

BRAEMAR

HOTELS & RESORTS

**1st 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



BHR Positioned Ideally for Outperformance



All Time High Industry Performance Continuing



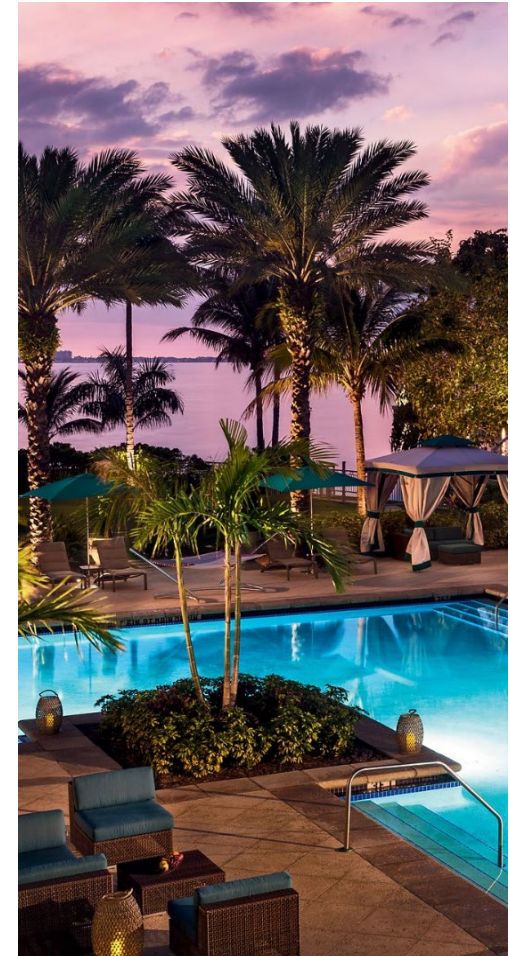
Optimal Portfolio Composition



Recent Results & Developments



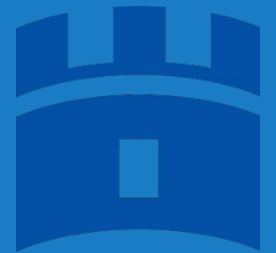
Balance Sheet Strategy



Ritz-Carlton Sarasota



**All Time High Industry
Performance Continuing**

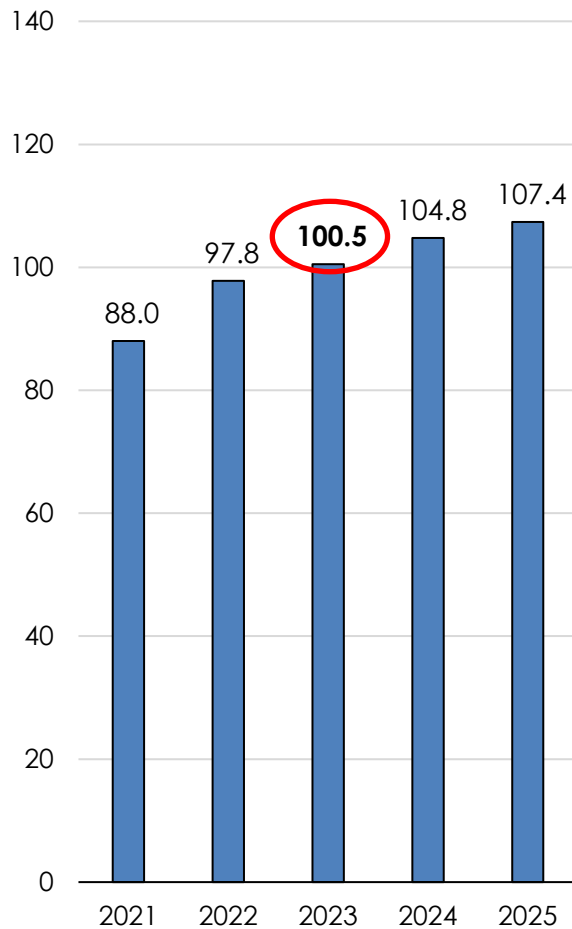




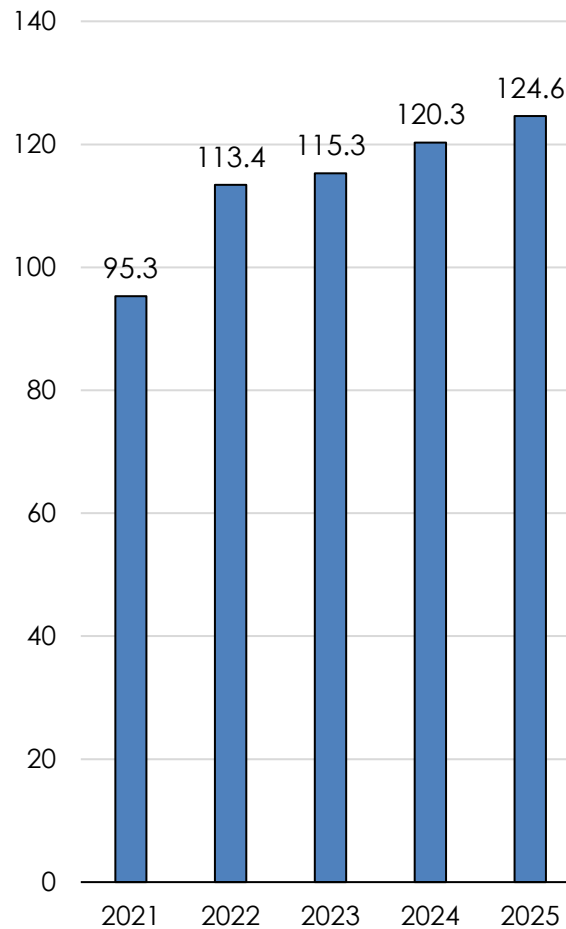
Industry Demand Exceeds 2019 in 2023

