



# BRAEMAR

## HOTELS & RESORTS

**4<sup>th</sup> 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<sub>re</sub>, 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*

- 28 years of hospitality experience
- 8 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*

- 23 years of hospitality experience
- 20 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*

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



# Company Fact Sheet



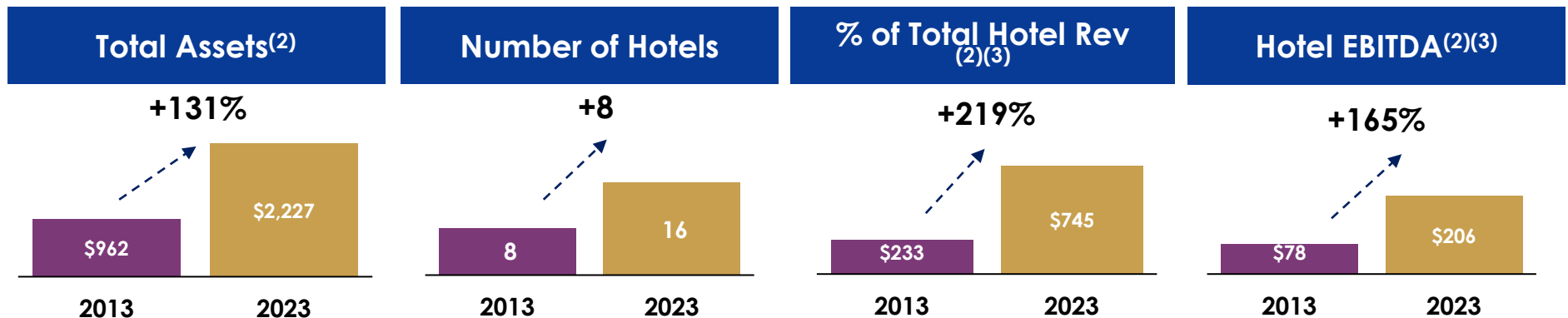
Since inception in 2013, we have significantly **increased Gross Asset Value** and **EBITDA** for our iconic and irreplaceable portfolio

**\$184.7M**  
**EQUITY MARKET CAP<sup>(1)</sup>**

**NYSE:**  
**BHR**

**\$1.8B**  
**ENTERPRISE VALUE<sup>(1)</sup>**

## HIGHEST RevPAR LODGING REIT



### Top-5 Properties (2023 Total Revenue)<sup>(1)</sup>

1.	Ritz-Carlton Sarasota	11%
2.	Ritz-Carlton Reserve Dorado Beach	11%
3.	Ritz-Carlton St. Thomas	10%
4.	Four Seasons Scottsdale	9%
5.	Capital Hilton	8%

