



BRAEMAR
HOTELS & RESORTS

February 2023



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 impact of COVID-19, and the rate of adoption and efficacy of vaccines to prevent COVID-19, on our business and investment strategy; 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 EBITDAre, 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 publicly 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 overview 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.

Despite recent progress in the administration of vaccines, both the outbreak of recent variants, including Delta and Omicron, and the related containment and mitigation measures that have been put into place across the globe, have had and are likely to continue to have a serious adverse impact on the global economy and our business, the severity and duration of which are uncertain. Since late February 2020, we have experienced a significant decline in occupancy and RevPAR and we expect the occupancy and RevPAR reduction associated with COVID-19 to continue. The continued outbreak of the virus in the U.S. has and will continue to further reduce travel and demand at our hotels. The prolonged occurrence of the virus has resulted in health or other government authorities imposing widespread restrictions on travel or other market impacts. The hotel industry and our portfolio have and we expect will continue to experience the postponement or cancellation of a significant number of business conferences and similar events. At this time those restrictions are very fluid and evolving. We have been and will continue to be negatively impacted by those restrictions. Given that the type, degree and length of such restrictions are not known at this time, we cannot predict the overall impact of such restrictions on us or the overall economic environment. In addition, one or more possible recurrences of COVID-19 case surges could result in further reductions in business and personal travel and could cause state and local governments to reinstate travel restrictions. We may also face increased risk of litigation if we have guests or employees who become ill due to COVID-19.

As such, the full impact these restrictions may have on our financial position, operating results and liquidity cannot be reasonably estimated at this time, but the impact will be material. Additionally, the public perception of a risk of a pandemic or media coverage of these diseases, or public perception of health risks linked to perceived regional food and beverage safety has materially adversely affected us by reducing demand for our hotels. These events have resulted in a sustained, significant drop in demand for our hotels and could have a material adverse effect on us.

