

KHP CAPITAL PARTNERS, L.P.
STATEMENT ON RESPONSIBLE INVESTING MATTERS
December 2025

NOTE: This Statement is not intended as a comprehensive report on all practices or initiatives in place at KHP Capital Partners, L.P. or at the hotel investments we manage for our fund investors. Rather, it is intended to highlight our commitment to decisions and behavior, both in the conduct of our company's business and in the oversight of the assets owned by our funds, in furtherance of our long-standing commitment to responsible investing practices.

GENERAL PRINCIPALS / CORE VALUES

The commitment of KHP Capital Partners, L.P. (“KHP” or the “Company”) to responsible investing practices starts with our Core Values, which guide both our operational behavior and our investment decisions:

- | | |
|--|--|
| <i>Integrity First</i> | We can always be trusted to do the right thing. Honesty and fairness are critical to long term success. |
| <i>One Team</i> | We work together toward a common goal. Open and respectful communication, transparency and cross-discipline collaboration produce better results. |
| <i>Intellectual Rigor</i> | We strive for excellence and want the best ideas to win. Smart people, well-defined processes and principles, thoughtful analysis and candid debate provide a foundation for successful investing. |
| <i>Innovation & Entrepreneurship</i> | We expand boundaries by looking beyond easy answers. Persistent creativity and entrepreneurial thinking drive continuous improvement and competitive advantage. |
| <i>Accountability</i> | We deliver on our commitments to our investors, our partners and one another. Competence, reliability and personal initiative cultivate trust and drive consistent results. |
| <i>Balance</i> | We have fun and care for each other. A community committed to personal and professional growth and balance in work, play and family life attracts the best people and brings forth their full potential. |

Guided by these principles, we aim to reduce the environmental impact of our business activities, promote behavior that fosters an inclusive world, and operate our business with the utmost integrity while providing our partners with the transparency they require and deserve.

We will actively seek and cultivate investments that are consistent with the transition toward a low-carbon economy, the cultivating of resilient enterprises and communities, and our high

standards for investment rigor and fitness.

In selecting operators for our hotel investments, we choose to partner with management companies whose behavior is consistent with our values and principles. We endeavor to be a positive force in the communities we invest in. As an active participant in one of the world's fastest growing industries, it is incumbent upon us to foster opportunities for diverse populations. We recognize the fiduciary duty we have to our investors and that honesty, transparency and fair dealing are essential to the long-term success of our business.

ENVIRONMENTAL

We value the environment where we live, work and invest, and we aim to reduce the environmental impact of our business activities. We acknowledge that climate change poses substantial risks to our world and investments, and we are committed to pursuing solutions and technologies in a manner that is consistent with our investment objectives. We believe that risk management is critical to investment success and acknowledge that the mitigation of climate risks is beneficial both to society and to the success of our investments.

KHP Capital Partners' environmental commitment extends to:

- Reduction of our carbon footprint, energy usage, and water consumption
- Waste reduction and diversion
- Sustainable procurement
- Risk mitigation, adaptation and resilience

We have adopted an aspirational goal to achieve operational net-zero greenhouse gas emissions by 2050, subject to evolving technologies, regulatory requirements, data availability, and operational feasibility.

In furtherance of these commitments, we will pursue the following strategies (among others):

Energy, Water and Carbon Reduction:

- Identify and prioritize opportunities for capital investments and operational changes that reduce energy usage and/or water consumption or that could otherwise mitigate climate change related risks.
- Incorporate energy and water efficiency measures into existing renovation and capital improvement plans.
- Identify opportunities for on-site renewable energy generation or use.
- Evaluate retro-commissioning studies for buildings with major centralized and sophisticated mechanical systems.
- Engage the property teams as business partners through the introduction of internally developed best practices.
- Track and monitor energy usage and water consumption.

Waste Reduction and Diversion:

- Track, monitor, and support waste reduction and diversion in the operation and renovation of our properties.
- When selecting FF&E liquidators for property renovations, include viability of reuse or resale of furniture and building fixtures as one of our selection criteria.
- Encourage and support our operating partners in their pursuit of waste minimization through investment in adequate separation and diversion structures to enable composting and recycling where available.
- Partner with organizations that recycle guest supplies and prioritize donations to underdeveloped communities where possible.
- Work to meet all regional related waste diversion recommendations and requirements when renovating a property.