(1) As of 12/31/23

(2) In millions

(3) 2023 TTM Hotel Rev and TTM Hotel EBITDA figures are comparable





# BHR Positioned Ideally for Outperformance



All Time High Industry Performance Continuing



Optimal Portfolio Composition



Recent Results & Developments



Liquidity & Liability Management

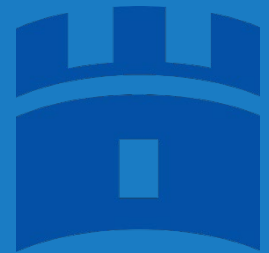


The Notary Hotel



Ritz-Carlton Reserve Dorado Beach

**All Time High Industry  
Performance Continuing**



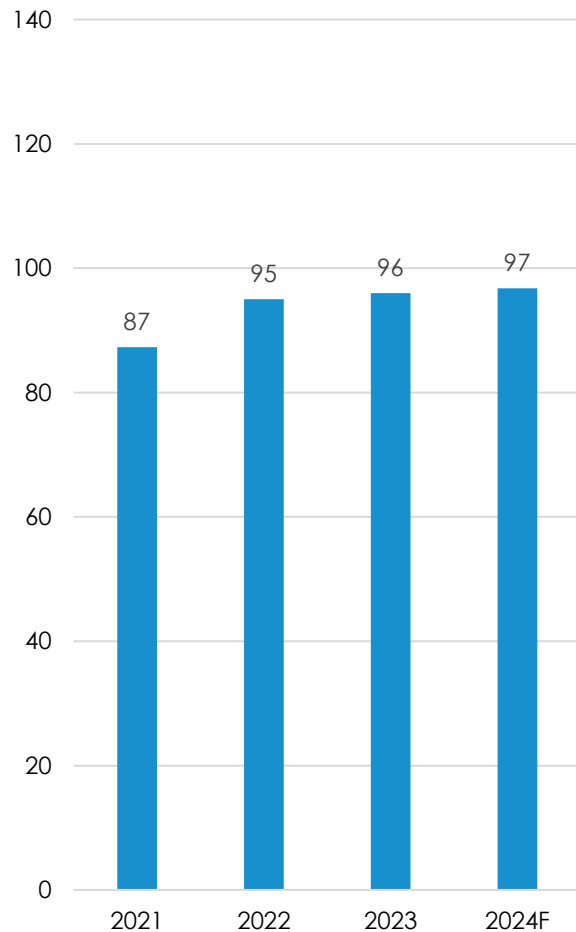


# Industry RevPAR Continues to Exceed 2019

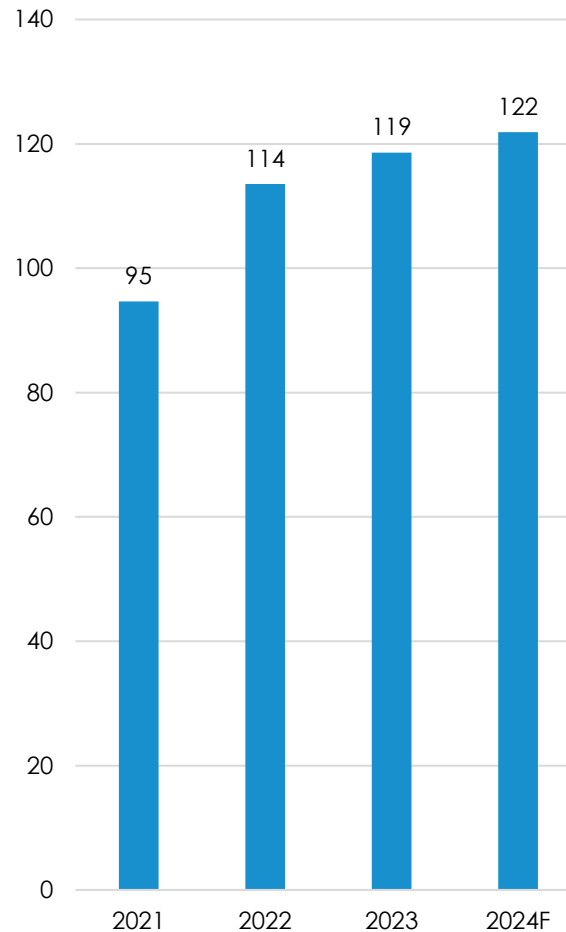


## U.S. KPIs, Indexed to 2019

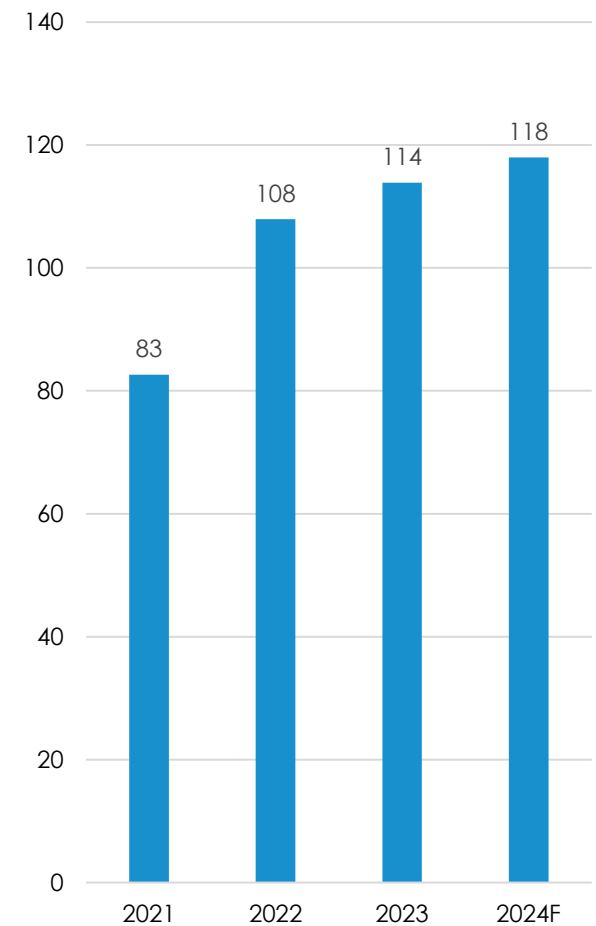
### Occupancy Index



### ADR Index



### RevPAR Index

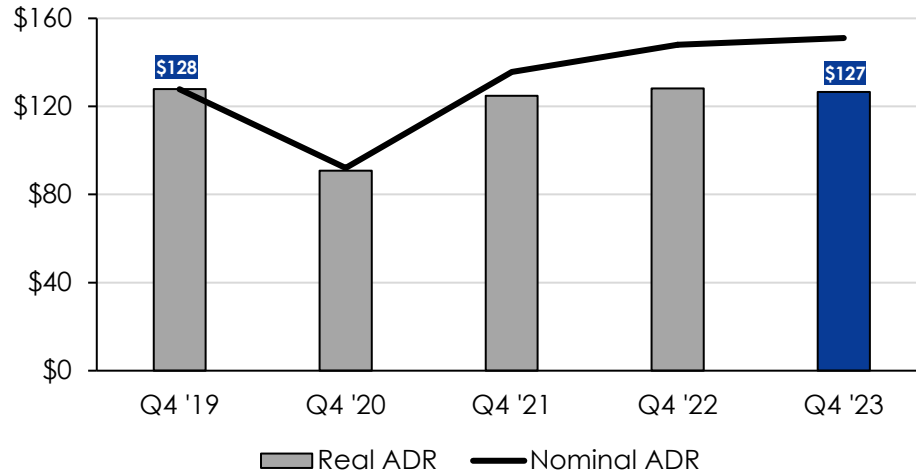


Source: Lodging Analytics Research & Consulting

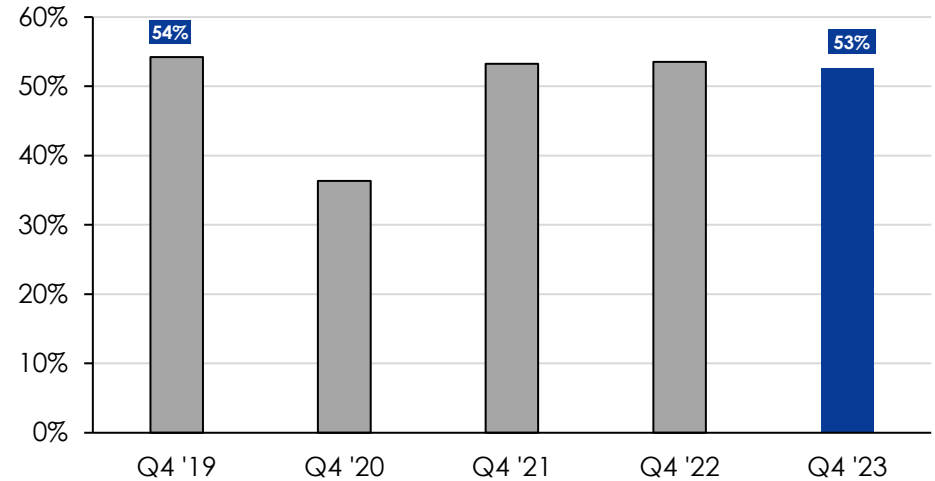


# Real Industry ADR and RevPAR Nearing Full Recovery

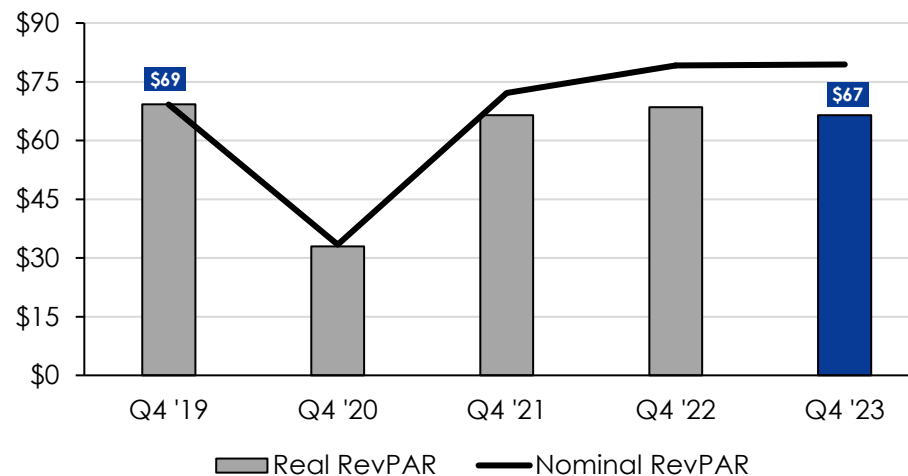
## Real ADR Continues to Rise



## Occupancy Down Slightly



## Real RevPAR Stabilizing



Hilton Torrey Pines



Marriott Seattle Waterfront

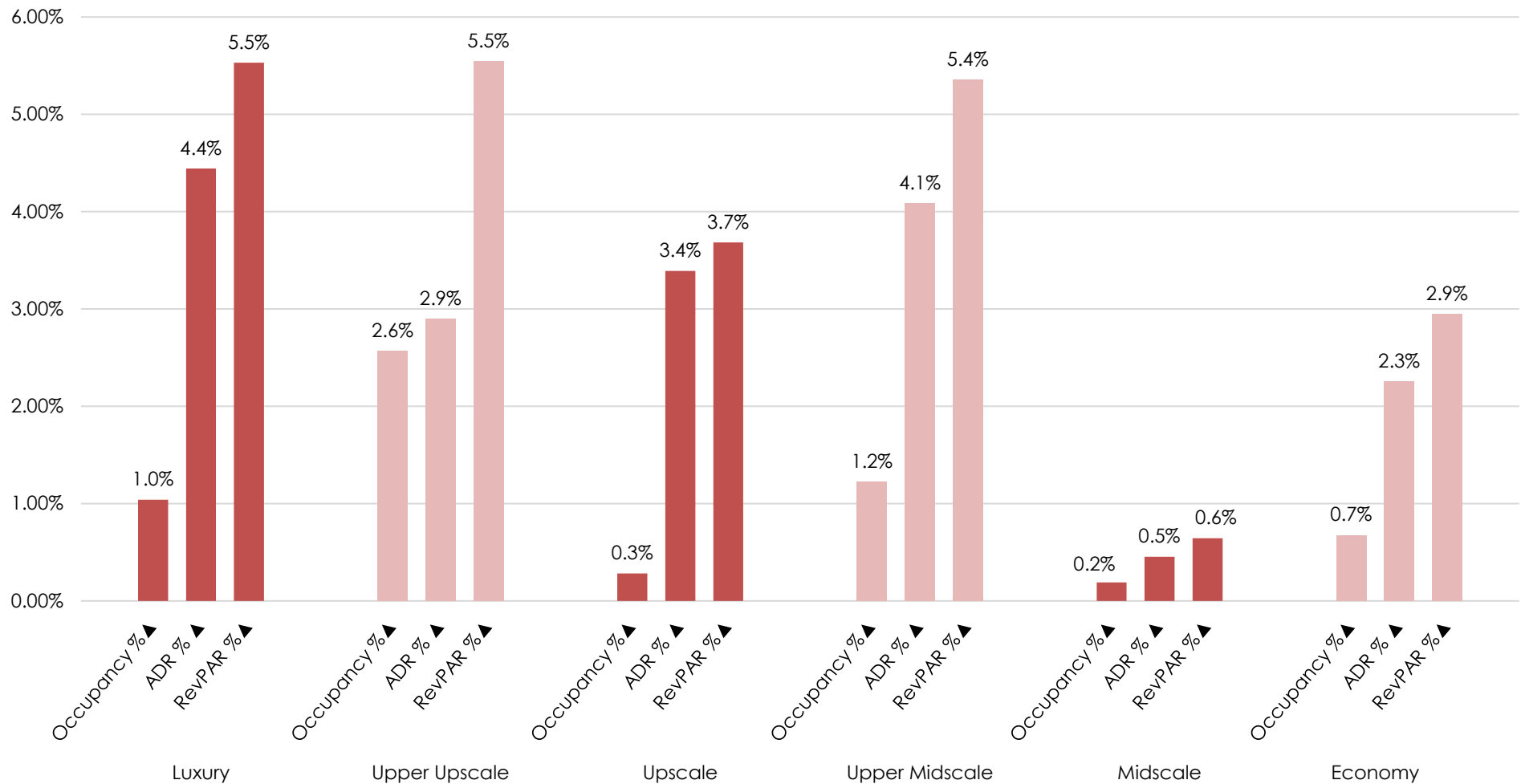




# 2024 RevPAR Forecast

Industry RevPAR Projected to Increase 4.1% in 2024

## 2024 Forecasted Growth YoY



Source: Lodging Analytics Research & Consulting Q4 2023

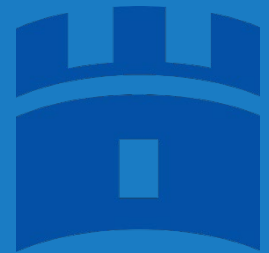




Bardessono Hotel and Spa

# Optimal Portfolio Composition

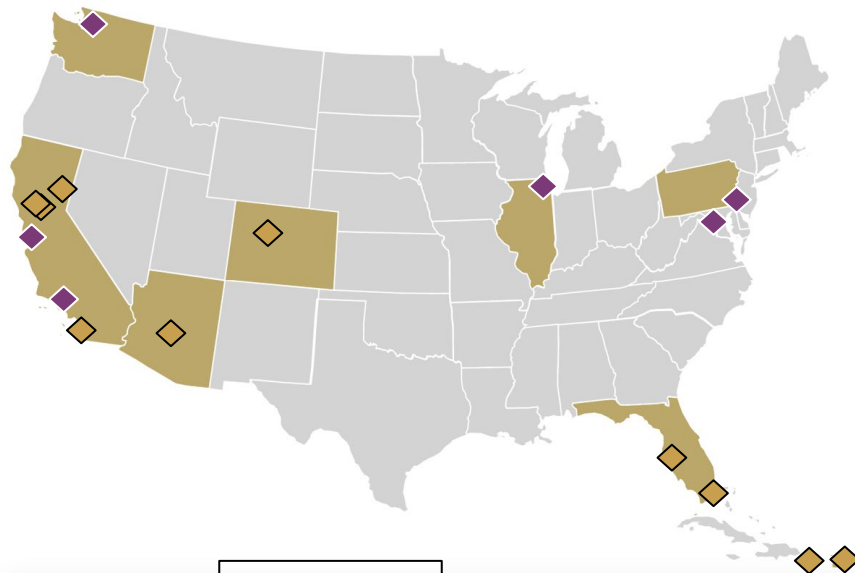
*Taking Advantage of Strategic Asset Class*





# High Quality Assets

with High Barriers to Entry



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

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

## Properties

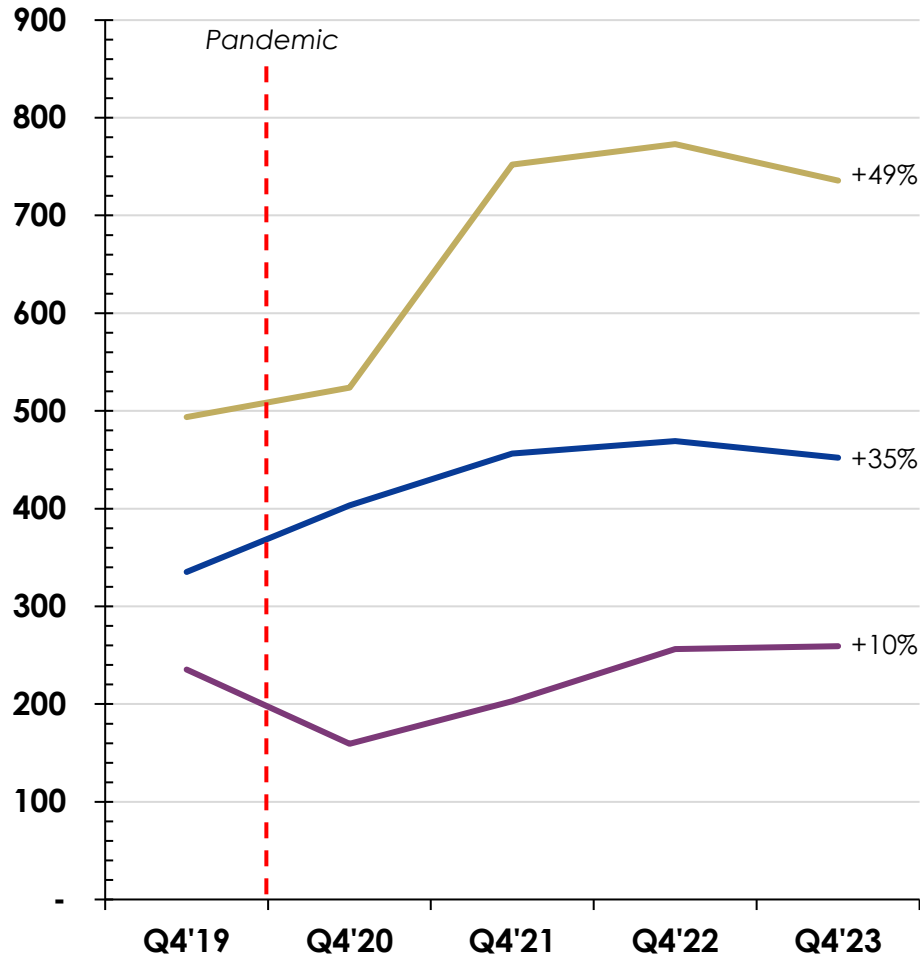
Resort	Hotel Q4 2023 YTD EBITDA <sup>(2)</sup>
Ritz-Carlton St. Thomas	\$22,628
Ritz-Carlton Sarasota	\$22,381
Four Seasons Scottsdale	\$21,863
Ritz-Carlton Reserve Dorado Beach	\$20,924
Hilton Torrey Pines	\$17,289
Pier House	\$15,011
Park Hyatt Beaver Creek	\$12,273
Ritz-Carlton Lake Tahoe	\$6,082
Bardessono	\$6,067
Hotel Yountville	\$4,915
Urban	
Capital Hilton	\$15,427
Marriott Seattle Waterfront	\$12,816
The Notary Hotel	\$10,317
The Clancy	\$9,276
Sofitel Chicago Magnificent Mile	\$8,183
Cameo Beverly Hills	\$987