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



BHR Positioned Ideally for Outperformance



All Time High Industry Performance Continuing



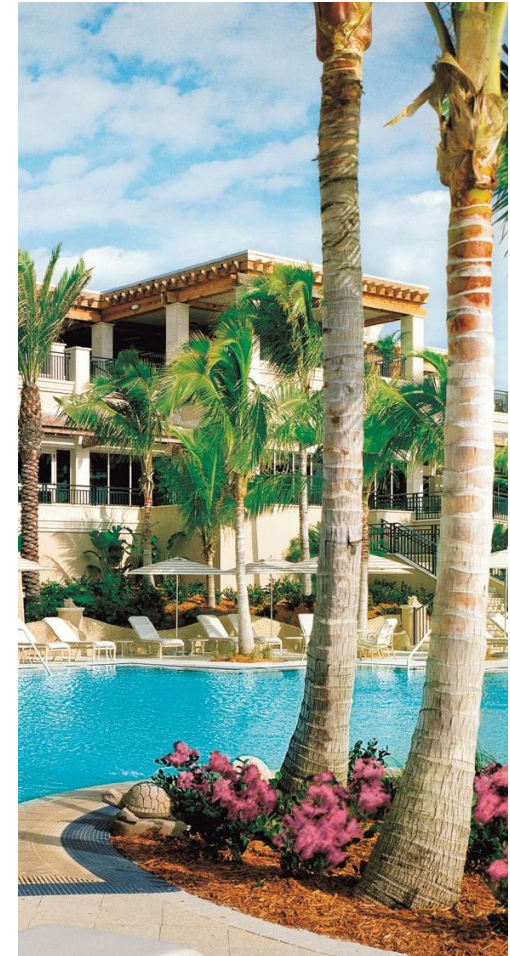
Optimal Portfolio Composition



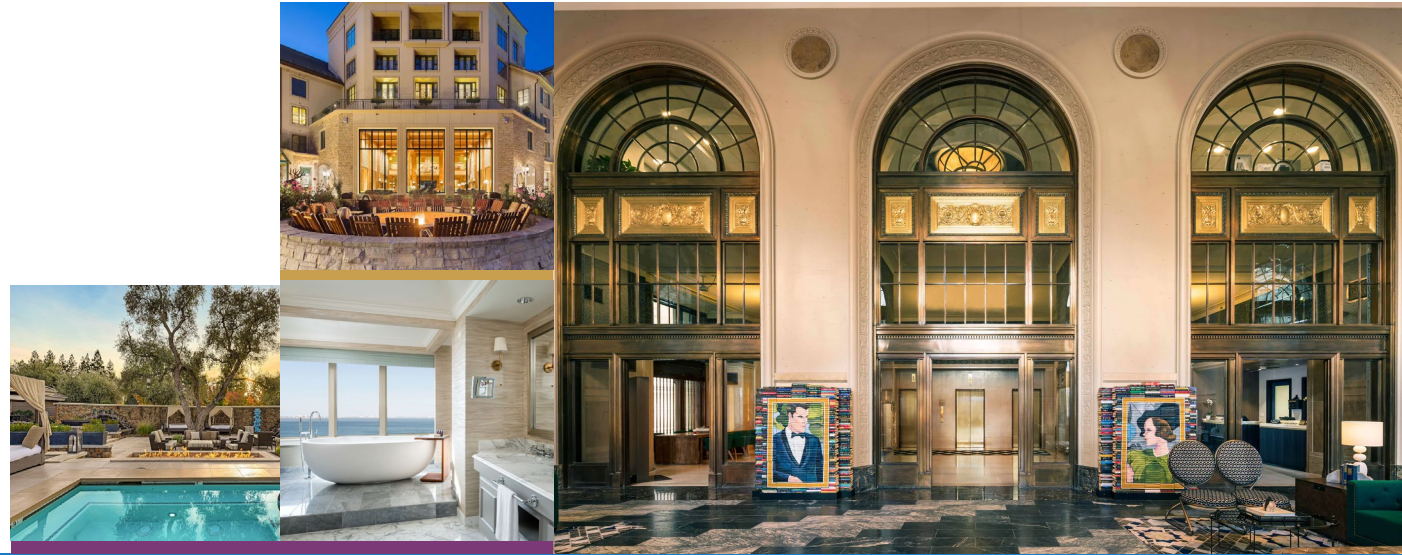
Recent Results & Developments



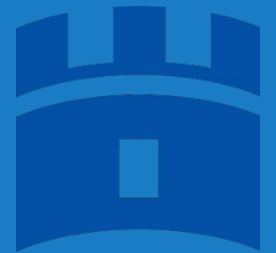
Balance Sheet Strategy



Ritz-Carlton Sarasota



**All Time High Industry
Performance Continuing**

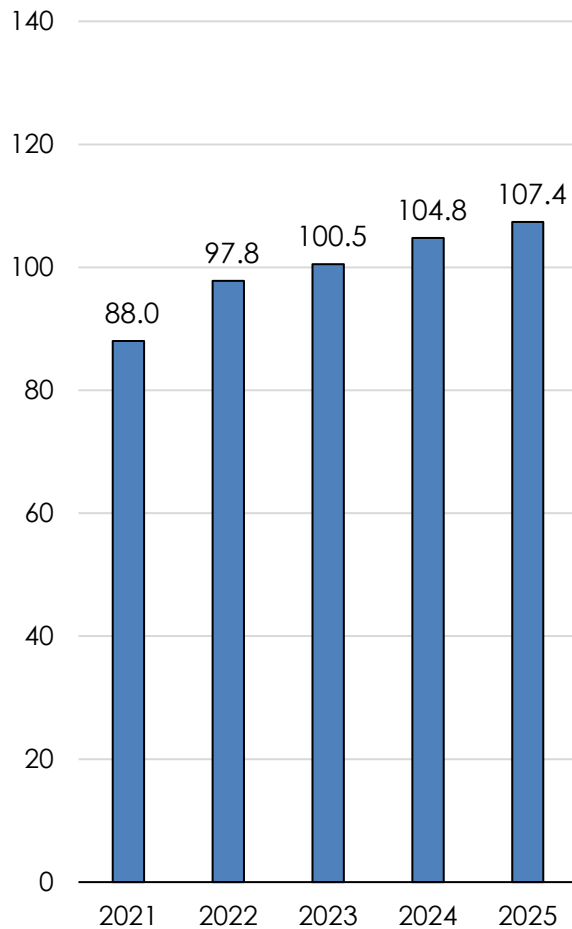




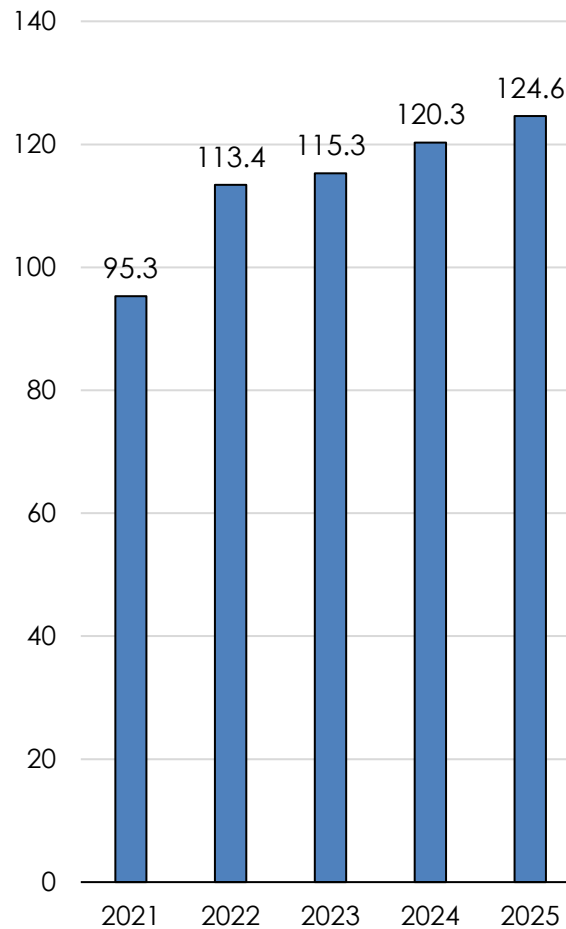
Industry RevPAR Exceeded 2019 in 2022

U.S. KPIs, Indexed to 2019

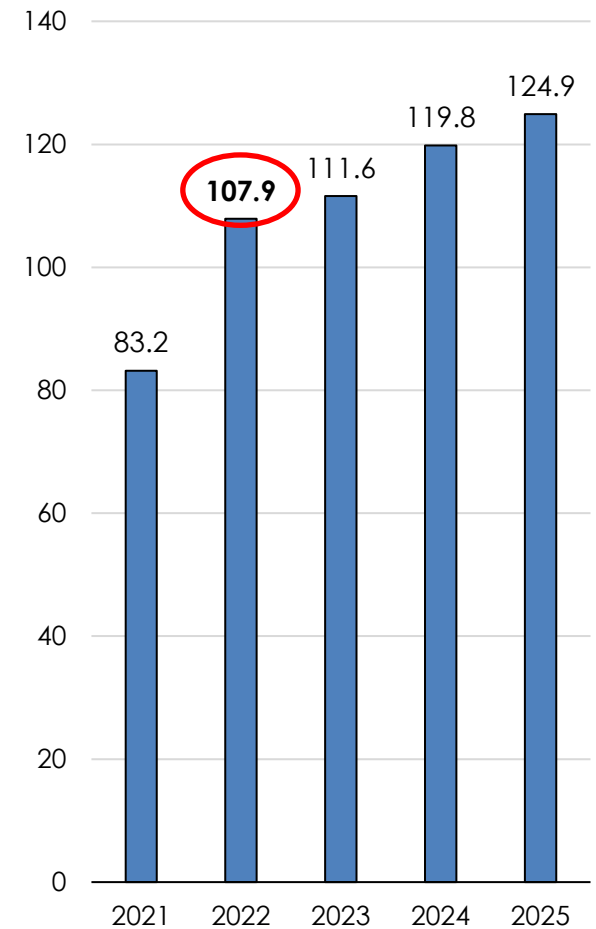
Demand Index



ADR Index



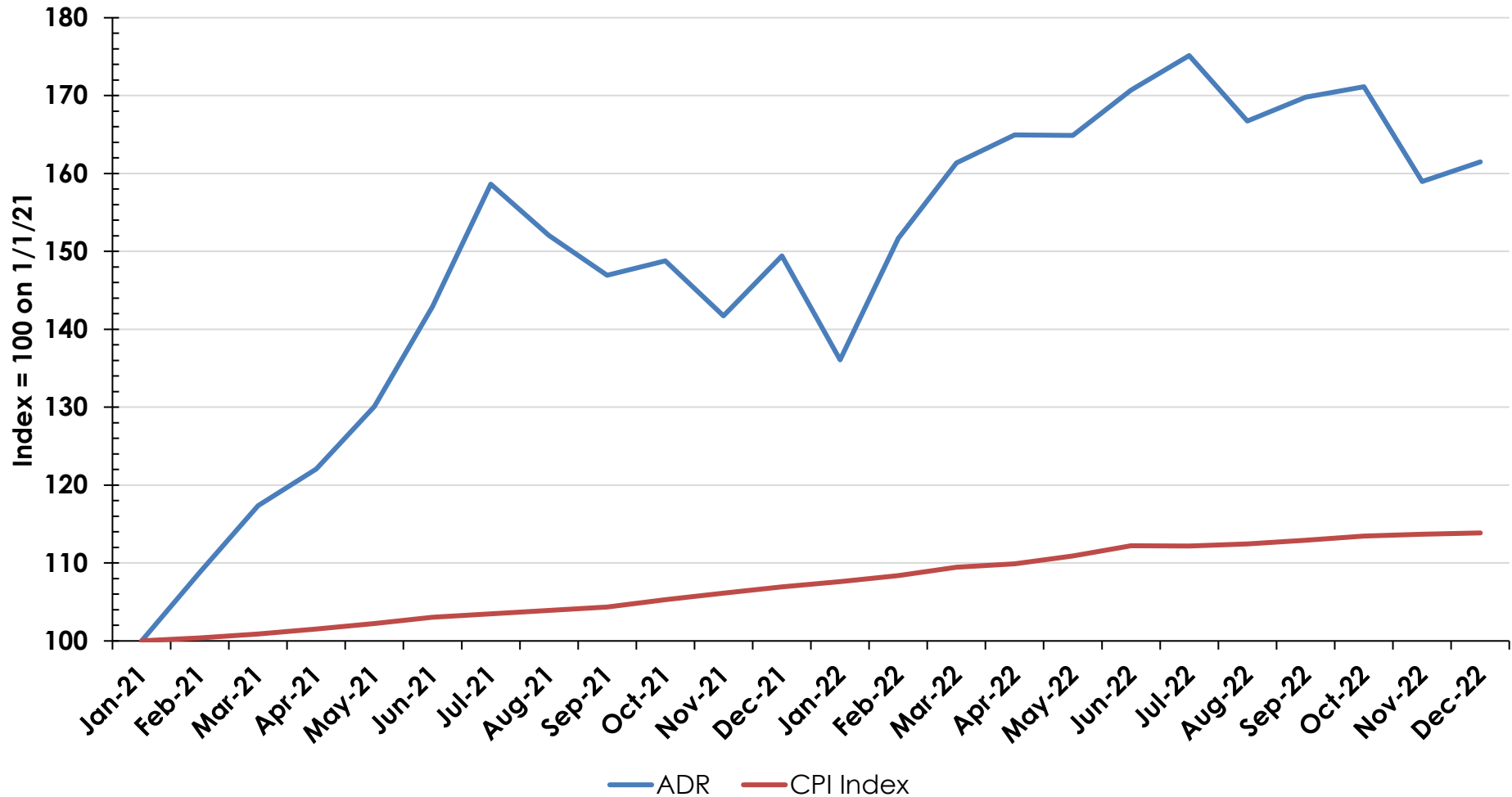
RevPAR Index





ADR Significantly Outpaced Inflation in 2021 & 2022

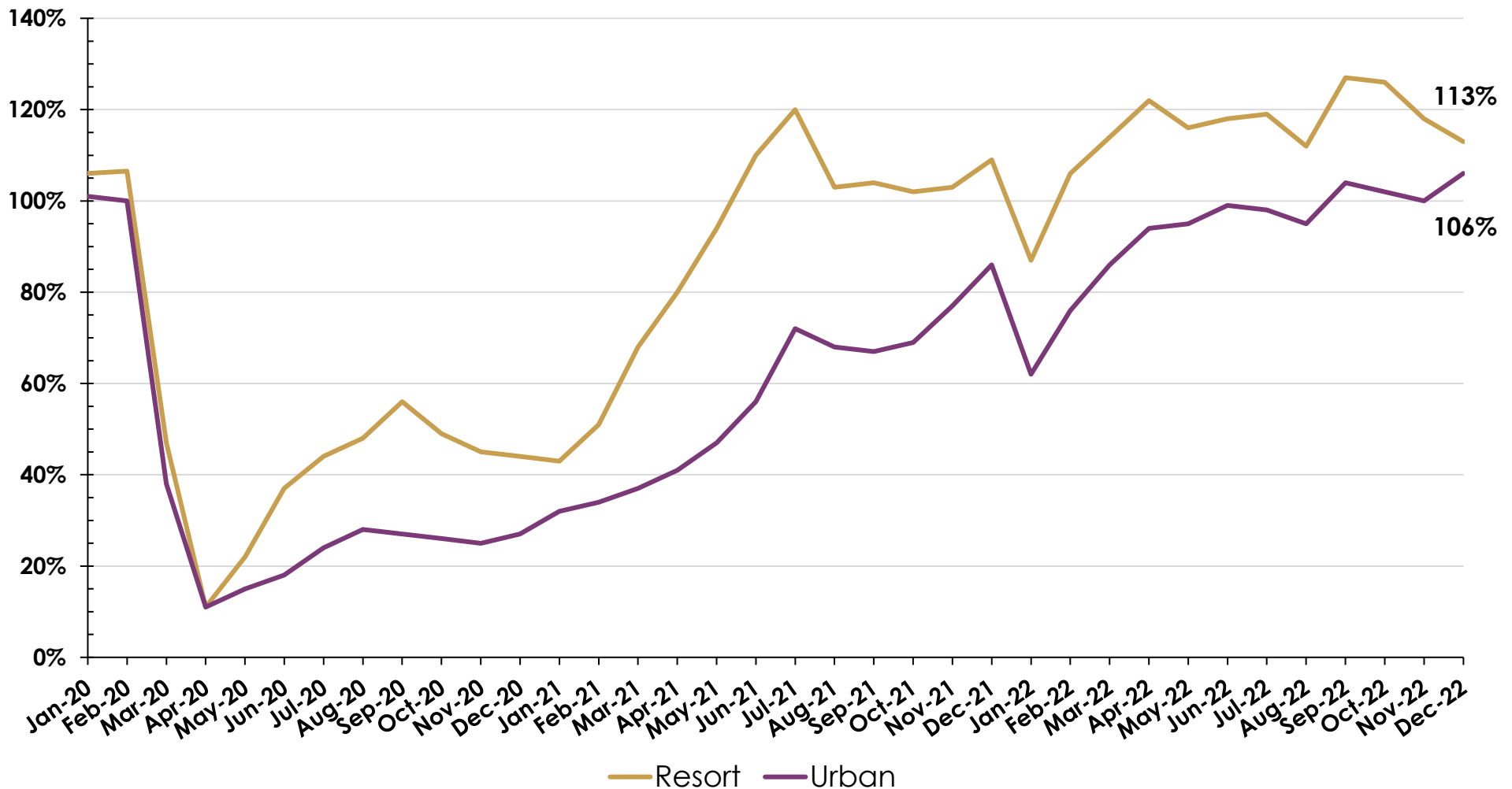
ADR & CPI as a % of 2021





Urban Hotels Have Fully Recovered from the Pandemic

RevPAR as a % of 2019

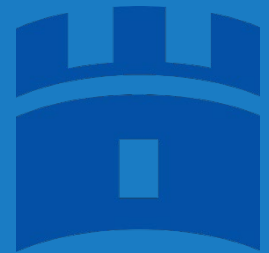


Source: CBRE Hotels Research, Kalibri Labs, Q4 2022, 2/2/2023
Data from 1/1/2020 – 12/31/2022



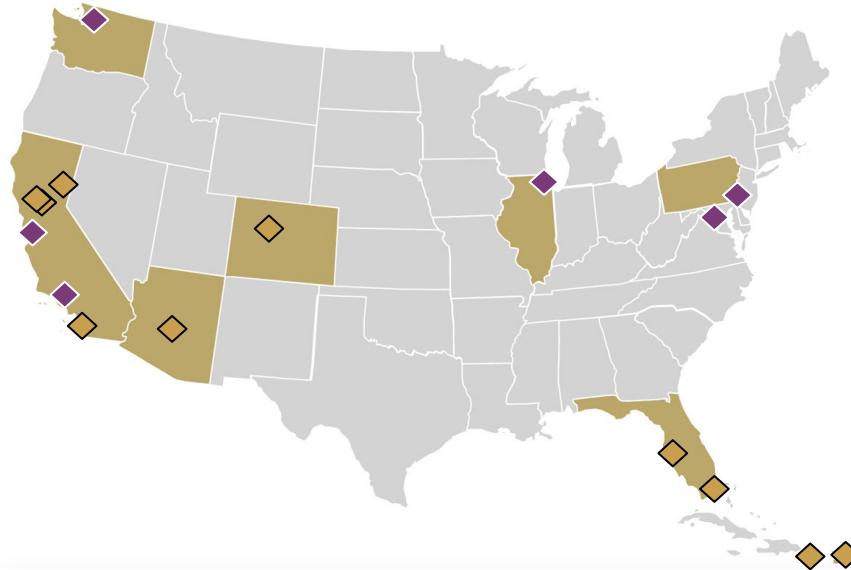
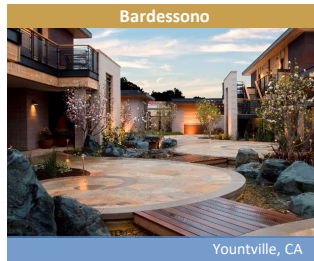
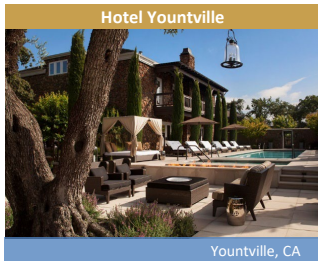
Optimal Portfolio Composition

