

BRAEMAR

HOTELS & RESORTS

**2nd Quarter 2023
Earnings Update**



Forward Looking Statements and Non-GAAP Measures



In keeping with the SEC's "Safe Harbor" guidelines, certain statements made during this presentation could be considered forward-looking and subject to certain risks and uncertainties that could cause results to differ materially from those projected. When we use the words "will likely result," "may," "anticipate," "estimate," "should," "expect," "believe," "intend," or similar expressions, we intend to identify forward-looking statements. Such forward-looking statements include, but are not limited to, our business and investment strategy, our understanding of our competition, current market trends and opportunities, projected operating results, and projected capital expenditures.

These forward-looking statements are subject to known and unknown risks and uncertainties, which could cause actual results to differ materially from those anticipated including, without limitation: the Risk Factors discussed in our Annual Report on Form 10-K for the year ended December 31, 2022; rising interest rates and inflation; macroeconomic conditions, such as a prolonged period of weak economic growth and volatility in the capital and financial markets; uncertainty in the business sector and market volatility due to the recent failures of Silicon Valley Bank, New York Signature Bank and First Republic Bank; general and economic business conditions affecting the lodging and travel industry; our ability to repay, refinance or restructure our debt and the debt of certain of our subsidiaries; anticipated or expected purchases or sales of assets; our projected operating results; completion of any pending transactions; risks associated with our ability to effectuate our dividend policy, including factors such as operating results and the economic outlook influencing our board's decision whether to pay further dividends at levels previously disclosed or to use available cash to pay dividends; general volatility of the capital markets and the market price of our common stock; changes in our business or investment strategy; availability, terms and deployment of capital; availability of qualified personnel; changes in our industry and the market in which we operate, interest rates or the general economy, the degree and nature of our competition, legislative and regulatory changes, including changes to the Internal Revenue Code of 1986, as amended (the "Code"), and related rules, regulations and interpretations governing the taxation of REITs; and limitations imposed on our business and our ability to satisfy complex rules in order for us to qualify as a REIT for federal income tax purposes. These and other risk factors are more fully discussed in the company's filings with the Securities and Exchange Commission.

EBITDA is defined as net income (loss) before interest expense and amortization of loan costs, depreciation and amortization, income taxes, equity in (earnings) loss of unconsolidated entity and after the Company's portion of EBITDA of OpenKey. In addition, we excluded impairment on real estate, (gain) loss on insurance settlement and disposition of assets and Company's portion of EBITDA of OpenKey from EBITDA to calculate EBITDA for real estate, or EBITDA_{re}, as defined by NAREIT. EBITDA yield is defined as trailing twelve month EBITDA divided by the purchase price or debt amount. A capitalization rate is determined by dividing the property's net operating income by the purchase price. Net operating income is the property's Hotel EBITDA minus a capital expense reserve of either 4% or 5% of gross revenues. Hotel EBITDA flow-through is the change in Hotel EBITDA divided by the change in total revenues. EBITDA, FFO, AFFO, CAD and other terms are non-GAAP measures, reconciliations of which have been provided in prior earnings releases and filings with the SEC or in the appendix to this presentation.

The calculation of implied equity value is derived from an estimated blended capitalization rate ("Cap Rate") for the entire portfolio using the capitalization rate method. The estimated Cap Rate is based on recent Cap Rates of publically traded peers involving a similar blend of asset types found in the portfolio, which is then applied to Net Operating Income ("NOI") of the company's assets to calculate a Total Enterprise Value ("TEV") of the company. From the TEV, we deduct debt and preferred equity and then add back working capital to derive an equity value. The capitalization rate method is one of several valuation methods for estimating asset value and implied equity value. Among the limitations of using the capitalization rate method for determining an implied equity value are that it does not take into account the potential change or variability in future cash flows, potential significant future capital expenditures, the intended hold period of the asset, or a change in the future risk profile of an asset.

This presentation is for informational purposes only and is not an offer to sell, or a solicitation of an offer to buy or sell, any securities of Braemar Hotels & Resorts Inc. or any of its respective affiliates, and may not be relied upon in connection with the purchase or sale of any such security.

Prior to investing in Braemar, potential investors should carefully review Braemar's periodic filings with the Securities and Exchange Commission, including, but not limited to, Braemar's most current Form 10-K, Form 10-Q and Form 8-K's, including the risk factors included therein.



Experienced Management Team



RICHARD J. STOCKTON
*Chief Executive Officer &
President*

- 25 years of hospitality experience
- 6 years with the Company
- 15 years with Morgan Stanley
- Cornell School of Hotel Administration BS
- University of Pennsylvania MBA



DERIC S. EUBANKS, CFA
Chief Financial Officer

- 22 years of hospitality experience
- 19 years with the Company
- 3 years with ClubCorp
- CFA charter holder
- Southern Methodist University BBA



CHRISTOPHER C. NIXON
*Executive Vice President &
Head of Asset Management*

- 13 years of hospitality experience
- 8 years with the Company
- Prior experience with the Central Intelligence Agency and Northrop Grumman
- University of Texas BA
- University of Maryland MBA



Company Fact Sheet



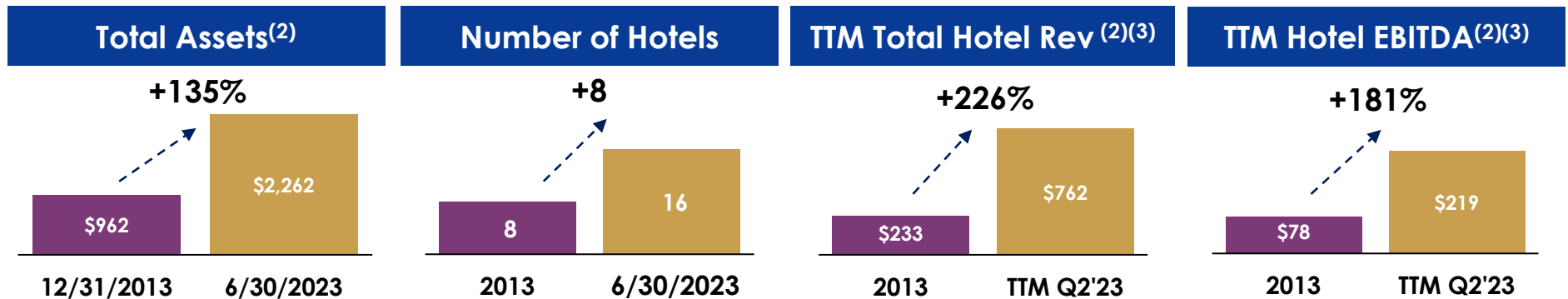
Since inception in 2013, we have significantly **improved Gross Asset Value** and **EBITDA** for our iconic and irreplaceable portfolio

\$294.3M
EQUITY MARKET CAP⁽¹⁾

NYSE:
BHR

\$1.86B
ENTERPRISE VALUE⁽¹⁾

HIGHEST RevPAR LODGING REIT



Top-5 Properties (TTM Total Revenue)⁽¹⁾

1.	Ritz-Carlton Sarasota	12%
2.	Ritz-Carlton Reserve Dorado Beach	11%
3.	Ritz-Carlton St. Thomas	11%
4.	Four Seasons Scottsdale	9%
5.	Capital Hilton	7%