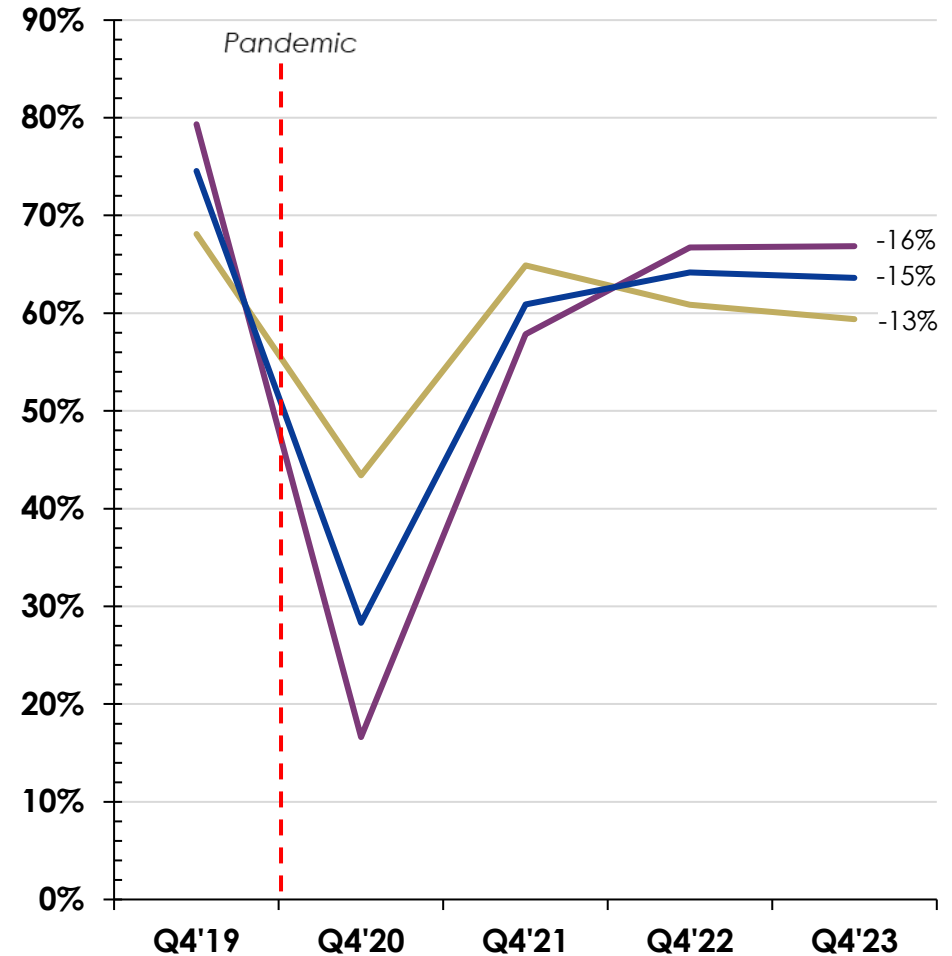
# Portfolio ADR Well Above Pre-Pandemic Levels; Occupancy Stabilizing Below



## ADR<sup>(1)</sup> Stabilizing – Q4 2019 to Q4 2023



## Occupancy<sup>(1)</sup> Down Slightly – Q4 2019 to Q4 2023



Key: ■ Resort ■ Urban ■ Average

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

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

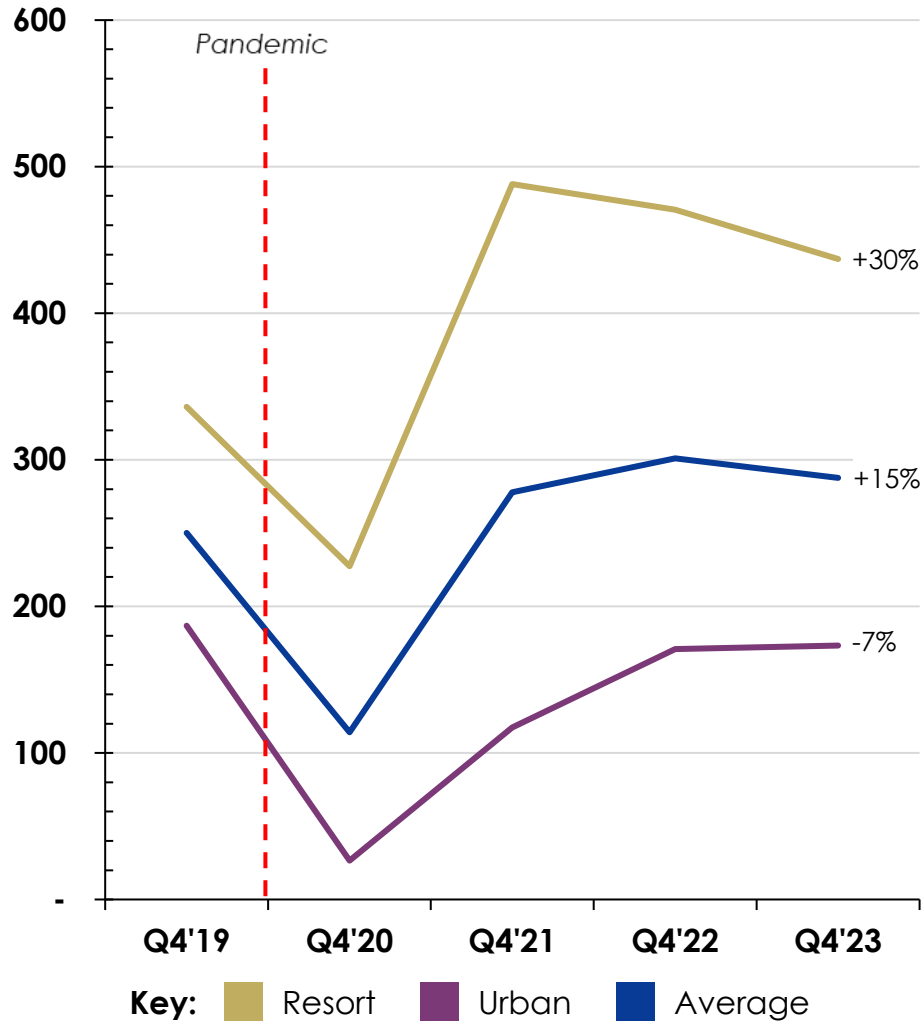
Urban: The Clancy, The Notary Hotel, Marriott Seattle Waterfront, Capital Hilton, Sofitel Chicago and Cameo Beverly Hills



# Portfolio RevPAR Above Pre-Pandemic Levels



## RevPAR<sup>(1)</sup> Up – Q4 2019 to Q4 2023



### Key Observations

**Urban properties  
nearing full recovery**

**Resort properties still significantly  
up versus 2019**

**Average RevPAR still  
above 2019 levels**

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

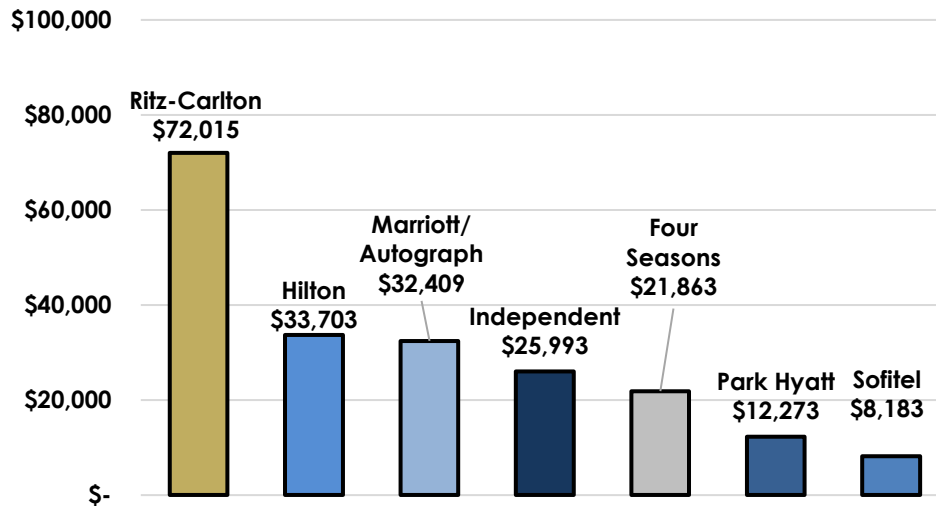
Resort: Bardessono, Hotel Yountville, Ritz-Carlton St. Thomas, Ritz-Carlton Sarasota, Ritz-Carlton Lake Tahoe, Ritz-Carlton Reserve Dorado Beach, Pier House, Hilton Torrey Pines, Park Hyatt Beaver Creek, and Four Seasons Scottsdale

Urban: The Clancy, The Notary Hotel, Marriott Seattle Waterfront, Capital Hilton, Sofitel Chicago and Cameo Beverly Hills