Sustainable Procurement:

- Consider FF&E manufacturers' proximity to the end use in procurement selection criteria.
- When soliciting bids from FF&E manufacturers and providers, evaluate the usage of recycled and sustainability sourced materials as one of our procurement selection criteria.
- Encourage our restaurant operating partners to source produce and meats from within their surrounding region.
- When sourcing and purchasing new landscaping, prioritize plant materials that are not water-intensive and that are native to the local ecosystem.

Risk Mitigation, Adaptation and Resilience:

- Explore and evaluate opportunities to invest in structural components and building systems that will improve a property's ability to withstand climate-related events.
- Ensure preparedness for existing and future threats of natural disasters, including protection of the natural and built environment with measures such as sustainable stormwater management that adapt to the physical impacts of climate change.
- Mitigate environmental risk factors through a robust property insurance program.
- Manage risks related to climate change by identifying properties with the greatest exposure to risks and implementing strategies to mitigate negative impacts such as assessing the durability and performance of building materials in a changing climate.

PEOPLE

We value the communities where we live, work and invest, and we aim to enhance the social impact of our business activities. We seek to promote behavior that fosters an inclusive world and to operate our business with the utmost integrity while providing our partners with the transparency they require and deserve. We are committed to the following human rights, safety, security, and diversity & inclusion practices:

Human Rights

We commit to do our part to ensure that our operations are consistent with the UN Universal Declaration of Human Rights and the UN Guiding Principles on Business and Human Rights and to comply with all relevant local labor laws in the locations where we do business.

Safety, Security and Anti-Sexual Harassment

We fully support, and encourage our operators to abide by, the principles of the American Hotel & Lodging Association-Five Star Promise, which includes a commitment to provide training for hotel personnel on safety and security, ensure mandatory anti-sexual harassment policies are in place in multiple languages, provide on-going sexual harassment training and education, utilize employee safety devices where appropriate to make hotel employees feel safe on the job, and broaden partnerships with national organizations focused on targeting sexual violence, assault and trafficking, and on promoting workplace safety. We are committed to supporting our hotel operators to ensure that their employees working at our properties are fully trained and equipped to identify, report and prevent suspected instances of human trafficking.

Compensation & Benefits

We maintain competitive compensation and benefits for KHP Capital Partners employees, both as a matter of social responsibility and to ensure that we can attract and retain a highly talented and productive team. We subscribe to principles of fair compensation, including pay equity among genders and ethnicities, a living wage across our entire employee base and fair and reasonable income differentials between the highest and lowest paid members of our Company. All members of the Company participate in the general partner carried interest distributions from the KHP funds, providing both an opportunity for higher compensation for all team members and an alignment of incentives across the team to maximize the success of the fund investments. We hire hotel operators who maintain fair and competitive compensation and benefit programs for their hotel and restaurant personnel.

Corporate Citizenship

A combination of charitable giving, volunteering and in-kind donations are used to support organizations that are important to our employees, support the inclusiveness and growth of the hospitality industry workforce, and provide access to nutritious food and education for all. We believe in encouraging our employees to be contributing and thoughtful members of their respective communities through volunteering their time and resources.

We strive for our investments to be a positive force in the communities in which they are located. We empower the leadership teams at our investments to support local organizations that will have a positive impact on their communities through engagement and time contributions. Each of the hotels in which we invest contributes annually a combination of cash and in-kind donations to causes that support the inclusion and growth of the hospitality industry's workforce and/or are particularly impactful to their local community.

Harassment & Non-discrimination

Regardless of role or title within our organization, we do not tolerate discrimination or harassment based on race, color, ethnic or national origin; age; religion or religious creed or belief; sex, including pregnancy, childbirth, breastfeeding, or related medical conditions; sexual orientation; gender, gender identity, gender expression, transgender status, or sexual stereotypes; nationality, immigration status, citizenship, or ancestry; marital status; protected military or veteran status; physical or mental disability, medical condition, genetic information or characteristics (or those of a family member); political views or activity; status as a victim of domestic violence, sexual assault or stalking; or any other basis prohibited under federal, state, or local law. Sexual harassment in all forms is against the law and company policy.