Taking Advantage of Strategic Asset Class





High Quality Assets with High Barriers to Entry

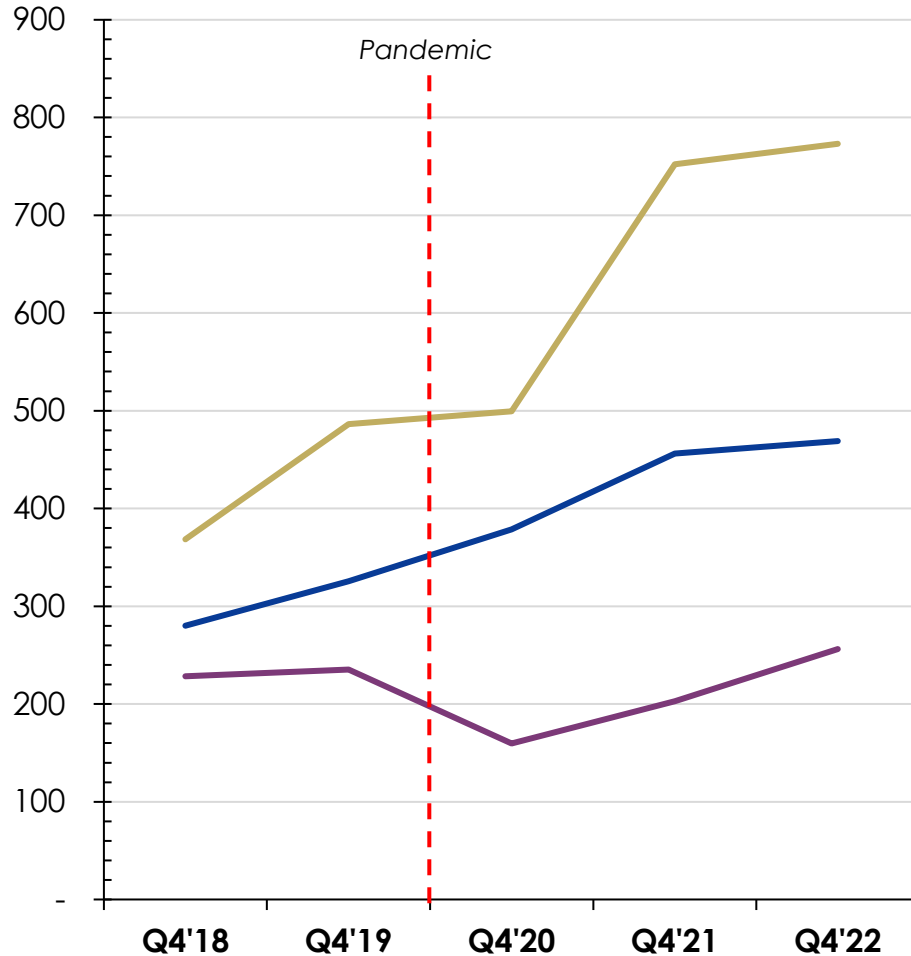


(1) By Number of Hotels

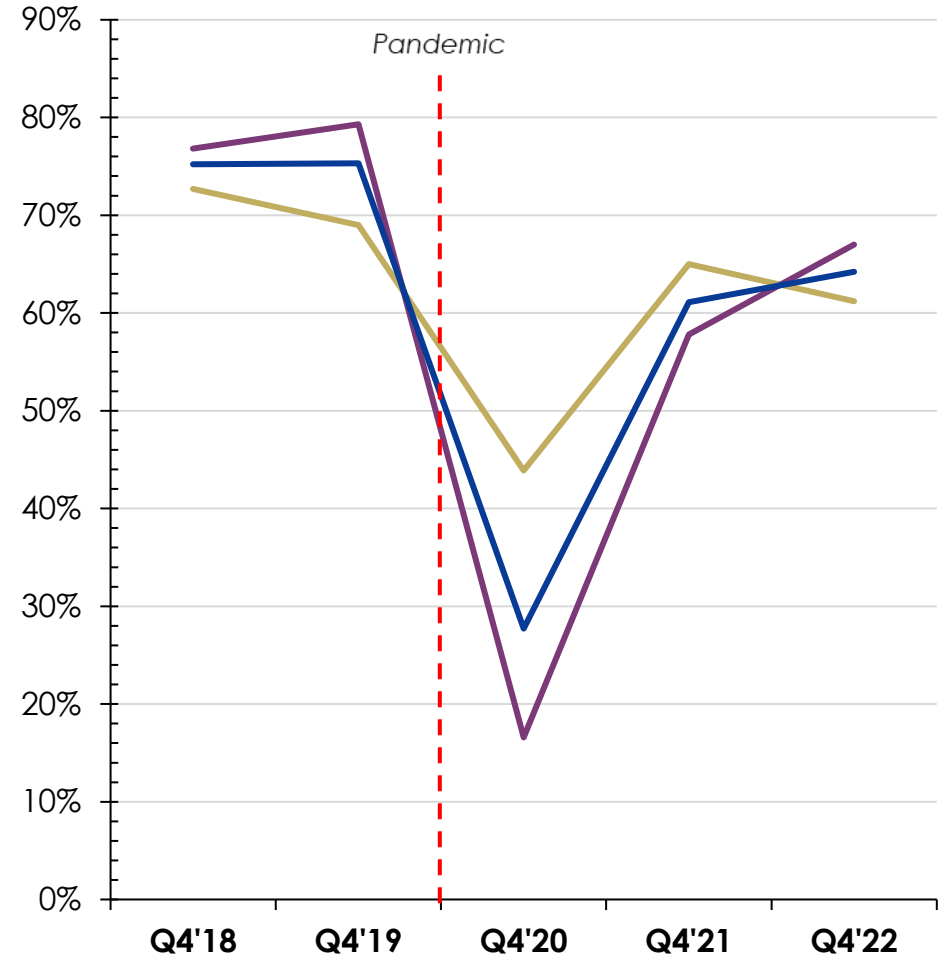


Portfolio Resort Exposure Lifts Performance

ADR Ramping Up⁽¹⁾ – Q4 2018 to Q4 2022



Occupancy Ramping Up⁽¹⁾ – Q4 2018 to Q4 2022



Key: ■ Resort ■ Urban ■ Average

(1) Same-store data for the current 14 hotel assets held by BHR (with data for Mr. C and Dorado Beach starting in 2019)

Resort: Bardessono, Hotel Yountville, Ritz-Carlton St. Thomas, Ritz-Carlton Sarasota, Ritz-Carlton Lake Tahoe, Ritz-Carlton Reserve Dorado Beach (data begins 2019 for Dorado Beach), Pier House, Hilton Torrey Pines, Park Hyatt Beaver Creek, and Four Seasons Scottsdale (data begins Dec 2022 for Scottsdale)

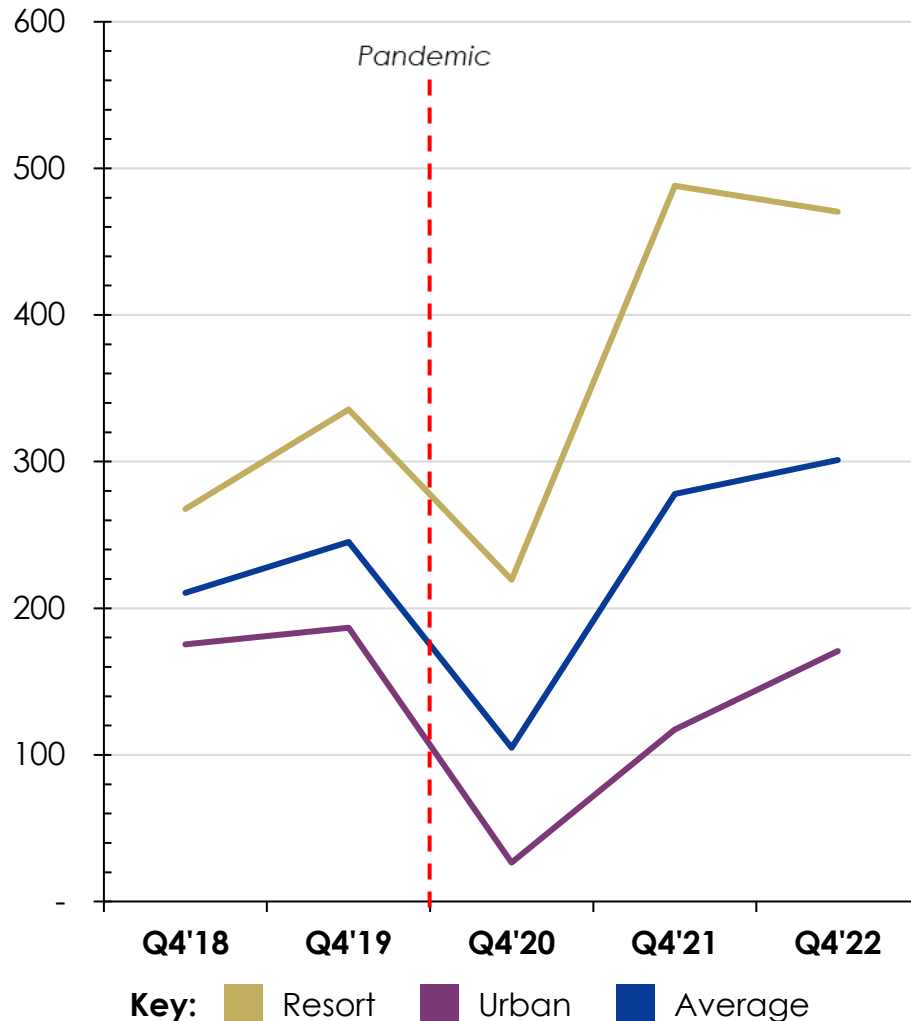
Urban: The Clancy, The Notary Hotel, Marriott Seattle Waterfront, Capital Hilton, Sofitel Chicago and Mr. C (data begins 2019 for Mr. C)



Portfolio Resort Exposure Lifts Performance



RevPAR⁽¹⁾ Ramping Up – Q4 2018 to Q4 2022



(1) Same-store data for the current 16 hotel assets held by BHR (with data for Mr. C and Dorado Beach starting in 2019)

Resort: Bardessono, Hotel Yountville, Ritz-Carlton St. Thomas, Ritz-Carlton Sarasota, Ritz-Carlton Lake Tahoe, Ritz-Carlton Reserve Dorado Beach (data begins 2019 for Dorado Beach), Pier House, Hilton Torrey Pines, Park Hyatt Beaver Creek, and Four Seasons Scottsdale (data begins Dec 2022 for Scottsdale)

Urban: The Clancy, The Notary Hotel, Marriott Seattle Waterfront, Capital Hilton, Sofitel Chicago and Mr. C (data begins 2019 for Mr. C)

Key Observations

Urban properties are rapidly approaching 2019 RevPAR levels

Resort properties continue to show high resiliency

Average RevPAR sits well above 2019 levels



Hotel EBITDA Rebounding Through Resorts



Core Assets	Location	Market Type	Number of Rooms	Q4 2022			
				Occ%	ADR	RevPAR	Hotel EBITDA ⁽¹⁾
Four Seasons Scottsdale	Scottsdale, AZ	Resort	210	51%	\$980	\$503	\$8,503
Ritz-Carlton Sarasota	Sarasota, FL	Resort	276	67%	\$571	\$381	\$6,158
Ritz-Carlton Reserve Dorado Beach	Dorado Beach, PR	Resort	96	57%	\$2,519	\$1,425	\$5,042
Ritz-Carlton St. Thomas	St. Thomas, USVI	Resort	180	59%	\$1,184	\$702	\$4,954
Hilton Torrey Pines	La Jolla, CA	Resort	394	70%	\$238	\$167	\$3,909
Pier House	Key West, FL	Resort	142	64%	\$692	\$441	\$3,503
Capital Hilton	Washington, D.C.	Urban	550	73%	\$231	\$169	\$3,284
The Notary Hotel	Philadelphia, PA	Urban	499	63%	\$241	\$152	\$2,865
Park Hyatt Beaver Creek	Beaver Creek, CO	Resort	190	52%	\$721	\$375	\$2,734
Ritz-Carlton Lake Tahoe	Truckee, CA	Resort	170	57%	\$818	\$463	\$2,581
Bardessono	Napa Valley, CA	Resort	65	61%	\$1,228	\$746	\$2,038
Hotel Yountville	Napa Valley, CA	Resort	80	54%	\$870	\$474	\$1,884
Marriott Seattle Waterfront	Seattle, WA	Urban	361	60%	\$252	\$151	\$1,785
Sofitel Chicago Magnificent Mile	Chicago, IL	Urban	415	66%	\$252	\$167	\$1,320
The Clancy	San Francisco, CA	Urban	410	66%	\$290	\$190	\$1,190
Mr.C Beverly Hills Hotel	Beverly Hills, CA	Urban	143	76%	\$329	\$251	\$456
Total Portfolio			4,181	64%	\$469	\$301	\$52,206