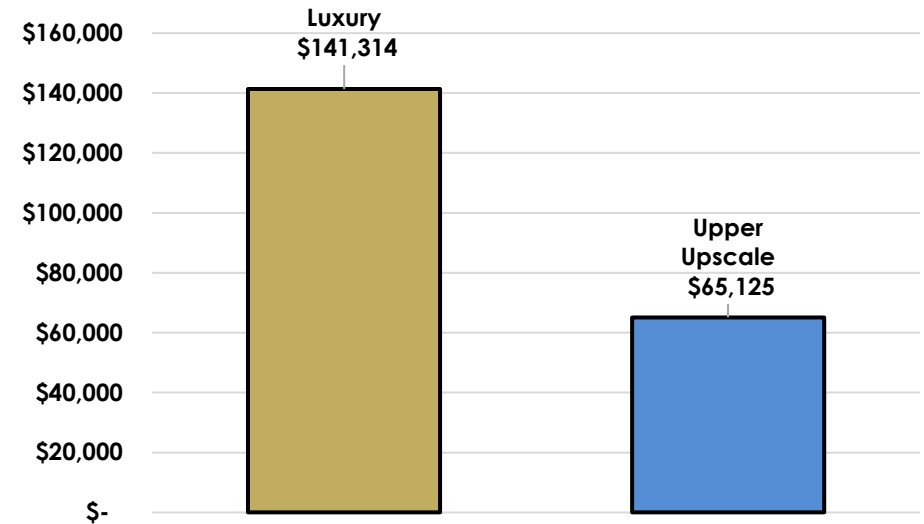


# High Exposure to Luxury Hotels and Resorts

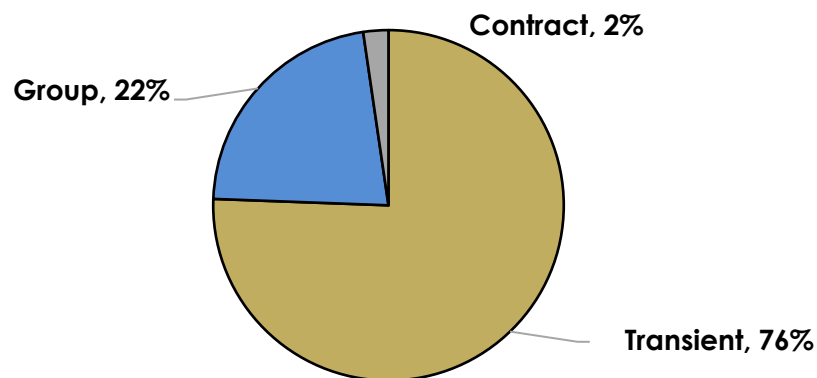
## Ritz-Carlton Drives Q4 YTD Hotel EBITDA<sup>(1)</sup>



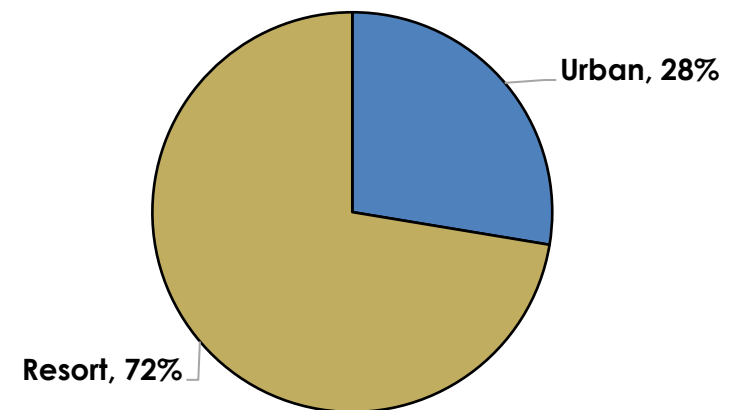
## Luxury Hotels Drive Q4 YTD Hotel EBITDA<sup>(1)</sup>



## High Transient Demand Drives Q4 YTD Revenue<sup>(1)</sup>



## Resorts Drive Q4 YTD EBITDA<sup>(1)</sup>



<sup>(1)</sup> Comparable TTM as of 12/31/2023, 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 Cameo Beverly Hills; **Park Hyatt:** Park Hyatt Beaver Creek; **Marriott / Autograph:** Marriott Seattle Waterfront, The Notary, and The Clancy; **Hilton:** Cameo Beverly Hills, 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, Cameo Beverly Hills, Park Hyatt Beaver Creek, and Four Seasons Scottsdale; **Upper Upscale:** Capital Hilton, Torrey Pines, Marriott Seattle Waterfront, The Notary, and The Clancy





Ritz-Carlton St. Thomas

## Recent Results & Developments

*Solid Q4 Results Signal Potential For Steady Recovery*





# Q4 EBITDA Results Supported By Strong Resort Contribution



Core Assets	Location	Market	Rooms	Q4 2023				
				Occ%	ADR	RevPAR	% 4Q22	Hotel EBITDA <sup>(1)(2)</sup>
Four Seasons Scottsdale	Scottsdale, AZ	Resort	210	56%	\$940	\$526	4.6%	\$8,103
Ritz-Carlton Reserve Dorado Beach	Dorado Beach, PR	Resort	96	58%	\$2,679	\$1,551	8.9%	\$5,782
Ritz-Carlton Sarasota	Sarasota, FL	Resort	276	62%	\$533	\$330	-13.4%	\$5,132
Hilton Torrey Pines	La Jolla, CA	Resort	394	74%	\$240	\$176	5.2%	\$4,304
Ritz-Carlton St. Thomas	St. Thomas, USVI	Resort	180	55%	\$1,121	\$616	-23.1%	\$4,244
The Notary Hotel	Philadelphia, PA	Urban	499	66%	\$253	\$167	10.1%	\$3,688
Pier House	Key West, FL	Resort	142	68%	\$648	\$442	0.4%	\$3,363
Capital Hilton	Washington, D.C.	Urban	559	65%	\$249	\$161	-4.6%	\$2,774
Marriott Seattle Waterfront	Seattle, WA	Urban	369	63%	\$259	\$163	7.8%	\$1,899
Park Hyatt Beaver Creek	Beaver Creek, CO	Resort	193	52%	\$610	\$320	-14.7%	\$1,831
The Clancy	San Francisco, CA	Urban	410	66%	\$306	\$203	6.4%	\$1,697
Sofitel Chicago Magnificent Mile	Chicago, IL	Urban	415	73%	\$231	\$170	1.7%	\$1,521
Bardessono	Napa Valley, CA	Resort	65	62%	\$1,017	\$634	-15.1%	\$1,210
Hotel Yountville	Napa Valley, CA	Resort	80	58%	\$706	\$412	-13.0%	\$1,071
Cameo Beverly Hills	Beverly Hills, CA	Urban	143	71%	\$274	\$194	-22.8%	(\$274)
Ritz-Carlton Lake Tahoe	Truckee, CA	Resort	170	34%	\$865	\$296	-36.2%	(\$1,229)
<b>Total Portfolio</b>			<b>4,201</b>	<b>64%</b>	<b>\$452</b>	<b>\$288</b>	<b>-3.5%</b>	<b>\$45,116</b>
<b>Resort</b>			<b>1,806</b>	<b>59%</b>	<b>\$736</b>	<b>\$437</b>	<b>-7.1%</b>	<b>\$33,811</b>
<b>Urban</b>			<b>2,395</b>	<b>67%</b>	<b>\$259</b>	<b>\$173</b>	<b>-4.4%</b>	<b>\$11,305</b>



Pier House Resort & Spa

(1) In thousands

(2) Please refer to slides 28-39 for a reconciliation to the most directly comparable non-GAAP financial metric



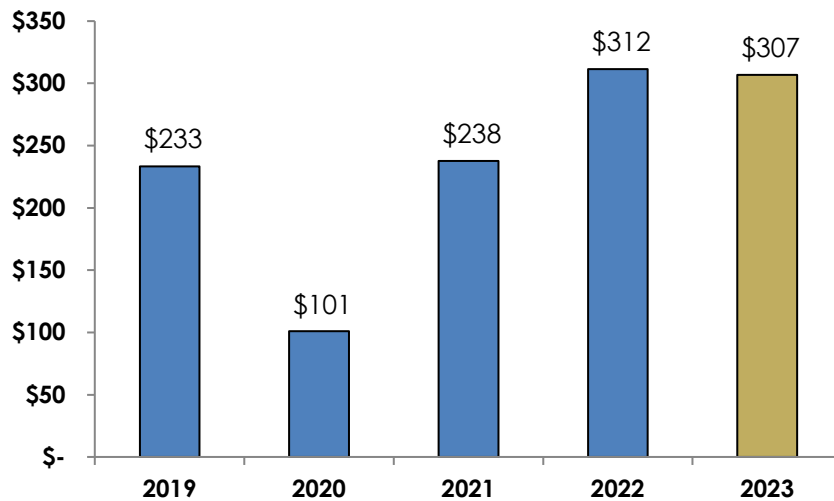
# A Slight Reduction in ADRs on Tough Comps Shapes Q4 Results



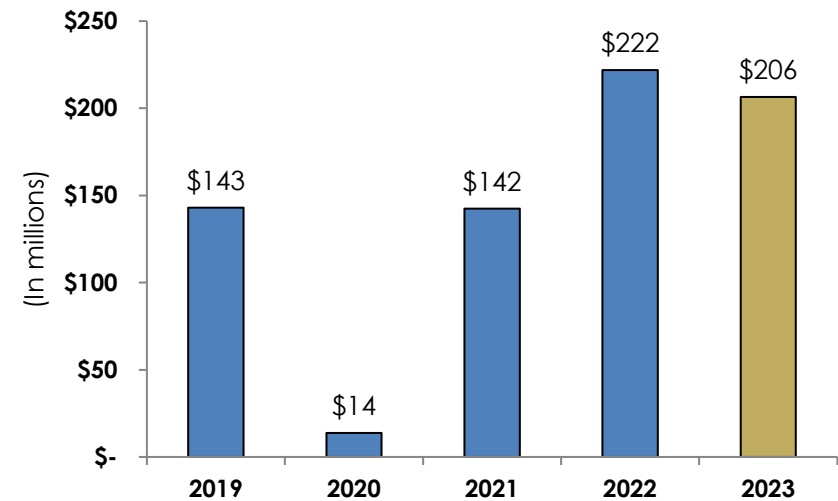
Comparable Hotel Operating Results <sup>(1)</sup>	2023 Q4
ADR	\$452
Occupancy	64%
RevPAR	\$288
Total Hotel Revenue <sup>(3)</sup>	\$179,216
Hotel EBITDA <sup>(3)</sup>	\$45,116
Hotel EBITDA Margin	25%

2022 Q4	% Variance 2023
\$469	(4%)
64%	0% <sup>(2)</sup>
\$301	(4%)
\$185,917	(4%)
\$50,832	(11%)
27%	(2%) <sup>(2)</sup>