(1) As of 6/30/23

(2) In millions

(3) 2023 TTM Hotel EBITDA figure is comparable



BHR Positioned Ideally for Outperformance



All Time High Industry Performance Continuing



Optimal Portfolio Composition



Recent Results & Developments



Liquidity & Liability Management

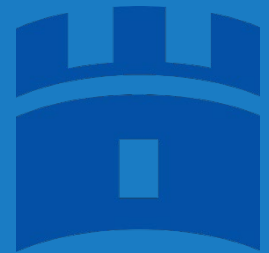


The Notary Hotel



Ritz-Carlton Reserve Dorado Beach

**All Time High Industry
Performance Continuing**



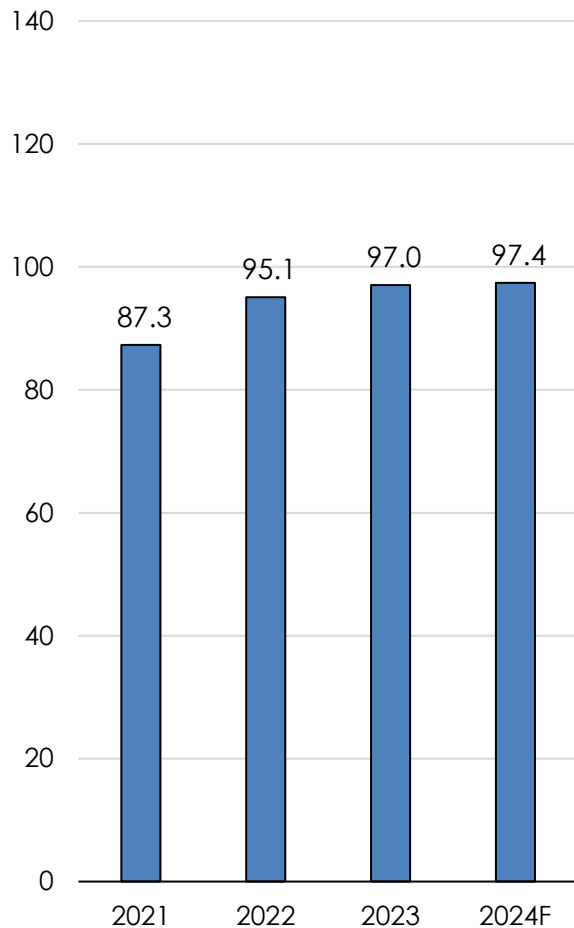


Industry RevPAR Continues to Exceed 2019

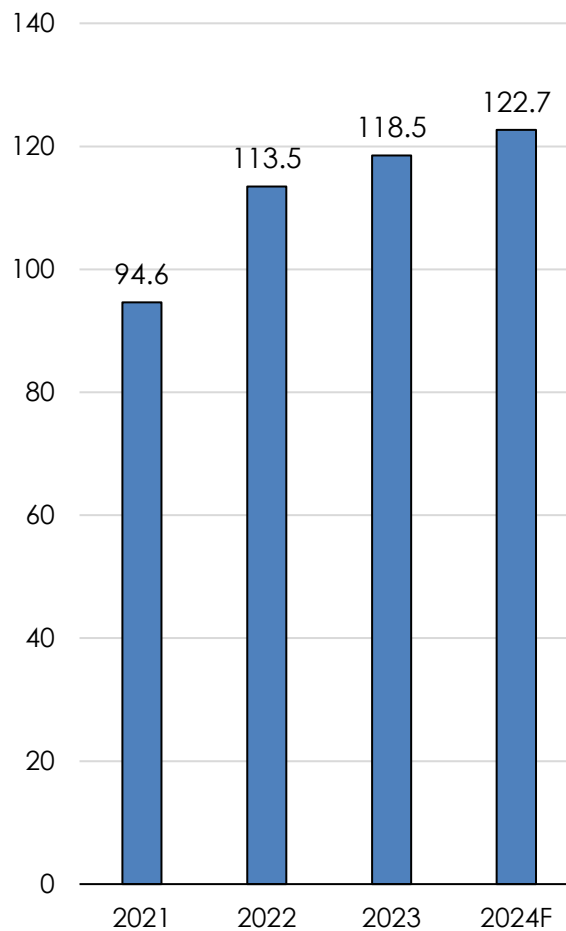


U.S. KPIs, Indexed to 2019

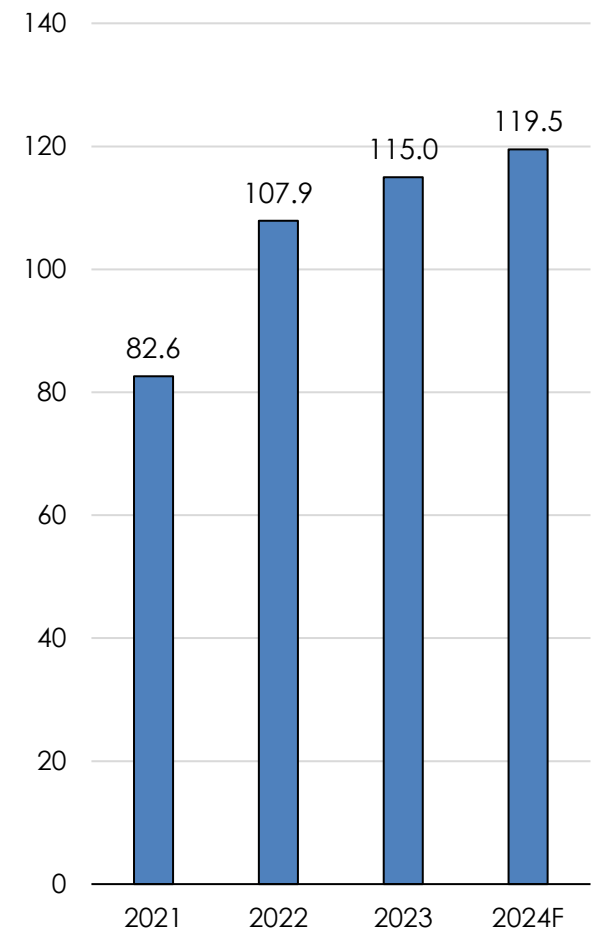
Occupancy Index



ADR Index

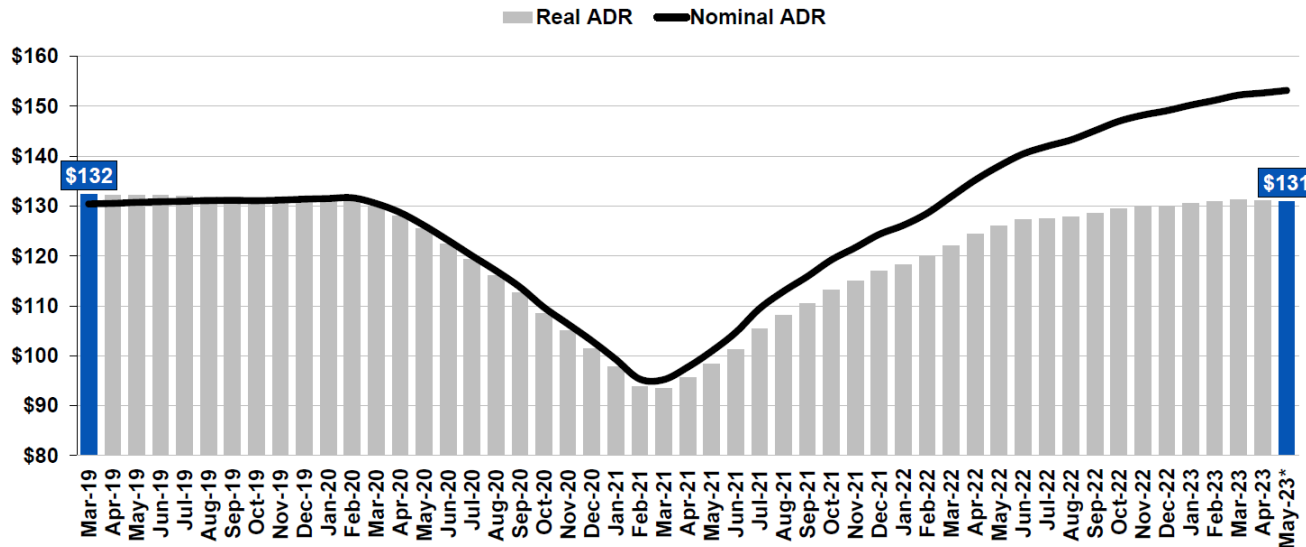


RevPAR Index

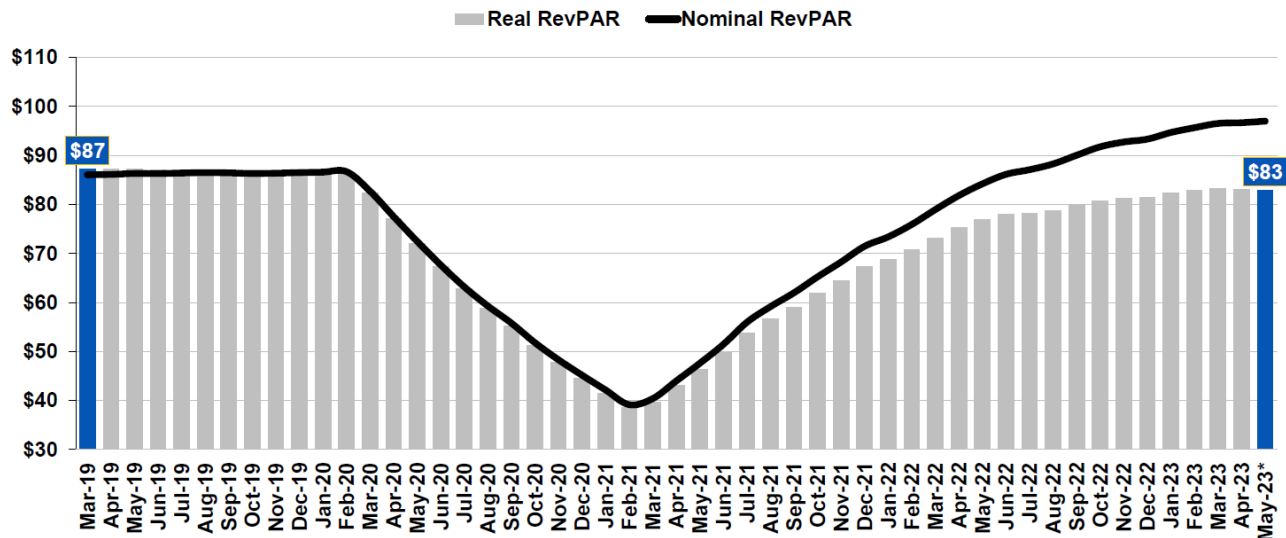




Nominal ADR & RevPAR at All-Time Highs; Nearly Fully Recovered on Real Bases



Hilton Torrey Pines



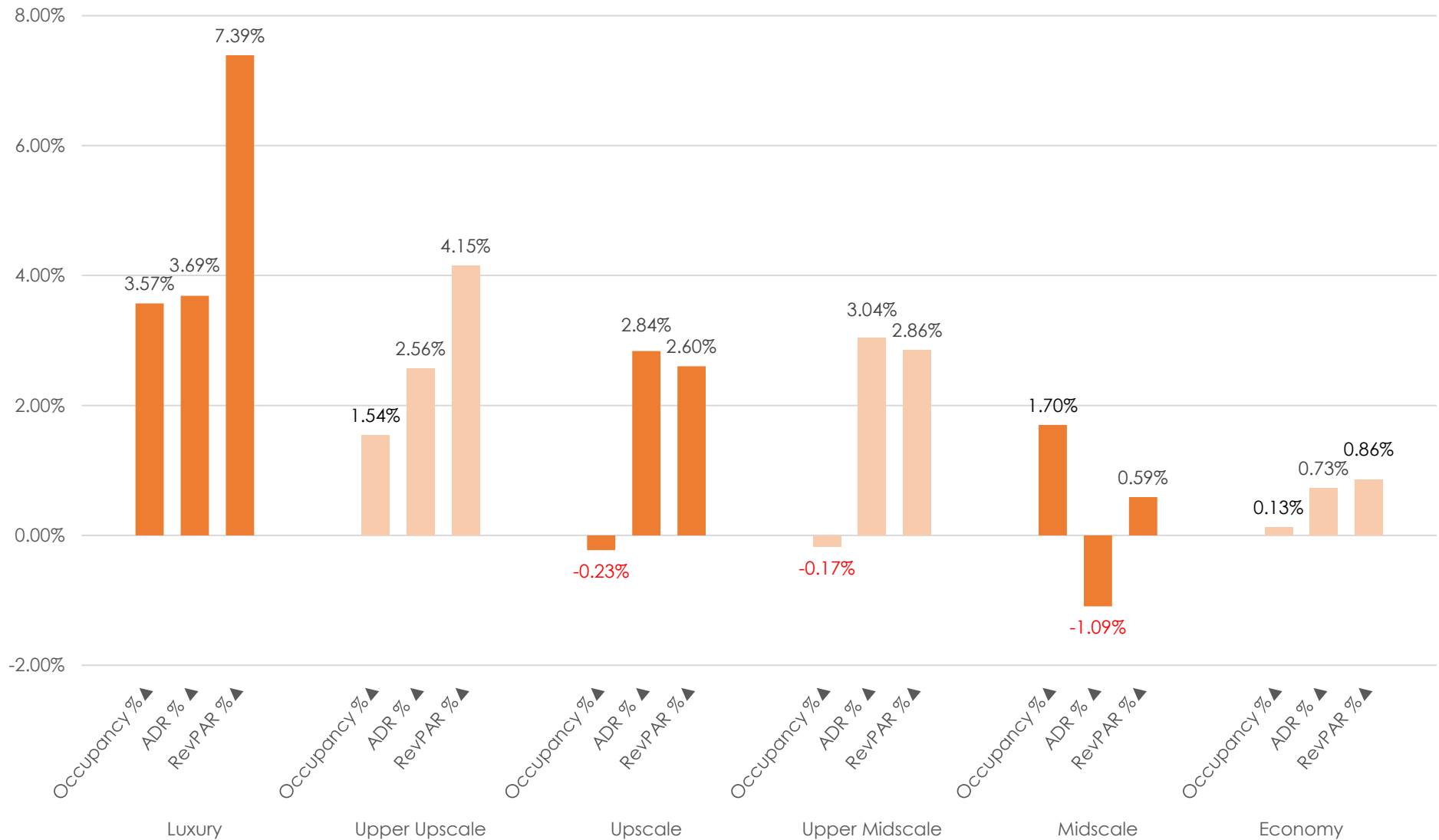
The Clancy

*preliminary data
Source: STR



2024 RevPAR Forecast

2024 Forecasted Growth YoY



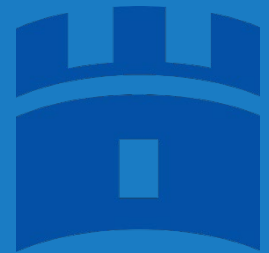
Source: Lodging Analytics Research & Consulting



Ritz-Carlton St. Thomas

Optimal Portfolio Composition

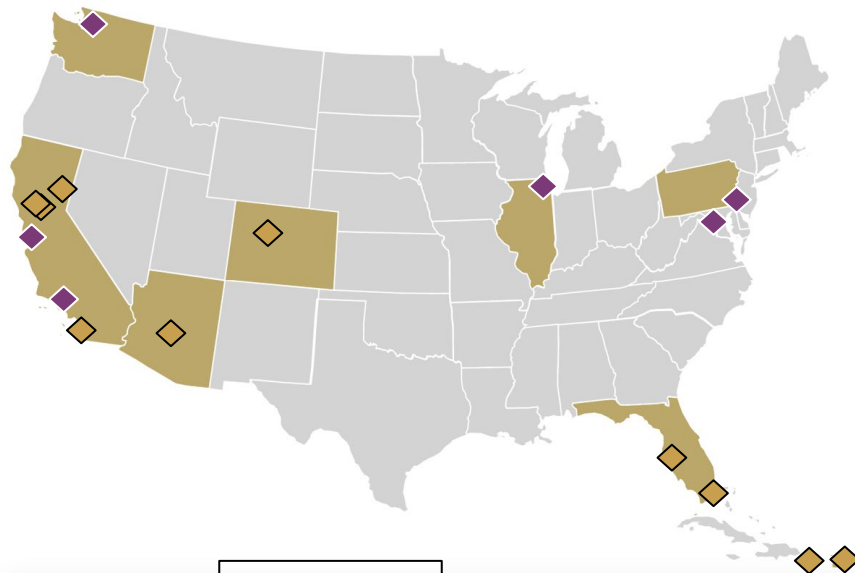
Taking Advantage of Strategic Asset Class





High Quality Assets

with High Barriers to Entry



Key (1)	
Resort: 62%	
Urban: 38%	

Properties

Resort	Hotel Q2' 2023 TTM EBITDA ⁽²⁾
Ritz-Carlton Sarasota	\$25,023
Ritz-Carlton St. Thomas	\$24,970
Four Seasons Scottsdale	\$21,692
Ritz-Carlton Reserve Dorado Beach	\$20,040
Hilton Torrey Pines	\$17,204
Pier House	\$15,925
Park Hyatt Beaver Creek	\$13,666
Ritz-Carlton Lake Tahoe	\$10,904
Bardessono	\$7,179
Hotel Yountville	\$6,014
Urban	
Capital Hilton	\$15,750
Marriott Seattle Waterfront	\$11,582
The Notary Hotel	\$9,472
The Clancy	\$9,348
Sofitel Chicago Magnificent Mile	\$7,347
Mr.C Beverly Hills Hotel	\$2,641

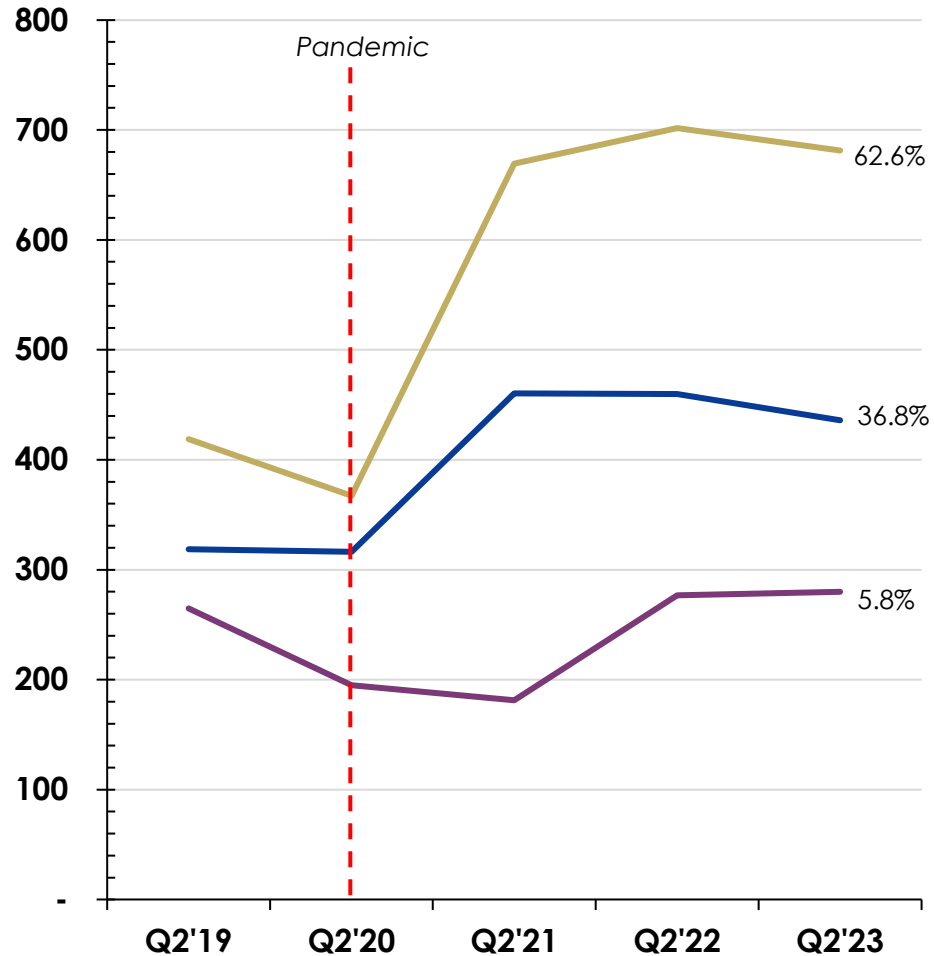
(1) By Number of Hotels
(2) In thousands



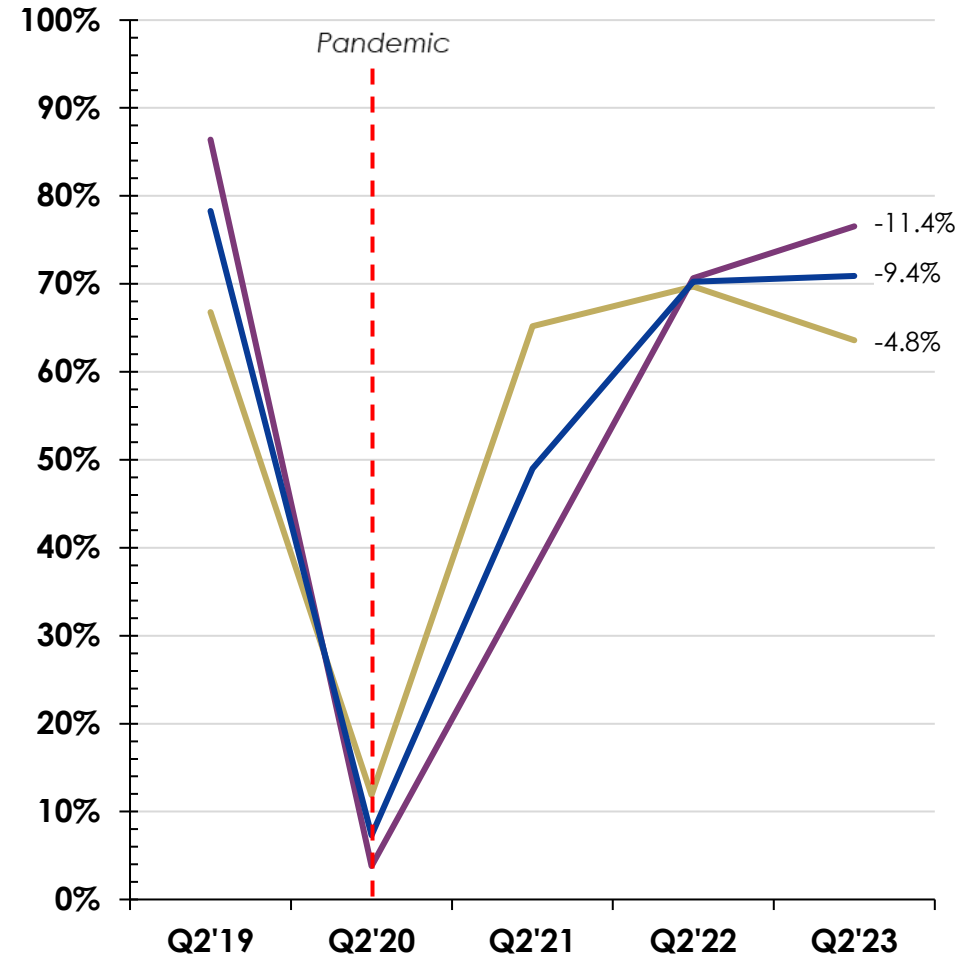
Urban Properties Recovery Continues



ADR⁽¹⁾ Up – Q2 2019 to Q2 2023



Occupancy⁽¹⁾ Stabilizing – Q2 2019 to Q2 2023



Key: ■ Resort ■ Urban ■ Average

(1) Same-store data for the current 14 hotel assets held by BHR

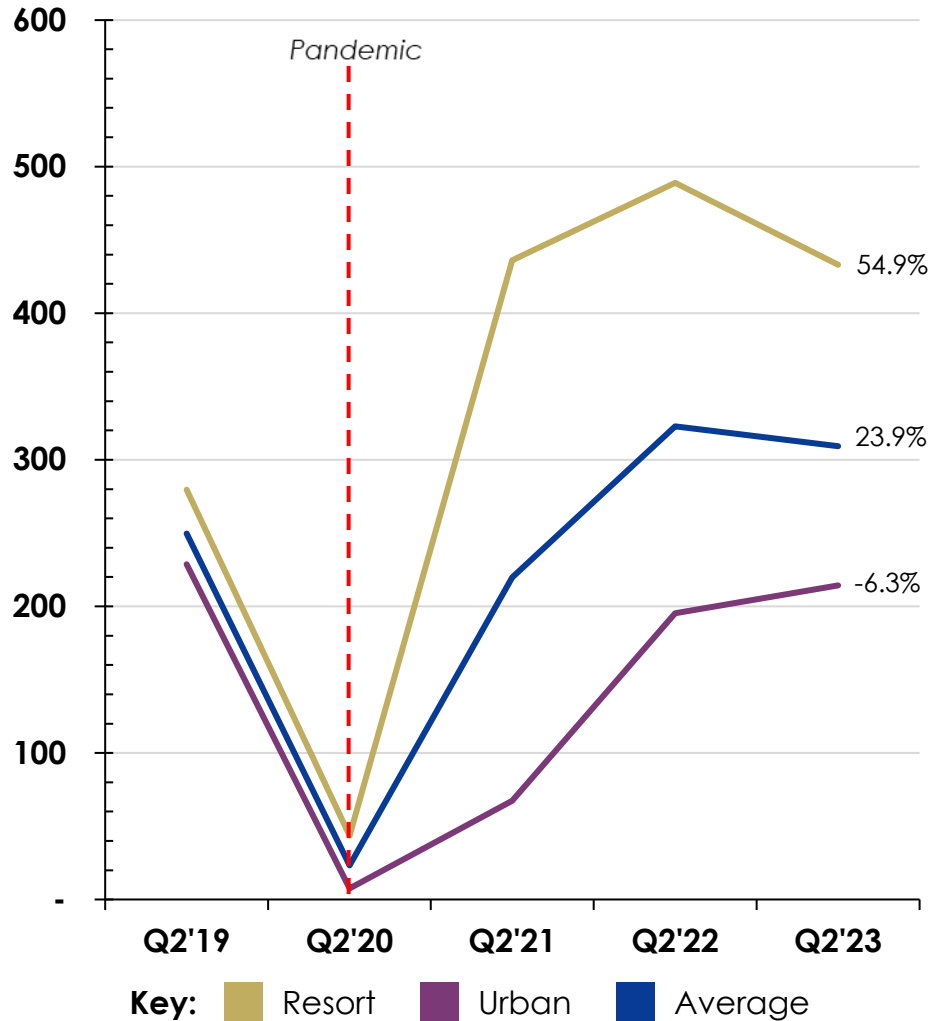
Resort: Bardessono, Hotel Yountville, Ritz-Carlton St. Thomas, Ritz-Carlton Sarasota, Ritz-Carlton Lake Tahoe, Ritz-Carlton Reserve Dorado Beach, Pier House, Hilton Torrey Pines, Park Hyatt Beaver Creek, and Four Seasons Scottsdale