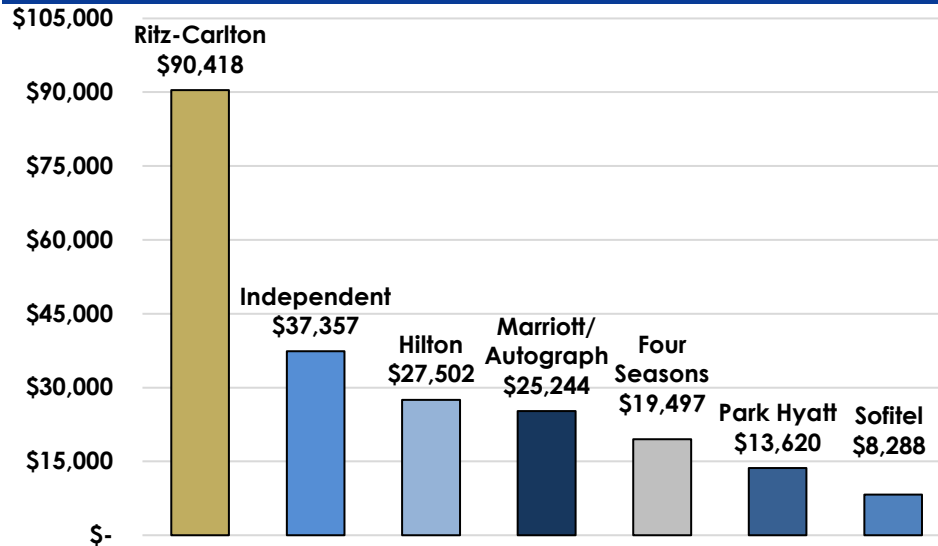
Pier House Resort & Spa

(1) In thousands

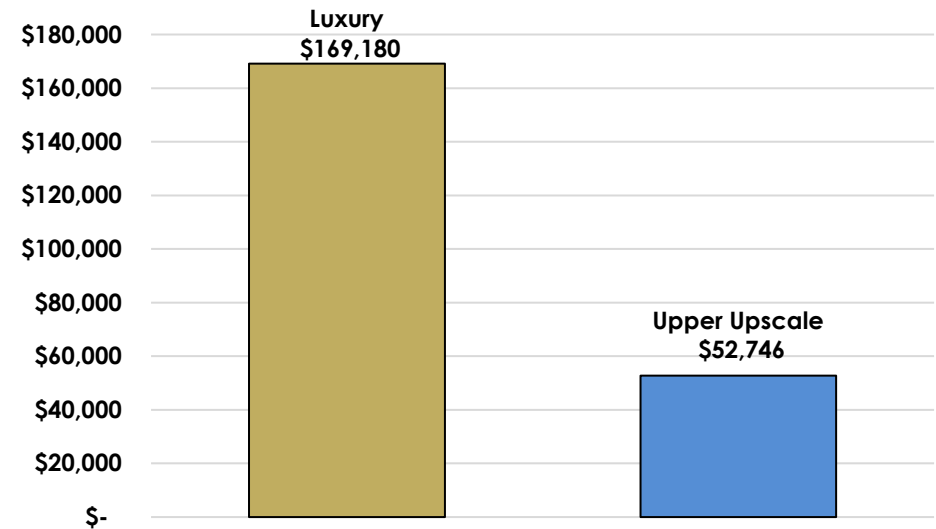


High Exposure to Luxury Hotels and Resorts

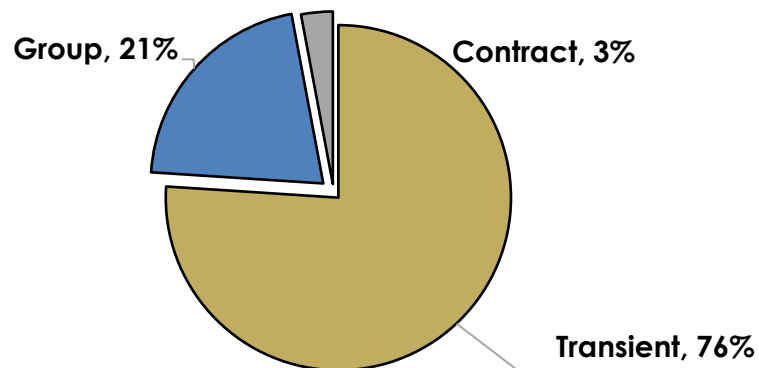
Ritz-Carlton Drives Q4 TTM Hotel EBITDA⁽¹⁾



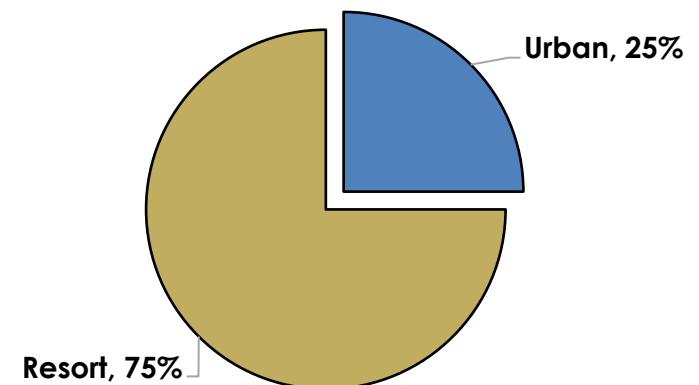
Luxury Hotels Drive Q4 TTM Hotel EBITDA⁽¹⁾



High Transient Demand Drives Q4 TTM Revenue⁽¹⁾



Strong Resort Revenue Drives Q4 TTM Results⁽¹⁾



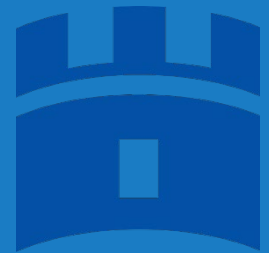
(1) Comparable TTM as of 12/31/2022, see appendix for a reconciliation of TTM hotel net income (loss) to hotel TTM EBITDA; In thousands

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



Recent Results & Developments

Solid Q4 Results Signal Potential For Sharp Recovery





Continued RevPAR Strength in Q4

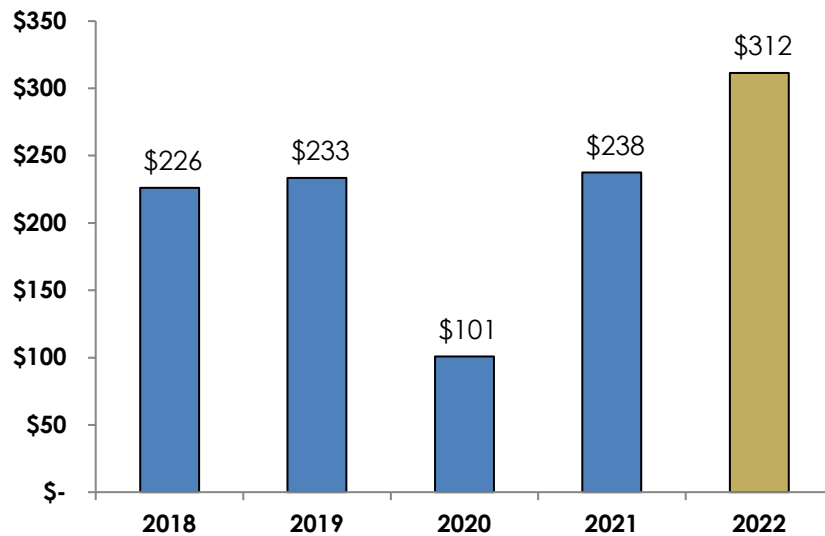


Comparable Hotel Operating Results ⁽¹⁾⁽⁴⁾	2022 Q4
ADR	\$469
Occupancy	64%
RevPAR	\$301
Total Hotel Revenue ⁽²⁾	\$187,293
Hotel EBITDA ⁽²⁾	\$52,206
Hotel EBITDA Margin	28%

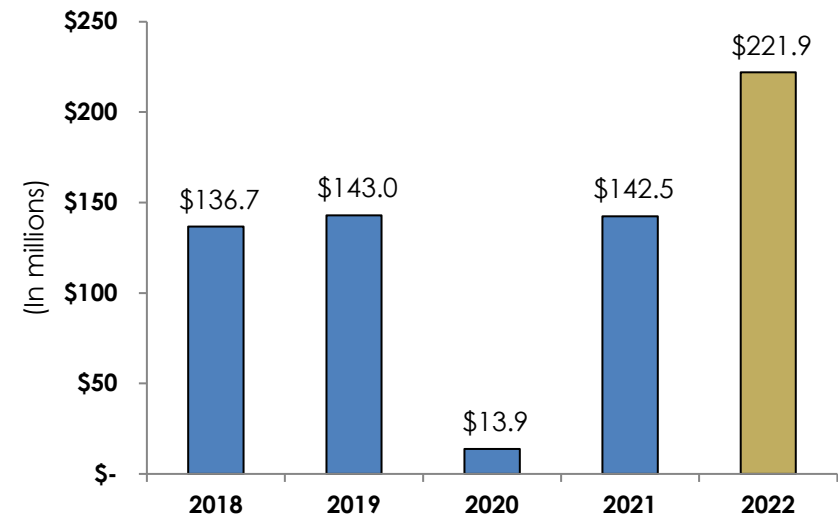
2021 Q4	% Variance 2021
\$456	3%
61%	3%
\$278	8%
\$169,808	10%
\$48,141	8%
28%	0%

2019 Q4	% Variance 2019
\$335	40%
75%	(11%)
\$250	20%
\$157,497	19%
\$38,565	35%
24%	3%

COMPARABLE REVPAR⁽³⁾⁽⁴⁾



COMPARABLE HOTEL EBITDA⁽³⁾⁽⁴⁾



(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) In thousands

(3) As reported in Earnings Releases: 2017 as reported on 2/27/2019; 2018 as reported on 2/26/2020; 2019 as reported on 2/25/2021; 2020 as reported on 2/24/2022; 2021 and 2022 as reported on 2/22/2023

(4) 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



Strong Performance Continues in Q4 2022

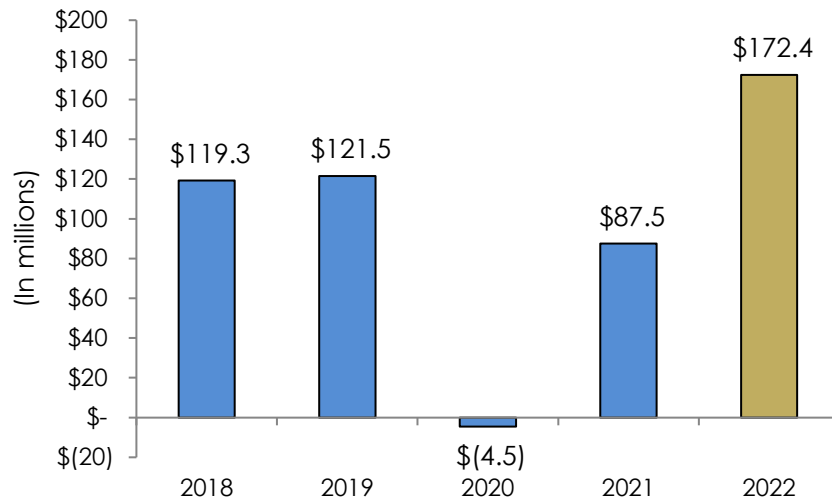


Quarter Highlights

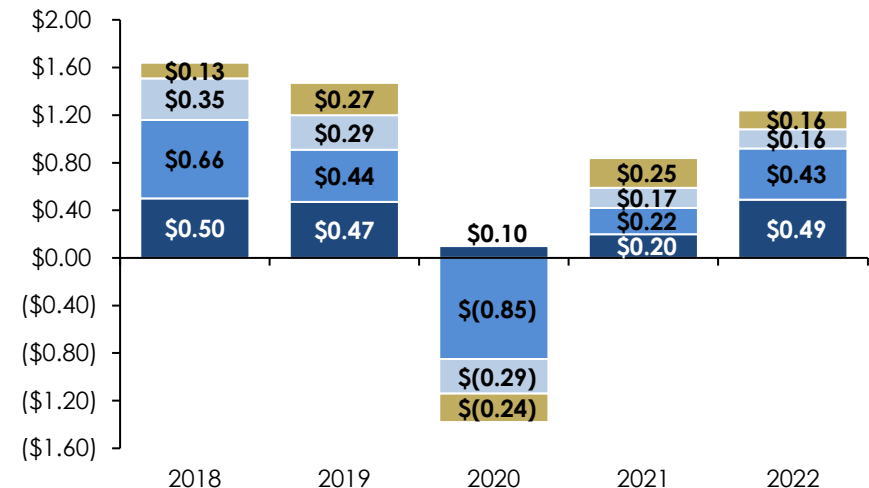
- Comparable RevPAR for all hotels increased 8.3% over the prior year quarter to \$301. Comparable ADR increased 2.8% over the prior year quarter to \$469 and Comparable Occupancy increased 5.4% over the prior year quarter to 64.2%. Compared to the fourth quarter of 2019, Comparable RevPAR was 20.4% higher, Comparable ADR was 39.9% higher, and Comparable Occupancy was 13.9% lower.
- Adjusted EBITDAre was \$39.2 million for the quarter, reflecting a growth rate of 33% over the prior year quarter, and 53.9% higher than what the Company reported in the fourth quarter of 2019.
- Adjusted funds from operations (AFFO) was \$0.16 per diluted share for the quarter.
- Net loss attributable to common stockholders for the quarter was \$(13.5) million or \$(0.19) per diluted share.
- Capex invested during the quarter was \$12.6 million.