COMPARABLE REVPAR<sup>(1)(4)</sup>



COMPARABLE HOTEL EBITDA<sup>(1)(4)</sup>



(1) Includes all hotels

(2) Percentage metrics are shown in points moved

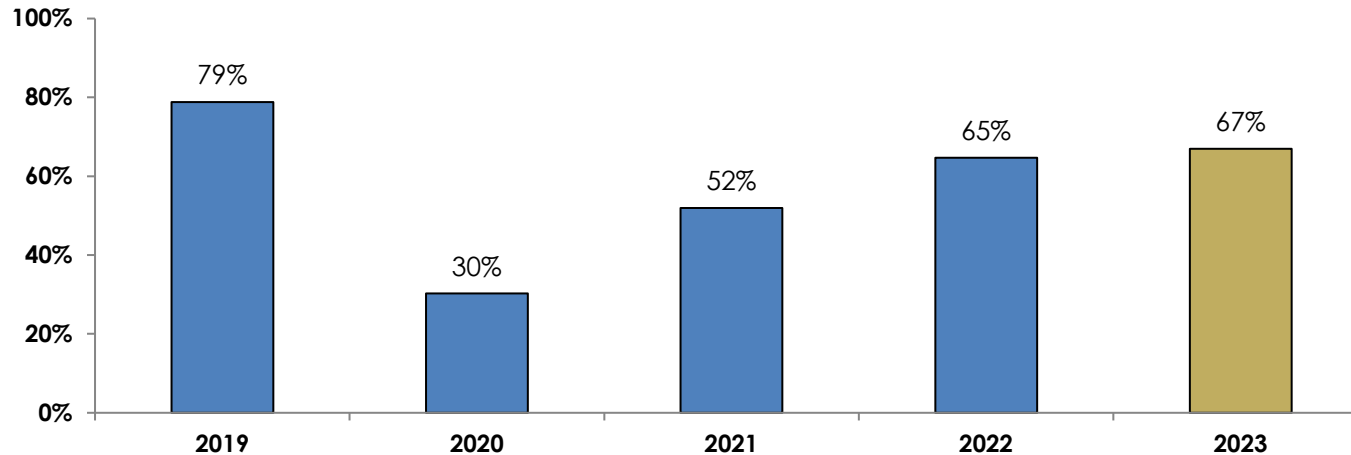
(3) In thousands

(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 Q4'23 as reported on 2/29/24

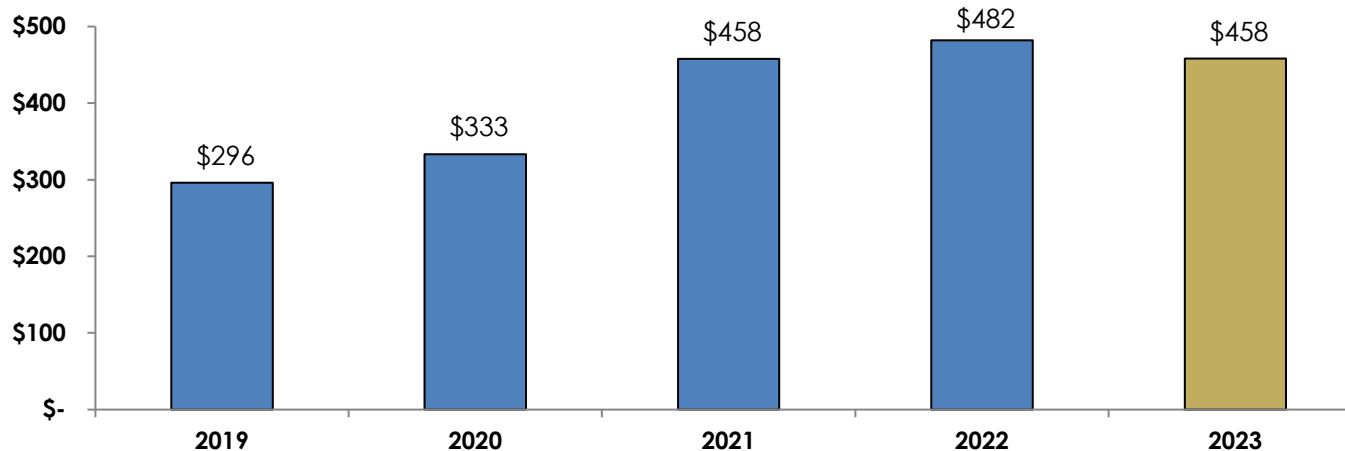


# Occupancy Improving; ADR Stabilizing

## HOTEL OCCUPANCY<sup>(1)</sup>



## HOTEL ADR<sup>(1)</sup>



(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 Q4'23 as reported on 2/29/24





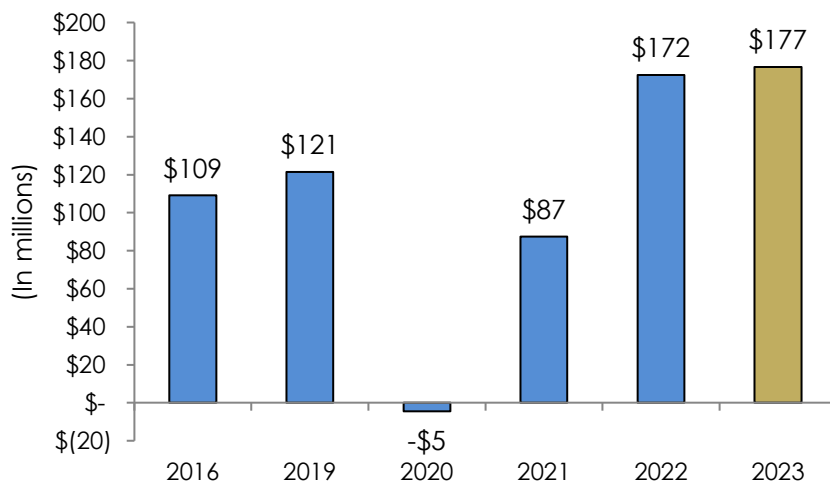
# ADR Decrease Impacts Metrics

## Quarter Highlights

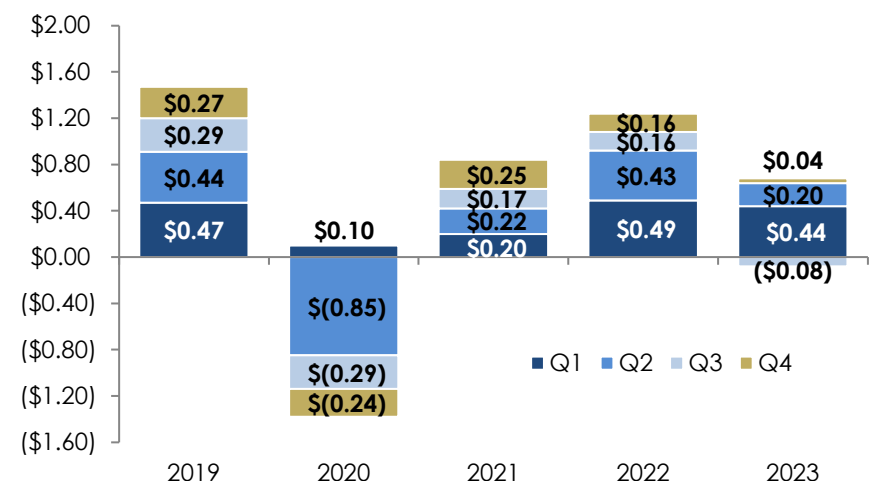
- Comparable RevPAR for all hotels decreased 4% over the prior year quarter to \$288. Comparable ADR decreased 3.6% over the prior year quarter to \$452 and Comparable Occupancy decreased 0.9% over the prior year quarter to 63.6%.
- Adjusted funds from operations (AFFO) was \$0.04 per diluted share for the quarter.
- Net loss attributable to common stockholders for the quarter was \$(31.1) million or \$(0.47) per diluted share.
- Net debt to gross assets was 39.7% at the end of the third quarter.
- Capex invested during the quarter was \$21.5 million.
- Refinanced Capital Hilton with a \$110.6 million loan. Maturity date is Dec 2026, with two one-year extension options.
- Hilton La Jolla Torrey Pines' loan balance was reduced to \$66.6 million. The lender granted a six-month forbearance.
- Extended the \$80 million loan for Pier House Resort & Spa. Maturity date is Sept 2025 with one one-year extension option.
- Extended the \$42.5 million loan for Ritz-Carlton St. Thomas. Maturity date is Aug 2025 with one one-year extension option.

## Full Year Highlights

### ADJUSTED EBITDA RECOVERING STRONGLY



### HIGH INTEREST COST IS IMPACTING AFFO PER SHARE<sup>(1)</sup>



(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.





# Top Q4 2023 Capital Expenditures



**\$21.5M Spent in Q4 2023; \$77.1M Spent in 2023**

## Capital Hilton



Washington, D.C.

## Ritz-Carlton Lake Tahoe



Truckee, CA

## Ritz-Carlton Sarasota



Sarasota, FL

### Guestroom Renovation & Key Additions

Total Project Cost \$37.1M

Q4 '23 Spend \$3.7M

- Renovated guestrooms and suites

### Guestroom Renovation

Total Project Cost \$12.8M

Q4 '23 Spend \$1.6M

- Renovated guestrooms and suites

### Spa Renovation

Total Project Cost \$7.7M

Q4 '23 Spend \$2.5M

- Renovated the salon and the treatment and healing water rooms of the spa (85% complete)



# Major 2024 Planned Capital Expenditures



**\$90M - \$100M Range in Capital Expenditures Planned in 2024**

## Ritz-Carlton St. Thomas



- Restaurant renovation (0% complete)

## Ritz-Carlton Lake Tahoe



- Public space renovation

## Ritz-Carlton Sarasota



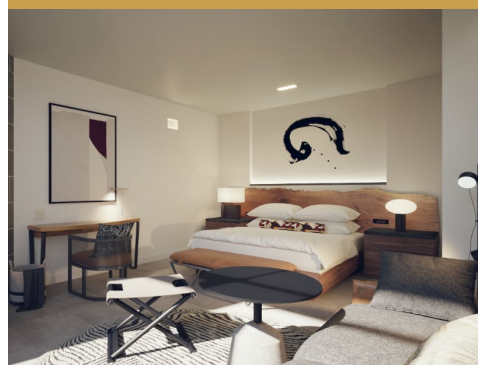
- Spa renovation (85% complete)

## Capital Hilton



- Guestroom renovation & key additions (90% complete)

## Bardessono Hotel



- Guestroom renovation (40% complete) & converting fitness center into a parlor (0% complete)

## Cameo Beverly Hills



- LXR conversion (PIP) (0% complete)



Ritz-Carlton Sarasota

# Liquidity & Liability Management

*Maintain Liquidity, Manage Maturities and Interest Cost*







# Liability Management Strategy

## Liquidity Position <sup>(1)</sup>

CASH & CASH EQUIVALENTS

**\$85.6M**

RESTRICTED CASH

**\$80.9M**

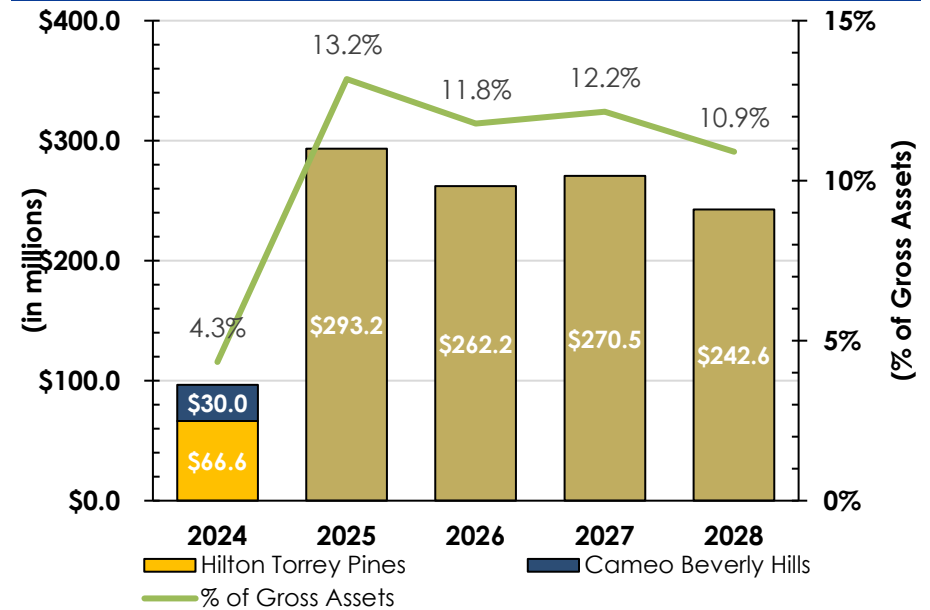
DUE FROM 3<sup>RD</sup> PARTY  
MANAGERS

**\$17.7M**

**TOTAL CASH**

**\$184.2M**

## Pro Forma Maturity Schedule <sup>(2)(3)</sup>



Ritz-Carlton, St. Thomas

(1) As of 12/31/23  
(2) The \$136 million loan secured by the Four Seasons Scottsdale excludes amortizing payments  
(3) Maturity schedule reflects the loan refinances subsequent to December 31, 2023.