Urban: The Clancy, The Notary Hotel, Marriott Seattle Waterfront, Capital Hilton, Sofitel Chicago and Mr. C



Urban Properties Drive Growth

RevPAR⁽¹⁾ Up – Q2 2019 to Q2 2023



Key Observations

**Urban properties
nearing full recovery**

**Resort properties significantly
up versus 2019**

**Average RevPAR is well
above 2019 levels**

(1) Same-store data for the current 16 hotel assets held by BHR

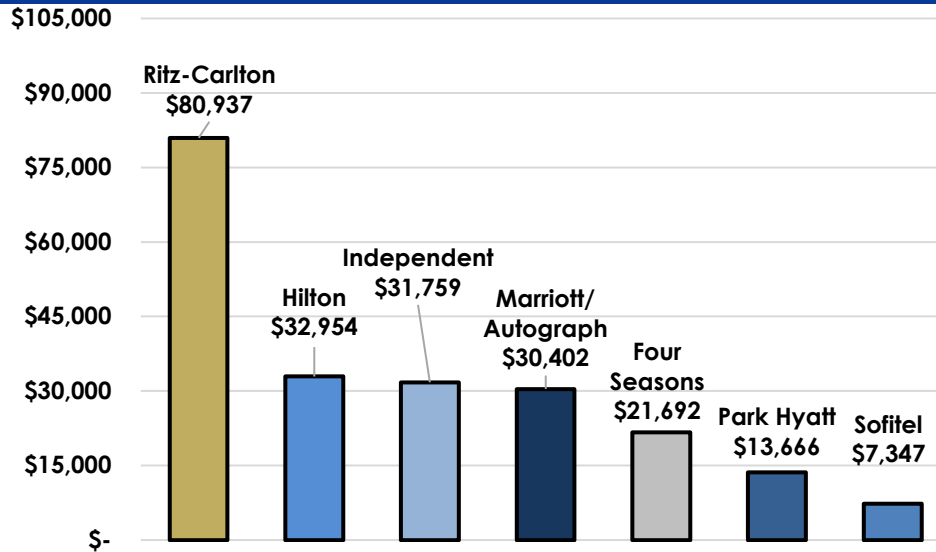
Resort: Bardessono, Hotel Yountville, Ritz-Carlton St. Thomas, Ritz-Carlton Sarasota, Ritz-Carlton Lake Tahoe, Ritz-Carlton Reserve Dorado Beach, Pier House, Hilton Torrey Pines, Park Hyatt Beaver Creek, and Four Seasons Scottsdale

Urban: The Clancy, The Notary Hotel, Marriott Seattle Waterfront, Capital Hilton, Sofitel Chicago and Mr. C

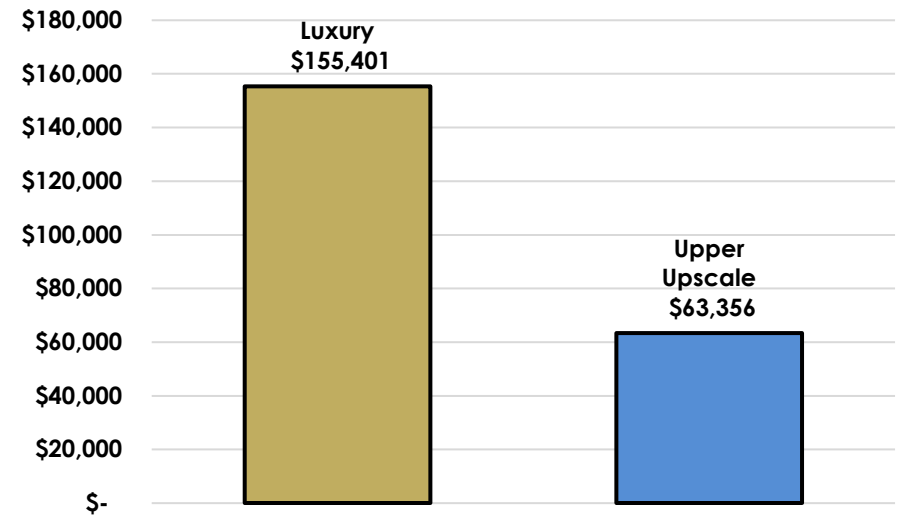


High Exposure to Luxury Hotels and Resorts

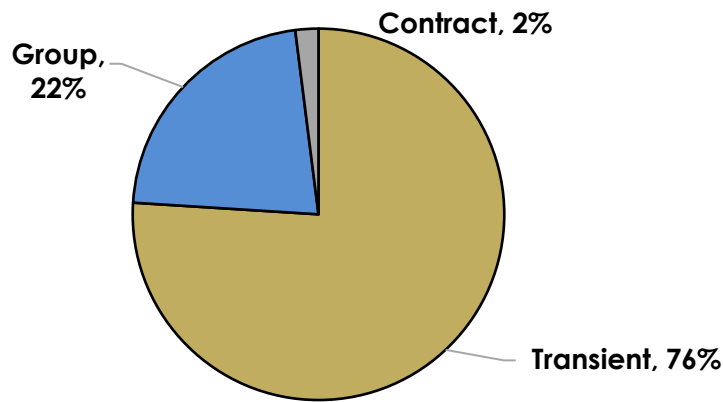
Ritz-Carlton Drives Q2 TTM Hotel EBITDA⁽¹⁾



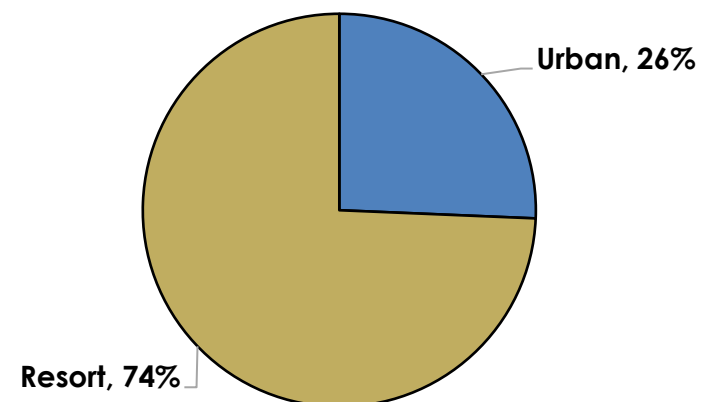
Luxury Hotels Drive Q2 TTM Hotel EBITDA⁽¹⁾



High Transient Demand Drives Q2 TTM Revenue⁽¹⁾



Resorts Drive Q2 TTM EBITDA⁽¹⁾



⁽¹⁾ Comparable TTM as of 6/30/2023, see appendix for a reconciliation of TTM hotel net income (loss) to hotel TTM EBITDA; In thousands

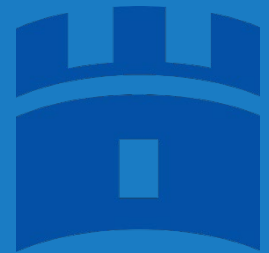
Ritz-Carlton: Ritz-Carlton St. Thomas, Ritz-Carlton Sarasota, Ritz-Carlton Lake Tahoe, and Ritz-Carlton Reserve Dorado Beach; **Independent:** Bardessono, Pier House, Hotel Yountville, and Mr. C; **Park Hyatt:** Park Hyatt Beaver Creek; **Marriott / Autograph:** Marriott Seattle Waterfront, The Notary, and The Clancy; **Hilton:** Capital Hilton and Torrey Pines; **Sofitel:** Sofitel Chicago Magnificent Mile; **Four Seasons:** Four Seasons Scottsdale; **Luxury:** Sofitel Chicago Magnificent Mile, Ritz-Carlton St. Thomas, Ritz-Carlton Sarasota, Ritz-Carlton Lake Tahoe, Ritz-Carlton Reserve Dorado Beach, Bardessono, Pier House, Hotel Yountville, Mr. C, Park Hyatt Beaver Creek, and Four Seasons Scottsdale; **Upper Upscale:** Capital Hilton, Torrey Pines, Marriott Seattle Waterfront, The Notary, and The Clancy



Park Hyatt Beaver Creek

Recent Results & Developments

Solid Q2 Results Signal Potential For Steady Recovery





Hotel EBITDA Rebounding Through Resorts



Core Assets	Location	Market	Rooms	Q2 2023				
				Occ%	ADR	RevPAR	% 2Q22	Hotel EBITDA ⁽¹⁾⁽²⁾
Ritz-Carlton St. Thomas	St. Thomas, USVI	Resort	180	76%	\$1,065	\$804	-19.1%	\$6,848
Capital Hilton	Washington, D.C.	Urban	550	82%	\$278	\$228	17.6%	\$6,342
Ritz-Carlton Sarasota	Sarasota, FL	Resort	276	63%	\$590	\$374	-25.6%	\$6,120
Ritz-Carlton Reserve Dorado Beach	Dorado Beach, PR	Resort	96	64%	\$2,270	\$1,454	7.2%	\$5,826
Marriott Seattle Waterfront	Seattle, WA	Urban	369	79%	\$311	\$244	43.5%	\$4,313
Four Seasons Scottsdale	Scottsdale, AZ	Resort	210	49%	\$852	\$415	-6.3%	\$4,230
Hilton Torrey Pines	La Jolla, CA	Resort	394	82%	\$246	\$202	-5.2%	\$4,130
Pier House	Key West, FL	Resort	142	71%	\$642	\$457	-15.8%	\$3,775
The Notary Hotel	Philadelphia, PA	Urban	499	71%	\$238	\$168	24.1%	\$3,586
Sofitel Chicago Magnificent Mile	Chicago, IL	Urban	415	75%	\$275	\$205	2.6%	\$3,033
The Clancy	San Francisco, CA	Urban	410	75%	\$292	\$220	-15.8%	\$2,450
Bardessono	Napa Valley, CA	Resort	65	73%	\$1,105	\$805	-16.5%	\$2,244
Hotel Yountville	Napa Valley, CA	Resort	80	59%	\$764	\$447	-24.5%	\$1,420
Mr.C Beverly Hills Hotel	Beverly Hills, CA	Urban	143	80%	\$319	\$254	-6.1%	\$648
Ritz-Carlton Lake Tahoe	Truckee, CA	Resort	170	53%	\$513	\$272	19.0%	(\$115)
Park Hyatt Beaver Creek	Beaver Creek, CO	Resort	193	34%	\$313	\$106	-20.4%	(\$1,190)
Total Portfolio			4,192	71%	\$436	\$309	-4.2%	\$53,660



Pier House Resort & Spa

(1) In thousands

(2) Please refer to slides 28-38 for a reconciliation to the most directly comparable non-GAAP functional metric



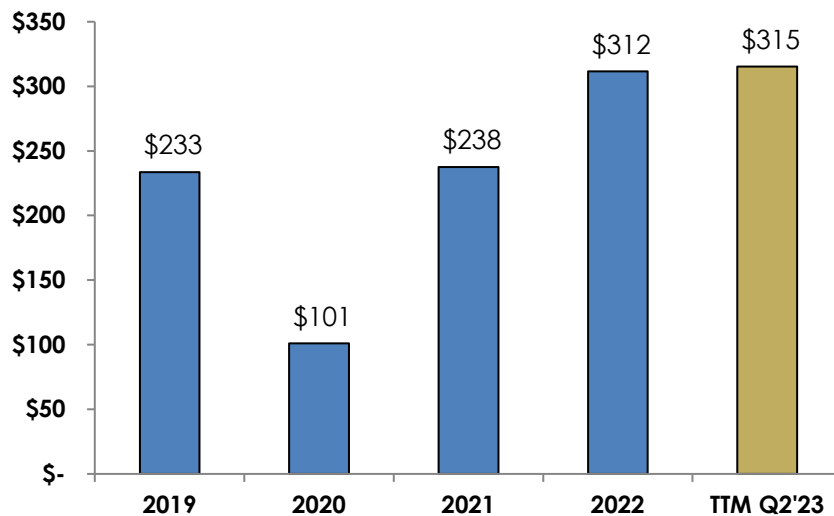
Difficult YoY Comparisons Shape Q2 Results



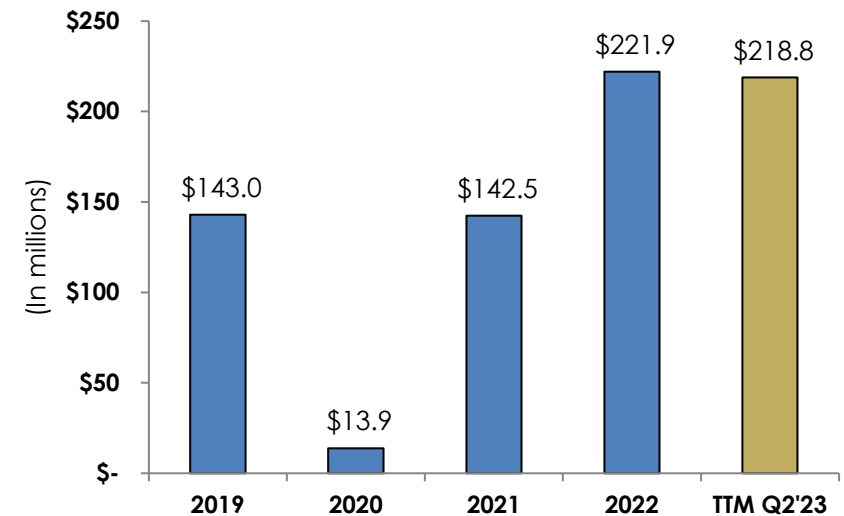
Comparable Hotel Operating Results ⁽¹⁾⁽⁵⁾	2023 Q2
ADR	\$436
Occupancy	71%
RevPAR	\$309
Total Hotel Revenue ⁽³⁾	\$187,905
Hotel EBITDA ⁽³⁾	\$53,660
Hotel EBITDA Margin	29%