Full Year Highlights

ADJUSTED EBITDAre RECOVERING STRONGLY



AFFO PER SHARE IS ROBUST⁽¹⁾



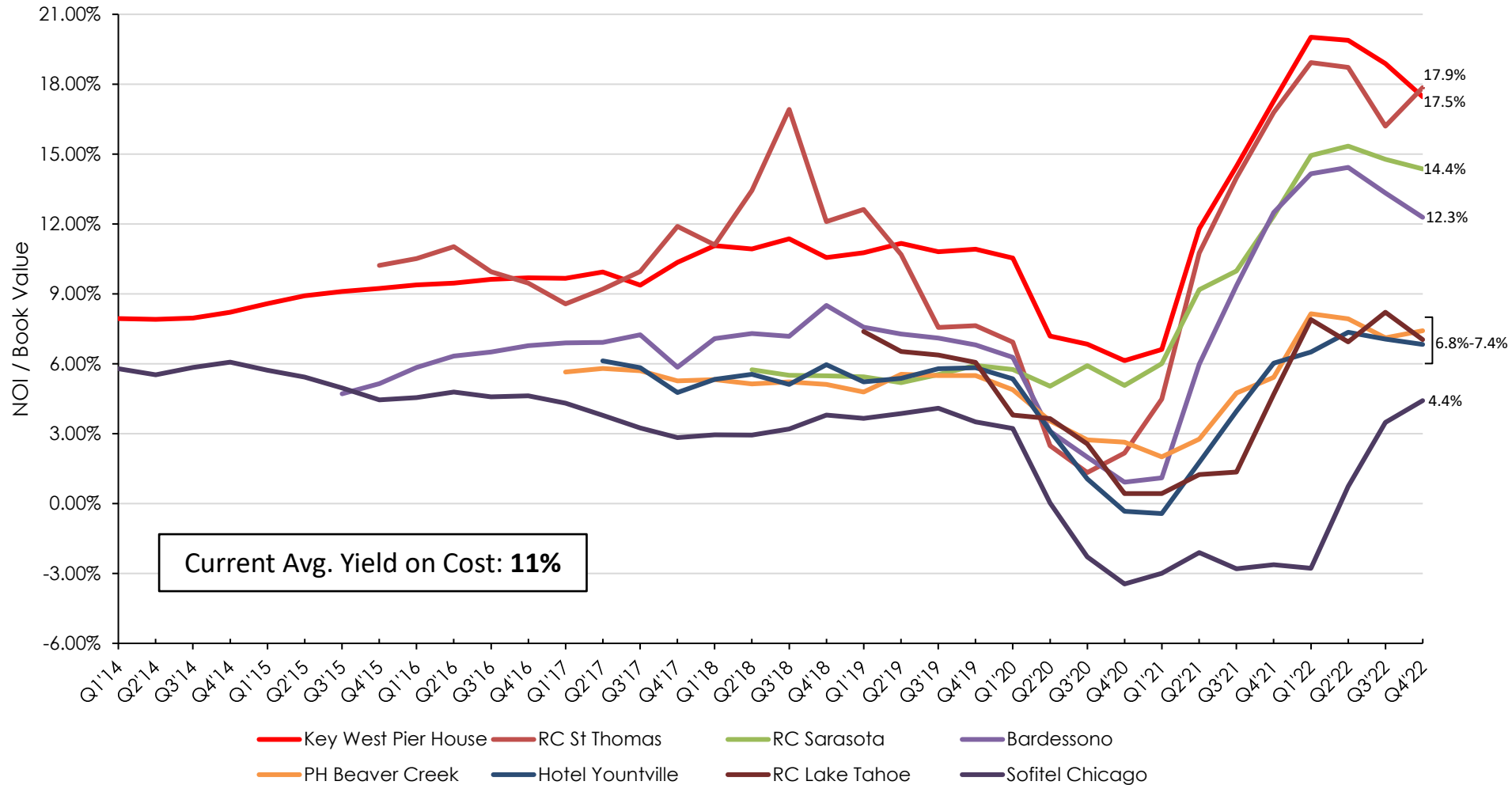
(1) Effective beginning with the third quarter of 2022 we will no longer include the effect of the Series B Cumulative Convertible Preferred Stock and convertible notes on an "as-converted" basis in AFFO. For comparative purposes, the change has been applied retrospectively.



BHR Acquisitions Performance



Yield on Cost



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)



Recent Acquisitions Performing Well



Mr. C Beverly Hills



Beverly Hills, CA

The Ritz-Carlton Reserve Dorado Beach



Dorado, PR

The Four Seasons Scottsdale



Scottsdale, AZ

Property Overview

Acq Date	8/5/21
Price ⁽¹⁾	\$65.4M
Price / Key	\$457K
2022 EBITDA Multiple	20.7x
2022 Yield on Cost	3.8%

Property Overview

Acq Date	3/11/22
Price	\$193M
Price / Key ⁽³⁾	\$1.8M
2022 EBITDA Multiple	11.9x
2022 Yield on Cost	8.4%

Property Overview

Acq Date	12/1/22
Price ⁽²⁾	\$250M
Price / Key	\$1.2M
2022 EBITDA Multiple	12.8x
2022 Yield on Cost	6.8%

(1) Excludes residences

(2) Excludes developable land parcel

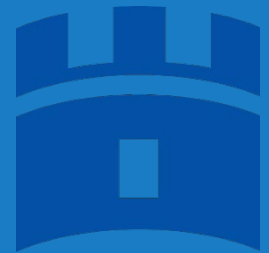
(3) Price / Key for Dorado Beach is inclusive of the units in the rental program

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)



Balance Sheet Strategy

Maintain Liquidity, Monitor Leverage, Navigate Recovery





Current Liquidity Fuels Growth

CASH POSITION⁽¹⁾

CASH & CASH
EQUIVALENTS

\$261.5M

RESTRICTED CASH

\$54.2M

DUE FROM 3RD PARTY
MANAGERS

\$26.6M

TOTAL CASH

\$342.3M

POSITIVE YTD OPERATING CASH FLOW⁽²⁾

ADJ. EBITDARE

\$172.4M

PREFERRED DIVIDENDS

(\$21.5M)

CAPEX

(\$49.1M)

DEBT SERVICE⁽³⁾

(\$49.2M)

CASH FLOW

~\$52.6M



Ritz-Carlton Sarasota

Notes: (1) As of 12/31/22; (2) YTD Q4 2022; (3) Excludes amortization payments



Conservative Leverage Strategy

Overview

- Delevering to **35%** Net Debt to Gross Assets
- **Hold 10% of Gross Debt Balance** as liquidity on the balance sheet
- Floating-rate debt provides a **natural hedge** to hotel cash flows and **increases flexibility** in various economic environments
- Proactive strategy to opportunistically refinance loans and extend maturities
- Long-standing **lender relationships**

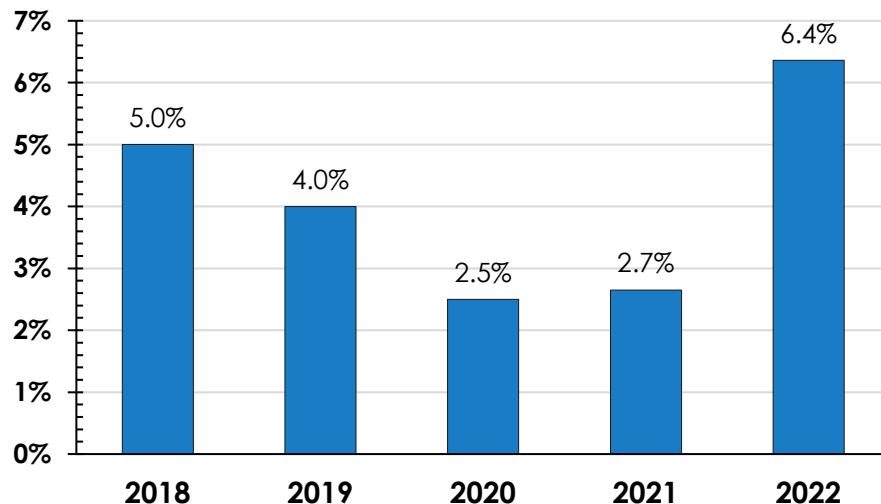
NEXT HARD DEBT
MATURITY

4/23

WEIGHTED AVG.
INTEREST RATE⁽¹⁾

6.4%

Weighted Average Interest Rate⁽¹⁾



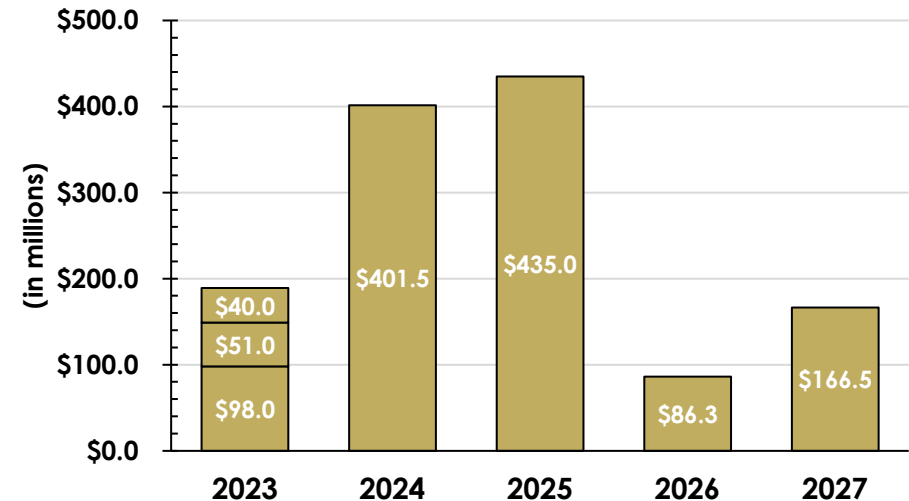
(1) As of 12/31/2022

(2) Assumes extension options are exercised. There can be no guaranty that extension options are exercisable on or before maturity. In the event one or more extensions are not exercisable we will be subject to the prevailing conditions of the debt markets at that time, which could result in increased or decreased borrowing cost or the inability to borrow at all. In such case, our ability to repay the amounts owed under the debt arrangements may not be feasible or could have a negative impact on our financial performance.

(3) Ritz-Carlton Reserve Dorado Beach was paid off in January 2023

Note: The use of debt potentially increases BHR's returns, as well as the risk of losses associated with the investment

Laddered debt maturities⁽¹⁾⁽²⁾





Hedged Against the Market

Interest Rate Caps Protect Against Rising Rates



Overview

- Braemar currently holds \$960.5M in interest rate caps with strikes ranging from 2.0% - 4.5%
- The caps range in agreement end date, with the latest expiration date in Q1 2025
- According to the current forward curve⁽¹⁾, all currently owned caps are projected to pay out
- 72% of Braemar's total debt is either at a fixed interest rate or is capped at / below a 4.5% LIBOR / SOFR strike⁽²⁾
- Braemar plans to continue to purchase interest rate caps and hedge against further interest rate increases

**WEIGHTED AVERAGE
STRIKE⁽²⁾**

3.8%

**WEIGHTED AVERAGE
EXPIRATION DATE⁽²⁾**

Nov 23

Summary of Positions⁽²⁾

Strike Rate	\$ Amount	Effective Date	Expiration Date
2.0%	30,000,000	Aug-21	Aug-24
3.5%	40,000,000	Nov-22	Aug-23
3.5%	51,000,000	May-22	May-23
3.5%	54,000,000	Nov-22	Jan-24
3.5%	70,500,000	Feb-22	Feb-24
3.5%	80,000,000	Oct-22	Oct-23
3.5%	100,000,000	Aug-21	Apr-23
4.0%	435,000,000	Jun-22	Jun-23
4.5%	100,000,000	Dec-22	Jan-25

(1) Assumes current LIBOR forward curve as provided by Chatham Financial as of 2/15/23
(2) As of 1/31/23