# BHR Positioned Ideally for Outperformance



**All Time High Industry Performance Continuing**



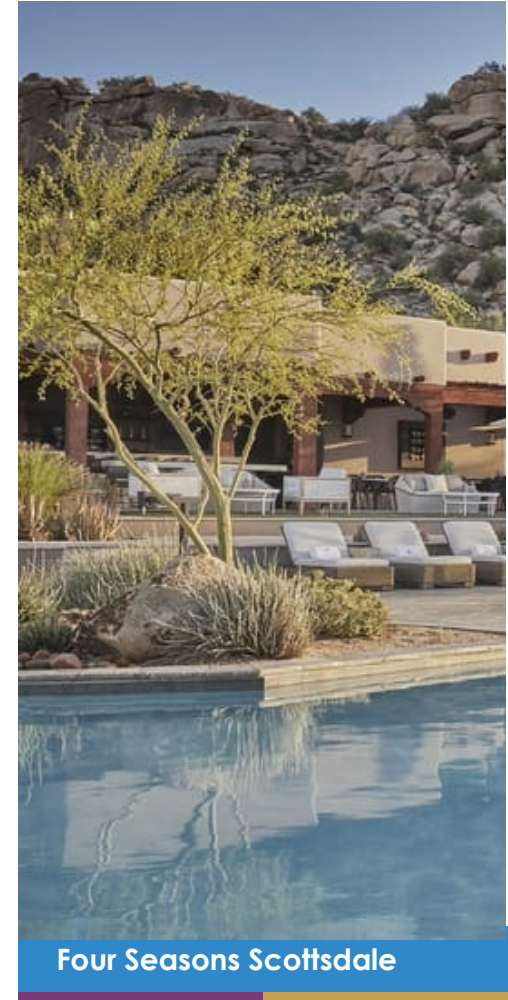
**Optimal Portfolio Composition**



**Recent Results & Developments**



**Liquidity & Liability Management**







Ritz-Carlton Lake Tahoe

## Appendix



# Indebtedness



**BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES**  
**INDEBTEDNESS BY MATURITY ASSUMING EXTENSION OPTIONS ARE EXERCISED**  
**December 31, 2023**  
**(dollars in thousands)**  
**(unaudited)**

Lender	Hotels	2024	2025	2026	2027	2028	Thereafter	Total
Prudential	Hilton La Jolla Torrey Pines	\$ 66,600	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 66,600
Apollo	The Ritz-Carlton St. Thomas	42,500	—	—	—	—	—	42,500
LoanCore	Cameo Beverly Hills Hotel	30,000	—	—	—	—	—	30,000
BAML	Pier House Resort & Spa	80,000	—	—	—	—	—	80,000
BAML	See footnote 1	—	293,180	—	—	—	—	293,180
BAML	The Ritz-Carlton Lake Tahoe	—	—	53,413	—	—	—	53,413
Convertible Senior Notes	N/A	—	—	86,250	—	—	—	86,250
BAML Credit Facility	See footnote 2	—	—	—	200,000	—	—	200,000
Credit Agricole	Park Hyatt Beaver Creek Resort & Spa	—	—	—	70,500	—	—	70,500
Aareal Capital Corporation	Four Seasons Resort Scottsdale	—	—	—	—	136,000	—	136,000
Aareal Capital Corporation	Capital Hilton	—	—	—	—	106,600	—	106,600
Principal due in future periods		\$219,100	\$293,180	\$139,663	\$270,500	\$242,600	\$ —	\$ 1,165,043
Scheduled amortization payments remaining		—	—	—	4,000	4,000	—	8,000
Total indebtedness		<u>\$219,100</u>	<u>\$293,180</u>	<u>\$139,663</u>	<u>\$274,500</u>	<u>\$246,600</u>	<u>\$ —</u>	<u>\$ 1,173,043</u>

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

<sup>(2)</sup> This credit facility is secured by the Bardessono Hotel & Spa, Hotel Yountville and The Ritz-Carlton Sarasota.



# Indebtedness



**BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES**  
**SUMMARY OF INDEBTEDNESS**  
**December 31, 2023**  
**(dollars in thousands)**  
**(unaudited)**

Lender	Hotels	Current Maturity	Final Maturity <sup>(14)</sup>	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 <sup>(15)</sup>	Comparable TTM Hotel EBITDA Debt Yield
Prudential	Hilton La Jolla Torrey Pines	February 2024	February 2024	SOFR <sup>(1)</sup> + 1.70%	\$ —	\$ 66,600 (3)	\$ 66,600	\$ 12,836	19.3 %	\$ 17,289	26.0 %
Credit Agricole	Park Hyatt Beaver Creek Resort & Spa	February 2024	February 2027	SOFR <sup>(1)</sup> + 2.86%	—	70,500 (4)	70,500	1,088	1.5 %	12,273	17.4 %
BAML	See footnote	June 2024	June 2025	SOFR <sup>(1)</sup> + 2.66%	—	293,180 (5)	293,180	10,472	3.6 %	40,592	13.8 %
LoanCore	Cameo Beverly Hills	August 2024	August 2024	SOFR <sup>(1)</sup> + 3.66%	—	30,000 (6)	30,000	(4,222)	(14.1)%	987	3.3 %
Apollo	The Ritz-Carlton St. Thomas	August 2024	August 2024	SOFR <sup>(1)</sup> + 4.04%	—	42,500 (7)	42,500	8,322	19.6 %	22,628	53.2 %
BAML	Pier House Resort & Spa	September 2024	September 2024	SOFR <sup>(1)</sup> + 1.95%	—	80,000 (8)	80,000	6,799	8.5 %	15,011	18.8 %
BAML	The Ritz-Carlton Lake Tahoe	January 2025	January 2026	SOFR <sup>(1)</sup> + 3.60%	—	53,413 (9)	53,413	(4,690)	(8.8)%	6,082	11.4 %
Convertible Senior Notes	N/A	June 2026	June 2026	4.50%	86,250	—	86,250	N/A	N/A	N/A	N/A
BAML Credit Facility	See footnote	July 2026	July 2027	Base Rate <sup>(2)</sup> + 1.25% to 2.00% or SOFR <sup>(1)</sup> + 2.35% to 3.10%	—	200,000 (10)	200,000	13,470	6.7 %	33,363	16.7 %
Aareal Capital Corporation	Four Seasons Resort Scottsdale	December 2026	December 2028	SOFR <sup>(1)</sup> + 3.75%	—	140,000 (11)	140,000	1,138	0.8 %	21,863	15.6 %
Aareal Capital Corporation	Capital Hilton	December 2026	December 2028	SOFR <sup>(1)</sup> + 3.75%	—	110,600 (12)	110,600	4,934	4.5 %	15,427	13.9 %
Unencumbered Hotel	The Ritz-Carlton Reserve Dorado Beach	—	—	—	—	—	—	13,480	N/A	20,924	N/A
<b>Total</b>					<b>\$ 86,250</b>	<b>\$ 1,086,793</b>	<b>\$ 1,173,043</b>	<b>\$ 63,627</b>	<b>5.4 %</b>	<b>\$ 206,439</b>	<b>17.6 %</b>
Percentage					<b>7.4 %</b>	<b>92.6 %</b>	<b>100.0 %</b>				
Weighted average interest rate <sup>(13)</sup>					<b>4.50 %</b>	<b>7.66 %</b>	<b>7.42 %</b>				

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

<sup>(1)</sup> SOFR rate was 5.35% at December 31, 2023.

<sup>(2)</sup> Base Rate, as defined in the secured credit facility agreement, is the greater of (i) the prime rate set by Bank of America, (ii) federal funds rate + 0.50%, (iii) Term SOFR + 1.00%, or (iv) 1.00%.

<sup>(3)</sup> On February 5, 2024, we amended this mortgage loan. Terms of the amendment included extending the maturity date six months from February 2024 to August 2024, and converting the interest rate from a variable rate of SOFR + 1.70% to a fixed rate of 9.00%.

<sup>(4)</sup> This mortgage loan has three one-year extension options subject to satisfaction of certain conditions, of which the first was exercised in February 2024.

<sup>(5)</sup> This mortgage loan has five one-year extension options subject to satisfaction of certain conditions, of which the fourth was exercised in June 2023. This mortgage loan is secured by the Sofitel Chicago Magnificent Mile, The Clancy, Marriott Seattle Waterfront and The Notary Hotel.

<sup>(6)</sup> This mortgage loan has a SOFR floor of 1.50%.

<sup>(7)</sup> This mortgage loan has three one-year extension options subject to satisfaction of certain conditions, of which the third was exercised in August 2023. This mortgage loan has a SOFR floor of 1.00%. On January 29, 2024, we amended this mortgage loan. Terms of the amendment included extending the current maturity date one year to August 2025, and the variable rate increased from SOFR + 4.04% to SOFR 4.35%. This amended mortgage loan has one one-year extension option, subject to satisfaction of certain conditions. This amended mortgage loan has a SOFR floor of 4.00%.

<sup>(8)</sup> On January 3, 2024, we amended this mortgage loan. Terms of the amendment included extending the current maturity date one year to September 2025, and the variable rate increased from SOFR + 1.95% to SOFR + 3.60%. This amended mortgage loan has one one-year extension option, subject to satisfaction of certain conditions.

<sup>(9)</sup> This mortgage loan has one one-year extension option subject to satisfaction of certain conditions.

<sup>(10)</sup> This credit facility has one one-year extension option subject to satisfaction of certain conditions. This credit facility is secured by the Bardessono Hotel & Spa, Hotel Yountville and The Ritz-Carlton Sarasota.

<sup>(11)</sup> 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%.

<sup>(12)</sup> This mortgage loan has two one-year extension options subject to satisfaction of certain conditions. This mortgage loan has a SOFR floor of 2.00%.

<sup>(13)</sup> The weighted average interest rates are adjusted for in-the-money interest rate caps.

