



Corporate Environmental Policy

As of February 29, 2024

Community Healthcare Trust, Inc. ("CHCT") is committed to implementing environmentally sustainable best practices for our own operations, and to assist our tenants in their efforts to address their environmental concerns.

Integrating sustainability into our core business practices reduces risk - including risk from climate change, improves the efficiency of our building operations, creates value for our shareholders and communities and protects our planet. The consideration of environmental factors has become part of the company's culture in the daily operations of our business.

Some examples include:

Corporate Office

At our Corporate Office, we are vigilant in our pursuit of environmentally friendly practices to improve our business operations. To promote environmental responsibility, we align our core Company values with sustainable methods. We participate in a range of green initiatives that conserve water, efficiently use energy, and reduce the waste of resources. Some examples of the eco-friendly strategies we employ at our office include:

- Water efficient restroom fixtures, such as low flow toilets and faucets
- A single stream recycling service, which is sorted, processed and recycled professionally, reducing the risk of contamination in our recycling stream
- Use of green cleaning products, sustainable cleaning equipment, and other environmentally friendly cleanliness practices
- The use of LED lighting throughout the office including occupancy sensors in all rooms resulting in reduced energy consumption
- Installation of a filtered water system to reduce the use of bottled and canned water while encouraging employees to utilize their reusable water containers
- 100% irrigation reduction- we do not use an irrigation system

- A multi-stage HVAC system which varies airflow depending on the temperature, as well as programable thermostats with an after-hours set back mode whereby interior temperatures will seasonably vary outside the target temperature in order to reduce energy consumption and costs associated when the building is unoccupied
- Installed Global Plasma Solutions, Inc. (www.globalplasma.com) needlepoint bipolar ionization technology throughout our Corporate Office to remove pathogens such as mold, viruses (including COVID-19), and bacteria without producing ozone or other harmful byproducts.

Third-Party Operated Properties

Our third-party operators have control and responsibility for our real estate on a day-to-day basis. As such, we are unable to mandate environmental changes in these properties. However, we work with our tenants in the following ways to implement environmental improvement initiatives:

- We provide capital and make recommendations to tenants who are interested in upgrading their HVAC systems, lighting, water fixtures, and back up generators with environmentally friendly effectively systems
- We comply with all prevailing environmental laws and regulations throughout our new development, major renovation and capital expenditure projects
- We promote the adoption of specific environmental practices in our sustainable and innovative new developments, including, but not limited to, the installation of occupancy sensors and water-efficient plumbing fixtures, the use of low VOC paints and adhesives and the use of energy-efficient lighting

Disclosures

In 2023, CHCT was not issued any fines in violation of environmental regulations or laws, nor have we been responsible for, or party to, any significant environmental pollution incidents.

In 2023, CHCT's energy usage at its Corporate Office Building consisted of electricity and natural gas. Electricity usage was 46,772 KWh compared with 48,664 KWh in 2022 or a decrease of 3.9% over prior year. Natural gas usage was 1,149 CCF in 2023 compared with 1,358 CCF in 2022 or a decrease of 15.4% over prior year.

CHCT does not report water usage for its Corporate Office due to the shared nature of the building. The absence of a dedicated meter makes it difficult to isolate and accurately report water consumption solely attributable to CHCT's operations.

Responsibilities

Implementation of our environmental policy is the responsibility of CHCT's executive management and is overseen by our board of directors. As owners of real estate, we recognize the physical risk to our assets stemming from climate change. As such, executive management reports to the board on a regular basis, addressing policy and disclosure changes including environmental and climate-related risks and opportunities.

CHCT is committed to sustainable practices, environmental awareness, and consulting with our stakeholders. If you have any questions or concerns, please contact Bill Monroe at bmonroe@chct.reit.