BHR Positioned Ideally for Outperformance



All Time High Industry Performance Continuing



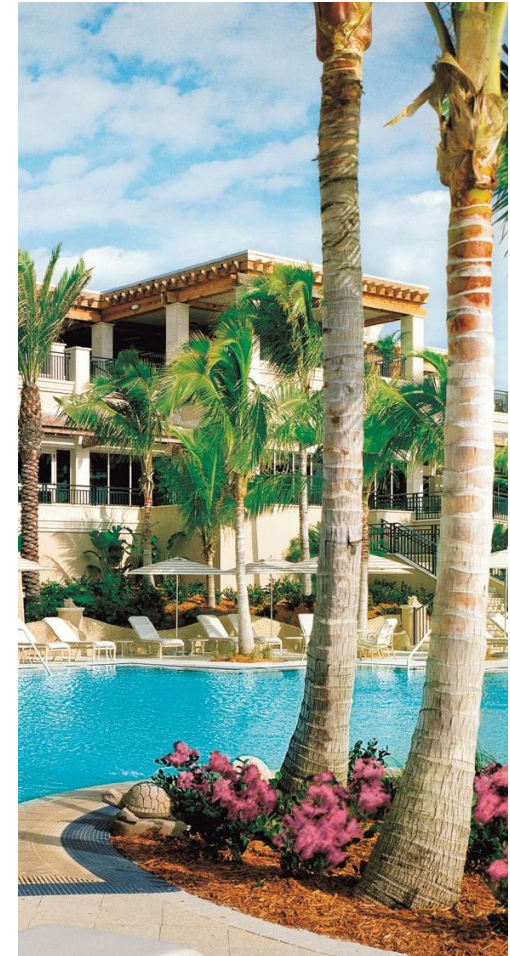
Optimal Portfolio Composition



Recent Results & Developments



Balance Sheet Strategy



Ritz-Carlton Sarasota



Appendix



Indebtedness

BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES
INDEBTEDNESS BY MATURITY ASSUMING EXTENSION OPTIONS ARE EXERCISED
December 31, 2022
(dollars in thousands)
(unaudited)

Lender	Hotels	2023	2024	2025	2026	2027	Thereafter	Total
BAML	Hotel Yountville	\$ 51,000	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 51,000
BAML	Bardessono Hotel and Spa	40,000	—	—	—	—	—	40,000
BAML	The Ritz-Carlton Sarasota	98,000	—	—	—	—	—	98,000
BAML	The Ritz-Carlton Lake Tahoe	—	54,000	—	—	—	—	54,000
Prudential	Capital Hilton and Hilton La Jolla Torrey Pines	—	195,000	—	—	—	—	195,000
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	—	—	435,000	—	—	—	435,000
Knighthood Funding	The Ritz-Carlton Reserve Dorado Beach	—	—	—	54,000	—	—	54,000
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		\$189,000	\$401,500	\$435,000	\$140,250	\$166,500	\$ —	\$1,332,250
Scheduled amortization payments remaining		500	—	—	2,000	2,000	—	4,500
Total indebtedness		<u>\$189,500</u>	<u>\$401,500</u>	<u>\$435,000</u>	<u>\$142,250</u>	<u>\$168,500</u>	<u>\$ —</u>	<u>\$1,336,750</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
December 31, 2022
(dollars in thousands)
(unaudited)

Lender	Hotels	Current Maturity	Final Maturity ⁽¹¹⁾	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 ⁽¹²⁾	Comparable TTM EBITDA Debt Yield
BAML	The Ritz-Carlton Sarasota	April 2023	April 2023	LIBOR ⁽¹⁾ + 2.65%	\$ —	\$ 98,500 (3)	\$ 98,500	\$ 17,641	17.9 %	\$ 30,377	30.8 %
BAML	Hotel Yountville	May 2023	May 2023	LIBOR ⁽¹⁾ + 2.55%	—	51,000 (3)	51,000	2,547	5.0 %	6,958	13.6 %
BAML	See footnote	June 2023	June 2025	LIBOR ⁽¹⁾ + 2.16%	—	435,000 (4)	435,000	2,639	0.6 %	33,532	7.7 %
BAML	Bardessono Hotel and Spa	August 2023	August 2023	SOFR ⁽²⁾ + 2.65%	—	40,000	40,000	4,488	11.2 %	9,127	22.8 %
Apollo	The Ritz-Carlton St. Thomas	August 2023	August 2024	LIBOR (1) + 3.95%	—	42,500 (5)	42,500	18,920	44.5 %	30,137	70.9 %
BAML	The Ritz-Carlton Lake Tahoe	January 2024	January 2024	SOFR ⁽²⁾ + 2.20%	—	54,000	54,000	5,020	9.3 %	11,383	21.1 %
Prudential	Capital Hilton and Hilton La Jolla Torrey Pines	February 2024	February 2024	LIBOR ⁽¹⁾ + 1.70%	—	195,000	195,000	14,287	7.3 %	27,502	14.1 %
Credit Agricole	Park Hyatt Beaver Creek Resort & Spa	February 2024	February 2027	SOFR ⁽²⁾ + 2.86%	—	70,500 (6)	70,500	5,668	8.0 %	13,620	19.3 %
Knighthood Funding	The Ritz-Carlton Reserve Dorado Beach	March 2024	March 2026	LIBOR ⁽¹⁾ + 6.00%	—	54,000 (7)	54,000	9,672	17.9 %	18,521	34.3 %
LoanCore	Mr. C Beverly Hills Hotel	August 2024	August 2024	LIBOR ⁽¹⁾ + 3.60%	—	30,000 (8)	30,000	(1,390)	(4.6)%	3,157	10.5 %
BAML	Pier House Resort & Spa	September 2024	September 2024	SOFR ⁽²⁾ + 1.95%	—	80,000	80,000	12,377	15.5 %	18,115	22.6 %
Aareal Capital Corporation	Four Seasons Resort Scottsdale	December 2025	December 2027	SOFR ⁽²⁾ + 3.75%	—	100,000 (9)	100,000	4,095	4.1 %	19,497	19.5 %
Convertible Senior Notes	N/A	June 2026	June 2026	4.50%	86,250	—	86,250	N/A	N/A	N/A	N/A
Total					\$ 86,250	\$1,250,500	\$ 1,336,750	\$ 95,964	7.2 %	\$ 221,926	16.6 %
Percentage					6.5 %	93.5 %	100.0 %				
Weighted average interest rate ⁽¹⁰⁾					4.50 %	6.49 %	6.36 %				

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

⁽¹⁾ LIBOR rate was 4.392% at December 31, 2022.

⁽²⁾ SOFR rate was 4.358% at December 31, 2022.

⁽³⁾ This mortgage loan has a LIBOR floor of 0.25%.

⁽⁴⁾ This mortgage loan has five one-year extension options subject to satisfaction of certain conditions, of which the third was exercised in June 2022. This mortgage loan is secured by the Sofitel Chicago Magnificent Mile, The Clancy, Marriott Seattle Waterfront and The Notary Hotel.

⁽⁵⁾ 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%.

⁽⁶⁾ This mortgage loan has three one-year extension options subject to satisfaction of certain conditions.

⁽⁷⁾ This mortgage loan has two one-year extension options subject to satisfaction of certain conditions. This mortgage loan has a LIBOR floor of 0.75%.

⁽⁸⁾ This mortgage loan has a LIBOR floor of 1.50%.

⁽⁹⁾ 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%.

⁽¹⁰⁾ The weighted average interest rates are adjusted for in-the-money interest rate caps.

⁽¹¹⁾ The final maturity date assumes all available extension options will be exercised.

⁽¹²⁾ See Exhibit I 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)

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	164	36	97	(1)	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	6,607	456	5,042	1,709	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	\$ 6,607	\$ 456	\$ 5,042	\$ 1,709	\$ 45,267	\$ (10,187)	\$ 35,080
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	(1,653)	—	—	6,794	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	—	—
ALL HOTELS NOT UNDER RENOVATION:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ 3,284	\$ 3,909	\$ 1,320	\$ 2,038	\$ 3,503	\$ 1,884	\$ —	\$ 2,865	\$ 1,190	\$ 6,158	\$ 2,581	\$ —	\$ 6,607	\$ 456	\$ 5,042	\$ 1,709	\$ 42,546	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	(1,653)	—	—	6,794	5,141	—	—
Comparable hotel EBITDA	\$ 3,284	\$ 3,909	\$ 1,320	\$ 2,038	\$ 3,503	\$ 1,884	\$ —	\$ 2,865	\$ 1,190	\$ 6,158	\$ 2,581	\$ —	\$ 4,954	\$ 456	\$ 5,042	\$ 8,503	\$ 47,687	—	—
RESORT PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 3,909	\$ —	\$ 2,038	\$ 3,503	\$ 1,884	\$ 2,734	\$ —	\$ —	\$ 6,158	\$ 2,581	\$ —	\$ 6,607	\$ —	\$ 5,042	\$ 1,709	\$ 36,165	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	(1,653)	—	—	6,794	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 Seattle Waterfront	The Ritz-Carlton St. Thomas	Mr. C Beverly Hills Hotel	The Ritz-Carlton Reserve Dorado Beach	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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	\$ 3,604	\$ 783	\$ 899	\$ 40,693	—	—
ALL HOTELS NOT UNDER RENOVATION:																		
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	\$ —	\$ 3,604	\$ 783	\$ 899	\$ 36,221	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	\$ —	\$ 3,604	\$ 783	\$ 899	\$ 36,221	—	—
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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ —	\$ 5,293	\$ —	\$ 2,777	\$ 2,889	\$ 2,392	\$ 2,041	\$ —	\$ —	\$ 2,739	\$ 2,329	\$ —	\$ 3,604	\$ —	\$ 899	\$ 24,963	—	—
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	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	<u>\$ 3,438</u>	<u>\$ 3,722</u>	<u>\$ 5,642</u>	<u>\$ 2,903</u>	<u>\$ 4,754</u>	<u>\$ 2,253</u>	<u>\$ (180)</u>	<u>\$ 2,480</u>	<u>\$ 3,749</u>	<u>\$ 8,995</u>	<u>\$ (616)</u>	<u>\$ 2,840</u>	<u>\$ 8,664</u>	<u>\$ 1,041</u>	<u>\$ 4,994</u>	<u>\$ 54,679</u>	<u>\$ (7,071)</u>	<u>\$ 47,608</u>
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	355	355	—	—
Comparable hotel EBITDA	<u>\$ 4,584</u>	<u>\$ 4,963</u>	<u>\$ 5,642</u>	<u>\$ 2,903</u>	<u>\$ 4,754</u>	<u>\$ 2,253</u>	<u>\$ (180)</u>	<u>\$ 2,480</u>	<u>\$ 3,749</u>	<u>\$ 8,995</u>	<u>\$ (616)</u>	<u>\$ 2,840</u>	<u>\$ 8,664</u>	<u>\$ 1,041</u>	<u>\$ 5,349</u>	<u>\$ 57,421</u>	—	—
ALL HOTELS NOT UNDER RENOVATION:																		
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)	\$ —	\$ 8,664	\$ 1,041	\$ 4,994	\$ 54,226	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	355	355	—	—
Comparable hotel EBITDA	<u>\$ 4,584</u>	<u>\$ 4,963</u>	<u>\$ 5,642</u>	<u>\$ 2,903</u>	<u>\$ 4,754</u>	<u>\$ 2,253</u>	<u>\$ (180)</u>	<u>\$ 2,480</u>	<u>\$ 3,749</u>	<u>\$ 8,995</u>	<u>\$ (616)</u>	<u>\$ —</u>	<u>\$ 8,664</u>	<u>\$ 1,041</u>	<u>\$ 5,349</u>	<u>\$ 54,581</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 March 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	Hotel Total	Corporate / Allocated	Braemar Hotels & Resorts Inc.
Net income (loss)	\$ (1,842)	\$ 2,077	\$ (2,915)	\$ 385	\$ 5,826	\$ (629)	\$ 7,367	\$ (2,000)	\$ (2,867)	\$ 10,252	\$ 5,754	\$ (1,106)	\$ 8,580	\$ (170)	\$ 3,492	\$ 32,204	\$ (16,600)	\$ 15,604
Non-property adjustments	—	—	—	—	—	—	76	—	—	—	—	—	—	—	—	76	(76)	—
Interest income	—	—	—	—	—	—	—	—	(2)	(5)	—	(2)	(2)	—	—	(11)	11	—
Interest expense	—	—	—	256	395	320	526	—	—	862	297	34	526	391	39	3,646	4,212	7,858
Amortization of loan cost	—	—	—	50	76	60	128	—	—	91	37	—	—	41	70	553	111	664
Depreciation and amortization	1,840	1,022	1,627	603	668	676	927	1,983	2,969	1,251	792	1,191	1,932	609	351	18,441	—	18,441
Income tax expense (benefit)	—	—	—	—	—	—	—	3	—	—	—	—	220	—	—	223	2,388	2,611
Non-hotel EBITDA ownership expense	82	64	5	115	4	2	1	15	2	34	209	3	7	6	—	549	(549)	—
Hotel EBITDA including amounts attributable to noncontrolling interest	80	3,163	(1,283)	1,409	6,969	429	9,025	1	102	12,485	7,089	120	11,263	877	3,952	55,681	(10,503)	45,178
Less: EBITDA adjustments attributable to consolidated noncontrolling interest	(20)	(791)	—	—	—	—	—	—	—	—	—	—	—	—	—	(811)	811	—
Equity in earnings (loss) of unconsolidated entities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	72	72
Company's portion of EBITDA of OpenKey	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(71)	(71)
Hotel EBITDA attributable to the Company and OP unitholders	\$ 60	\$ 2,372	\$ (1,283)	\$ 1,409	\$ 6,969	\$ 429	\$ 9,025	\$ 1	\$ 102	\$ 12,485	\$ 7,089	\$ 120	\$ 11,263	\$ 877	\$ 3,952	\$ 54,870	\$ (9,691)	\$ 45,179
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3,279	3,279	—	—
Comparable hotel EBITDA	\$ 80	\$ 3,163	\$ (1,283)	\$ 1,409	\$ 6,969	\$ 429	\$ 9,025	\$ 1	\$ 102	\$ 12,485	\$ 7,089	\$ 120	\$ 11,263	\$ 877	\$ 7,231	\$ 58,960	—	—