<sup>(14)</sup> The final maturity date assumes all available extension options will be exercised.

<sup>(15)</sup> 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	2023	2023	2023	December 31, 2023
	4th Quarter	3rd Quarter	2nd Quarter	1st Quarter	TTM
Net income (loss)	\$ 6,943	\$ 788	\$ 18,143	\$ 37,753	\$ 63,627
Non-property adjustments	249	203	(12)	12	452
Interest income	(315)	(316)	(259)	(235)	(1,125)
Interest expense	9,250	9,557	11,425	11,066	41,298
Amortization of loan costs	622	556	562	642	2,382
Depreciation and amortization	25,478	22,703	22,567	22,521	93,269
Income tax expense (benefit)	1,587	13	507	340	2,447
Non-hotel EBITDA ownership expense	1,302	1,363	727	697	4,089
Hotel EBITDA including amounts attributable to noncontrolling interest	45,116	34,867	53,660	72,796	206,439
Non-comparable adjustments	—	—	—	—	—
Comparable hotel EBITDA	<u>\$ 45,116</u>	<u>\$ 34,867</u>	<u>\$ 53,660</u>	<u>\$ 72,796</u>	<u>\$ 206,439</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 December 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	Cameo Beverly Hills	The Ritz- Carlton Reserve Dorado Beach	Four Seasons Scottsdale Resort	Hotel Total	Corporate / Allocated	Braemar Hotels & Resorts Inc.
Net income (loss)	\$ (108)	\$ 2,914	\$ 278	\$ 505	\$ 1,248	\$ 621	\$ (1,113)	\$ 1,665	\$ (704)	\$ 3,108	\$ (4,634)	\$ (671)	\$ (409)	\$ (1,862)	\$ 3,920	\$ 2,185	\$ 6,943	\$ (28,426)	\$ (21,483)
Non-property adjustments	—	—	—	—	—	—	—	—	—	—	249	—	—	—	—	—	249	(249)	—
Interest income	(40)	(95)	9	—	—	—	—	(16)	(48)	(83)	57	(27)	(13)	—	—	(59)	(315)	315	—
Interest expense	—	—	—	—	1,462	—	1,476	—	—	165	1,139	20	1,018	703	—	3,267	9,250	14,135	23,385
Amortization of loan cost	—	—	—	—	81	4	206	—	—	—	65	—	—	45	—	221	622	433	1,055
Depreciation and amortization	2,751	1,053	1,195	580	561	423	1,258	2,034	2,392	1,924	1,660	2,555	2,274	659	1,679	2,483	25,481	—	25,481
Income tax expense (benefit)	10	45	—	—	—	—	—	(4)	—	—	—	—	1,365	—	171	—	1,587	38	1,625
Non-hotel EBITDA ownership expense	161	387	39	125	11	23	4	9	57	18	235	22	9	181	12	6	1,299	(1,299)	—
Hotel EBITDA including amounts attributable to noncontrolling interest	2,774	4,304	1,521	1,210	3,363	1,071	1,831	3,688	1,697	5,132	(1,229)	1,899	4,244	(274)	5,782	8,103	45,116	(15,053)	30,063
Less: EBITDA adjustments attributable to consolidated noncontrolling interest	(693)	(1,076)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(1,769)	1,769	—
Equity in earnings (loss) of unconsolidated entities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	45	45
Company's portion of EBITDA of OpenKey	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(54)	(54)
Hotel EBITDA attributable to the Company and OP unitholders	\$ 2,081	\$ 3,228	\$ 1,521	\$ 1,210	\$ 3,363	\$ 1,071	\$ 1,831	\$ 3,688	\$ 1,697	\$ 5,132	\$ (1,229)	\$ 1,899	\$ 4,244	\$ (274)	\$ 5,782	\$ 8,103	\$ 43,347	\$ (13,293)	\$ 30,054
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 2,774	\$ 4,304	\$ 1,521	\$ 1,210	\$ 3,363	\$ 1,071	\$ 1,831	\$ 3,688	\$ 1,697	\$ 5,132	\$ (1,229)	\$ 1,899	\$ 4,244	\$ (274)	\$ 5,782	\$ 8,103	\$ 45,116	—	—
<b>ALL HOTELS NOT UNDER RENOVATION:</b>																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 4,304	\$ 1,521	\$ 1,210	\$ 3,363	\$ 1,071	\$ 1,831	\$ 3,688	\$ 1,697	\$ —	\$ —	\$ 1,899	\$ 4,244	\$ (274)	\$ 5,782	\$ 8,103	\$ 38,439	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ —	\$ 4,304	\$ 1,521	\$ 1,210	\$ 3,363	\$ 1,071	\$ 1,831	\$ 3,688	\$ 1,697	\$ —	\$ —	\$ 1,899	\$ 4,244	\$ (274)	\$ 5,782	\$ 8,103	\$ 38,439	—	—
<b>RESORT PROPERTIES:</b>																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 4,304	\$ —	\$ 1,210	\$ 3,363	\$ 1,071	\$ 1,831	\$ —	\$ —	\$ 5,132	\$ (1,229)	\$ —	\$ 4,244	\$ —	\$ 5,782	\$ 8,103	\$ 33,811	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ —	\$ 4,304	\$ —	\$ 1,210	\$ 3,363	\$ 1,071	\$ 1,831	\$ —	\$ —	\$ 5,132	\$ (1,229)	\$ —	\$ 4,244	\$ —	\$ 5,782	\$ 8,103	\$ 33,811	—	—
<b>URBAN PROPERTIES:</b>																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ 2,774	\$ —	\$ 1,521	\$ —	\$ —	\$ —	\$ —	\$ 3,688	\$ 1,697	\$ —	\$ —	\$ 1,899	\$ —	\$ (274)	\$ —	\$ —	\$ 11,305	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 2,774	\$ —	\$ 1,521	\$ —	\$ —	\$ —	\$ —	\$ 3,688	\$ 1,697	\$ —	\$ —	\$ 1,899	\$ —	\$ (274)	\$ —	\$ —	\$ 11,305	—	—





# 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, 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	Cameo Beverly Hills	The Ritz-Carlton Reserve Dorado Beach	Four Seasons Scottsdale Resort	Hotel Total	Corporate / Allocated	Braemar Hotels & Resorts Inc.
Net income (loss)	\$ (616)	\$ 3,935	\$ 2,147	\$ 1,463	\$ 28	\$ 1,234	\$ (1,255)	\$ 376	\$ 356	\$ (1,281)	\$ (1,234)	\$ 4,044	\$ (659)	\$ (1,272)	\$ (570)	\$ (5,908)	\$ 788	\$ (23,399)	\$ (22,611)
Non-property adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	(292)	—	495	203	(203)	—
Interest income	(68)	(94)	(3)	—	—	—	—	(12)	(42)	(56)	44	(22)	(12)	—	—	(51)	(316)	316	—
Interest expense	—	—	—	267	1,447	380	1,463	—	—	965	1,008	20	1,010	696	—	2,301	9,557	12,868	22,425
Amortization of loan cost	—	—	—	—	81	12	203	—	—	—	40	—	9	44	—	167	556	325	881
Depreciation and amortization	2,484	1,052	1,121	566	549	421	1,140	1,962	2,403	1,482	1,236	1,536	2,139	528	1,656	2,428	22,703	—	22,703
Income tax expense (benefit)	(35)	67	—	—	—	—	—	5	—	—	—	—	28	—	(52)	—	13	(1,203)	(1,190)
Non-hotel EBITDA ownership expense	648	23	(21)	197	10	59	—	18	17	13	223	14	20	155	9	(22)	1,363	(1,363)	—
Hotel EBITDA including amounts attributable to noncontrolling interest	2,413	4,983	3,244	2,493	2,115	2,106	1,551	2,349	2,734	1,123	1,317	5,592	2,535	(141)	1,043	(590)	34,867	(12,659)	22,208
Less: EBITDA adjustments attributable to consolidated noncontrolling interest	(603)	(1,246)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(1,849)	1,849	—
Equity in earnings (loss) of unconsolidated entities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	60	60
Company's portion of EBITDA of OpenKey	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(63)	(63)
Hotel EBITDA attributable to the Company and OP unitholders	\$ 1,810	\$ 3,737	\$ 3,244	\$ 2,493	\$ 2,115	\$ 2,106	\$ 1,551	\$ 2,349	\$ 2,734	\$ 1,123	\$ 1,317	\$ 5,592	\$ 2,535	\$ (141)	\$ 1,043	\$ (590)	\$ 33,018	\$ (10,813)	\$ 22,205
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 2,413	\$ 4,983	\$ 3,244	\$ 2,493	\$ 2,115	\$ 2,106	\$ 1,551	\$ 2,349	\$ 2,734	\$ 1,123	\$ 1,317	\$ 5,592	\$ 2,535	\$ (141)	\$ 1,043	\$ (590)	\$ 34,867		
<b>ALL HOTELS NOT UNDER RENOVATION:</b>																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 4,983	\$ 3,244	\$ 2,493	\$ 2,115	\$ 2,106	\$ 1,551	\$ 2,349	\$ 2,734	\$ —	\$ —	\$ 5,592	\$ 2,535	\$ (141)	\$ 1,043	\$ (590)	\$ 30,014		
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ —	\$ 4,983	\$ 3,244	\$ 2,493	\$ 2,115	\$ 2,106	\$ 1,551	\$ 2,349	\$ 2,734	\$ —	\$ —	\$ 5,592	\$ 2,535	\$ (141)	\$ 1,043	\$ (590)	\$ 30,014		
<b>RESORT PROPERTIES:</b>																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 4,983	\$ —	\$ 2,493	\$ 2,115	\$ 2,106	\$ 1,551	\$ —	\$ —	\$ 1,123	\$ 1,317	\$ —	\$ 2,535	\$ —	\$ 1,043	\$ (590)	\$ 18,676		
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ —	\$ 4,983	\$ —	\$ 2,493	\$ 2,115	\$ 2,106	\$ 1,551	\$ —	\$ —	\$ 1,123	\$ 1,317	\$ —	\$ 2,535	\$ —	\$ 1,043	\$ (590)	\$ 18,676		
<b>URBAN PROPERTIES:</b>																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ 2,413	\$ —	\$ 3,244	\$ —	\$ —	\$ —	\$ —	\$ 2,349	\$ 2,734	\$ —	\$ —	\$ 5,592	\$ —	\$ (141)	\$ —	\$ —	\$ 16,191		
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 2,413	\$ —	\$ 3,244	\$ —	\$ —	\$ —	\$ —	\$ 2,349	\$ 2,734	\$ —	\$ —	\$ 5,592	\$ —	\$ (141)	\$ —	\$ —	\$ 16,191		