U.S. KPIs, Indexed to 2019

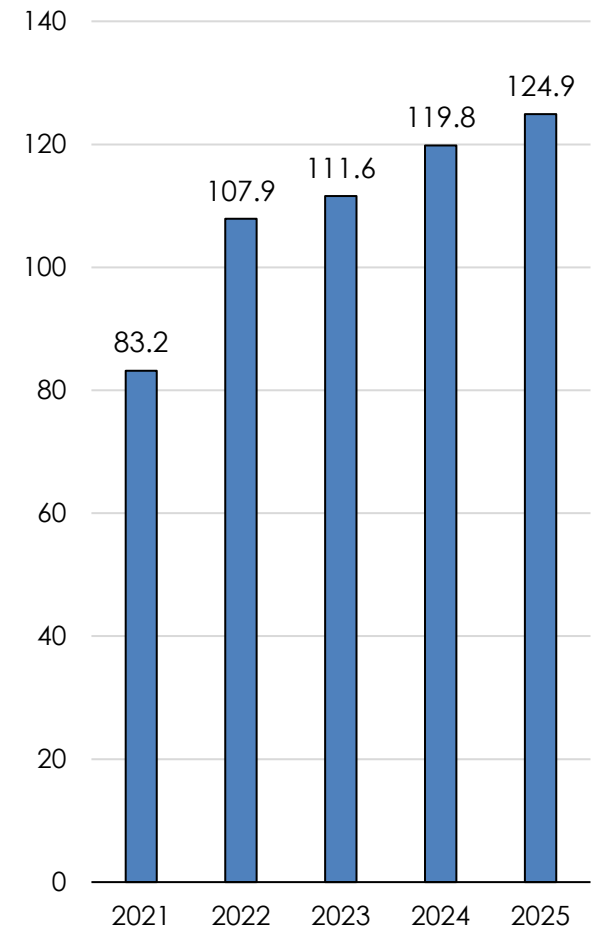
Demand Index



ADR Index

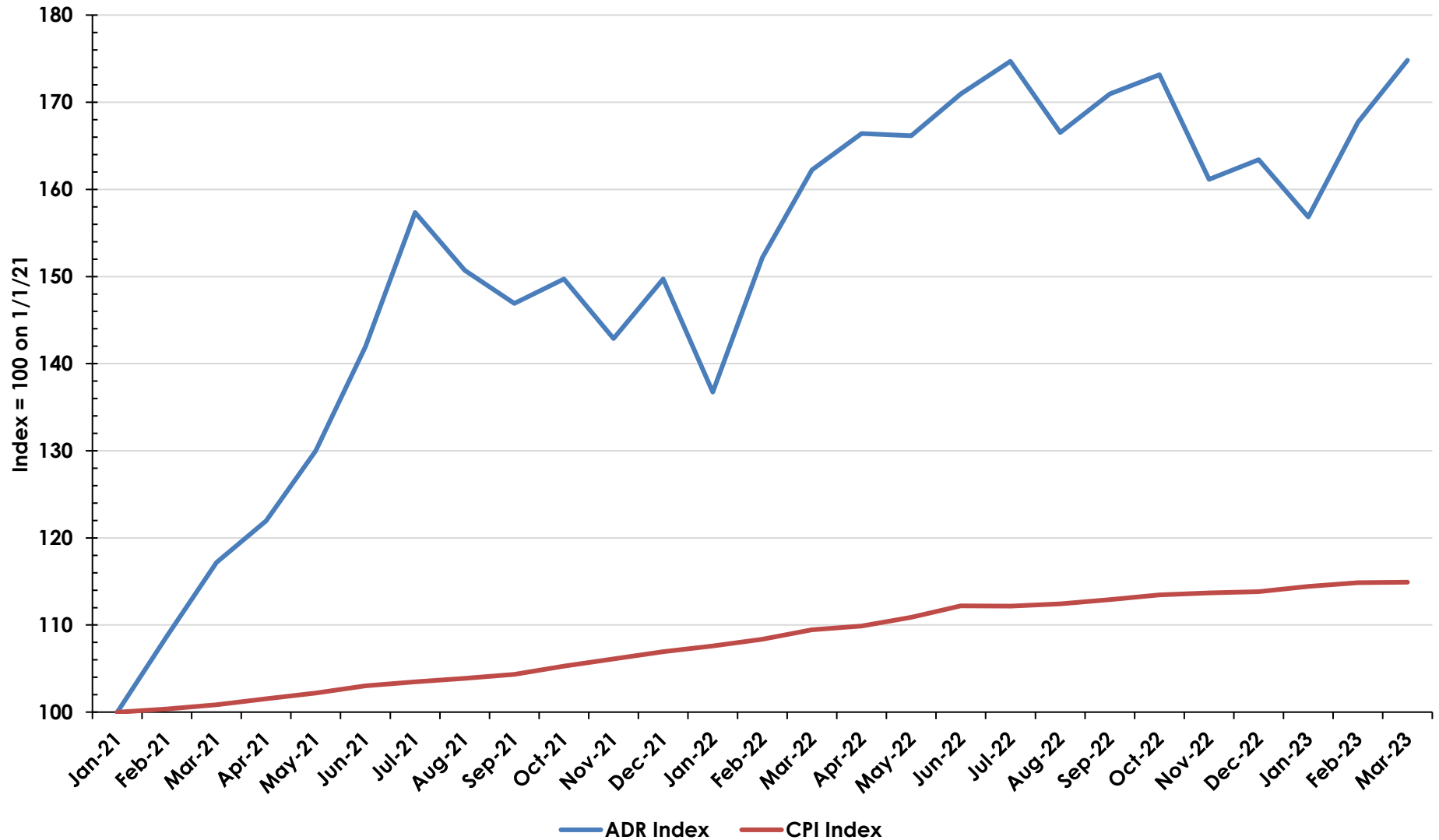


RevPAR Index





ADR Index Significantly Outpaced Inflation in 2021-2023

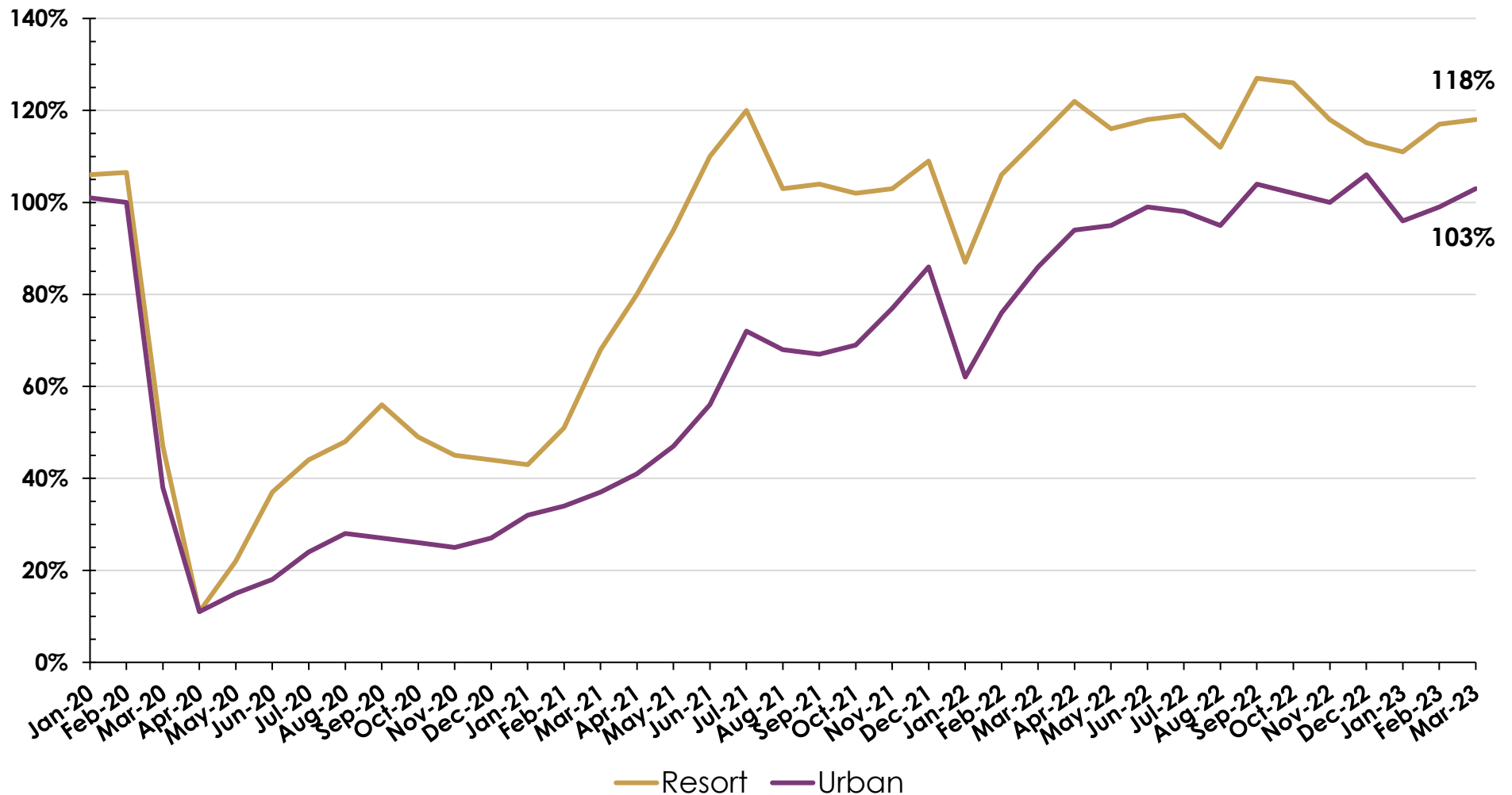


Source: STR, 4/18/23; FRED, 5/1/23

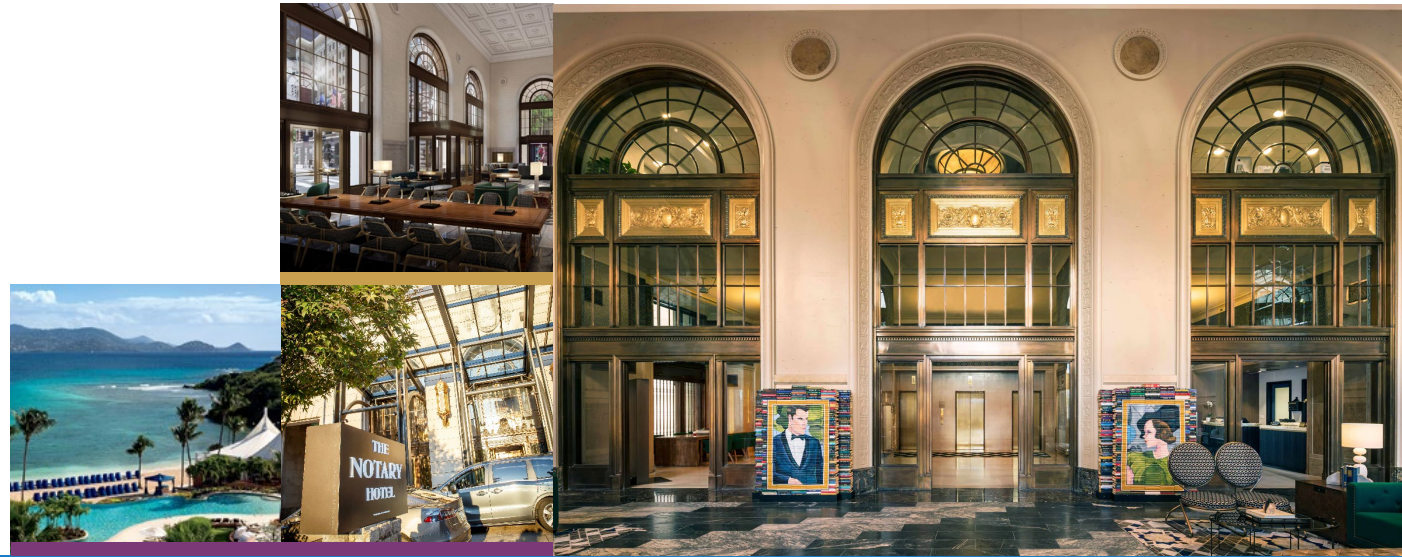


Urban Hotels Have Fully Recovered from the Pandemic

RevPAR as a % of 2019

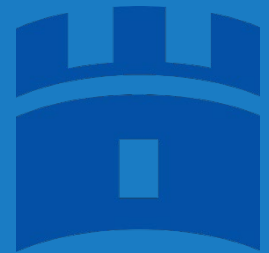


Source: CBRE Hotels State of the Union April 2023 Edition, 5/1/2023
Data from 1/1/2020 – 3/31/2023