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 Youville	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)	\$ 1,125	\$ 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 by Hotel



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

Three Months 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 Younville	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)	\$ (1,447)	\$ 1,388	\$ (1,776)	\$ 1,731	\$ 3,787	\$ 1,059	\$ 577	\$ (683)	\$ (3,338)	\$ 4,512	\$ 2,544	\$ 261	\$ 3,745	\$ (427)	\$ —	\$ —	\$ 11,933	\$ (14,227)	\$ (2,294)
Non-property adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	(9)	—	—	(9)	9	—
Interest income	—	—	—	—	—	—	—	—	(1)	(6)	—	(3)	(1)	—	—	—	(11)	11	—
Interest expense	—	—	—	262	405	328	534	—	—	880	304	34	538	400	—	—	3,685	4,411	8,096
Amortization of loan cost	—	—	—	49	75	60	—	—	—	89	37	—	—	40	—	—	350	109	459
Depreciation and amortization	1,821	1,035	1,628	605	696	665	901	1,981	3,498	1,422	754	1,044	2,232	599	—	—	18,881	—	18,881
Income tax expense (benefit)	—	—	—	—	—	—	—	(12)	—	—	—	—	39	—	—	—	27	531	558
Non-hotel EBITDA ownership expense	35	22	22	124	2	9	11	7	(2)	47	255	5	85	20	—	—	642	(642)	—
Hotel EBITDA including amounts attributable to noncontrolling interest	409	2,445	(126)	2,771	4,965	2,121	2,023	1,293	157	6,944	3,894	1,341	6,638	623	—	—	35,498	(9,798)	25,700
Less: EBITDA adjustments attributable to consolidated noncontrolling interest	(102)	(611)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(713)	713	—
Equity in earnings (loss) of unconsolidated entities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	54	54
Company's portion of EBITDA of OpenKey	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(54)	(54)
Hotel EBITDA attributable to the Company and OP unitholders	\$ 307	\$ 1,834	\$ (126)	\$ 2,771	\$ 4,965	\$ 2,121	\$ 2,023	\$ 1,293	\$ 157	\$ 6,944	\$ 3,894	\$ 1,341	\$ 6,638	\$ 623	\$ —	\$ —	\$ 34,785	\$ (9,085)	\$ 25,700
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5,195	7,448	12,643	—	—
Comparable hotel EBITDA	\$ 409	\$ 2,445	\$ (126)	\$ 2,771	\$ 4,965	\$ 2,121	\$ 2,023	\$ 1,293	\$ 157	\$ 6,944	\$ 3,894	\$ 1,341	\$ 6,638	\$ 623	\$ 5,195	\$ 7,448	\$ 48,141	—	—
ALL HOTELS NOT UNDER RENOVATION:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ 409	\$ 2,445	\$ (126)	\$ 2,771	\$ 4,965	\$ 2,121	\$ —	\$ 1,293	\$ 157	\$ 6,944	\$ 3,894	\$ —	\$ 6,638	\$ 623	\$ —	\$ —	\$ 32,134	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5,195	7,448	12,643	—	—
Comparable hotel EBITDA	\$ 409	\$ 2,445	\$ (126)	\$ 2,771	\$ 4,965	\$ 2,121	\$ —	\$ 1,293	\$ 157	\$ 6,944	\$ 3,894	\$ —	\$ 6,638	\$ 623	\$ 5,195	\$ 7,448	\$ 44,777	—	—
RESORT PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 2,445	\$ —	\$ 2,771	\$ 4,965	\$ 2,121	\$ 2,023	\$ —	\$ —	\$ 6,944	\$ 3,894	\$ —	\$ 6,638	\$ —	\$ —	\$ —	\$ 31,801	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5,195	7,448	12,643	—	—
Comparable hotel EBITDA	\$ —	\$ 2,445	\$ —	\$ 2,771	\$ 4,965	\$ 2,121	\$ 2,023	\$ —	\$ —	\$ 6,944	\$ 3,894	\$ —	\$ 6,638	\$ —	\$ 5,195	\$ 7,448	\$ 44,444	—	—
URBAN PROPERTIES:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ 409	\$ —	\$ (126)	\$ —	\$ —	\$ —	\$ —	\$ 1,293	\$ 157	\$ —	\$ —	\$ 1,341	\$ —	\$ 623	\$ —	\$ —	\$ 3,697	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 409	\$ —	\$ (126)	\$ —	\$ —	\$ —	\$ —	\$ 1,293	\$ 157	\$ —	\$ —	\$ 1,341	\$ —	\$ 623	\$ —	\$ —	\$ 3,697	—	—

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)

	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 Younville	Park Hyatt Beaver Creek Resort & Spa	The Notary Hotel	The Clancy	The Ritz-Carlton Saratoga	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	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)	\$ —	\$ —	\$ (32,911)
Non-property adjustments	—	—	—	(117)	(96)	—	—	—	—	1	1	—	(671)	936	—	—	—
Interest income	—	—	—	—	—	—	—	(3)	(22)	—	(12)	(2)	—	—	—	—	—
Interest expense	—	—	—	1,039	1,606	1,303	2,075	—	3,518	1,205	54	2,134	644	—	—	—	—
Amortization of loan cost	—	—	—	162	294	180	14	—	—	352	144	—	68	66	—	—	—
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	—	—	—
Income tax expense (benefit)	—	(43)	—	—	—	—	—	(7)	—	—	—	—	101	—	—	—	—
Non-hotel EBITDA ownership expense	292	70	39	490	(59)	68	(11)	(141)	(5)	125	761	(157)	396	64	—	—	—
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	—	—	—
Less: EBITDA adjustments attributable to consolidated noncontrolling interest	839	(1,562)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Equity in earnings (loss) of unconsolidated entities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Company's portion of EBITDA of OpenKey	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	\$ —	\$ —	\$ 73,078
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	1,228	16,838	16,402	—
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	\$ 73,078
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	—
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	—
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	—	—	—
Comparable hotel EBITDA	\$ (3,342)	\$ —	\$ (3,560)	\$ —	\$ —	\$ —	\$ —	\$ 1,924	\$ (2,217)	\$ —	\$ —	\$ 3,557	\$ —	\$ 2,280	\$ —	\$ —	\$ (2,586)

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 noncontrolling 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 controlling interest	142,207
Non-comparable adjustments	832
Comparable hotel EBITDA	\$ 143,039

Note: As reported, used in Comparable Hotel EBITDA Slide 16

	2019
	4th Quarter
Net income (loss)	\$ 31,806
Non-property adjustments	(26,320)
Interest income	(69)
Interest expense	5,210
Amortization of loan cost	309
Depreciation and amortization	18,310
Income tax expense (benefit)	(173)
Non-hotel EBITDA ownership expense	1,277
Hotel EBITDA including amounts attributable to controlling interest	30,350
Non-comparable adjustments	8,215
Comparable hotel EBITDA	\$ 38,565

Note: 2019 comparable to 2022, used in 2019 Q4 Slide 16



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, 2018
	TTM
Net income (loss)	\$ 76,476
Non-property adjustments	(15,437)
Interest income	(175)
Interest expense	15,900
Amortization of loan cost	1,039
Depreciation and amortization	57,383
Income tax expense (benefit)	139
Non-hotel EBITDA ownership expense	2,296
Hotel EBITDA including amounts attributable to concontrolling interest	137,621
Non-comparable adjustments	(958)
Comparable hotel EBITDA	\$ 136,663



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)

	Three Months Ended December 31,		Year Ended December 31,	
	2022	2021	2022	2021
Net income (loss)	\$ (4,553)	\$ (2,294)	\$ 19,348	\$ (32,911)
Interest expense and amortization of loan costs	18,873	8,555	52,166	30,901
Depreciation and amortization	20,506	18,881	78,122	73,762
Income tax expense (benefit)	260	558	4,043	1,324
Equity in (earnings) loss of unconsolidated entity	108	54	328	252
Company's portion of EBITDA of OpenKey	(114)	(54)	(334)	(250)
EBITDA	35,080	25,700	153,673	73,078
(Gain) loss on insurance settlement and disposition of assets	—	—	—	(696)
EBITDAre	35,080	25,700	153,673	72,382
Amortization of favorable (unfavorable) contract assets (liabilities)	118	118	463	512
Transaction and conversion costs	2,791	489	9,679	2,637
Other (income) expense	(470)	—	(497)	—
Write-off of loan costs and exit fees	40	3	146	1,963
(Gain) loss in insurance settlements	(55)	—	(55)	—
Unrealized (gain) loss on derivatives	(445)	32	(4,464)	(32)
Stock/unit-based compensation	2,344	2,939	11,285	10,204
Legal, advisory and settlement costs	1,069	112	2,170	(208)
Advisory services incentive fee	(1,294)	—	—	—
Company's portion of adjustments to EBITDAre of OpenKey	2	—	8	7
Adjusted EBITDAre	\$ 39,180	\$ 29,393	\$ 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)

	Three Months Ended December 31,		Year Ended December 31,	
	2020	2019	2020	2019
Net income (loss)	\$ (30,128)	\$ 17,095	\$ (124,677)	\$ 1,196
Interest expense and amortization of loan costs	6,937	12,613	45,104	54,507
Depreciation and amortization	17,973	18,121	73,371	70,112
Income tax expense (benefit)	216	271	(4,406)	1,764
Equity in (earnings) loss of unconsolidated entity	79	50	217	199
Company's portion of EBITDA of OpenKey	(79)	(48)	(214)	(195)
EBITDA	(5,002)	48,102	(10,605)	127,583
(Gain) loss on insurance settlement and disposition of assets	—	(26,319)	(10,149)	(25,165)
EBITDAre	(5,002)	21,783	(20,754)	102,418
Amortization of favorable (unfavorable) contract assets (liabilities)	213	285	834	651
Transaction and conversion costs	242	893	1,370	2,076
Other (income) expense	1,320	13,577	5,126	13,947
Write-off of loan costs and exit fees	348	—	3,920	647
Unrealized (gain) loss on investments	—	(13,262)	—	(7,872)
Unrealized (gain) loss on derivatives	(1,211)	131	(4,959)	1,103
Non-cash stock/unit-based compensation	1,853	2,035	7,892	7,943
Legal, advisory and settlement costs	820	93	2,023	527
Advisory services incentive fee	—	(77)	—	—
Company's portion of adjustments to EBITDAre of OpenKey	7	3	13	25
Adjusted EBITDAre	<u>\$ (1,410)</u>	<u>\$ 25,461</u>	<u>\$ (4,535)</u>	<u>\$ 121,465</u>