2022 Q2	% Variance 2022
\$460	(5%)
70%	1% ⁽²⁾
\$323	(4%)
\$192,997	(3%)
\$63,470	(16%)
33%	(4%) ⁽²⁾

COMPARABLE REVPAR⁽¹⁾⁽⁴⁾⁽⁵⁾



COMPARABLE HOTEL EBITDA⁽¹⁾⁽⁴⁾⁽⁵⁾



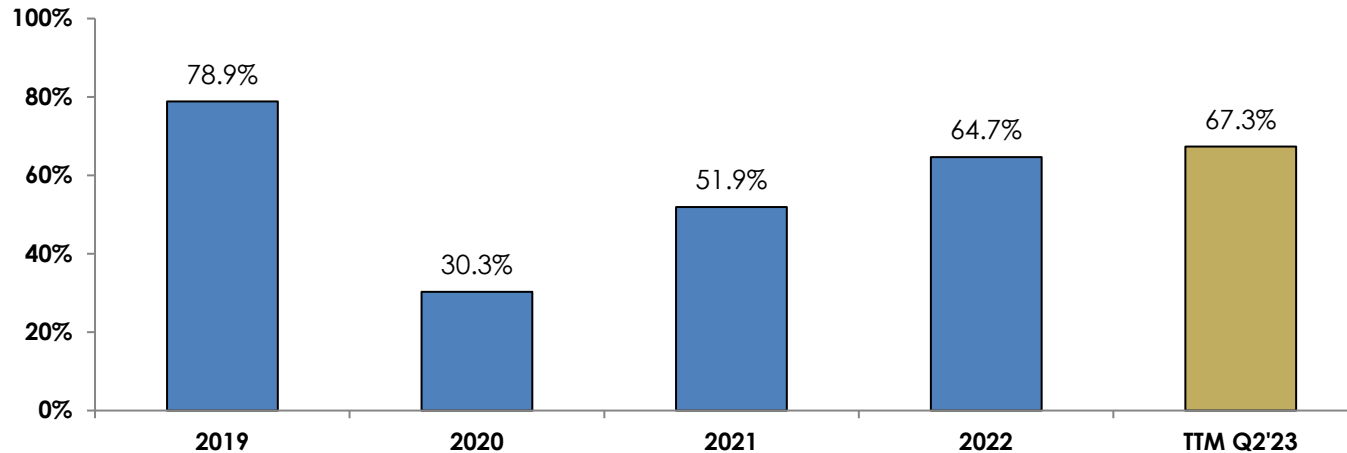
(1) Includes: Bardessono; Hotel Yountville; Mr. C Beverly Hills; Pier House; Marriott Seattle Waterfront; Capital Hilton; Sofitel Chicago; Hilton Torrey Pines; The Clancy; The Notary Hotel; Park Hyatt Beaver Creek; Ritz-Carlton Lake Tahoe; Ritz-Carlton Sarasota; Ritz-Carlton St. Thomas; Ritz-Carlton Reserve Dorado Beach, and Four Seasons Scottsdale
 (2) Percentage metrics are shown in points moved
 (3) In thousands
 (4) As reported in Earnings Releases: 2019 as reported on 2/25/2021; 2020 as reported on 2/24/2022; 2021 and 2022 as reported on 2/22/2023; TTM Q2'23 as reported on 8/1/23
 (5) Due to the economic effects of the COVID-19 pandemic on the Company, the lodging industry and the broader economy, the information provided should not be relied upon as an accurate representation of the current or future financial condition or performance of the Company



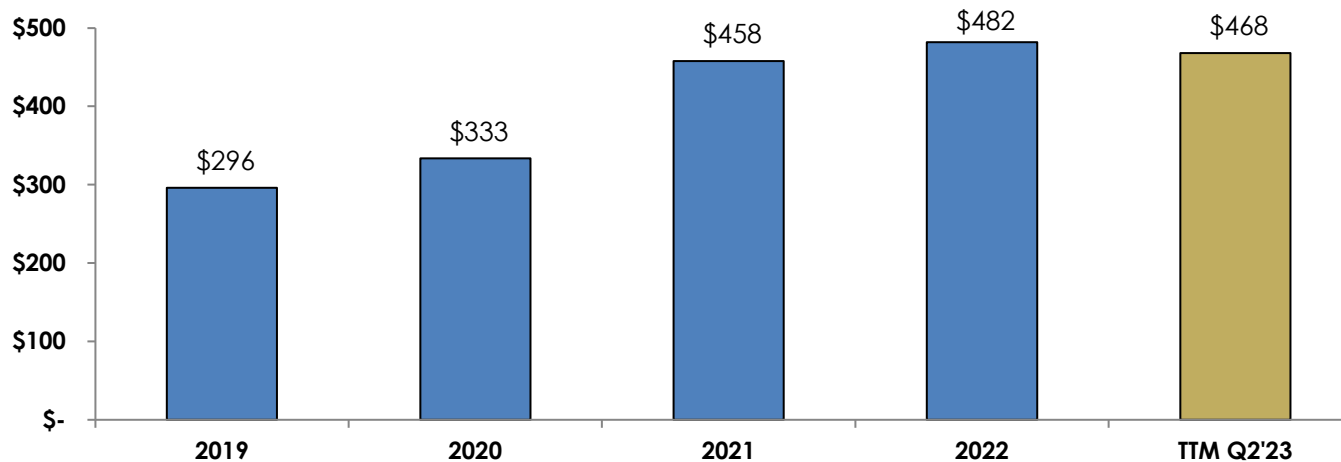
TTM Occupancy & ADR Remain Resilient



HOTEL OCCUPANCY⁽¹⁾⁽²⁾



HOTEL ADR⁽¹⁾⁽²⁾



Mr. C Beverly Hills

(1) As reported in Earnings Releases: 2019 as reported on 2/25/2021; 2020 as reported on 2/24/2022; 2021 and 2022 as reported on 2/22/2023; TTM Q2'23 as reported on 8/1/23

(2) Due to the economic effects of the COVID-19 pandemic on the Company, the lodging industry and the broader economy, the information provided should not be relied upon as an accurate representation of the current or future financial condition or performance of the Company



ADR Decrease Impacts Metrics

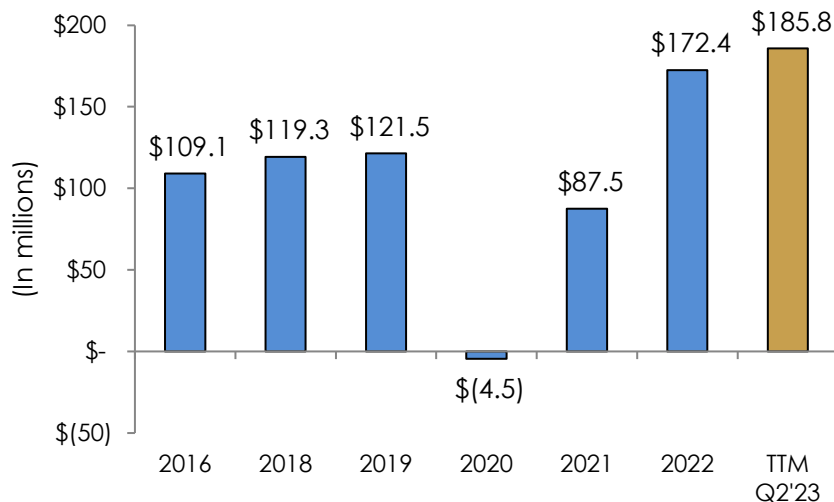


Quarter Highlights

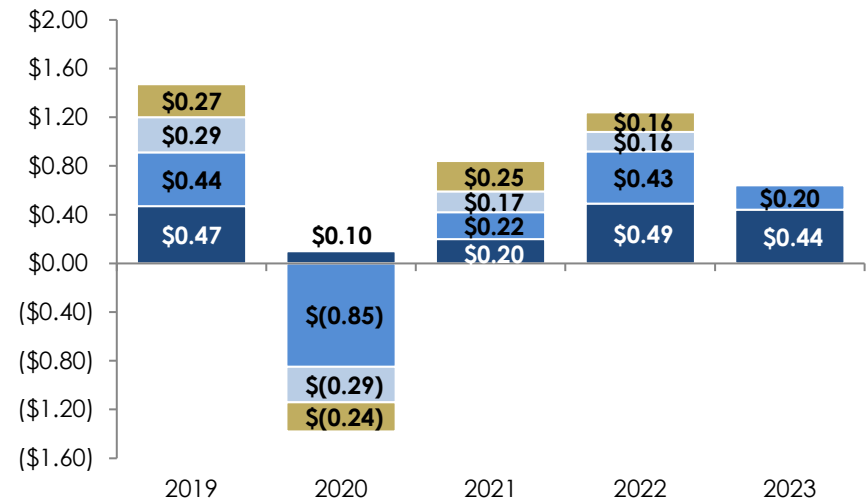
- Comparable RevPAR for all hotels decreased 4.2% over the prior year quarter to \$309. Comparable ADR decreased 5.2% over the prior year quarter to \$436 and Comparable Occupancy increased 1.0% over the prior year quarter to 70.9%.
- Comparable Hotel EBITDA was \$53.7 million for the quarter.
- Adjusted EBITDAre was \$46.3 million for the quarter.
- Adjusted funds from operations (AFFO) was \$0.20 per diluted share for the quarter.
- Net loss attributable to common stockholders for the quarter was \$(13.0) million or \$(0.20) per diluted share.
- Net debt to gross assets was 37.3% at the end of the first quarter.
- Capex invested during the quarter was \$17.5 million.
- Rebranded Mr. C as Cameo Beverly Hills.
- Closed on \$200M corporate term loan and revolver.

Full Year Highlights

ADJUSTED EBITDARE RECOVERING STRONGLY



AFFO PER SHARE IS ROBUST⁽¹⁾



(1) Effective beginning with the third quarter of 2022 we will no longer include the effect of the Series B Cumulative Convertible Preferred Stock and convertible notes on an "as-converted" basis in AFFO. For comparative purposes, the change has been applied retrospectively.



Acquisitions Since Inception Performing Well



Property	Acq Date	Price	Price / Key	TTM EBITDA Multiple	TTM Yield on Cost
Sofitel Chicago Magnificent Mile	2/24/2014	\$153.0M	\$369K	20.8x	5.0%
Key West Pier House	3/3/2014	\$92.7M	\$653K	5.8x	17.8%
Bardessono	7/9/2015	\$85.0M	\$1.3M	11.8x	12.2%
Ritz-Carlton St. Thomas	12/15/2015	\$64.0M	\$356K	2.6x	18.0%
Park Hyatt Beaver Creak	4/3/2017	\$145.5M	\$754K	10.6x	8.3%
Hotel Yountville	5/11/2017	\$96.5M	\$1.2M	16x	6.4%
Ritz-Carlton Sarasota	4/4/2018	\$171.0M	\$620K	6.8x	12.6%
Ritz-Carlton Lake Tahoe	1/15/2019	\$103.3M ⁽¹⁾	\$608K	9.5x	6.9%
Mr. C Beverly Hills Hotel	8/5/2021	\$77.9M	\$545K ⁽²⁾	29.5x	2.6%
Ritz-Carlton Reserve Dorado Beach	3/11/22	\$193.0M	\$1.8M ⁽³⁾	9.6x	9.2%
Four Seasons Scottsdale	12/1/22	\$250.0M ⁽¹⁾	\$1.2M	11.5x	7.2%
Weighted Average:					9.4%

(1) Excludes developable land parcel and capital reserves

(2) Price / Key for Mr. C is inclusive of the condominium units acquired

(3) Price / Key for Dorado Beach is inclusive of the units in the rental program

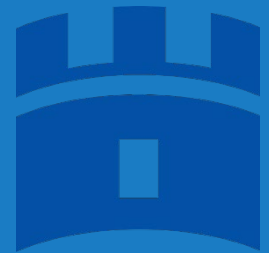
Note: Yield on Cost is calculated as TTM NOI (EBITDA less FF&E Reserve) divided by Gross Book Value (Net Book Value plus Accumulated Depreciation and Capital Expenditures)



Hotel Yountville

Liquidity & Liability Management

Maintain Liquidity, Monitor Leverage, Navigate Recovery





Ample Liquidity to Cover Dividends

LIQUIDITY POSITION⁽¹⁾

CASH & CASH EQUIVALENTS	\$128.0M
RESTRICTED CASH	\$63.4M
DUE FROM 3 RD PARTY MANAGERS	\$15.4M
REVOLVER CAPACITY ⁽²⁾	\$4.0M
TOTAL CASH	\$210.8M

POSITIVE YTD OPERATING CASH FLOW⁽³⁾

ADJ. EBITDARE	\$112.3M
PREFERRED DIVIDENDS	(\$21.2M)
CAPEX	(\$36.2M)
DEBT SERVICE ⁽⁴⁾	(\$45.0M)
CASH FLOW	~\$9.9M

Notes: (1) As of 6/30/23; (2) Revolver was not closed on by 6/30/23; (3) YTD Q2 2023; (4) Excludes amortization payments



Ritz-Carlton Sarasota



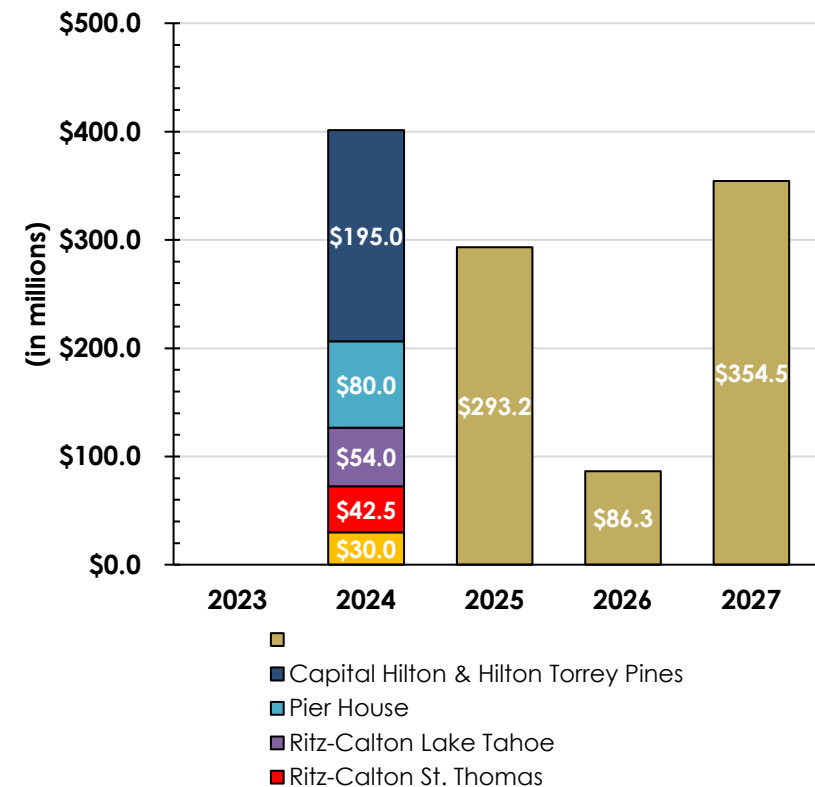
BAML Secured Credit Facility

- \$150mm Term Loan and \$50mm Revolver
- 3-year initial maturity with a 1-year extension
- Availability test: 55% LTV and 1.75x DSCR on borrowing base properties
- Financial covenants: 55% LTV and 1.10x DSCR on consolidated portfolio
- SOFR + 2.85%⁽¹⁾
- Borrowing Base: RC Sarasota, Hotel Yountville, and Bardessono

2024

- Will continue to work on extensions of RC Lake Tahoe, Pier House with BAML; assessing refinancing options for Hilton JV properties, St. Thomas, and Cameo Beverly Hills

Pro Forma Maturity Schedule



⁽¹⁾ Based on pricing grid and varies from SOFR + 2.35% to SOFR + 3.10%.



