

RYMAN HOSPITALITY PROPERTIES, INC.

Last updated on August 15, 2022

ENVIRONMENTAL SUSTAINABILITY POLICY

Ryman Hospitality Properties, Inc. (the “Company” or “Ryman”) places a high value on protecting the environment where we own properties, live and work. As a hospitality REIT owner of destination hotel assets in urban and resort markets, we understand that the environmental impact of our operations occurs primarily during new development, major renovation, and on-going operation of existing assets.

In addition to this policy, we have implemented a sustainability management system (SMS) to ensure the continual improvement and monitoring of our environmental performance for our hospitality portfolio. We are committed to communicating our environmental performance to our internal and external stakeholders so that we can create awareness within and outside of the organization. We will publicly disclose our goals, efforts, and progress in our annual Sustainability Report. The Company will comply fully with all applicable local, state, and federal environmental laws, rules, and regulations always.

This policy serves as our guiding framework to minimize the environmental impacts associated with all aspects of our business with specific focus in the following six priority areas. We encourage all our stakeholders, including suppliers, vendors, business partners and hotel operators to hold similar commitments and policies. We strive to actively engage our hotel operators to achieve these goals.

- Energy Efficiency & Renewable Energy
- Water Efficiency & Management
- Waste Management & Recycling
- Sustainable Sourcing
- Climate Change Risk, Adaptation & Resilience
- Local Communities & Ecosystems

We endeavor to implement the following practices for each of the six priority areas of focus.

1) **Energy Efficiency & Renewable Energy**

Reduce energy and greenhouse gas emissions through efficiency measures and the use of renewable energy:

- Evaluate the opportunity to have projects green building certified.
- Design for natural lighting and cooling to reduce energy consumption.
- Maximize north and south facing glazing by building along an east-west axis.
- Seek to incorporate biophilic design including vertical gardens, views of nature and exposure to natural lighting.
- Replace old windows with alternatives that have at least a “Good” score on the Solar Heat Gain Coefficient rating and U-factor rating.
- Building commissioning to tune and calibrate HVAC systems.
- Consider onsite generation and procurement of renewable energy.
- Utilize LED lighting and lighting occupancy controls.
- Utilize temperature set back controls.
- Monitor utility consumption by tracking energy.

2) **Water Efficiency and Management**

Reduce water consumption through efficiency measures and water recycling opportunities:

- Utilize low flow showerheads, faucets and toilets.
- Incorporate greywater recycling into interior design.
- Invest in smart pre-heating water systems that allow for water recycling.
- Utilize reclaimed water in the irrigation system.
- Incorporate drought tolerant and native landscaping.
- Monitor utility consumption by tracking water

3) **Waste Management and Recycling**

Reduce waste, increase recycling and encourage reuse across all areas of company operations:

- Work with suppliers to seek takeback provisions.
- Seek to minimize packaging in materials purchased.
- Reuse construction waste and debris in the interior design of construction projects.
- Sort and recycle all hotel waste including packaging and construction debris.
- Design for enabling waste separation and diversion.
- Incorporate programs to minimize food waste.
- Monitor utility consumption by tracking waste

4) **Sustainable Sourcing**

Implement responsible sourcing practices that consider sustainability, fair trade, and local sourcing:

- Give priority to vendors that offer local and fair-trade products that are available and of sufficient quality.
- Procure architectural services from vendors with internal sustainable design requirements.
- Utilize concrete-alternatives with lower carbon footprints where possible during the construction phase.
- Procure as many building materials from local sources as possible and financially viable, including reclaimed materials.

5) **Climate Change Risk, Adaptation & Resilience**

Protect the natural and built environment with measures that adapt to the physical impacts of climate change.

- Identify and manage physical and transition climate change risks and opportunities.
- Design flood-resistant buildings while also conduct flood hazard and risks assessments for proposed projects.
- Assess the durability and performance of building materials in a changing climate.
- Protect the natural environment by implementing sustainable stormwater management, which will eliminate the disruption of stormwater flow.
- Measure and report greenhouse gas emissions and put in plans to reduce emissions.

6) **Local Communities & Ecosystems**

Consider biodiversity, endangered species, the prevention deforestation and protection ecosystems during new development, renovation and on-going operations of assets.

- Embed assessments and monitoring in the process.
- Ensure vehicles, machines, storage containers, and any large equipment are not placed in any area of the construction zone that may negatively impact local habitats and ecosystems.
- Respect quiet hours and ensure noise pollution is reduced to a minimum.
- Prepare an environmental site assessment to identify liabilities of the proposed development.
- Incorporate local ecosystems into building design where feasible

This policy is approved by the Ryman Hotel Properties Board of Directors.