We believe in an inclusive work environment and take any, and all, reports of harassment or discrimination with the utmost seriousness and attention. All KHP team members have signed onto the Company's Anti-Harassment Policy, which, among other things, articulates the Company's commitment to the principles of dignity and respect for all.

Diversity & Inclusion

We believe that diverse organizations are high performing organizations. We are committed to promoting and encouraging diversity both in the team at KHP Capital Partners and at fund investments through the selection of like-minded operating partners.

Health, Safety and Well-being

We value our employees' well-being and offer all full-time employees of KHP Capital Partners a generous and competitive health benefit package for themselves and their families. Our flexible paid time off policy is designed to ensure each employee can take the amount of time off needed for them to remain a productive and efficient contributing member of our team.

Ensuring a healthy and safe working environment for our employees is a top priority and key to our long-term success. We comply with all local and federal health and safety regulations to ensure the protection of our employees when they are at work and provide a safe and healthy office environment for our team. Similarly, we require and expect all of our hotel operators to provide training to their employees working at our hotels on the topics of workplace safety, proper equipment and mechanical system handling, cleaning and other chemical handling, and safe food handling training.

ORGANIZATIONAL INTEGRITY

Open and honest communication with our investors is the foundation of good governance and critical to the Company's long-term success. We further focus our efforts through appropriate policies and controls coupled with a strong alignment of interest at all levels of the organization with all long-term compensation directly tied to the success of our investments.

Transparent Reporting

We are committed to providing the information our investors need to accurately monitor and review our performance. We provide comprehensive quarterly reporting to our investors on both

101 California Street
Suite 980
San Francisco
California 94111

a fund level and property level.

Valuation Policy

Valuations of all fund investments are updated quarterly, with internal valuations supplemented by appraisals at least every other year. Our Investment Committee is charged with reviewing and approving all valuation updates, which are then provided to our investors on a quarterly basis, consistent with our commitment to transparent and accurate reporting.

Asset Management

We exercise rigorous and strategic asset management and oversight of our hotel management company partners. Among other things, we require all of our operators to provide us with detailed and in-depth reporting of property performance on a monthly basis and we maintain approval rights over major decisions such as operating budgets, capital expenses and hiring of key hotel executive personnel.

Code of Ethics

In keeping with our primary Core Value of Integrity First, we maintain an in-depth Code of Ethics requiring our employees to act in the best interests of KHP and our managed funds, abide by all applicable regulations and avoid any action that is, or could appear to be, legally or ethically improper. This includes prohibiting any bribes or kickbacks for employees and third parties who are working on our behalf.

Whistleblowing

We are committed to ensuring that our leadership team becomes aware of any actual or suspected wrongdoing or dangers in relation to KHP's activities so that any such matters can be investigated and resolved in a timely and confidential manner. To this end, our policies expressly encourage team members to promptly report any concerns regarding behavior or activities they may experience or observe that are inconsistent with the Company's values or policies. We maintain a zero-tolerance policy for retaliatory or malicious acts against employees who raise a whistleblowing complaint in good faith.

Fiduciary Duty

We acknowledge that we are responsible for safeguarding our investors' money and do so through a rigorous, diligent, honest and thoughtful approach. We recognize the fiduciary duty we have to our investors and that honesty, transparency and fair dealing are essential to the long-term success of our business.

Cybersecurity

We work to protect the data and privacy of our employees, investors and partners through third-party support to ensure the security of our IT systems, computers and mobile devices, and corporate offices. Our IT Security Policy affirms our commitment to cyber security throughout the organization.

These environmental, social and governance commitments apply to all KHP Capital Partners

101 California Street
Suite 980
San Francisco
California 94111

employees, and we encourage our hotel operators and all suppliers and contractors in our operations to join us in upholding these responsible investing commitments.