BHR Positioned Ideally for Outperformance



All Time High Industry Performance Continuing



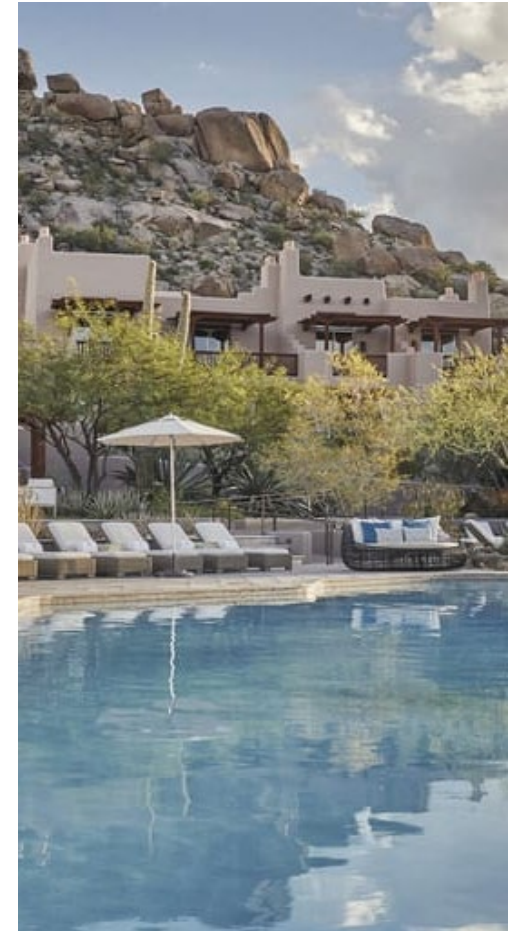
Optimal Portfolio Composition



Recent Results & Developments



Liquidity & Liability Management



Four Seasons Scottsdale



Ritz-Carlton Lake Tahoe

Appendix



Indebtedness



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES
INDEBTEDNESS BY MATURITY ASSUMING EXTENSION OPTIONS ARE EXERCISED
June 30, 2023
(dollars in thousands)
(unaudited)

Lender	Hotels	2023	2024	2025	2026	2027	Thereafter	Total
BAML	Bardessono Hotel and Spa	\$ 40,000	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 40,000
BAML	Hotel Yountville	—	51,000	—	—	—	—	51,000
BAML	The Ritz-Carlton Lake Tahoe	—	54,000	—	—	—	—	54,000
Prudential	Capital Hilton and Hilton La Jolla Torrey Pines	—	195,000	—	—	—	—	195,000
BAML	The Ritz-Carlton Sarasota	—	97,000	—	—	—	—	97,000
Apollo	The Ritz-Carlton St. Thomas	—	42,500	—	—	—	—	42,500
LoanCore	Mr. C Beverly Hills Hotel	—	30,000	—	—	—	—	30,000
BAML	Pier House Resort & Spa	—	80,000	—	—	—	—	80,000
BAML	See footnote 1	—	—	293,180	—	—	—	293,180
Convertible Senior Notes	N/A	—	—	—	86,250	—	—	86,250
Credit Agricole	Park Hyatt Beaver Creek Resort & Spa	—	—	—	—	70,500	—	70,500
Aareal Capital Corporation	Four Seasons Resort Scottsdale	—	—	—	—	96,000	—	96,000
Principal due in future periods		\$ 40,000	\$ 549,500	\$ 293,180	\$ 86,250	\$ 166,500	\$ —	\$ 1,135,430
Scheduled amortization payments remaining		500	500	—	2,000	2,000	—	5,000
Total indebtedness		<u>\$ 40,500</u>	<u>\$ 550,000</u>	<u>\$ 293,180</u>	<u>\$ 88,250</u>	<u>\$ 168,500</u>	<u>\$ —</u>	<u>\$ 1,140,430</u>

⁽¹⁾ This mortgage loan is secured by the Sofitel Chicago Magnificent Mile, The Clancy, Marriott Seattle Waterfront and The Notary Hotel.



Indebtedness

BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES
SUMMARY OF INDEBTEDNESS
June 30, 2023
(dollars in thousands)
(unaudited)

Lender	Hotels	Current Maturity	Final Maturity ⁽¹⁰⁾	Interest Rate	Fixed-Rate Debt	Floating-Rate Debt	Total Debt	Comparable TTM Hotel Net Income	Comparable TTM Hotel Net Income Debt Yield	Comparable TTM Hotel EBITDA ⁽¹¹⁾	Comparable TTM Hotel EBITDA Debt Yield
BAML	Bardessono Hotel and Spa	August 2023	August 2023	SOFR (2) + 2.65%	\$ —	\$ 40,000	\$ 40,000	\$ 1,743	4.4 %	\$ 7,179	17.9 %
Apollo	The Ritz-Carlton St. Thomas	August 2023	August 2024	LIBOR (1) + 3.95%	—	42,500 (3)	42,500	12,899	30.4 %	24,970	58.8 %
BAML	The Ritz-Carlton Sarasota	October 2023	April 2024	SOFR (2) + 3.60%	—	98,000 (4)	98,000	10,147	10.4 %	25,023	25.5 %
BAML	Hotel Yountville	November 2023	May 2024	SOFR (2) + 2.65%	—	51,000 (4)	51,000	945	1.9 %	6,014	11.8 %
BAML	The Ritz-Carlton Lake Tahoe	January 2024	January 2024	SOFR (2) + 2.20%	—	54,000	54,000	2,614	4.8 %	10,904	20.2 %
Prudential	Capital Hilton and Hilton La Jolla Torrey Pines	February 2024	February 2024	LIBOR (1) + 1.70%	—	195,000	195,000	19,174	9.8 %	32,954	16.9 %
Credit Agricole	Park Hyatt Beaver Creek Resort & Spa	February 2024	February 2027	SOFR (2) + 2.86%	—	70,500	70,500	3,706	5.3 %	13,666	19.4 %
BAML	See footnote	June 2024	June 2025	LIBOR (1) + 2.61%	—	293,180 (5)	293,180	7,562	2.6 %	37,749	12.9 %
LoanCore	Mr. C Beverly Hills Hotel	August 2024	August 2024	LIBOR (1) + 3.60%	—	30,000 (7)	30,000	(2,274)	(7.6)%	2,641	8.8 %
BAML	Pier House Resort & Spa	September 2024	September 2024	SOFR (2) + 1.95%	—	80,000	80,000	8,544	10.7 %	15,925	19.9 %
Aareal Capital Corporation	Four Seasons Resort Scottsdale	December 2025	December 2027	SOFR (2) + 3.75%	—	100,000 (8)	100,000	3,889	3.9 %	21,692	21.7 %
Convertible Senior Notes	N/A	June 2026	June 2026	4.50%	86,250	—	86,250	N/A	N/A	N/A	N/A
Unencumbered Hotel	The Ritz-Carlton Reserve Dorado Beach				—	—	—	11,203	N/A	20,040	N/A
Total					<u>\$ 86,250</u>	<u>\$ 1,054,180</u>	<u>\$ 1,140,430</u>	<u>\$ 80,152</u>	<u>7.0 %</u>	<u>\$ 218,757</u>	<u>19.2 %</u>
Percentage					<u>7.6 %</u>	<u>92.4 %</u>	<u>100.0 %</u>				
Weighted average interest rate ⁽⁹⁾					<u>4.50 %</u>	<u>7.18 %</u>	<u>6.97 %</u>				

All indebtedness is non-recourse with the exception of the convertible senior notes.

⁽¹⁾ LIBOR rate was 5.22% at June 30, 2023.

⁽²⁾ SOFR rate was 5.14% at June 30, 2023.

⁽³⁾ This mortgage loan has three one-year extension options subject to satisfaction of certain conditions, of which the second was exercised in August 2022. This mortgage loan has a LIBOR floor of 1.00%.

⁽⁴⁾ This mortgage loan has one six-month extension option subject to satisfaction of certain conditions.

⁽⁵⁾ This mortgage loan has three one-year extension options subject to satisfaction of certain conditions.

⁽⁶⁾ This mortgage loan has five one-year extension options subject to satisfaction of certain conditions, of which the fourth was exercised in June 2023. This mortgage loan is secured by the Sofitel Chicago Magnificent Mile, The Clancy, Marriott Seattle Waterfront and The Notary Hotel.

⁽⁷⁾ This mortgage loan has a LIBOR floor of 1.50%.

⁽⁸⁾ This mortgage loan has two one-year extension options subject to satisfaction of certain conditions. This mortgage loan has a SOFR floor of 1.00%.

⁽⁹⁾ The weighted average interest rates are adjusted for in-the-money interest rate caps.

⁽¹⁰⁾ The final maturity date assumes all available extension options will be exercised.

⁽¹¹⁾ See Exhibit 1 for reconciliation of net income (loss) to hotel EBITDA.



Reconciliation of Net Income (Loss) to Comparable Hotel EBITDA by Hotel



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES
RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA
(in thousands)
(unaudited)

	2023 2nd Quarter	2023 1st Quarter	2022 4th Quarter	2022 3rd Quarter	June 30, 2023 TTM
Net income (loss)	\$ 18,143	\$ 37,753	\$ 13,699	\$ 13,551	\$ 83,146
Non-property adjustments	(12)	12	(55)	(1)	(56)
Interest income	(259)	(235)	(145)	(63)	(702)
Interest expense	11,425	11,066	8,416	6,373	37,280
Amortization of loan costs	562	642	476	496	2,176
Depreciation and amortization	22,567	22,521	20,506	19,604	85,198
Income tax expense (benefit)	507	340	219	(99)	967
Non-hotel EBITDA ownership expense	727	697	3,949	832	6,205
Hotel EBITDA including amounts attributable to noncontrolling interest	53,660	72,796	47,065	40,693	214,214
Non-comparable adjustments	—	—	5,141	(598)	4,543
Comparable hotel EBITDA	<u>\$ 53,660</u>	<u>\$ 72,796</u>	<u>\$ 52,206</u>	<u>\$ 40,095</u>	<u>\$ 218,757</u>



Reconciliation of Net Income (Loss) to Comparable Hotel EBITDA by Hotel



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA (in thousands) (unaudited)

Three Months Ended June 30, 2023

	Capital Hilton Washington D.C.	Hilton La Jolla Torrey Pines	Sofitel Chicago Magnificent Mile	Bardessono Hotel and Spa	Pier House Resort & Spa	Hotel Yountville	Park Hyatt Beaver Creek Resort & Spa	The Notary Hotel	The Clancy	The Ritz-Carlton Sarasota	The Ritz-Carlton Lake Tahoe	Marriott Seattle Waterfront	The Ritz-Carlton St. Thomas	Mr. C Beverly Hills Hotel	The Ritz-Carlton Reserve Dorado Beach	Four Seasons Scottsdale Resort	Hotel Total	Corporate / Allocated	Braemar Hotels & Resorts Inc.
Net income (loss)	\$ 3,924	\$ 3,105	\$ 1,890	\$ 764	\$ 1,709	\$ 13	\$ (4,002)	\$ 1,388	\$ 37	\$ 2,593	\$ (2,450)	\$ 2,729	\$ 3,586	\$ (595)	\$ 3,960	\$ (508)	\$ 18,143	\$ (21,281)	\$ (3,138)
Non-property adjustments	—	—	—	—	—	—	—	—	—	—	(12)	—	—	—	—	—	(12)	12	—
Interest income	(64)	(84)	(6)	—	—	—	—	(8)	(28)	(54)	27	(15)	(10)	—	—	(17)	(259)	259	—
Interest expense	—	—	—	772	1,378	981	1,399	—	—	2,075	961	20	963	667	—	2,209	11,425	11,490	22,915
Amortization of loan cost	—	—	—	—	80	8	201	—	—	—	39	—	27	44	—	163	562	123	685
Depreciation and amortization	2,438	1,044	1,146	588	587	406	1,118	2,035	2,445	1,444	1,117	1,536	2,123	515	1,637	2,388	22,567	—	22,567
Income tax expense (benefit)	125	49	—	—	—	—	—	4	—	—	—	—	133	—	196	—	507	(582)	(75)
Non-hotel EBITDA ownership expense	(81)	16	3	120	21	12	94	167	(4)	62	203	43	26	17	33	(5)	727	(727)	—
Hotel EBITDA including amounts attributable to noncontrolling interest	6,342	4,130	3,033	2,244	3,775	1,420	(1,190)	3,586	2,450	6,120	(115)	4,313	6,848	648	5,826	4,230	53,660	(10,706)	42,954
Less: EBITDA adjustments attributable to consolidated noncontrolling interest	(1,586)	(1,033)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(2,619)	2,619	—
Equity in earnings (loss) of unconsolidated entities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	75	75
Company's portion of EBITDA of OpenKey	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(80)	(80)
Hotel EBITDA attributable to the Company and OP unitholders	\$ 4,756	\$ 3,097	\$ 3,033	\$ 2,244	\$ 3,775	\$ 1,420	\$ (1,190)	\$ 3,586	\$ 2,450	\$ 6,120	\$ (115)	\$ 4,313	\$ 6,848	\$ 648	\$ 5,826	\$ 4,230	\$ 51,041	\$ (8,092)	\$ 42,949
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 6,342	\$ 4,130	\$ 3,033	\$ 2,244	\$ 3,775	\$ 1,420	\$ (1,190)	\$ 3,586	\$ 2,450	\$ 6,120	\$ (115)	\$ 4,313	\$ 6,848	\$ 648	\$ 5,826	\$ 4,230	\$ 53,660		
ALL HOTELS NOT UNDER RENOVATION:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 4,130	\$ 3,033	\$ 2,244	\$ 3,775	\$ 1,420	\$ (1,190)	\$ 3,586	\$ 2,450	\$ —	\$ (115)	\$ 4,313	\$ 6,848	\$ 648	\$ 5,826	\$ 4,230	\$ 41,198		
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ —	\$ 4,130	\$ 3,033	\$ 2,244	\$ 3,775	\$ 1,420	\$ (1,190)	\$ 3,586	\$ 2,450	\$ —	\$ (115)	\$ 4,313	\$ 6,848	\$ 648	\$ 5,826	\$ 4,230	\$ 41,198		
RESORT PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 4,130	\$ —	\$ 2,244	\$ 3,775	\$ 1,420	\$ (1,190)	\$ —	\$ —	\$ 6,120	\$ (115)	\$ —	\$ 6,848	\$ —	\$ 5,826	\$ 4,230	\$ 33,288		
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ —	\$ 4,130	\$ —	\$ 2,244	\$ 3,775	\$ 1,420	\$ (1,190)	\$ —	\$ —	\$ 6,120	\$ (115)	\$ —	\$ 6,848	\$ —	\$ 5,826	\$ 4,230	\$ 33,288		
URBAN PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ 6,342	\$ —	\$ 3,033	\$ —	\$ —	\$ —	\$ —	\$ 3,586	\$ 2,450	\$ —	\$ —	\$ 4,313	\$ —	\$ 648	\$ —	\$ —	\$ 20,372		
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 6,342	\$ —	\$ 3,033	\$ —	\$ —	\$ —	\$ —	\$ 3,586	\$ 2,450	\$ —	\$ —	\$ 4,313	\$ —	\$ 648	\$ —	\$ —	\$ 20,372		



Reconciliation of Net Income (Loss) to Comparable Hotel EBITDA by Hotel



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA (in thousands) (unaudited)