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)

	Three Months Ended		Year Ended	
	December 31,		December 31,	
	2019	2018	2019	2018
Net income (loss)	\$ 17,095	\$ (13,913)	\$ 1,196	\$ 2,585
Interest expense and amortization of loan costs	12,613	13,712	54,507	49,653
Depreciation and amortization	18,121	15,092	70,112	57,383
Income tax expense (benefit)	271	(82)	1,764	2,432
Equity in (earnings) loss of unconsolidated entity	50	88	199	234
Company's portion of EBITDA of OpenKey	(48)	(77)	(195)	(220)
EBITDA	48,102	14,820	127,583	112,067
Impairment charges on real estate	—	—	—	71
Gain (loss) on insurance settlement, disposition of assets and sale of hotel property	(26,319)	(27)	(25,165)	(15,738)
EBITDAre	21,783	14,793	102,418	96,400
Amortization of favorable (unfavorable) contract assets (liabilities)	285	52	651	195
Transaction and conversion costs	893	2,000	2,076	2,965
Other (income) expense	13,577	63	13,947	253
Write-off of loan costs and exit fees	—	—	647	4,178
Unrealized (gain) loss on investments	(13,262)	4,672	(7,872)	8,010
Unrealized (gain) loss on derivatives	131	(721)	1,103	82
Non-cash stock/unit-based compensation	2,035	1,295	7,943	7,004
Legal, advisory and settlement costs	93	426	527	(241)
Advisory services incentive fee	(77)	(2,241)	—	—
Uninsured hurricane and wildfire related costs	—	—	—	412
Company's portion of adjustments to EBITDAre of OpenKey	3	8	25	7
Adjusted EBITDAre	\$ 25,461	\$ 20,347	\$ 121,465	\$ 119,265



Reconciliation of Net Income (Loss) to Adjusted FFO Q4



In thousands except per share amounts

	Three Months Ended December 31,				
	2022	2021	2020	2019	2018
Net income (loss)	\$ (4,553)	\$ (2,294)	\$ (30,128)	\$ 17,095	\$ (13,913)
(Income) loss attributable to noncontrolling interest in consolidated entities	202	104	1,461	(282)	(274)
Net (income) loss attributable to redeemable noncontrolling interests in operating partnership	1,123	413	2,943	(1,563)	1,826
Preferred dividends	(8,108)	(2,487)	(2,555)	(2,545)	(2,083)
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	(14,444)
Depreciation and amortization on real estate	19,830	18,229	17,284	17,324	14,320
Net income (loss) attributable to redeemable noncontrolling interests in operating partnership	(1,123)	(413)	(2,943)	1,563	(1,826)
Equity in (earnings) loss of unconsolidated entity	108	54	79	50	88
(Gain) loss on insurance settlement and disposition of assets	-	-	-	(26,319)	(27)
Company's portion of FFO of OpenKey	113	(54)	(79)	(50)	(78)
FFO available to common stockholders and OP unitholders	5,214	13,552	(13,938)	5,273	(1,967)
Deemed dividends on redeemable preferred stock	2,154	-	-	-	-
Transaction and conversion costs	2,791	489	242	893	2,000
Interest expense accretion on refundable membership club deposits	178	190	202	213	300
Write-off of loan costs and exit fees	40	3	348	-	-
Amortization of loan costs	572	437	681	1,076	1,080
(Gain) loss in insurance settlements	(55)	-	-	-	-
Unrealized (gain) loss on investments	-	-	-	(13,262)	4,672
Unrealized (gain) loss on derivatives	(445)	32	(1,211)	131	721
Stock/unit-based compensation	2,344	2,939	1,853	2,035	1,295
Legal, advisory and settlement costs	1,069	112	820	93	426
Advisory services incentive fee	(1,294)	-	-	(77)	(2,241)
Company's portion of adjustments to FFO of OpenKey	2	-	7	4	8
Adjusted FFO available to common stockholders and OP unitholders	\$ 12,568	\$ 17,754	\$ (9,676)	\$ 9,956	\$ 4,915
Adjusted FFO per diluted share available to common stockholders and OP unitholders	\$ 0.16	\$ 0.25	\$ (0.24)	\$ 0.27	\$ 0.13
Weighted average diluted shares	76,848	70,127	40,544	36,761	36,457

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.



Reconciliation of Net Income (Loss) to Adjusted FFO Q3



In thousands except per share amounts

Three Months Ended September 30,

	2022	2021	2020	2019	2018
Net income (loss)	\$ (8,383)	\$ (8,219)	\$ (23,057)	\$ (8,954)	\$ (626)
(Income) loss attributable to noncontrolling interest in consolidated entities	(823)	450	1,999	(1,899)	(1,695)
Net (income) loss attributable to redeemable noncontrolling interests in operating partnership	1,166	823	2,381	1,465	452
Preferred dividends	(6,028)	(1,977)	(2,554)	(2,533)	(1,707)
Gain (loss) on extinguishment of preferred stock	-	(111)	-	-	-
Net income (loss) attributable to common stockholders	(14,068)	(9,034)	(21,231)	(11,921)	(3,576)
Depreciation and amortization on real estate	18,956	17,619	17,791	16,036	13,720
Net income (loss) attributable to redeemable noncontrolling interests in operating partnership	(1,166)	(823)	(2,381)	(1,465)	(452)
Equity in (earnings) loss of unconsolidated entity	74	68	58	48	81
(Gain) loss on insurance settlement and disposition of assets	-	-	(10,149)	1,163	-
Company's portion of FFO of OpenKey	(74)	(68)	(57)	(51)	(81)
FFO available to common stockholders and OP unitholders	3,722	7,762	(15,969)	3,810	9,692
(Gain) loss on extinguishment of preferred stock	-	111	-	-	-
Transaction and conversion costs	5,562	980	517	506	-
Other (income) expense	-	-	3,604	114	64
Interest expense accretion on refundable membership club deposits	177	190	201	213	226
Write-off of loan costs and exit fees	8	432	1,335	335	-
Amortization of loan costs	598	407	670	1,029	1,070
Unrealized (gain) loss on investments	-	-	-	1,471	(2,158)
Unrealized (gain) loss on derivatives	(2,403)	(142)	(3,561)	754	578
Stock/unit-based compensation	3,391	3,044	2,006	2,359	1,674
Legal, advisory and settlement costs	544	107	142	203	277
Advisory services incentive fee	1,048	(1,637)	-	(132)	1,380
Company's portion of adjustments to FFO of OpenKey	1	1	1	5	2
Adjusted FFO available to common stockholders and OP unitholders	\$ 12,648	\$ 11,255	\$ (11,054)	\$ 10,667	\$ 12,805
Adjusted FFO per diluted share available to common stockholders and OP unitholders	\$ 0.16	\$ 0.17	\$ (0.29)	\$ 0.29	\$ 0.35
Weighted average diluted shares	76,962	64,860	38,065	36,766	36,361

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.



Reconciliation of Net Income (Loss) to Adjusted FFO Q2



In thousands except per share amounts

	Three Months Ended June 30,				
	2022	2021	2020	2019	2018
Net income (loss)	\$ 16,680	\$(11,364)	\$(56,105)	\$ (5,623)	\$ 12,854
(Income) loss attributable to noncontrolling interest in consolidated entities	(1,468)	849	2,404	248	(89)
Net (income) loss attributable to redeemable noncontrolling interests in operating partnership	(846)	1,282	5,770	865	(1,235)
Preferred dividends	(4,064)	(1,893)	(2,555)	(2,532)	(1,708)
Gain (loss) on extinguishment of preferred stock	-	(4,411)	-	-	-
Net income (loss) attributable to common stockholders	10,302	(15,537)	(50,486)	(7,042)	9,822
Depreciation and amortization on real estate	18,927	17,565	17,792	17,669	14,052
Impairment charges on real estate	-	-	-	-	59
Net income (loss) attributable to redeemable noncontrolling interests in operating partnership	846	(1,282)	(5,770)	(865)	1,235
Equity in (earnings) loss of unconsolidated entity	74	66	40	51	62
(Gain) loss on insurance settlement and disposition of assets	-	(197)	-	(9)	(15,711)
Company's portion of FFO of OpenKey	(74)	(65)	(40)	(49)	(63)
FFO available to common stockholders and OP unitholders	30,075	550	(38,464)	9,755	9,456
(Gain) loss on extinguishment of preferred stock	-	4,411	-	-	-
Transaction and conversion costs	771	828	120	235	462
Other (income) expense	-	-	64	139	63
Interest expense accretion on refundable membership club deposits	178	190	202	213	150
Write-off of loan costs and exit fees	22	1,177	2,237	-	4,176
Amortization of loan costs	553	571	928	1,003	1,050
Unrealized (gain) loss on investments	-	-	-	4,626	6,024
Unrealized (gain) loss on derivatives	(1,208)	58	969	(654)	298
Stock/unit-based compensation	3,185	2,805	2,048	2,021	1,442
Legal, advisory and settlement costs	315	(632)	413	75	197
Advisory services incentive fee	(731)	1,266	-	(1,105)	691
Uninsured remediation costs	-	-	-	-	(55)
Company's portion of adjustments to FFO of OpenKey	(1)	1	2	8	2
Adjusted FFO available to common stockholders and OP unitholders	\$ 33,159	\$ 11,225	\$(31,481)	\$ 16,316	\$ 23,956
Adjusted FFO per diluted share available to common stockholders and OP unitholders	\$ 0.43	\$ 0.22	\$ (0.85)	\$ 0.44	\$ 0.66
Weighted average diluted shares	76,642	52,007	36,987	36,778	36,174

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.



Reconciliation of Net Income (Loss) to Adjusted FFO Q1



In thousands except per share amounts

	Three Months Ended March 31,				
	2022	2021	2020	2019	2018
Net income (loss)	\$ 15,604	\$(11,034)	\$(15,387)	\$ (1,322)	\$ 4,270
(Income) loss attributable to noncontrolling interest in consolidated entities	26	1,247	572	(99)	42
Net (income) loss attributable to redeemable noncontrolling interests in operating partnership	(967)	1,079	1,885	440	(292)
Preferred dividends	(3,303)	(2,388)	(2,555)	(2,532)	(1,707)
Gain (loss) on extinguishment of preferred stock	-	(73)	-	-	-
Net income (loss) attributable to common stockholders	11,360	(11,169)	(15,485)	(3,513)	2,313
Depreciation and amortization on real estate	17,795	17,659	17,559	15,904	12,258
Impairment charges on real estate	-	-	-	-	12
Net income (loss) attributable to redeemable noncontrolling interests in operating partnership	967	(1,079)	(1,885)	(440)	292
Equity in (earnings) loss of unconsolidated entity	72	64	40	50	3
(Gain) loss on insurance settlement and disposition of assets	-	(499)	-	-	-
Company's portion of FFO of OpenKey	(72)	(64)	(40)	(51)	(2)
FFO available to common stockholders and OP unitholders	30,122	4,912	189	11,950	14,876
(Gain) loss on extinguishment of preferred stock	-	73	-	-	-
Transaction and conversion costs	555	340	491	634	503
Other (income) expense	-	-	138	117	63
Interest expense accretion on refundable membership club deposits	190	202	213	225	-
Write-off of loan costs and exit fees	76	351	-	312	2
Amortization of loan costs	642	706	1,053	1,155	964
Unrealized (gain) loss on investments	-	-	-	(707)	(528)
Unrealized (gain) loss on derivatives	(408)	20	(1,156)	872	(73)
Stock/unit-based compensation	2,365	1,416	1,985	1,528	2,593
Legal, advisory and settlement costs	317	205	613	71	(1,141)
Advisory services incentive fee	977	371	-	1,314	170
Uninsured remediation costs	-	-	-	-	467
Company's portion of adjustments to FFO of OpenKey	6	5	3	11	-
Adjusted FFO available to common stockholders and OP unitholders	\$ 34,842	\$ 8,601	\$ 3,529	\$ 17,482	\$ 17,896
Adjusted FFO per diluted share available to common stockholders and OP unitholders	\$ 0.49	\$ 0.20	\$ 0.10	\$ 0.47	\$ 0.50
Weighted average diluted shares	71,756	43,694	37,023	36,905	35,871

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.