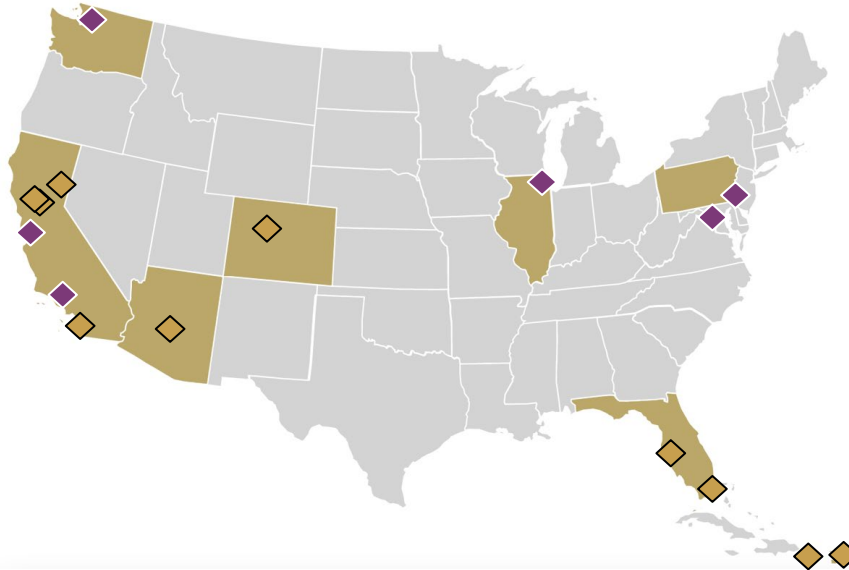
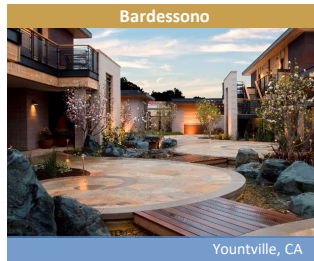
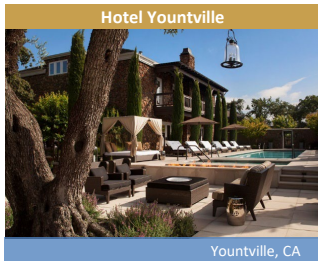
Optimal Portfolio Composition