Three Months Ended March 31, 2023

	Capital Hilton Washington D.C.	Hilton La Jolla Torrey Pines	Sofitel Chicago Magnificent Mile	Bardessono Hotel and Spa	Pier House Resort & Spa	Hotel Yountville	Park Hyatt Beaver Creek Resort & Spa	The Notary Hotel	The Clancy	The Ritz-Carlton Sarasota	The Ritz-Carlton Lake Tahoe	Marriott Seattle Waterfront	The Ritz-Carlton St. Thomas	Mr. C Beverly Hills Hotel	The Ritz-Carlton Reserve Dorado Beach	Four Seasons Scottsdale Resort	Hotel Total	Corporate / Allocated	Braemar Hotels & Resorts Inc.
Net income (loss)	\$ 1,734	\$ 2,882	\$ (923)	\$ (1,304)	\$ 3,814	\$ (997)	\$ 7,458	\$ (1,358)	\$ (151)	\$ 6,751	\$ 3,628	\$ (631)	\$ 5,804	\$ (493)	\$ 6,170	\$ 5,369	\$ 37,753	\$ (21,149)	\$ 16,604
Non-property adjustments	—	—	—	—	—	—	—	—	—	—	12	—	—	—	—	—	12	(12)	—
Interest income	(65)	(73)	—	—	—	—	—	(5)	(19)	(42)	—	(9)	(9)	—	—	(13)	(235)	235	—
Interest expense	—	—	—	717	1,268	902	1,301	—	—	1,891	894	20	901	622	281	2,269	11,066	11,045	22,111
Amortization of loan cost	—	—	—	—	79	—	199	—	—	95	39	—	27	43	—	160	642	120	762
Depreciation and amortization	2,186	1,027	1,235	594	593	393	1,108	2,031	2,545	1,305	1,230	1,625	2,136	549	1,637	2,327	22,521	—	22,521
Income tax expense (benefit)	26	12	—	—	—	—	—	5	—	—	—	—	136	—	161	—	340	1,989	2,329
Non-hotel EBITDA ownership expense	17	24	73	113	4	20	15	21	20	6	306	7	6	33	24	8	697	(697)	—
Hotel EBITDA including amounts attributable to noncontrolling interest	3,898	3,872	385	120	5,758	318	10,081	694	2,395	10,006	6,109	1,012	9,001	754	8,273	10,120	72,796	(8,469)	64,327
Less: EBITDA adjustments attributable to consolidated noncontrolling interest	(975)	(968)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(1,943)	1,943	—
Equity in earnings (loss) of unconsolidated entities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	73	73
Company's portion of EBITDA of OpenKey	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(77)	(77)
Hotel EBITDA attributable to the Company and OP unitholders	\$ 2,923	\$ 2,904	\$ 385	\$ 120	\$ 5,758	\$ 318	\$ 10,081	\$ 694	\$ 2,395	\$ 10,006	\$ 6,109	\$ 1,012	\$ 9,001	\$ 754	\$ 8,273	\$ 10,120	\$ 70,853	\$ (6,530)	\$ 64,323
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 3,898	\$ 3,872	\$ 385	\$ 120	\$ 5,758	\$ 318	\$ 10,081	\$ 694	\$ 2,395	\$ 10,006	\$ 6,109	\$ 1,012	\$ 9,001	\$ 754	\$ 8,273	\$ 10,120	\$ 72,796	—	—
RESORT PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 3,872	\$ —	\$ 120	\$ 5,758	\$ 318	\$ 10,081	\$ —	\$ —	\$ 10,006	\$ 6,109	\$ —	\$ 9,001	\$ —	\$ 8,273	\$ 10,120	\$ 63,658	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ —	\$ 3,872	\$ —	\$ 120	\$ 5,758	\$ 318	\$ 10,081	\$ —	\$ —	\$ 10,006	\$ 6,109	\$ —	\$ 9,001	\$ —	\$ 8,273	\$ 10,120	\$ 63,658	—	—
URBAN PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ 3,898	\$ —	\$ 385	\$ —	\$ —	\$ —	\$ —	\$ 694	\$ 2,395	\$ —	\$ —	\$ 1,012	\$ —	\$ 754	\$ —	\$ —	\$ 9,138	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 3,898	\$ —	\$ 385	\$ —	\$ —	\$ —	\$ —	\$ 694	\$ 2,395	\$ —	\$ —	\$ 1,012	\$ —	\$ 754	\$ —	\$ —	\$ 9,138	—	—



Reconciliation of Net Income (Loss) to Comparable Hotel EBITDA by Hotel



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA (in thousands) (unaudited)

Three Months Ended December 31, 2022

	Capital Hilton Washington D.C.	Hilton La Jolla Torrey Pines	Sofitel Chicago Magnificent Mile	Bardessono Hotel and Spa	Pier House Resort & Spa	Hotel Yountville	Park Hyatt Beaver Creek Resort & Spa	The Notary Hotel	The Clancy	The Ritz- Carlton Sarasota	The Ritz- Carlton Lake Tahoe	Marriott Seattle Waterfront	The Ritz- Carlton St. Thomas	Mr. C Beverly Hills Hotel	The Ritz- Carlton Reserve Dorado Beach	Four Seasons Scottsdale Resort	Hotel Total	Corporate / Allocated	Braemar Hotels & Resorts Inc.
Net income (loss)	\$ (21)	\$ 2,876	\$ (91)	\$ 702	\$ 1,655	\$ 672	\$ 322	\$ 799	\$ (1,477)	\$ 1,194	\$ 681	\$ 283	\$ 3,752	\$ (816)	\$ 2,235	\$ 933	\$ 13,699	\$ (18,252)	\$ (4,553)
Non-property adjustments	—	—	—	—	—	—	—	(16)	—	—	—	—	(39)	—	—	—	(55)	55	—
Interest income	(38)	(50)	—	—	—	—	—	(4)	(15)	(25)	—	(7)	(2)	—	—	(4)	(145)	145	—
Interest expense	—	—	—	638	1,117	809	1,168	—	—	1,717	774	20	828	574	771	—	8,416	9,862	18,278
Amortization of loan cost	—	—	—	—	78	—	197	—	—	94	38	—	26	43	—	—	476	119	595
Depreciation and amortization	1,901	1,070	1,382	584	648	395	1,051	2,029	2,683	1,419	852	1,488	2,002	619	1,602	781	20,506	—	20,506
Income tax expense (benefit)	—	—	—	—	—	—	—	6	—	—	—	—	(124)	—	337	—	219	41	260
Non-hotel EBITDA ownership expense	1,442	13	29	114	5	8	(4)	51	(1)	1,759	236	1	163	36	97	—	3,949	(3,949)	—
Hotel EBITDA including amounts attributable to noncontrolling interest	3,284	3,909	1,320	2,038	3,503	1,884	2,734	2,865	1,190	6,158	2,581	1,785	6,606	456	5,042	1,710	47,065	(11,979)	35,086
Less: EBITDA adjustments attributable to consolidated noncontrolling interest	(821)	(977)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(1,798)	1,798	—
Equity in earnings (loss) of unconsolidated entities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	108	108
Company's portion of EBITDA of OpenKey	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(114)	(114)
Hotel EBITDA attributable to the Company and OP unitholders	\$ 2,463	\$ 2,932	\$ 1,320	\$ 2,038	\$ 3,503	\$ 1,884	\$ 2,734	\$ 2,865	\$ 1,190	\$ 6,158	\$ 2,581	\$ 1,785	\$ 6,606	\$ 456	\$ 5,042	\$ 1,710	\$ 45,267	\$ (10,187)	\$ 35,080
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	(1,652)	—	—	6,793	5,141	—	—
Comparable hotel EBITDA	\$ 3,284	\$ 3,909	\$ 1,320	\$ 2,038	\$ 3,503	\$ 1,884	\$ 2,734	\$ 2,865	\$ 1,190	\$ 6,158	\$ 2,581	\$ 1,785	\$ 4,954	\$ 456	\$ 5,042	\$ 8,503	\$ 52,206	—	—
RESORT PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 3,909	\$ —	\$ 2,038	\$ 3,503	\$ 1,884	\$ 2,734	\$ —	\$ —	\$ 6,158	\$ 2,581	\$ —	\$ 6,606	\$ —	\$ 5,042	\$ 1,710	\$ 36,165	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	(1,652)	—	—	6,793	5,141	—	—
Comparable hotel EBITDA	\$ —	\$ 3,909	\$ —	\$ 2,038	\$ 3,503	\$ 1,884	\$ 2,734	\$ —	\$ —	\$ 6,158	\$ 2,581	\$ —	\$ 4,954	\$ —	\$ 5,042	\$ 8,503	\$ 41,306	—	—
URBAN PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ 3,284	\$ —	\$ 1,320	\$ —	\$ —	\$ —	\$ —	\$ 2,865	\$ 1,190	\$ —	\$ —	\$ 1,785	\$ —	\$ 456	\$ —	\$ —	\$ 10,900	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 3,284	\$ —	\$ 1,320	\$ —	\$ —	\$ —	\$ —	\$ 2,865	\$ 1,190	\$ —	\$ —	\$ 1,785	\$ —	\$ 456	\$ —	\$ —	\$ 10,900	—	—



Reconciliation of Net Income (Loss) to Comparable Hotel EBITDA by Hotel



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA (in thousands) (unaudited)

Three Months Ended September 30, 2022

	Capital Hilton Washington D.C.	Hilton La Jolla Torrey Pines	Sofitel Chicago Magnificent Mile	Bardessono Hotel and Spa	Pier House Resort & Spa	Hotel Yountville	Park Hyatt Beaver Creek Resort & Spa	The Notary Hotel	The Clancy	The Ritz-Carlton Sarasota	The Ritz-Carlton Lake Tahoe	Marriott Reserve Seattle Waterfront	The Ritz-Carlton St. Thomas	Mr. C Beverly Hills Hotel	The Ritz-Carlton Reserve Dorado Beach	Four Seasons Scottsdale Resort	Hotel Total	Corporate / Allocated	Braemar Hotels & Resorts Inc.
Net income (loss)	\$ 404	\$ 4,270	\$ 1,129	\$ 1,581	\$ 1,366	\$ 1,257	\$ (72)	\$ 294	\$ 541	\$ (391)	\$ 755	\$ 3,103	\$ 846	\$ (370)	\$ (1,162)	\$ —	\$ 13,551	\$ (21,934)	\$ (8,383)
Non-property adjustments	—	—	—	—	—	—	—	—	—	—	—	—	(1)	—	—	—	(1)	1	—
Interest income	(15)	(22)	—	—	—	—	—	(1)	(5)	(16)	—	(2)	(2)	—	—	—	(63)	63	—
Interest expense	—	—	—	470	808	621	901	—	—	1,356	575	(62)	669	461	574	—	6,373	7,496	13,869
Amortization of loan cost	—	—	—	34	77	—	195	—	—	93	38	—	17	42	—	—	496	125	621
Depreciation and amortization	1,840	1,020	1,476	590	633	435	1,011	2,005	2,760	1,329	802	1,432	2,059	613	1,599	—	19,604	—	19,604
Income tax expense (benefit)	—	—	—	—	—	—	—	4	—	—	—	—	13	—	(116)	—	(99)	194	95
Non-hotel EBITDA ownership expense	(3)	25	4	102	5	79	6	25	17	368	159	1	3	37	4	—	832	(832)	—
Hotel EBITDA including amounts attributable to noncontrolling interest	2,226	5,293	2,609	2,777	2,889	2,392	2,041	2,327	3,313	2,739	2,329	4,472	3,604	783	899	—	40,693	(14,887)	25,806
Less: EBITDA adjustments attributable to consolidated noncontrolling interest	(556)	(1,324)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(1,880)	1,880	—
Equity in earnings (loss) of unconsolidated entities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	74	74
Company's portion of EBITDA of OpenKey	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(74)	(74)
Hotel EBITDA attributable to the Company and OP unitholders	\$ 1,670	\$ 3,969	\$ 2,609	\$ 2,777	\$ 2,889	\$ 2,392	\$ 2,041	\$ 2,327	\$ 3,313	\$ 2,739	\$ 2,329	\$ 4,472	\$ 3,604	\$ 783	\$ 899	\$ —	\$ 38,813	\$ (13,007)	\$ 25,806
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	563	—	—	(1,161)	(598)	—	—
Comparable hotel EBITDA	\$ 2,226	\$ 5,293	\$ 2,609	\$ 2,777	\$ 2,889	\$ 2,392	\$ 2,041	\$ 2,327	\$ 3,313	\$ 2,739	\$ 2,329	\$ 4,472	\$ 4,167	\$ 783	\$ 899	\$ (1,161)	\$ 40,095	—	—
RESORT PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 5,293	\$ —	\$ 2,777	\$ 2,889	\$ 2,392	\$ 2,041	\$ —	\$ —	\$ 2,739	\$ 2,329	\$ —	\$ 3,604	\$ —	\$ 899	\$ —	\$ 24,963	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	563	—	—	(1,161)	(598)	—	—
Comparable hotel EBITDA	\$ —	\$ 5,293	\$ —	\$ 2,777	\$ 2,889	\$ 2,392	\$ 2,041	\$ —	\$ —	\$ 2,739	\$ 2,329	\$ —	\$ 4,167	\$ —	\$ 899	\$ (1,161)	\$ 24,365	—	—
URBAN PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ 2,226	\$ —	\$ 2,609	\$ —	\$ —	\$ —	\$ —	\$ 2,327	\$ 3,313	\$ —	\$ —	\$ 4,472	\$ —	\$ 783	\$ —	\$ —	\$ 15,730	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 2,226	\$ —	\$ 2,609	\$ —	\$ —	\$ —	\$ —	\$ 2,327	\$ 3,313	\$ —	\$ —	\$ 4,472	\$ —	\$ 783	\$ —	\$ —	\$ 15,730	—	—



Reconciliation of Net Income (Loss) to Comparable Hotel EBITDA by Hotel



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA (in thousands) (unaudited)

Three Months Ended June 30, 2022

	Capital Hilton Washington D.C.	Hilton La Jolla Torrey Pines	Sofitel Chicago Magnificent Mile	Bardessono Hotel and Spa	Pier House Resort & Spa	Hotel Yountville	Park Hyatt Beaver Creek Resort & Spa	The Notary Hotel	The Clancy	The Ritz-Carlton Sarasota	The Ritz-Carlton Lake Tahoe	Marriott Seattle Waterfront	The Ritz-Carlton St. Thomas	Mr. C Beverly Hills Hotel	The Ritz-Carlton Reserve Dorado Beach	Four Seasons Scottsdale Resort	Hotel Total	Corporate / Allocated	Braemar Hotels & Resorts Inc.
Net income (loss)	\$ 2,584	\$ 3,939	\$ 4,103	\$ 1,820	\$ 3,530	\$ 1,247	\$ (1,949)	\$ 402	\$ 931	\$ 6,586	\$ (2,170)	\$ 1,510	\$ 5,742	\$ (34)	\$ 3,018	\$ —	\$ 31,259	\$ (14,579)	\$ 16,680
Non-property adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Interest income	(2)	(1)	—	—	—	—	—	—	(2)	(6)	—	(1)	(2)	—	—	—	(14)	14	—
Interest expense	—	—	—	310	482	415	633	—	—	984	371	34	534	396	363	—	4,522	5,183	9,705
Amortization of loan cost	—	—	—	51	76	42	193	—	—	92	37	—	—	41	(70)	—	462	114	576
Depreciation and amortization	1,839	1,006	1,490	594	662	540	943	2,011	2,814	1,327	788	1,295	2,079	611	1,572	—	19,571	—	19,571
Income tax expense (benefit)	—	—	—	—	—	—	—	6	—	—	—	—	306	—	112	—	424	653	1,077
Non-hotel EBITDA ownership expense	163	19	49	128	4	9	—	61	6	12	358	2	5	27	(1)	—	842	(842)	—
Hotel EBITDA including amounts attributable to noncontrolling interest	4,584	4,963	5,642	2,903	4,754	2,253	(180)	2,480	3,749	8,995	(616)	2,840	8,664	1,041	4,994	—	57,066	(9,457)	47,609
Less: EBITDA adjustments attributable to consolidated noncontrolling interest	(1,146)	(1,241)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(2,387)	2,387	—
Equity in earnings (loss) of unconsolidated entities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	74	74
Company's portion of EBITDA of OpenKey	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(75)	(75)
Hotel EBITDA attributable to the Company and OP unitholders	\$ 3,438	\$ 3,722	\$ 5,642	\$ 2,903	\$ 4,754	\$ 2,253	\$ (180)	\$ 2,480	\$ 3,749	\$ 8,995	\$ (616)	\$ 2,840	\$ 8,664	\$ 1,041	\$ 4,994	\$ —	\$ 54,679	\$ (7,071)	\$ 47,608
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	952	—	355	5,097	6,404	—	—
Comparable hotel EBITDA	\$ 4,584	\$ 4,963	\$ 5,642	\$ 2,903	\$ 4,754	\$ 2,253	\$ (180)	\$ 2,480	\$ 3,749	\$ 8,995	\$ (616)	\$ 2,840	\$ 9,616	\$ 1,041	\$ 5,349	\$ 5,097	\$ 63,470	—	—
ALL HOTELS NOT UNDER RENOVATION:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 4,963	\$ 5,642	\$ 2,903	\$ 4,754	\$ 2,253	\$ (180)	\$ 2,480	\$ 3,749	\$ —	\$ (616)	\$ 2,840	\$ 8,664	\$ 1,041	\$ 4,994	\$ —	\$ 43,487	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	952	—	355	5,097	6,404	—	—
Comparable hotel EBITDA	\$ —	\$ 4,963	\$ 5,642	\$ 2,903	\$ 4,754	\$ 2,253	\$ (180)	\$ 2,480	\$ 3,749	\$ —	\$ (616)	\$ 2,840	\$ 9,616	\$ 1,041	\$ 5,349	\$ 5,097	\$ 49,891	—	—
RESORT PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 4,963	\$ —	\$ 2,903	\$ 4,754	\$ 2,253	\$ (180)	\$ —	\$ —	\$ 8,995	\$ (616)	\$ —	\$ 8,664	\$ —	\$ 4,994	\$ —	\$ 36,730	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	952	—	355	5,097	6,404	—	—
Comparable hotel EBITDA	\$ —	\$ 4,963	\$ —	\$ 2,903	\$ 4,754	\$ 2,253	\$ (180)	\$ —	\$ —	\$ 8,995	\$ (616)	\$ —	\$ 9,616	\$ —	\$ 5,349	\$ 5,097	\$ 43,134	—	—
URBAN PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ 4,584	\$ —	\$ 5,642	\$ —	\$ —	\$ —	\$ —	\$ 2,480	\$ 3,749	\$ —	\$ —	\$ 2,840	\$ —	\$ 1,041	\$ —	\$ —	\$ 20,336	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 4,584	\$ —	\$ 5,642	\$ —	\$ —	\$ —	\$ —	\$ 2,480	\$ 3,749	\$ —	\$ —	\$ 2,840	\$ —	\$ 1,041	\$ —	\$ —	\$ 20,336	—	—

NOTES:

- The above comparable information assumes the 16 hotel properties owned and included in the Company's operations at June 30, 2023, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotel properties acquired during the period.
- All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition.
- Excluded hotels under renovation:
Capital Hilton Washington D.C., Ritz-Carlton Sarasota.



