and anticipated expenses, interest rates or the outcome of contingencies.

We cannot guarantee that any future results discussed in any forward-looking statements will be realized, although we believe that we have been prudent in our plans and assumptions. Achievement of future results is subject to risks, uncertainties and potentially inaccurate assumptions, including those risk factors discussed in our Annual Report on Form 10-K for the year ended December 31, 2025 and in other filings with the Securities and Exchange Commission. Should known or unknown risks or uncertainties materialize, or should underlying assumptions prove inaccurate, actual results could differ materially from those anticipated at the time the forward-looking statements are made. We undertake no obligation to publicly update forward-looking statements, whether as a result of new information, future events or otherwise.



For additional information, please visit the Company's website, www.shpreit.com, and follow the Company on X at @SummitHotel_INN and on Facebook at facebook.com/SummitHotelProperties.