Taking Advantage of Strategic Asset Class





High Quality Assets with High Barriers to Entry



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

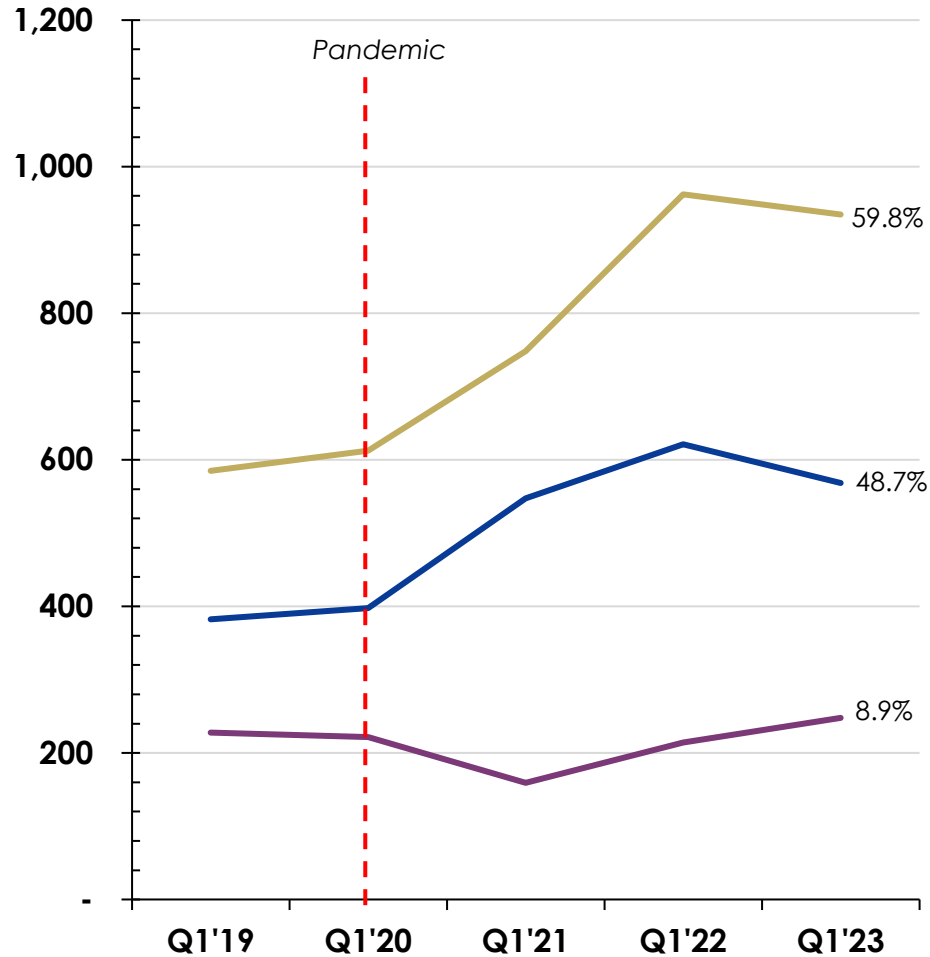


(1) By Number of Hotels

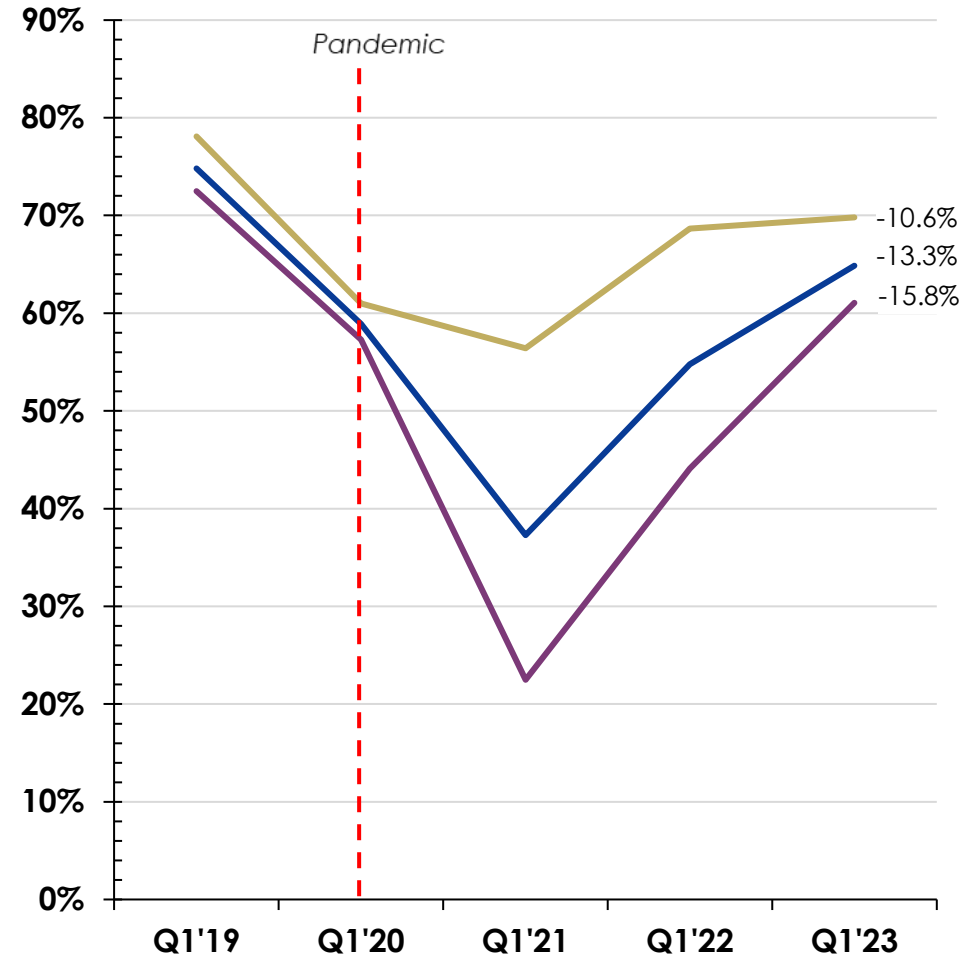


Urban Properties Drive Growth

ADR⁽¹⁾ Ramping Up – Q1 2019 to Q1 2023



Occupancy⁽¹⁾ Ramping Up – Q1 2019 to Q1 2023



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

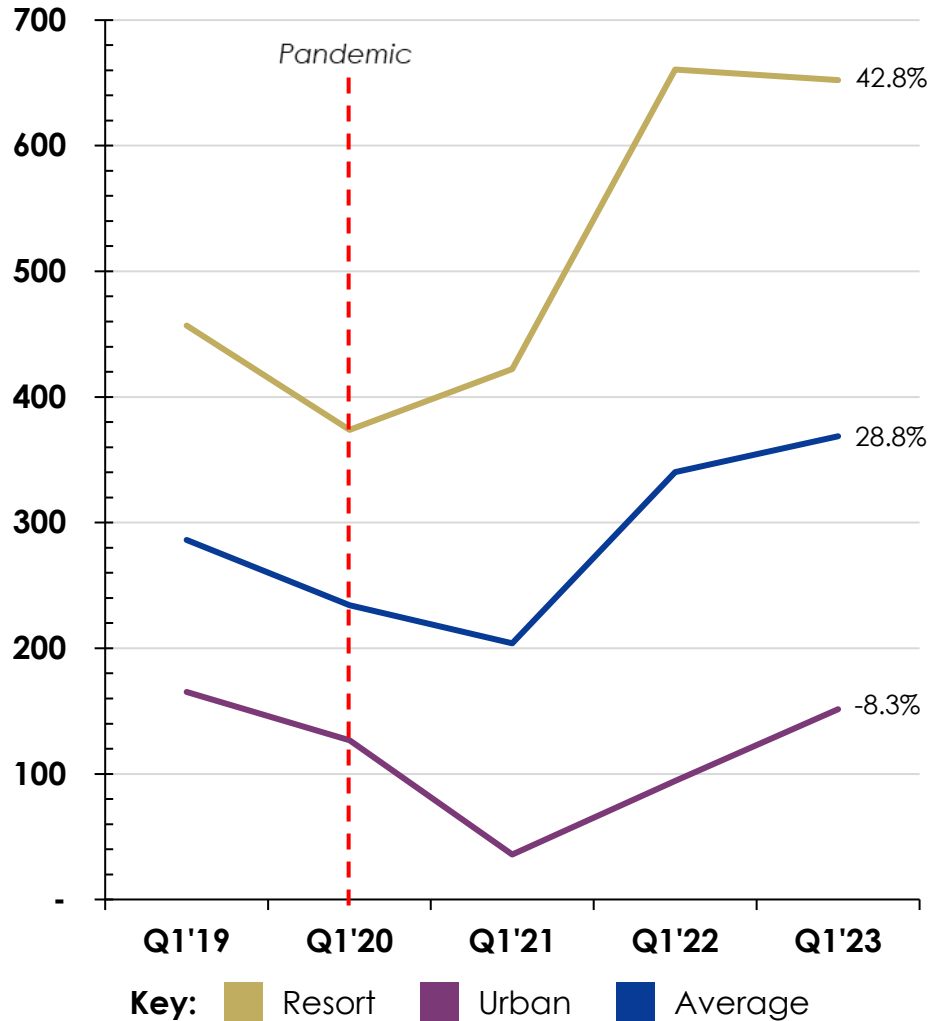
Resort: Bardessono, Hotel Yountville, Ritz-Carlton St. Thomas, Ritz-Carlton Sarasota, Ritz-Carlton Lake Tahoe, Ritz-Carlton Reserve Dorado Beach, Pier House, Hilton Torrey Pines, Park Hyatt Beaver Creek, and Four Seasons Scottsdale

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



Urban Properties Drive Growth (cont'd)

RevPAR⁽¹⁾ Ramping Up – Q1 2019 to Q1 2023



Key Observations

**Urban properties
nearing full recovery**

**Resort performance
stabilizing**

**Average RevPAR is well
above 2019 and 2022 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



Hotel EBITDA Rebounding Through Resorts



Core Assets	Location	Market	Rooms	Occ%	ADR	Q1 2023		Hotel EBITDA ⁽¹⁾⁽²⁾
						RevPAR	% 1Q22	
Four Seasons Scottsdale	Scottsdale, AZ	Resort	210	53%	\$1,403	\$749	24.6%	\$10,120
Park Hyatt Beaver Creek	Beaver Creek, CO	Resort	193	81%	\$1,022	\$830	16.6%	\$10,081
Ritz-Carlton Sarasota	Sarasota, FL	Resort	276	76%	\$727	\$549	-13.3%	\$10,006
Ritz-Carlton St. Thomas	St. Thomas, USVI	Resort	180	75%	\$1,345	\$1,006	-15.6%	\$9,001
Ritz-Carlton Reserve Dorado Beach	Dorado Beach, PR	Resort	96	56%	\$3,115	\$1,753	1.6%	\$8,273
Ritz-Carlton Lake Tahoe	Truckee, CA	Resort	170	67%	\$1,154	\$774	-3.9%	\$6,109
Pier House	Key West, FL	Resort	142	82%	\$766	\$627	-14.4%	\$5,758
Capital Hilton	Washington, D.C.	Urban	550	71%	\$249	\$177	126.2%	\$3,898
Hilton Torrey Pines	La Jolla, CA	Resort	394	75%	\$251	\$188	26.7%	\$3,872
The Clancy	San Francisco, CA	Urban	410	63%	\$352	\$224	74.2%	\$2,395
Mariott Seattle Waterfront	Seattle, WA	Urban	369	59%	\$216	\$127	59.6%	\$1,012
Mr.C Beverly Hills Hotel	Beverly Hills, CA	Urban	143	76%	\$329	\$248	0.5%	\$754
The Notary Hotel	Philadelphia, PA	Urban	499	50%	\$200	\$101	47.0%	\$694
Sofitel Chicago Magnificent Mile	Chicago, IL	Urban	415	55%	\$174	\$95	29.2%	\$385
Hotel Yountville	Napa Valley, CA	Resort	80	49%	\$585	\$285	-3.7%	\$318
Bardessono	Napa Valley, CA	Resort	65	49%	\$931	\$457	-23.8%	\$120
Total Portfolio			4,192	65%	\$569	\$369	8.4%	\$72,796



Pier House Resort & Spa

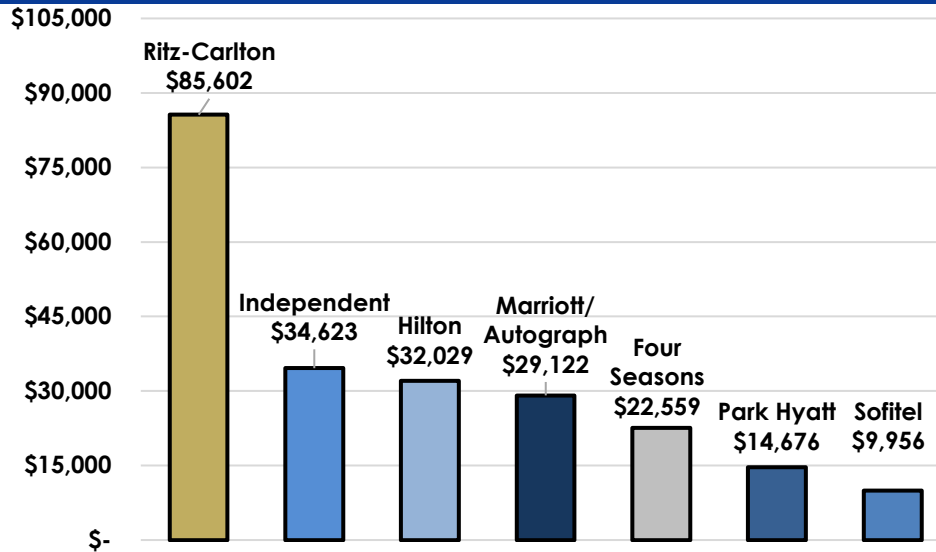
(1) In thousands

(2) Please refer to slides 29-36 for a reconciliation to the most directly comparable non-GAAP functional metric

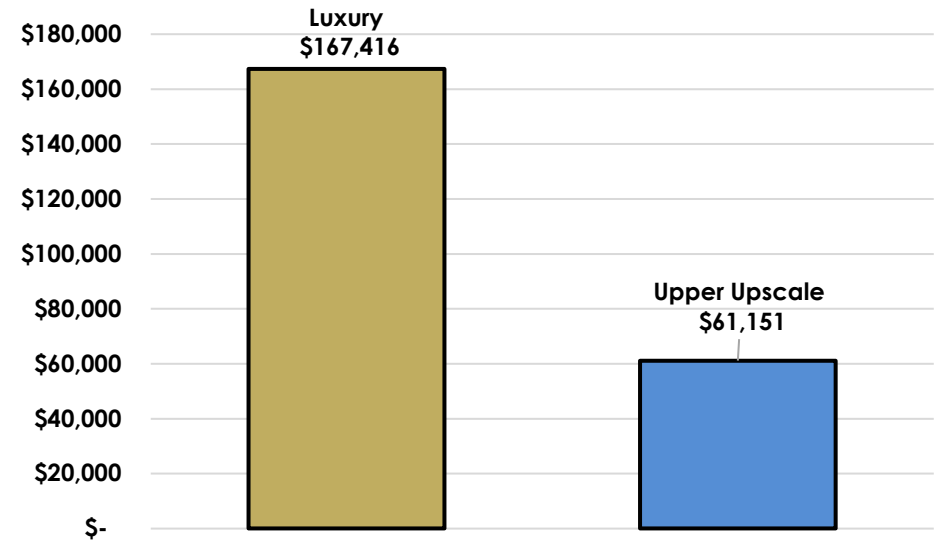


High Exposure to Luxury Hotels and Resorts

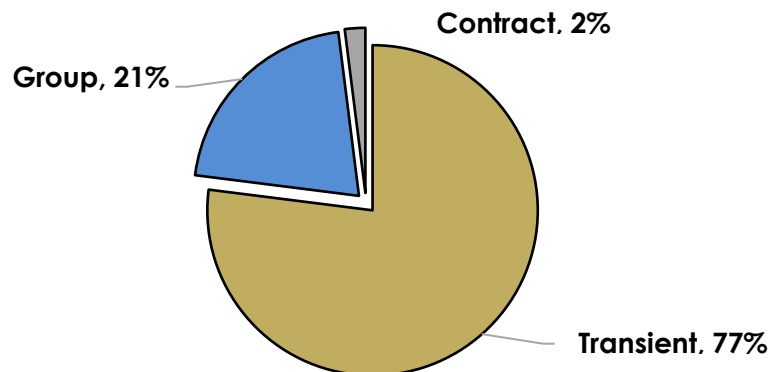
Ritz-Carlton Drives Q1 TTM Hotel EBITDA⁽¹⁾