Reconciliation of Net Income (Loss) to Comparable Hotel EBITDA



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA (in thousands) (unaudited) Year Ended December 31, 2022

	Capital Hilton Washington D.C.	Hilton La Jolla Torrey Pines	Sofitel Chicago Magnificent Mile	Bardessono Hotel and Spa	Pier House Resort & Spa	Hotel Yountville	Park Hyatt Beaver Creek Resort & Spa	The Notary Hotel	The Clancy	The Ritz- Carlton Sarassota	The Ritz- Carlton Lake Tahoe	Marriott Seattle Waterfront	The Ritz- Carlton St. Thomas	Mr. C Beverly Hills Hotel	The Ritz- Carlton Reserve Dorado Beach	Four Seasons Scottsdale Resort	Hotel Total	Corporate / Allocated	Braemar Hotels & Resorts Inc.
Net income (loss)	\$ 1,125	\$ 13,162	\$ 2,226	\$ 4,488	\$ 12,377	\$ 2,547	\$ 5,668	\$ (505)	\$ (2,872)	\$ 17,641	\$ 5,020	\$ 3,790	\$ 18,920	\$ (1,390)	\$ 7,583	\$ 933	\$ 90,713	\$ (71,365)	\$ 19,348
Non-property adjustments	—	—	—	—	—	—	76	(16)	—	—	—	—	(40)	—	—	—	20	(20)	—
Interest income	(55)	(73)	—	—	—	—	—	(5)	(24)	(52)	—	(12)	(8)	—	—	(4)	(233)	233	—
Interest expense	—	—	—	1,674	2,802	2,165	3,228	—	—	4,919	2,017	26	2,557	1,822	1,747	—	22,957	26,753	49,710
Amortization of loan cost	—	—	—	135	307	102	713	—	—	370	150	—	43	167	—	—	1,987	469	2,456
Depreciation and amortization	7,420	4,118	5,975	2,371	2,611	2,046	3,932	8,028	11,226	5,326	3,234	5,406	8,072	2,452	5,124	781	78,122	—	78,122
Income tax expense (benefit)	—	—	—	—	—	—	—	19	—	—	—	—	415	—	333	—	767	3,276	4,043
Non-hotel EBITDA ownership expense	1,684	121	87	459	18	98	3	152	24	2,173	962	7	179	106	100	(1)	6,172	(6,172)	—
Hotel EBITDA including amounts attributable to noncontrolling interest	10,174	17,328	8,288	9,127	18,115	6,958	13,620	7,673	8,354	30,377	11,383	9,217	30,138	3,157	14,887	1,709	200,505	(46,826)	153,679
Less: EBITDA adjustments attributable to consolidated noncontrolling interest	(2,543)	(4,333)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(6,876)	6,876	—
Equity in earnings (loss) of unconsolidated entities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	328	328
Company's portion of EBITDA of OpenKey	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(334)	(334)
Hotel EBITDA attributable to the Company and OP unitholders	\$ 7,631	\$ 12,995	\$ 8,288	\$ 9,127	\$ 18,115	\$ 6,958	\$ 13,620	\$ 7,673	\$ 8,354	\$ 30,377	\$ 11,383	\$ 9,217	\$ 30,138	\$ 3,157	\$ 14,887	\$ 1,709	\$ 193,629	\$ (39,956)	\$ 153,673
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	(1)	—	3,634	17,788	21,421	—	—
Comparable hotel EBITDA	\$ 10,174	\$ 17,328	\$ 8,288	\$ 9,127	\$ 18,115	\$ 6,958	\$ 13,620	\$ 7,673	\$ 8,354	\$ 30,377	\$ 11,383	\$ 9,217	\$ 30,137	\$ 3,157	\$ 18,521	\$ 19,497	\$ 221,926	—	—
ALL HOTELS NOT UNDER RENOVATION:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ 10,174	\$ 17,328	\$ 8,288	\$ 9,127	\$ 18,115	\$ 6,958	\$ —	\$ 7,673	\$ 8,354	\$ 30,377	\$ 11,383	\$ —	\$ 30,138	\$ 3,157	\$ 14,887	\$ 1,709	\$ 177,668	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	(1)	—	3,634	17,788	21,421	—	—
Comparable hotel EBITDA	\$ 10,174	\$ 17,328	\$ 8,288	\$ 9,127	\$ 18,115	\$ 6,958	\$ —	\$ 7,673	\$ 8,354	\$ 30,377	\$ 11,383	\$ —	\$ 30,137	\$ 3,157	\$ 18,521	\$ 19,497	\$ 199,089	—	—
RESORT PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 17,328	\$ —	\$ 9,127	\$ 18,115	\$ 6,958	\$ 13,620	\$ —	\$ —	\$ 30,377	\$ 11,383	\$ —	\$ 30,138	\$ —	\$ 14,887	\$ 1,709	\$ 153,642	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	(1)	—	3,634	17,788	21,421	—	—
Comparable hotel EBITDA	\$ —	\$ 17,328	\$ —	\$ 9,127	\$ 18,115	\$ 6,958	\$ 13,620	\$ —	\$ —	\$ 30,377	\$ 11,383	\$ —	\$ 30,137	\$ —	\$ 18,521	\$ 19,497	\$ 175,063	—	—
URBAN PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ 10,174	\$ —	\$ 8,288	\$ —	\$ —	\$ —	\$ —	\$ 7,673	\$ 8,354	\$ —	\$ —	\$ 9,217	\$ —	\$ 3,157	\$ —	\$ —	\$ 46,863	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 10,174	\$ —	\$ 8,288	\$ —	\$ —	\$ —	\$ —	\$ 7,673	\$ 8,354	\$ —	\$ —	\$ 9,217	\$ —	\$ 3,157	\$ —	\$ —	\$ 46,863	—	—

NOTES:

- The above comparable information assumes the 16 hotel properties owned and included in the Company's operations at December 31, 2022, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotel properties acquired during the period and adjustments to match the full results reported to us by our hotel managers for residences that we do not own but that are managed in connection with our hotel properties.
- All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition.
- Excluded hotels under renovation:
Marriott Seattle Waterfront; Park Hyatt Beaver Creek



Reconciliation of Net Income (Loss) to Comparable Hotel EBITDA



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA (in thousands)

Year Ended December 31, 2021

	Capital Hilton Washington D.C.	Hilton La Jolla Torrey Pines	Sofitel Chicago Magnificent Mile	Bardessono Hotel and Spa	Pier House Resort & Spa	Hotel Yountville	Park Hyatt Beaver Creek Resort & Spa	The Notary Hotel	The Clancy	The Ritz- Carlton Sarasota	The Ritz- Carlton Lake Tahoe	Marriott Seattle Waterfront	The Ritz- Carlton St. Thomas	Mr. C Beverly Hills Hotel	The Ritz- Carlton Reserve Durado Beach	Four Seasons Scottsdale Resort	Hotel Total	Corporate / Allocated	Braemar Hotels & Resorts Inc.
Net income (loss)	\$ (11,082)	\$ 1,915	\$ (10,181)	\$ 5,053	\$ 13,411	\$ 2,310	\$ 4,005	\$ (6,261)	\$ (15,467)	\$ 15,342	\$ 2,793	\$ (293)	\$ 17,453	\$ (1,630)	\$ —	\$ —	\$ 17,368	\$ (50,279)	\$ (32,911)
Non-property adjustments	—	—	—	(117)	(96)	—	—	—	—	1	1	—	(671)	936	—	—	54	(54)	—
Interest income	—	—	—	—	—	—	—	—	(3)	(22)	—	(12)	(2)	—	—	—	(39)	39	—
Interest expense	—	—	—	1,039	1,606	1,303	2,075	—	—	3,518	1,205	54	2,134	644	—	—	13,578	15,117	28,695
Amortization of loan cost	—	—	—	162	294	180	14	—	—	352	144	—	68	66	—	—	1,280	926	2,206
Depreciation and amortization	7,448	4,293	6,582	2,581	2,883	2,572	3,526	8,333	13,258	6,347	2,931	3,965	8,071	972	—	—	73,762	—	73,762
Income tax expense (benefit)	—	(43)	—	—	—	—	—	(7)	—	—	—	—	101	—	—	—	51	1,273	1,324
Non-hotel EBITDA ownership expense	292	70	39	490	(59)	68	(11)	(141)	(5)	125	761	(157)	396	64	—	—	1,932	(1,932)	—
Hotel EBITDA including amounts attributable to noncontrolling interest	(3,342)	6,235	(3,560)	9,208	18,039	6,433	9,609	1,924	(2,217)	25,663	7,835	3,557	27,550	1,052	—	—	107,986	(34,910)	73,076
Less: EBITDA adjustments attributable to consolidated noncontrolling interest	839	(1,562)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(723)	723	—
Equity in earnings (loss) of unconsolidated entities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	252	252
Company's portion of EBITDA of OpenKey	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(250)	(250)
Hotel EBITDA attributable to the Company and OP unitholders	\$ (2,503)	\$ 4,673	\$ (3,560)	\$ 9,208	\$ 18,039	\$ 6,433	\$ 9,609	\$ 1,924	\$ (2,217)	\$ 25,663	\$ 7,835	\$ 3,557	\$ 27,550	\$ 1,052	\$ —	\$ —	\$ 107,263	\$ (34,185)	\$ 73,078
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	1,228	16,838	16,402	34,468	—	—
Comparable hotel EBITDA	\$ (3,342)	\$ 6,235	\$ (3,560)	\$ 9,208	\$ 18,039	\$ 6,433	\$ 9,609	\$ 1,924	\$ (2,217)	\$ 25,663	\$ 7,835	\$ 3,557	\$ 27,550	\$ 2,280	\$ 16,838	\$ 16,402	\$ 142,454	—	—
ALL HOTELS NOT UNDER RENOVATION:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ (3,342)	\$ 6,235	\$ (3,560)	\$ 9,208	\$ 18,039	\$ 6,433	\$ —	\$ 1,924	\$ (2,217)	\$ 25,663	\$ 7,835	\$ —	\$ 27,550	\$ 1,052	\$ —	\$ —	\$ 94,820	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	1,228	16,838	16,402	34,468	—	—
Comparable hotel EBITDA	\$ (3,342)	\$ 6,235	\$ (3,560)	\$ 9,208	\$ 18,039	\$ 6,433	\$ —	\$ 1,924	\$ (2,217)	\$ 25,663	\$ 7,835	\$ —	\$ 27,550	\$ 2,280	\$ 16,838	\$ 16,402	\$ 129,288	—	—
RESORT PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 6,235	\$ —	\$ 9,208	\$ 18,039	\$ 6,433	\$ 9,609	\$ —	\$ —	\$ 25,663	\$ 7,835	\$ —	\$ 27,550	\$ —	\$ —	\$ —	\$ 110,572	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	16,838	16,402	33,240	—	—
Comparable hotel EBITDA	\$ —	\$ 6,235	\$ —	\$ 9,208	\$ 18,039	\$ 6,433	\$ 9,609	\$ —	\$ —	\$ 25,663	\$ 7,835	\$ —	\$ 27,550	\$ —	\$ 16,838	\$ 16,402	\$ 143,812	—	—
URBAN PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ (3,342)	\$ —	\$ (3,560)	\$ —	\$ —	\$ —	\$ —	\$ 1,924	\$ (2,217)	\$ —	\$ —	\$ 3,557	\$ —	\$ 1,052	\$ —	\$ —	\$ (2,586)	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	1,228	—	—	1,228	—	—
Comparable hotel EBITDA	\$ (3,342)	\$ —	\$ (3,560)	\$ —	\$ —	\$ —	\$ —	\$ 1,924	\$ (2,217)	\$ —	\$ —	\$ 3,557	\$ —	\$ 2,280	\$ —	\$ —	\$ (1,358)	—	—

NOTES:

- The above comparable information assumes the 16 hotel properties owned and included in the Company's operations at December 31, 2022, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotel properties acquired during the period and adjustments to match the full results reported to us by our hotel managers for residences that we do not own but that are managed in connection with our hotel properties.
- All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition.
- Excluded hotels under renovation:
Marriott Seattle Waterfront; Park Hyatt Beaver Creek



Reconciliation of Net Income (Loss) to Comparable Hotel EBITDA



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES
RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA
(in thousands)
(unaudited)

	December 31, 2020
	TTM
Net income (loss)	\$ (71,718)
Non-property adjustments	(9,336)
Interest income	(100)
Interest expense	16,732
Amortization of loan cost	1,167
Depreciation and amortization	73,371
Income tax expense (benefit)	(797)
Non-hotel EBITDA ownership expense	4,118
Hotel EBITDA including amounts attributable to concontrolling interest	13,437
Non-comparable adjustments	433
Comparable hotel EBITDA	\$ 13,870



Reconciliation of Net Income (Loss) to Comparable Hotel EBITDA



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES
RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA
(in thousands)
(unaudited)

	December 31, 2019
	TTM
Net income (loss)	\$ 70,844
Non-property adjustments	(24,888)
Interest income	(287)
Interest expense	19,860
Amortization of loan cost	1,092
Depreciation and amortization	70,301
Income tax expense (benefit)	286
Non-hotel EBITDA ownership expense	4,999
Hotel EBITDA including amounts attributable to concontrolling interest	142,207
Non-comparable adjustments	832
Comparable hotel EBITDA	\$ 143,039

Note: As reported, used in Comparable Hotel EBITDA Slide 17



Reconciliation of Net Income (Loss) to Comparable Hotel EBITDA



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES
RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA
(in thousands)
(unaudited)

	December 31, 2013
	TTM
Net income (loss)	\$ (17,928)
Non-property adjustments	33,691
Interest income	(22)
Interest expense	30,524
Amortization of loan cost	658
Depreciation and amortization	27,691
Income tax expense	2,343
Non-hotel EBITDA ownership expense	950
Comparable hotel EBITDA	\$ 77,907



