

Environmental Policy

Inhabitr, Inc.

1. Purpose

Inhabitr is dedicated to sustainable business practices across our operations and value chain to minimize environmental impact. We partner with suppliers committed to full compliance with environmental regulations and to safeguarding the health and safety of our employees, customers, and communities. Our commitment to continuous improvement drives us to reduce carbon emissions, responsibly source materials, increase product circularity, and enhance well-being. Data-driven insights guide our operations, product development, and partnerships. This policy reflects our commitment to sustainable, circular design practices at every stage of furniture design, production, delivery, and lifecycle management within the hospitality industry.

2. Scope

This policy applies to all employees, contractors, and suppliers involved in the manufacturing, distribution, and installation of furniture for hotel clients. It guides our approach to resource management, waste reduction, ethical compliance and responsible decision-making in every area of our operations.

3. Environmental Commitments

3.1 Sustainable Materials

- **Use of Recycled, Bio-based, Biodegradable, Rapidly Renewable Resources and/or Agricultural Byproducts:** Prioritize sustainably sourced raw materials giving preference to non-virgin, recycled materials and as much as possible, virgin materials should come from rapidly renewable materials (i.e., bamboo, flax, cork) or long-rotation bio-based material like wood. Wood must be sourced and certified by recognized bodies such as the Forest Stewardship Council (FSC) or the Sustainable Forestry Initiative (SFI), demonstrating responsibly managed forests and transparent ethical chain of custody.
- **Safe and Responsible Use of Materials:** To enhance the health & wellness of our employees & partners who work with our products, and to improve indoor air quality and prevent harmful interactions with our products among our clients, reduce and aim to eliminate using chemicals that are toxic to human health; Reference the “Six Classes” framework of harmful chemicals to understand which chemicals of high concern (COHC) to avoid and seek certifications from suppliers validating the use of clean chemicals and/or omission of COHCs in the production of goods.

3.2 Decarbonizing Operations & Reducing Embodied Carbon

- **Transition Office Spaces to High-performance Buildings:** Seek out high performance, energy and resource efficient office buildings for new office leases and at time of lease renewal for existing offices; Include it as a minimum requirement in contractual agreements with leasing agents
- **Energy Efficiency & Energy Reduction:** Identify ways to re-design and re-engineer products to reduce energy consumption in production; Optimize packaging, transportation and logistic processes to reduce electricity, gas, and fuel usage.
- **Green Facilities/Factories:** Engage with suppliers and encourage the use of energy-efficient lighting, heating, and cooling solutions, and the use of renewable energy sources in the manufacturing process.
- **Packaging Optimization:** Source recycled packaging materials and reduce the use of plastics and foam in packaging materials. Reduce amount of packaging to create storage and transportation efficiencies while still ensuring product is protected and delivered efficiently
- **Transport Optimization:** Minimize carbon footprint by optimizing delivery routes, consolidating shipments, and using fuel-efficient vehicles. Utilize transportation management system to collect and track carbon data.
- **Carbon Offsetting:** Explore opportunities to offset emissions by supporting reforestation, clean energy, and other carbon reduction initiatives.

3.3 Circular Design, Waste Management and Recycling

- **Circular Design:** Invest in R&D to maximize recyclability, reuse and remanufacturing to support a circular economy. Piloting circular guestroom prototype to evaluate new logistical and operational requirements that not only extends product life and diverts waste, but also makes business sense resulting in reduced cost and shorter lead times.
- **Reduce, Reuse, Recycle:** Actively reduce waste by identifying opportunities for manufacturing efficiencies, reuse materials, recycle packaging, and responsibly manage by-products.
- **Waste Minimization in Manufacturing:** Reduce waste in manufacturing and invest in technologies and methods that minimize scrap and optimize raw material use.
- **Waste Reduction at Installation:** Use biodegradable, reusable, or recyclable packaging materials to reduce plastic and landfill waste. Recycle as much as possible the packaging at installation sites and divert from landfill; Record and track disposal of packaging materials

3.4 Water Conservation

- **Water Efficiency, Responsible Sourcing and Conservation:** Engage with suppliers to implement water-saving processes and equipment in manufacturing operations. Encourage suppliers to innovate systems that prioritize water conservation in their practices, particularly for wood, textiles, and other materials requiring significant water inputs.

3.5 Data-driven Climate Action

- **Carbon Accounting & Supply Chain Platform:** Utilize carbon accounting software tool to calculate, measure, track and manage carbon footprint (Scope 1, 2, 3), waste, transportation and supply chain operations.
- **Product-Level Product Intelligence Solutions:** Gather, track and utilize product-level data and intelligence solutions to inform and identify areas for improving efficiencies, reducing carbon, and manufacturing process improvements
- **Transportation Management System (TMS):** Integrate data from TMS to track, monitor and manage carbon emissions from transportation (air, land, sea) and identify opportunities for carbon reduction and efficiencies.

4. Supply Chain Sustainability & Engagement

- Partner with suppliers who share our commitment to environmental stewardship; Engage with suppliers and create a path to alignment and sustainable partnership
- Conduct periodic audits and assessments of suppliers' environmental practices and encourage improvements in areas such as renewable material sourcing, waste reduction, and emissions control.
- Supplier Code of Conduct to be provided to all Inhabitr suppliers to communicate our corporate values and expectations regarding labor, health and safety, ethics and environmental goals. Key performance indicators and metrics used to evaluate performance, improvements and ratings to be included as well.

5. Employee Education and Engagement

Inhabitr seeks to inspire environmental stewardship within our communities and among our associates through education, leadership, and advocacy.

- **Training:** Provide regular sustainability workshops & training to employees on sustainable practices and their role in reducing environmental impact.
- **Green Initiatives & Community Service:** Encourage staff to participate in initiatives like recycling programs, energy-saving practices, and community service activities to help

6. Continuous Improvement and Monitoring

- Regularly review and update our environmental practices and policies in line with industry advancements and best practices.
- Set measurable environmental objectives and conduct annual assessments to monitor progress and identify areas for improvement.

7. Stakeholder Engagement

- Communicate our environmental efforts and progress to clients, partners, and stakeholders.
- Work with hotel clients to understand and support their own sustainability goals; Offer guidance on sustainable furniture design and manufacturing options and advise on procurement, transportation and logistics strategies resulting in sustainable business solutions

8. Compliance

- Comply with all relevant environmental laws, regulations, and industry standards in all regions where we operate.
- Commit to staying informed on legislative changes and proactively adapting our practices to ensure compliance.
- Provide transparency and corporate ESG climate reporting to highlight achievements, areas of improvements, and note progress etc. Regular reporting to be provided.

Approval and Review

This policy has been approved by Inhabitr's management team and will be reviewed annually to ensure its relevance and effectiveness in achieving our environmental goals.

Signatures:

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Ankur Agrawal

CEO and Founder

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