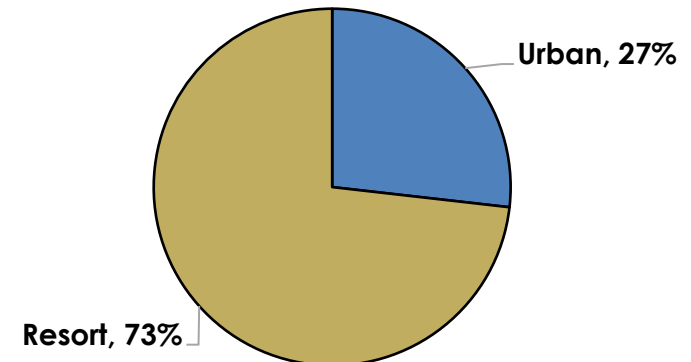
Luxury Hotels Drive Q1 TTM Hotel EBITDA⁽¹⁾



High Transient Demand Drives Q1 TTM Revenue⁽¹⁾



Strong Resort Revenue Drives Q1 TTM Results⁽¹⁾



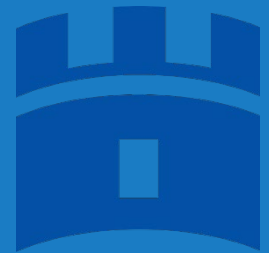
⁽¹⁾ Comparable TTM as of 3/31/2023, see appendix for a reconciliation of TTM hotel net income (loss) to hotel TTM EBITDA; In thousands

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



Recent Results & Developments

Solid Q1 Results Signal Potential For Steady Recovery





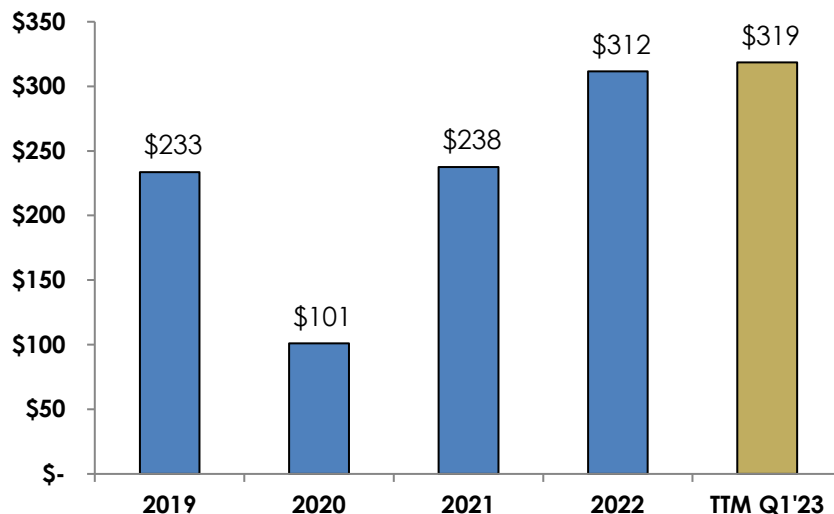
Continued RevPAR Strength in Q1



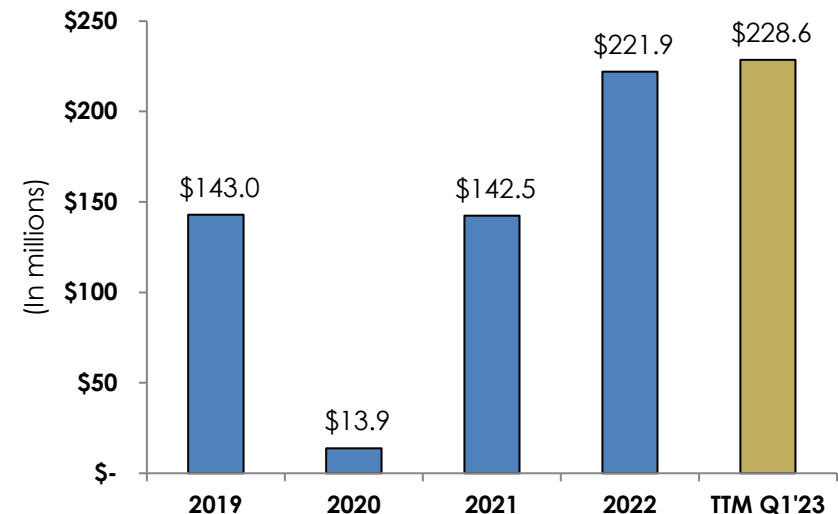
Comparable Hotel Operating Results ⁽¹⁾⁽⁵⁾	2023 Q1
ADR	\$569
Occupancy	65%
RevPAR	\$369
Total Hotel Revenue ⁽³⁾	\$217,180
Hotel EBITDA ⁽³⁾	\$72,796
Hotel EBITDA Margin	34%

2022 Q1	% Variance 2022
\$621	(8%)
55% ⁽²⁾	+10%
\$340	8%
\$196,713	10%
\$66,155	10%
34% ⁽²⁾	0%

COMPARABLE REVPAR⁽¹⁾⁽⁴⁾⁽⁵⁾



COMPARABLE HOTEL EBITDA⁽¹⁾⁽⁴⁾⁽⁵⁾



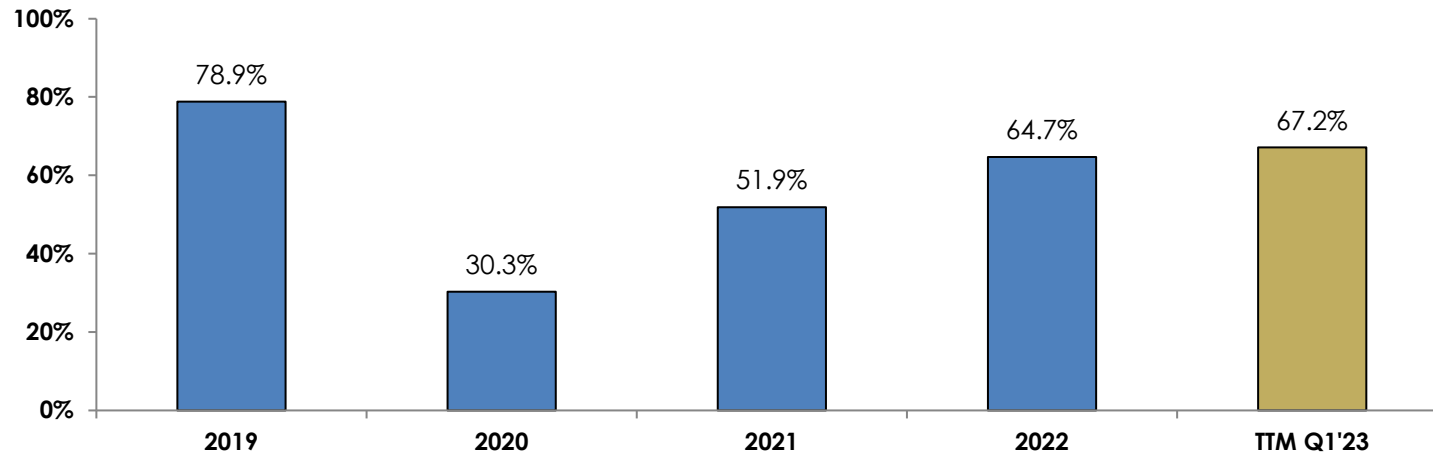
(1) Includes: Bardessono; Hotel Yountville; Mr. C Beverly Hills; Pier House; Marriott Seattle Waterfront; Capital Hilton; Sofitel Chicago; Hilton Torrey Pines; The Clancy; The Notary Hotel; Park Hyatt Beaver Creek; Ritz-Carlton Lake Tahoe; Ritz-Carlton Sarasota; Ritz-Carlton St. Thomas; Ritz-Carlton 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 Q1'23 as reported on 5/2/23
 (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



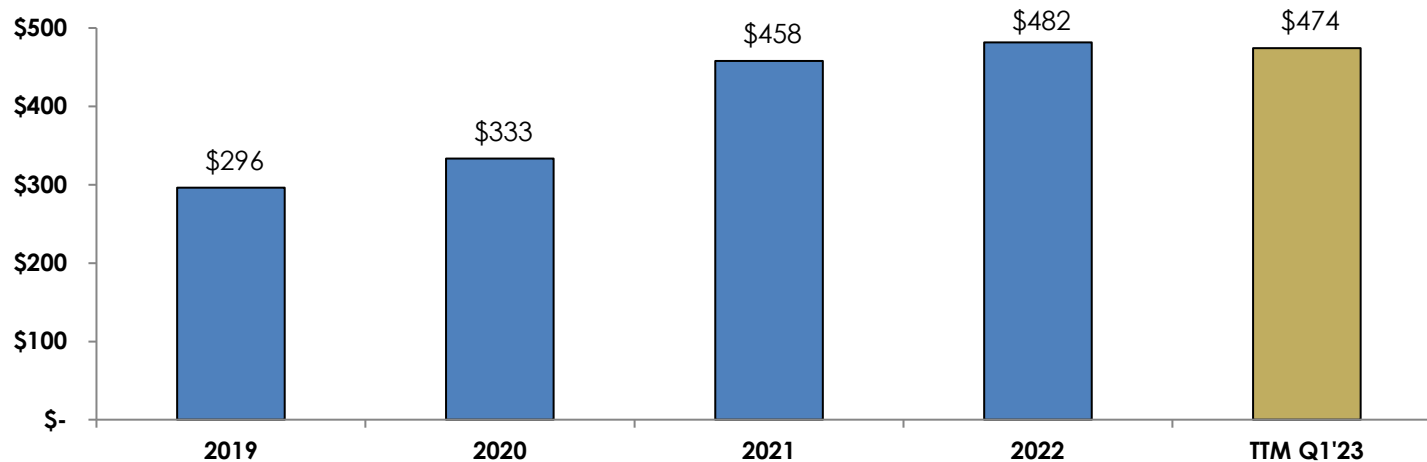
Occupancy & ADR Remain Resilient in Q1



HOTEL OCCUPANCY⁽¹⁾⁽²⁾



HOTEL ADR⁽¹⁾⁽²⁾



(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 Q1'23 as reported on 5/2/23