Reconciliation of Net Income (Loss) to EBITDAre and Adjusted EBITDAre



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES RECONCILIATION OF NET INCOME (LOSS) TO EBITDA, EBITDAre AND ADJUSTED EBITDAre (in thousands) (unaudited)

	2022 3rd Quarter	2022 4th Quarter	2022 Incentive Fee Adjustment (1)	2023 1st Quarter	2023 2nd Quarter	June 30, 2023 TTM
Net Income (loss)	\$ (8,383)	\$ (4,553)	\$ -	\$ 16,604	\$ (3,138)	\$ 530
Interest expense and amortization of loan costs	14,490	18,873	-	22,873	23,600	79,836
Depreciation and amortization	19,604	20,506	-	22,521	22,567	85,198
Income tax expense (benefit)	95	260	-	2,329	(75)	2,609
Equity in (earnings) loss of unconsolidated entity	74	108	-	73	75	330
Company's portion of EBITDA of OpenKey	(74)	(114)	-	(77)	(80)	(345)
EBITDA and EBITDAre	25,806	35,080	-	64,323	42,949	168,158
Amortization of favorable (unfavorable) contract assets (liabilities)	119	118	-	119	118	474
Transaction and conversion costs	5,562	2,791	-	1,195	1,056	10,604
Other (income) expense	(27)	(470)	-	-	-	(497)
Write-off of loan costs and exit fees	8	40	-	12	248	308
(Gain) loss in insurance settlements	-	(55)	-	-	-	(55)
Realized and unrealized (gain) loss on derivatives	(2,403)	(445)	-	334	(1,029)	(3,543)
Stock/unit-based compensation	3,391	2,344	-	2,328	2,899	10,962
Legal, advisory and settlement costs	544	1,069	-	69	12	1,694
Advisory services incentive fee	1,048	(1,294)	246	-	-	-
(Gain) loss on extinguishment of debt	-	-	-	(2,318)	-	(2,318)
Company's portion of adjustments to EBITDAre of OpenKey	1	2	-	-	-	3
Adjusted EBITDAre	\$ 34,049	\$ 39,180	\$ -	\$ 66,062	\$ 46,253	\$ 185,790

(1) Incentive fee adjustment represents the true-up for the actual 2022 incentive fee



Reconciliation of Net Income (Loss) to EBITDAre and Adjusted EBITDAre



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES
RECONCILIATION OF NET INCOME (LOSS) TO EBITDA, EBITDAre AND ADJUSTED EBITDAre
(in thousands)
(unaudited)

	Year Ended December 31,	
	2022	2021
Net Income (loss)	\$ 19,348	\$ (32,911)
Interest expense and amortization of loan costs	52,166	30,901
Depreciation and amortization	78,122	73,762
Income tax expense (benefit)	4,043	1,324
Equity in (earnings) loss of unconsolidated entity	328	252
Company's portion of EBITDA of OpenKey	(334)	(250)
EBITDA	153,673	73,078
(Gain) loss on insurance settlement and disposition of assets	-	(696)
EBITDA and EBITDAre	153,673	72,382
Amortization of favorable (unfavorable) contract assets (liabilities)	463	512
Transaction and conversion costs	9,679	2,637
Other (income) expense	(497)	-
Write-off of loan costs and exit fees	146	1,963
(Gain) loss in insurance settlements	(55)	-
Unrealized (gain) loss on derivatives	(4,464)	(32)
Stock/unit-based compensation	11,285	10,204
Legal, advisory and settlement costs	2,170	(208)
Advisory services incentive fee	-	-
Company's portion of adjustments to EBITDAre of OpenKey	8	7
Adjusted EBITDAre	\$ 172,408	\$ 87,465



Reconciliation of Net Income (Loss) to EBITDAre and Adjusted EBITDAre



BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES
RECONCILIATION OF NET INCOME (LOSS) TO EBITDA, EBITDAre AND ADJUSTED EBITDAre
(in thousands)
(unaudited)

	Year Ended December 31,	
	2020	2019
Net Income (loss)	\$ (124,677)	\$ 1,196
Interest expense and amortization of loan costs	45,104	54,507
Depreciation and amortization	73,371	70,112
Income tax expense (benefit)	(4,406)	1,764
Equity in (earnings) loss of unconsolidated entity	217	199
Company's portion of EBITDA of OpenKey	(214)	(195)
EBITDA	(10,605)	127,583
(Gain) loss on insurance settlement and disposition of assets	(10,149)	(25,165)
EBITDA and EBITDAre	(20,754)	102,418
Amortization of favorable (unfavorable) contract assets (liabilities)	834	651
Transaction and conversion costs	1,370	2,076
Other (income) expense	5,126	13,947
Write-off of loan costs and exit fees	3,920	647
Unrealized (gain) loss on investments	-	(7,872)
Unrealized (gain) loss on derivatives	(4,959)	1,103
Non-cash stock/unit-based compensation	7,892	7,943
Legal, advisory and settlement costs	2,023	527
Advisory services incentive fee	-	-
Company's portion of adjustments to EBITDAre of OpenKey	13	25
Adjusted EBITDAre	\$ (4,535)	\$ 121,465



Reconciliation of Net Income (Loss) to Adjusted FFO Q2



In thousands except per share amounts

	Three Months Ended June 30,				
	2023	2022	2021	2020	2019
Net income (loss)	\$ (3,138)	\$ 16,680	\$ (11,364)	\$ (56,105)	\$ (5,623)
(Income) loss attributable to noncontrolling interest in consolidated entities	367	(1,468)	849	2,404	248
Net (income) loss attributable to redeemable noncontrolling interests in operating partnership	925	(846)	1,282	5,770	865
Preferred dividends	(10,877)	(4,064)	(1,893)	(2,555)	(2,532)
Deemed dividends on redeemable preferred stock	(301)	-	-	-	-
Gain (loss) on extinguishment of preferred stock	-	-	(4,411)	-	-
Net income (loss) attributable to common stockholders	(13,024)	10,302	(15,537)	(50,486)	(7,042)
Depreciation and amortization on real estate	21,763	18,927	17,565	17,792	17,669
Net income (loss) attributable to redeemable noncontrolling interests in operating partnership	(925)	846	(1,282)	(5,770)	(865)
Equity in (earnings) loss of unconsolidated entity	75	74	66	40	51
(Gain) loss on insurance settlement and disposition of assets	-	-	(197)	-	(9)
Company's portion of FFO of OpenKey	(85)	(74)	(65)	(40)	(49)
FFO available to common stockholders and OP unitholders	7,804	30,075	550	(38,464)	9,755
Deemed dividends on redeemable preferred stock	301	-	-	-	-
(Gain) loss on extinguishment of preferred stock	-	-	4,411	-	-
Transaction and conversion costs	1,056	771	828	120	235
Other (income) expense	-	-	-	64	139
Interest expense accretion on refundable membership club deposits	164	178	190	202	213
Write-off of loan costs and exit fees	248	22	1,177	2,237	-
Amortization of loan costs	661	553	571	928	1,003
Unrealized (gain) loss on investments	-	-	-	-	4,626
Unrealized (gain) loss on derivatives	1,253	(1,208)	58	969	(654)
Stock/unit-based compensation	2,899	3,185	2,805	2,048	2,021
Legal, advisory and settlement costs	12	315	(632)	413	75
Advisory services incentive fee	-	(731)	1,266	-	(1,105)
Company's portion of adjustments to FFO of OpenKey	-	(1)	1	2	8
Adjusted FFO available to common stockholders and OP unitholders	\$ 14,398	\$ 33,159	\$ 11,225	\$ (31,481)	\$ 16,316
Adjusted FFO per diluted share available to common stockholders and OP unitholders	\$ 0.20	\$ 0.43	\$ 0.22	\$ (0.85)	\$ 0.44
Weighted average diluted shares	71,317	76,642	52,007	36,987	36,778

Effective beginning with the third quarter of 2022 we no longer included the effect of the Series B Cumulative Convertible Preferred Stock and convertible notes on an "as-converted" basis in AFFO. For comparative purposes, the change has been applied retrospectively.



Reconciliation of Net Income (Loss) to Adjusted FFO Q1



In thousands except per share amounts

	Three Months Ended March 31,				
	2023	2022	2021	2020	2019
Net income (loss)	\$ 16,604	\$ (4,553)	\$ (2,294)	\$ (30,128)	\$ 17,095
(Income) loss attributable to noncontrolling interest in consolidated entities	(309)	202	104	1,461	(282)
Net (income) loss attributable to redeemable noncontrolling interests in operating partnership	(261)	1,123	413	2,943	(1,563)
Preferred dividends	(10,350)	(8,108)	(2,487)	(2,555)	(2,545)
Deemed dividends on redeemable preferred stock	(2,454)	(2,152)	-	-	-
Gain (loss) on extinguishment of preferred stock	-	-	-	-	-
Net income (loss) attributable to common stockholders	3,230	13,488	(4,264)	(28,279)	12,705
Depreciation and amortization on real estate	21,785	19,830	18,229	17,284	17,324
Net income (loss) attributable to redeemable noncontrolling interests in operating partnership	261	(1,123)	(413)	(2,943)	1,563
Equity in (earnings) loss of unconsolidated entity	73	108	54	79	50
(Gain) loss on insurance settlement and disposition of assets	-	-	-	-	(26,319)
Company's portion of FFO of OpenKey	(78)	113	(54)	(79)	(50)
FFO available to common stockholders and OP unitholders	25,271	5,214	13,552	(13,938)	5,273
Deemed dividends on redeemable preferred stock	2,454	2,154	-	-	-
Transaction and conversion costs	1,195	2,791	489	242	893
Interest expense accretion on refundable membership club deposits	178	178	190	202	213
Write-off of loan costs and exit fees	12	40	3	348	-
Amortization of loan costs	739	572	437	681	1,076
(Gain) loss in insurance settlements	(2,318)	(55)	-	-	-
Unrealized (gain) loss on investments	-	-	-	-	(13,262)
Unrealized (gain) loss on derivatives	2,201	(445)	32	(1,211)	131
Stock/unit-based compensation	2,328	2,344	2,939	1,853	2,035
Legal, advisory and settlement costs	69	1,069	112	820	93
Advisory services incentive fee	-	(1,294)	-	-	(77)
Company's portion of adjustments to FFO of OpenKey	-	2	-	7	4
Adjusted FFO available to common stockholders and OP unitholders	\$ 32,129	\$ 12,568	\$ 17,754	\$ (9,676)	\$ 9,956
Adjusted FFO per diluted share available to common stockholders and OP unitholders	\$ 0.44	\$ 0.16	\$ 0.25	\$ (0.24)	\$ 0.27
Weighted average diluted shares	72,831	76,848	70,127	40,544	36,761

Effective beginning with the third quarter of 2022 we no longer included the effect of the Series B Cumulative Convertible Preferred Stock and convertible notes on an "as-converted" basis in AFFO. For comparative purposes, the change has been applied retrospectively.



Reconciliation of Net Income (Loss) to Adjusted FFO Q4



In thousands except per share amounts

	Three Months Ended December 31,			
	2022	2021	2020	2019
Net income (loss)	\$ (4,553)	\$ (2,294)	\$ (30,128)	\$ 17,095
(Income) loss attributable to noncontrolling interest in consolidated entities	202	104	1,461	(282)
Net (income) loss attributable to redeemable noncontrolling interests in operating partnership	1,123	413	2,943	(1,563)
Preferred dividends	(8,108)	(2,487)	(2,555)	(2,545)
Deemed dividends on redeemable preferred stock	(2,152)	-	-	-
Gain (loss) on extinguishment of preferred stock	-	-	-	-
Net income (loss) attributable to common stockholders	13,488	(4,264)	(28,279)	12,705
Depreciation and amortization on real estate	19,830	18,229	17,284	17,324
Net income (loss) attributable to redeemable noncontrolling interests in operating partnership	(1,123)	(413)	(2,943)	1,563
Equity in (earnings) loss of unconsolidated entity	108	54	79	50
(Gain) loss on insurance settlement and disposition of assets	-	-	-	(26,319)
Company's portion of FFO of OpenKey	113	(54)	(79)	(50)
FFO available to common stockholders and OP unitholders	5,214	13,552	(13,938)	5,273
Deemed dividends on redeemable preferred stock	2,154	-	-	-
Transaction and conversion costs	2,791	489	242	893
Interest expense accretion on refundable membership club deposits	178	190	202	213
Write-off of loan costs and exit fees	40	3	348	-
Amortization of loan costs	572	437	681	1,076
(Gain) loss in insurance settlements	(55)	-	-	-
Unrealized (gain) loss on investments	-	-	-	(13,262)
Unrealized (gain) loss on derivatives	(445)	32	(1,211)	131
Stock/unit-based compensation	2,344	2,939	1,853	2,035
Legal, advisory and settlement costs	1,069	112	820	93
Advisory services incentive fee	(1,294)	-	-	(77)
Company's portion of adjustments to FFO of OpenKey	2	-	7	4
Adjusted FFO available to common stockholders and OP unitholders	\$ 12,568	\$ 17,754	\$ (9,676)	\$ 9,956
Adjusted FFO per diluted share available to common stockholders and OP unitholders	\$ 0.16	\$ 0.25	\$ (0.24)	\$ 0.27
Weighted average diluted shares	76,848	70,127	40,544	36,761

Effective beginning with the third quarter of 2022 we no longer included the effect of the Series B Cumulative Convertible Preferred Stock and convertible notes on an "as-converted" basis in AFFO. For comparative purposes, the change has been applied retrospectively.



Reconciliation of Net Income (Loss) to Adjusted FFO Q3



In thousands except per share amounts

	Three Months Ended September 30,			
	2022	2021	2020	2019
Net income (loss)	\$ (8,383)	\$ (8,219)	\$ (23,057)	\$ (8,954)
(Income) loss attributable to noncontrolling interest in consolidated entities	(823)	450	1,999	(1,899)
Net (income) loss attributable to redeemable noncontrolling interests in operating partnership	1,166	823	2,381	1,465
Preferred dividends	(6,028)	(1,977)	(2,554)	(2,533)
Gain (loss) on extinguishment of preferred stock	-	(111)	-	-
Net income (loss) attributable to common stockholders	(14,068)	(9,034)	(21,231)	(11,921)
Depreciation and amortization on real estate	18,956	17,619	17,791	16,036
Net income (loss) attributable to redeemable noncontrolling interests in operating partnership	(1,166)	(823)	(2,381)	(1,465)
Equity in (earnings) loss of unconsolidated entity	74	68	58	48
(Gain) loss on insurance settlement and disposition of assets	-	-	(10,149)	1,163
Company's portion of FFO of OpenKey	(74)	(68)	(57)	(51)
FFO available to common stockholders and OP unitholders	3,722	7,762	(15,969)	3,810
(Gain) loss on extinguishment of preferred stock	-	111	-	-
Transaction and conversion costs	5,562	980	517	506
Other (income) expense	-	-	3,604	114
Interest expense accretion on refundable membership club deposits	177	190	201	213
Write-off of loan costs and exit fees	8	432	1,335	335
Amortization of loan costs	598	407	670	1,029
Unrealized (gain) loss on investments	-	-	-	1,471
Unrealized (gain) loss on derivatives	(2,403)	(142)	(3,561)	754
Stock/unit-based compensation	3,391	3,044	2,006	2,359
Legal, advisory and settlement costs	544	107	142	203
Advisory services incentive fee	1,048	(1,637)	-	(132)
Company's portion of adjustments to FFO of OpenKey	1	1	1	5
Adjusted FFO available to common stockholders and OP unitholders	\$ 12,648	\$ 11,255	\$ (11,054)	\$ 10,667
Adjusted FFO per diluted share available to common stockholders and OP unitholders	\$ 0.16	\$ 0.17	\$ (0.29)	\$ 0.29
Weighted average diluted shares	76,962	64,860	38,065	36,766

Effective beginning with the third quarter of 2022 we no longer included the effect of the Series B Cumulative Convertible Preferred Stock and convertible notes on an "as-converted" basis in AFFO. For comparative purposes, the change has been applied retrospectively.