(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



Strong Performance Continues in Q1 2023

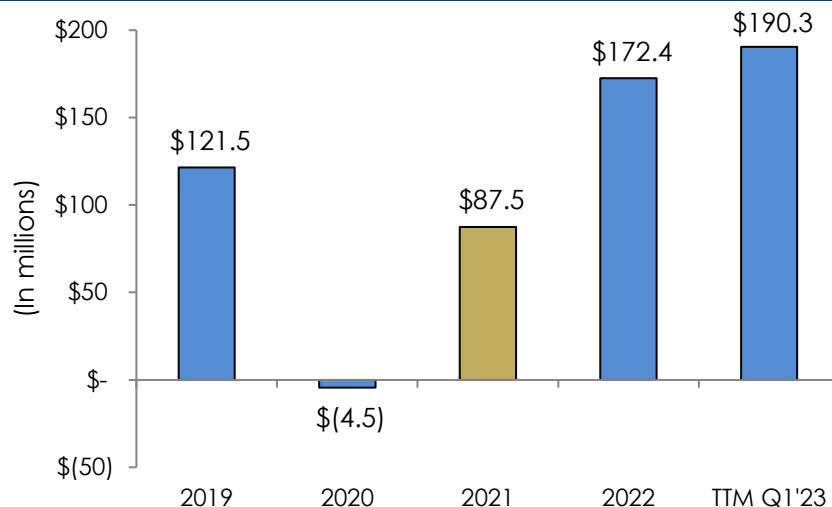


Quarter Highlights

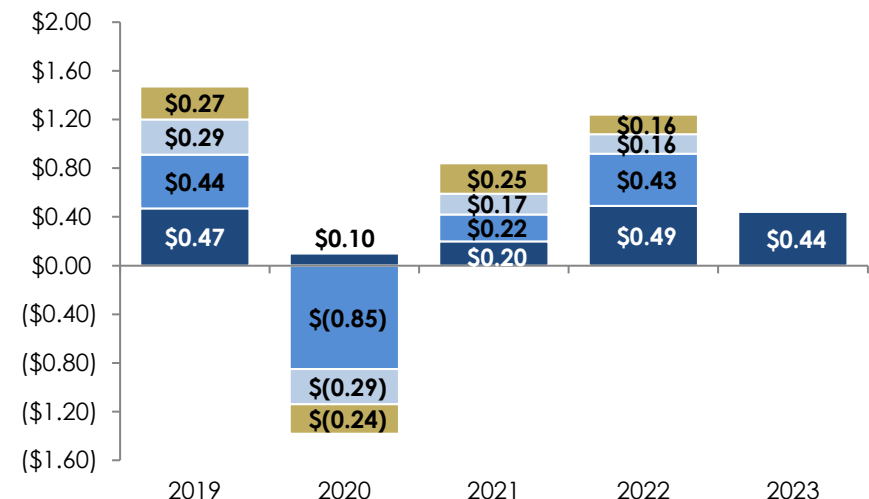
- Comparable RevPAR for all hotels increased 8.4% over the prior year quarter to \$369. Comparable ADR decreased 8.5% over the prior year quarter to \$569 and Comparable Occupancy increased 18.4% over the prior year quarter to 64.9%.
- Comparable Hotel EBITDA was \$72.8 million for the quarter, reflecting a growth rate of 10.0% over the prior year quarter.
- Adjusted EBITDAre was \$66.1 million for the quarter, reflecting a growth rate of 34% over the prior year quarter.
- Adjusted funds from operations (AFFO) was \$0.44 per diluted share for the quarter.
- Net income attributable to common stockholders for the quarter was \$3.2 million or \$0.05 per diluted share.
- Net debt to gross assets was 37.1% at the end of the first quarter.
- Capex invested during the quarter was \$18.7 million.

Full Year Highlights

ADJUSTED EBITDARE RECOVERING STRONGLY



AFFO PER SHARE IS ROBUST⁽¹⁾



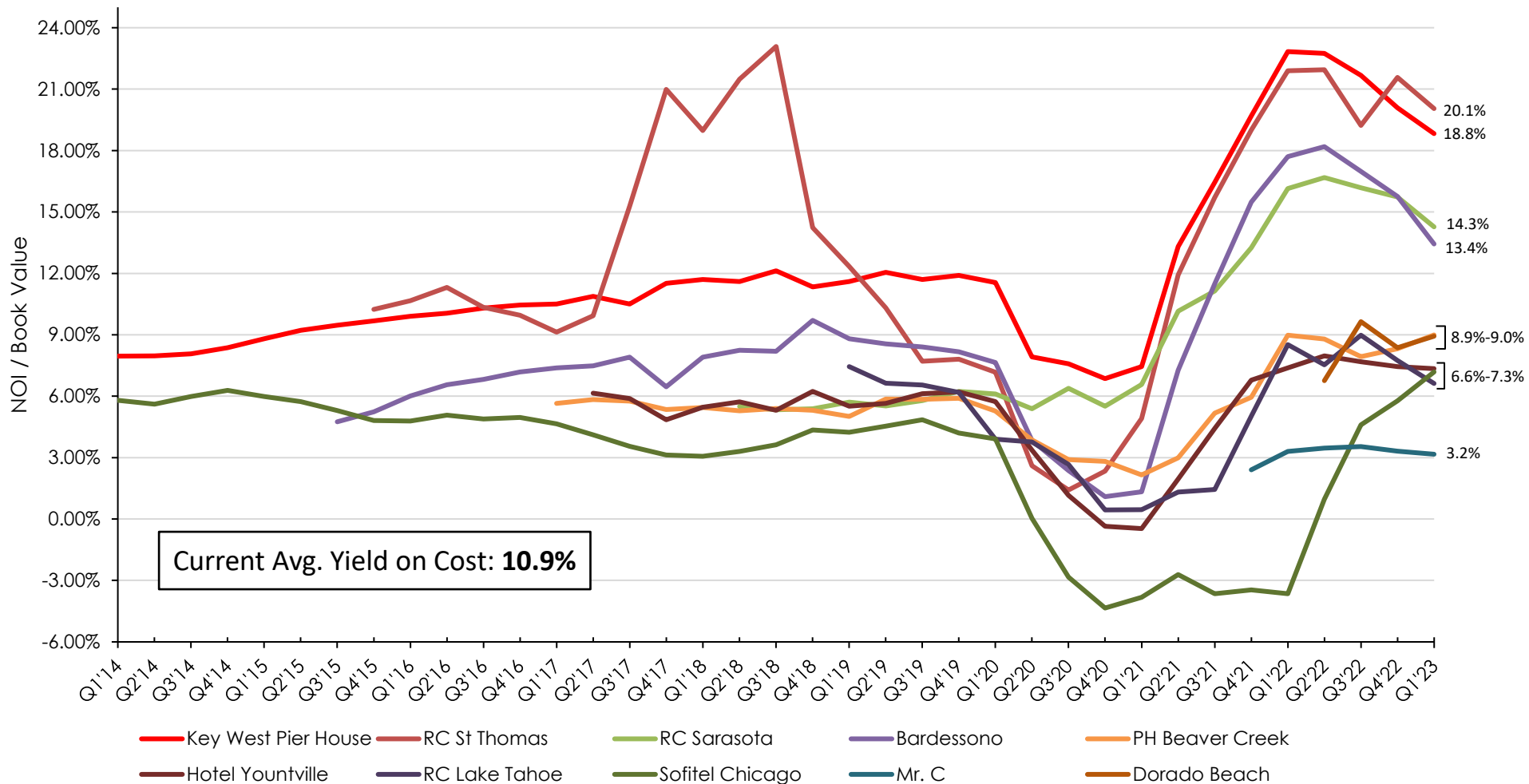
(1) Effective beginning with the third quarter of 2022 we will no longer include the effect of the Series B Cumulative Convertible Preferred Stock and convertible notes on an "as-converted" basis in AFFO. For comparative purposes, the change has been applied retrospectively.



BHR Acquisitions Performance



Yield on Cost



Note: Yield on Cost is calculated as TTM NOI (EBITDA less FF&E Reserve) divided by Net Book Value



2022 Acquisitions Performing Well



The Four Seasons Scottsdale



Scottsdale, AZ

The Ritz-Carlton Reserve Dorado Beach



Dorado, PR

Property Overview

Acq Date	12/1/22
Price ⁽¹⁾	\$250M
Price / Key	\$1.2M
TTM EBITDA Multiple	11.1x
TTM Yield on Cost	7.5%

Property Overview

Acq Date	3/11/22
Price	\$193M
Price / Key ⁽²⁾	\$1.8M
TTM EBITDA Multiple	9.9x
TTM Yield on Cost	8.9%

(1) Excludes developable land parcel

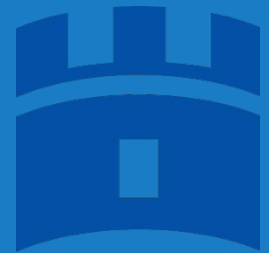
(2) Price / Key for Dorado Beach is inclusive of the units in the rental program

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

\$281.5M

RESTRICTED CASH

\$63.1M

DUE FROM 3RD PARTY
MANAGERS

\$19.1M

TOTAL CASH

\$363.7M

POSITIVE YTD OPERATING CASH FLOW⁽²⁾

ADJ. EBITDARE

\$66.1M

PREFERRED DIVIDENDS

(\$10.4M)

CAPEX

(\$18.7M)

DEBT SERVICE⁽³⁾

(\$22.1M)

CASH FLOW

~\$14.9M



Ritz-Carlton Sarasota

Notes: (1) As of 3/31/23; (2) YTD Q1 2023; (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**

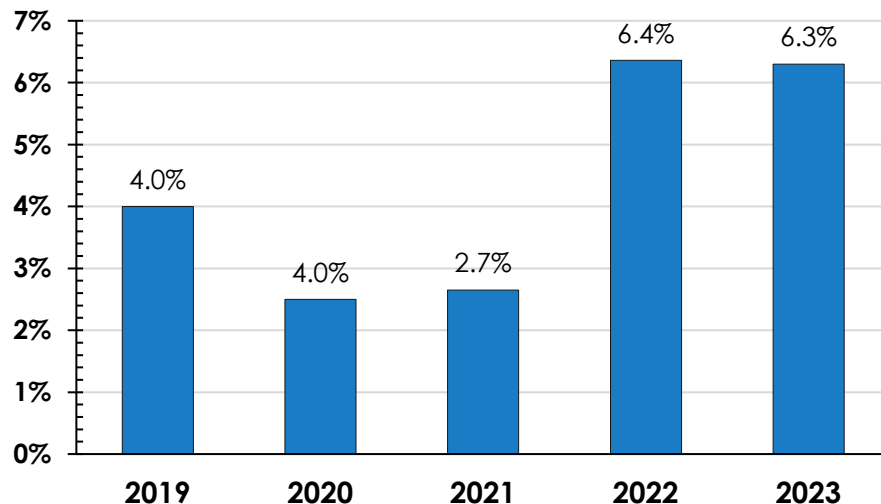
NEXT HARD DEBT
MATURITY

8/23

WEIGHTED AVG.
INTEREST RATE⁽¹⁾

6.3%

Weighted Average Interest Rate⁽¹⁾



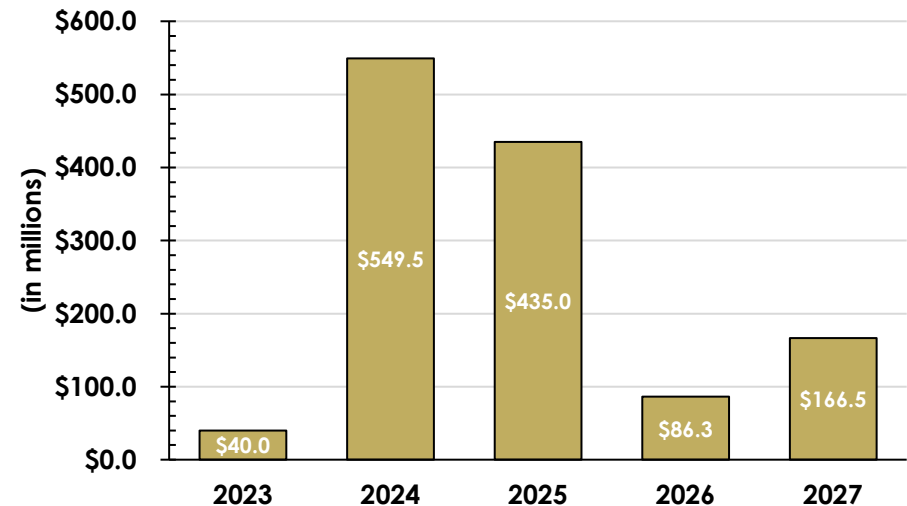
(1) As of 3/31/2023

(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
- 74% 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	Jan-23	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%	65,000,000	Jun-22	Jun-23
4.0%	370,000,000	Jun-22	Jun-23
4.5%	100,000,000	Dec-22	Jan-25

(1) Assumes current LIBOR and SOFR forward curve as provided by Chatham Financial as of 5/4/23

(2) As of 3/31/23



BHR Positioned Ideally for Outperformance



All Time High Industry Performance Continuing



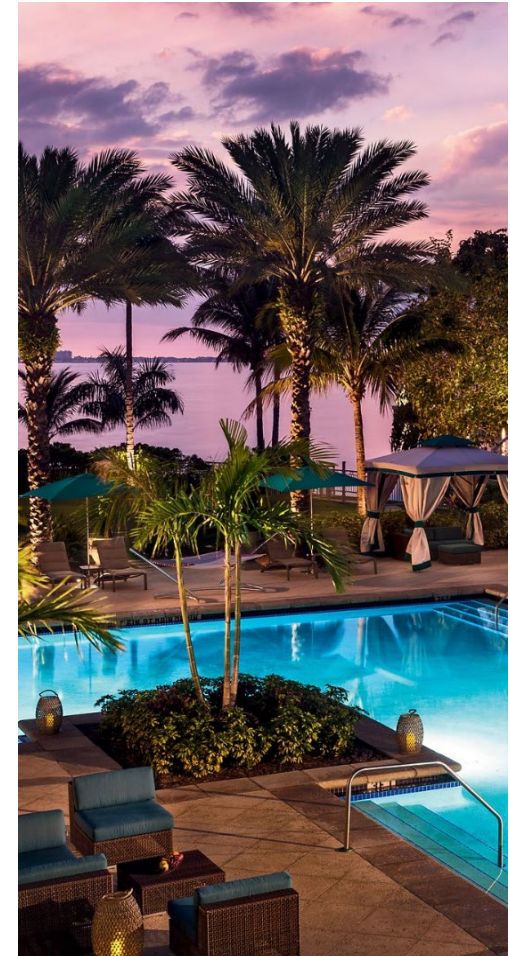
Optimal Portfolio Composition



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
March 31, 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	—	—	435,000	—	—	—	435,000
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		\$ 40,000	\$549,500	\$435,000	\$ 86,250	\$166,500	\$ —	\$ 1,277,250
Scheduled amortization payments remaining		750	500	—	2,000	2,000	—	5,250
Total indebtedness		<u>\$ 40,750</u>	<u>\$550,000</u>	<u>\$435,000</u>	<u>\$ 88,250</u>	<u>\$168,500</u>	<u>\$ —</u>	<u>\$ 1,282,500</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
March 31, 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	See footnote	June 2023	June 2025	LIBOR (1) + 2.16%	\$ —	\$ 435,000 (3)	\$ 435,000	\$ 8,464	1.9 %	\$ 39,078	9.0 %
BAML	Bardessono Hotel and Spa	August 2023	August 2023	SOFR (2) + 2.65%	—	40,000	40,000	2,799	7.0 %	7,838	19.6 %
Apollo	The Ritz-Carlton St. Thomas	August 2023	August 2024	LIBOR (1) + 3.95%	—	42,500 (4)	42,500	16,006	37.7 %	27,738	65.3 %
BAML	The Ritz-Carlton Sarasota	October 2023	April 2024	LIBOR (1) + 2.65%	—	98,250 (5)	98,250	14,140	14.4 %	27,898	28.4 %
BAML	Hotel Yountville	November 2023	May 2024	LIBOR (1) + 2.55%	—	51,000 (5)	51,000	2,179	4.3 %	6,847	13.4 %
BAML	The Ritz-Carlton Lake Tahoe	January 2024	January 2024	SOFR (2) + 2.20%	—	54,000	54,000	2,894	5.4 %	10,403	19.3 %
Prudential	Capital Hilton and Hilton La Jolla Torrey Pines	February 2024	February 2024	LIBOR (1) + 1.70%	—	195,000	195,000	18,668	9.6 %	32,029	16.4 %
Credit Agricole	Park Hyatt Beaver Creek Resort & Spa	February 2024	February 2027	SOFR (2) + 2.86%	—	70,500 (6)	70,500	5,759	8.2 %	14,676	20.8 %
LoanCore	Mr. C Beverly Hills Hotel	August 2024	August 2024	LIBOR (1) + 3.60%	—	30,000 (7)	30,000	(1,713)	(5.7)%	3,034	10.1 %
BAML	Pier House Resort & Spa	September 2024	September 2024	SOFR (2) + 1.95%	—	80,000	80,000	10,365	13.0 %	16,904	21.1 %
Aareal Capital Corporation	Four Seasons Resort Scottsdale	December 2025	December 2027	SOFR (2) + 3.75%	—	100,000 (8)	100,000	5,874	5.9 %	22,559	22.6 %
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				—	—	—	10,616	N/A	19,563	N/A
Total					\$86,250	\$1,196,250	\$1,282,500	\$ 96,051	7.5 %	\$ 228,567	17.8 %
Percentage					6.7 %	93.3 %	100.0 %				
Weighted average interest rate ⁽⁹⁾					4.50 %	6.42 %	6.29 %				

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

⁽¹⁾ LIBOR rate was 4.86% at March 31, 2023.

⁽²⁾ SOFR rate was 4.80% at March 31, 2023.

⁽³⁾ 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.

⁽⁴⁾ 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%.

⁽⁵⁾ This mortgage loan has one six-month extension option subject to satisfaction of certain conditions.

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

⁽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	2022	2022	2022	March 31, 2023
	1st Quarter	4th Quarter	3rd Quarter	2nd Quarter	TTM
Net income (loss)	\$ 37,753	\$ 13,699	\$ 13,551	\$ 31,259	\$ 96,262
Non-property adjustments	12	(55)	(1)	—	(44)
Interest income	(235)	(145)	(63)	(14)	(457)
Interest expense	11,066	8,416	6,373	4,522	30,377
Amortization of loan costs	642	476	496	462	2,076
Depreciation and amortization	22,521	20,506	19,604	19,571	82,202
Income tax expense (benefit)	340	219	(99)	424	884
Non-hotel EBITDA ownership expense	697	3,949	832	842	6,320
Hotel EBITDA including amounts attributable to noncontrolling interest	72,796	47,065	40,693	57,066	217,620
Non-comparable adjustments	—	5,141	(598)	6,404	10,947
Comparable hotel EBITDA	<u>\$ 72,796</u>	<u>\$ 52,206</u>	<u>\$ 40,095</u>	<u>\$ 63,470</u>	<u>\$ 228,567</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, 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		
ALL HOTELS NOT UNDER RENOVATION:																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 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	\$ 68,898		
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ —	\$ 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	\$ 68,898		
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	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	<u>\$ 1,670</u>	<u>\$ 3,969</u>	<u>\$ 2,609</u>	<u>\$ 2,777</u>	<u>\$ 2,889</u>	<u>\$ 2,392</u>	<u>\$ 2,041</u>	<u>\$ 2,327</u>	<u>\$ 3,313</u>	<u>\$ 2,739</u>	<u>\$ 2,329</u>	<u>\$ 4,472</u>	<u>\$ 3,604</u>	<u>\$ 783</u>	<u>\$ 899</u>	<u>\$ 38,813</u>	<u>\$ (13,007)</u>	<u>\$ 25,806</u>
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	<u>\$ 2,226</u>	<u>\$ 5,293</u>	<u>\$ 2,609</u>	<u>\$ 2,777</u>	<u>\$ 2,889</u>	<u>\$ 2,392</u>	<u>\$ 2,041</u>	<u>\$ 2,327</u>	<u>\$ 3,313</u>	<u>\$ 2,739</u>	<u>\$ 2,329</u>	<u>\$ 4,472</u>	<u>\$ 3,604</u>	<u>\$ 783</u>	<u>\$ 899</u>	<u>\$ 40,693</u>		
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	<u>\$ 2,226</u>	<u>\$ 5,293</u>	<u>\$ 2,609</u>	<u>\$ 2,777</u>	<u>\$ 2,889</u>	<u>\$ 2,392</u>	<u>\$ 2,041</u>	<u>\$ 2,327</u>	<u>\$ 3,313</u>	<u>\$ 2,739</u>	<u>\$ 2,329</u>	<u>\$ —</u>	<u>\$ 3,604</u>	<u>\$ 783</u>	<u>\$ 899</u>	<u>\$ 36,221</u>		
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	<u>\$ —</u>	<u>\$ 5,293</u>	<u>\$ —</u>	<u>\$ 2,777</u>	<u>\$ 2,889</u>	<u>\$ 2,392</u>	<u>\$ 2,041</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ 2,739</u>	<u>\$ 2,329</u>	<u>\$ —</u>	<u>\$ 3,604</u>	<u>\$ —</u>	<u>\$ 899</u>	<u>\$ 24,963</u>		
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	<u>\$ 2,226</u>	<u>\$ —</u>	<u>\$ 2,609</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ 2,327</u>	<u>\$ 3,313</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ 4,472</u>	<u>\$ —</u>	<u>\$ 783</u>	<u>\$ —</u>	<u>\$ 15,730</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, 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	\$ 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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	355	355	—	—
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	\$ 8,664	\$ 1,041	\$ 5,349	\$ 57,421	—	—
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	\$ 4,584	\$ 4,963	\$ 5,642	\$ 2,903	\$ 4,754	\$ 2,253	\$ (180)	\$ 2,480	\$ 3,749	\$ 8,995	\$ (616)	\$ —	\$ 8,664	\$ 1,041	\$ 5,349	\$ 54,581	—	—



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	Softel 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 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	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) (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 Yountville	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 Hill Hotel	The Ritz- Carlton Reserve Dorado 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	<u>\$ (2,503)</u>	<u>\$ 4,673</u>	<u>\$ (3,560)</u>	<u>\$ 9,208</u>	<u>\$ 18,039</u>	<u>\$ 6,433</u>	<u>\$ 9,609</u>	<u>\$ 1,924</u>	<u>\$ (2,217)</u>	<u>\$ 25,663</u>	<u>\$ 7,835</u>	<u>\$ 3,557</u>	<u>\$ 27,550</u>	<u>\$ 1,052</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ 107,263</u>	<u>\$ (34,185)</u>	<u>\$ 73,078</u>
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	1,228	16,838	16,402	34,468	—	—
Comparable hotel EBITDA	<u>\$ (3,342)</u>	<u>\$ 6,235</u>	<u>\$ (3,560)</u>	<u>\$ 9,208</u>	<u>\$ 18,039</u>	<u>\$ 6,433</u>	<u>\$ 9,609</u>	<u>\$ 1,924</u>	<u>\$ (2,217)</u>	<u>\$ 25,663</u>	<u>\$ 7,835</u>	<u>\$ 3,557</u>	<u>\$ 27,550</u>	<u>\$ 2,280</u>	<u>\$ 16,838</u>	<u>\$ 16,402</u>	<u>\$ 142,454</u>		
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	<u>\$ (3,342)</u>	<u>\$ 6,235</u>	<u>\$ (3,560)</u>	<u>\$ 9,208</u>	<u>\$ 18,039</u>	<u>\$ 6,433</u>	<u>\$ —</u>	<u>\$ 1,924</u>	<u>\$ (2,217)</u>	<u>\$ 25,663</u>	<u>\$ 7,835</u>	<u>\$ —</u>	<u>\$ 27,550</u>	<u>\$ 2,280</u>	<u>\$ 16,838</u>	<u>\$ 16,402</u>	<u>\$ 129,288</u>		
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	<u>\$ —</u>	<u>\$ 6,235</u>	<u>\$ —</u>	<u>\$ 9,208</u>	<u>\$ 18,039</u>	<u>\$ 6,433</u>	<u>\$ 9,609</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ 25,663</u>	<u>\$ 7,835</u>	<u>\$ —</u>	<u>\$ 27,550</u>	<u>\$ —</u>	<u>\$ 16,838</u>	<u>\$ 16,402</u>	<u>\$ 143,812</u>		
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	<u>\$ (3,342)</u>	<u>\$ —</u>	<u>\$ (3,560)</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ 1,924</u>	<u>\$ (2,217)</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ 3,557</u>	<u>\$ —</u>	<u>\$ 2,280</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ (1,358)</u>		

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



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	2022	2022	2022	2023	March 31, 2023
	2nd Quarter	3rd Quarter	4th Quarter	Incentive Fee Adjustment (1)	1st Quarter	TTM
Net Income (loss)	\$ 16,680	\$ (8,383)	\$ (4,553)	\$ -	\$ 16,604	\$ 20,348
Interest expense and amortization of loan costs	10,281	14,490	18,873	-	22,873	66,517
Depreciation and amortization	19,571	19,604	20,506	-	22,521	82,202
Income tax expense (benefit)	1,077	95	260	-	2,329	3,761
Equity in (earnings) loss of unconsolidated entity	74	74	108	-	73	329
Company's portion of EBITDA of OpenKey	(75)	(74)	(114)	-	(77)	(340)
EBITDA and EBITDAre	47,608	25,806	35,080	-	64,323	172,817
Amortization of favorable (unfavorable) contract assets (liabilities)	118	119	118	-	119	474
Transaction and conversion costs	771	5,562	2,791	-	1,195	10,319
Other (income) expense	-	(27)	(470)	-	-	(497)
Write-off of loan costs and exit fees	22	8	40	-	12	82
(Gain) loss in insurance settlements	-	-	(55)	-	-	(55)
Realized and unrealized (gain) loss on derivatives	(1,208)	(2,403)	(445)	-	334	(3,722)
Stock/unit-based compensation	3,185	3,391	2,344	-	2,328	11,248
Legal, advisory and settlement costs	315	544	1,069	-	69	1,997
Advisory services incentive fee	(731)	1,048	(1,294)	977	-	-
(Gain) loss on extinguishment of debt	-	-	-	-	(2,318)	(2,318)
Company's portion of adjustments to EBITDAre of OpenKey	(1)	1	2	-	-	2
Adjusted EBITDAre	\$ 50,079	\$ 34,049	\$ 39,180	\$ -	\$ 66,062	\$ 190,347

(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)
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)
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 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.



Reconciliation of Net Income (Loss) to Adjusted FFO Q2



In thousands except per share amounts

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