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



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

Three Months Ended June 30, 2023

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



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



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

Three Months Ended March 31, 2023

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



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



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

Three Months Ended December 31, 2022

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



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

Year Ended December 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	Cameo Beverly Hills	The Ritz-Carlton Reserve Dorado Beach	Four Seasons Scottsdale Resort	Hotel Total	Corporate / Allocated	Braemar Hotels & Resorts Inc.
Net income (loss)	\$ 4,934	\$ 12,836	\$ 3,392	\$ 1,428	\$ 6,799	\$ 871	\$ 1,088	\$ 2,071	\$ (462)	\$ 11,171	\$ (4,690)	\$ 5,471	\$ 8,322	\$ (4,222)	\$ 13,480	\$ 1,138	\$ 63,627	\$ (94,255)	\$ (30,628)
Non-property adjustments	—	—	—	—	—	—	—	—	—	—	249	—	—	(292)	—	495	452	(452)	—
Interest income	(237)	(346)	—	—	—	—	—	(41)	(137)	(235)	128	(73)	(44)	—	—	(140)	(1,125)	1,125	—
Interest expense	—	—	—	1,756	5,555	2,263	5,639	—	—	5,096	4,002	80	3,892	2,688	281	10,046	41,298	49,538	90,836
Amortization of loan cost	—	—	—	—	321	24	809	—	—	95	183	—	63	176	—	711	2,382	1,001	3,383
Depreciation and amortization	9,859	4,176	4,697	2,328	2,290	1,643	4,624	8,062	9,785	6,155	5,243	7,252	8,672	2,251	6,609	9,626	93,272	—	93,272
Income tax expense (benefit)	126	173	—	—	—	—	—	10	—	—	—	—	1,662	—	476	—	2,447	242	2,689
Non-hotel EBITDA ownership expense	745	450	94	555	46	114	113	215	90	99	967	86	61	386	78	(13)	4,086	(4,086)	—
Hotel EBITDA including amounts attributable to noncontrolling interest	15,427	17,289	8,183	6,067	15,011	4,915	12,273	10,317	9,276	22,381	6,082	12,816	22,628	987	20,924	21,863	206,439	(46,887)	159,552
Less: EBITDA adjustments attributable to consolidated noncontrolling interest	(3,857)	(4,322)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(8,179)	8,179	—
Equity in earnings (loss) of unconsolidated entities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	253	253
Company's portion of EBITDA of OpenKey	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	(274)	(274)
Hotel EBITDA attributable to the Company and OP unitholders	\$ 11,570	\$ 12,967	\$ 8,183	\$ 6,067	\$ 15,011	\$ 4,915	\$ 12,273	\$ 10,317	\$ 9,276	\$ 22,381	\$ 6,082	\$ 12,816	\$ 22,628	\$ 987	\$ 20,924	\$ 21,863	\$ 198,260	\$ (38,729)	\$ 159,531
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 15,427	\$ 17,289	\$ 8,183	\$ 6,067	\$ 15,011	\$ 4,915	\$ 12,273	\$ 10,317	\$ 9,276	\$ 22,381	\$ 6,082	\$ 12,816	\$ 22,628	\$ 987	\$ 20,924	\$ 21,863	\$ 206,439	—	—
<b>ALL HOTELS NOT UNDER RENOVATION:</b>																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 17,289	\$ 8,183	\$ 6,067	\$ 15,011	\$ 4,915	\$ 12,273	\$ 10,317	\$ 9,276	\$ —	\$ —	\$ 12,816	\$ 22,628	\$ 987	\$ 20,924	\$ 21,863	\$ 162,549	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ —	\$ 17,289	\$ 8,183	\$ 6,067	\$ 15,011	\$ 4,915	\$ 12,273	\$ 10,317	\$ 9,276	\$ —	\$ —	\$ 12,816	\$ 22,628	\$ 987	\$ 20,924	\$ 21,863	\$ 162,549	—	—
<b>RESORT PROPERTIES:</b>																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ —	\$ 17,289	\$ —	\$ 6,067	\$ 15,011	\$ 4,915	\$ 12,273	\$ —	\$ —	\$ 22,381	\$ 6,082	\$ —	\$ 22,628	\$ —	\$ 20,924	\$ 21,863	\$ 149,433	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ —	\$ 17,289	\$ —	\$ 6,067	\$ 15,011	\$ 4,915	\$ 12,273	\$ —	\$ —	\$ 22,381	\$ 6,082	\$ —	\$ 22,628	\$ —	\$ 20,924	\$ 21,863	\$ 149,433	—	—
<b>URBAN PROPERTIES:</b>																			
Hotel EBITDA including amounts attributable to noncontrolling interest	\$ 15,427	\$ —	\$ 8,183	\$ —	\$ —	\$ —	\$ —	\$ 10,317	\$ 9,276	\$ —	\$ —	\$ 12,816	\$ —	\$ 987	\$ —	\$ —	\$ 57,006	—	—
Non-comparable adjustments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Comparable hotel EBITDA	\$ 15,427	\$ —	\$ 8,183	\$ —	\$ —	\$ —	\$ —	\$ 10,317	\$ 9,276	\$ —	\$ —	\$ 12,816	\$ —	\$ 987	\$ —	\$ —	\$ 57,006	—	—

### NOTES:

- The above comparable information assumes the 16 hotel properties owned and included in the Company's operations at December 31, 2023, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotel properties acquired during the period.
- All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition.
- Excluded hotels under renovation:  
Capital Hilton Washington D.C., Ritz-Carlton Sarasota, Ritz-Carlton Lake Tahoe.





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



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

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

### NOTES:

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



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



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

Year Ended December 31, 2021

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

### NOTES:

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



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



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

	December 31, 2020
	TTM
Net income (loss)	\$ (71,718)
Non-property adjustments	(9,336)
Interest income	(100)
Interest expense	16,732
Amortization of loan cost	1,167
Depreciation and amortization	73,371
Income tax expense (benefit)	(797)
Non-hotel EBITDA ownership expense	4,118
Hotel EBITDA including amounts attributable to 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 17*



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



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

	December 31, 2013
	TTM
Net income (loss)	\$ (17,928)
Non-property adjustments	33,691
Interest income	(22)
Interest expense	30,524
Amortization of loan cost	658
Depreciation and amortization	27,691
Income tax expense	2,343
Non-hotel EBITDA ownership expense	950
Comparable hotel EBITDA	<u>\$ 77,907</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 December 31,		Year Ended December 31,	
	2023	2022	2023	2022
<b>Net income (loss)</b>	\$ (21,483)	\$ (4,553)	\$ (30,628)	\$ 19,348
Interest expense and amortization of loan costs	24,440	18,873	94,219	52,166
Depreciation and amortization	25,481	20,506	93,272	78,122
Income tax expense (benefit)	1,625	260	2,689	4,043
Equity in (earnings) loss of unconsolidated entity	45	108	253	328
Company's portion of EBITDA of OpenKey	(54)	(114)	(274)	(334)
<b>EBITDA and EBITDAre</b>	30,054	35,080	159,531	153,673
Amortization of favorable (unfavorable) contract assets (liabilities)	118	118	474	463
Transaction and conversion costs	1,332	2,791	4,561	9,679
Write-off of loan costs and exit fees	641	40	3,489	146
Realized and unrealized (gain) loss on derivatives	1,581	(915)	663	(4,961)
Stock/unit-based compensation	2,390	2,344	9,244	11,285
Legal, advisory and settlement costs	1,316	1,069	1,397	2,170
Advisory services incentive fee	—	(1,294)	—	—
(Gain) loss on extinguishment of debt	—	—	(2,318)	—
Other (income) loss	—	—	(293)	—
(Gain) loss on insurance settlement	—	(55)	—	(55)
Company's portion of adjustments to EBITDAre of OpenKey	—	2	—	8
<b>Adjusted EBITDAre</b>	<u>\$ 37,432</u>	<u>\$ 39,180</u>	<u>\$ 176,748</u>	<u>\$ 172,408</u>

(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
<b>Net Income (loss)</b>	\$ 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)
<b>EBITDA</b>	<b>153,673</b>	<b>73,078</b>
(Gain) loss on insurance settlement and disposition of assets	-	(696)
<b>EBITDA and EBITDAre</b>	<b>153,673</b>	<b>72,382</b>
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
<b>Adjusted EBITDAre</b>	<b>\$ 172,408</b>	<b>\$ 87,465</b>



# 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
<b>Net Income (loss)</b>	\$ (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)
<b>EBITDA</b>	(10,605)	127,583
(Gain) loss on insurance settlement and disposition of assets	(10,149)	(25,165)
<b>EBITDA and EBITDAre</b>	(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
<b>Adjusted EBITDAre</b>	\$ (4,535)	\$ 121,465



# Reconciliation of Net Income (Loss) to Adjusted FFO Q4



In thousands except per share amounts

	Three Months Ended December 31,				
	2023	2022	2021	2020	2019
<b>Net income (loss)</b>	\$ (21,483)	\$ (4,553)	\$ (2,294)	\$ (30,128)	\$ 17,095
(Income) loss attributable to noncontrolling interest in consolidated entities	96	202	104	1,461	(282)
Net (income) loss attributable to redeemable noncontrolling interests in operating partnership	2,212	1,123	413	2,943	(1,563)
Preferred dividends	(10,495)	(8,108)	(2,487)	(2,555)	(2,545)
Deemed dividends on redeemable preferred stock	(1,448)	(2,152)	-	-	-
Gain (loss) on extinguishment of preferred stock	-	-	-	-	-
<b>Net income (loss) attributable to common stockholders</b>	<b>(31,118)</b>	<b>(13,488)</b>	<b>(4,264)</b>	<b>(28,279)</b>	<b>12,705</b>
Depreciation and amortization on real estate	24,597	19,830	18,229	17,284	17,324
Net income (loss) attributable to redeemable noncontrolling interests in operating partnership	(2,212)	(1,123)	(413)	(2,943)	1,563
Equity in (earnings) loss of unconsolidated entity	45	108	54	79	50
(Gain) loss on insurance settlement and disposition of assets	-	-	-	-	(26,319)
Company's portion of FFO of OpenKey	(62)	113	(54)	(79)	(50)
<b>FFO available to common stockholders and OP unitholders</b>	<b>(8,750)</b>	<b>5,214</b>	<b>13,552</b>	<b>(13,938)</b>	<b>5,273</b>
Deemed dividends on redeemable preferred stock	1,448	2,154	-	-	-
Transaction and conversion costs	1,332	2,791	489	242	893
Interest expense accretion on refundable membership club deposits	164	178	190	202	213
Write-off of loan costs and exit fees	641	40	3	348	-
Amortization of loan costs	1,031	572	437	681	1,076
(Gain) loss in insurance settlements	-	(55)	-	-	-
Unrealized (gain) loss on investments	-	-	-	-	(13,262)
Unrealized (gain) loss on derivatives	3,169	(445)	32	(1,211)	131
Stock/unit-based compensation	-	2,344	2,939	1,853	2,035
Legal, advisory and settlement costs	1,316	1,069	112	820	93
Advisory services incentive fee	-	(1,294)	-	-	(77)
Company's portion of adjustments to FFO of OpenKey	-	2	-	7	4
<b>Adjusted FFO available to common stockholders and OP unitholders</b>	<b>\$ 2,741</b>	<b>\$ 12,568</b>	<b>\$ 17,754</b>	<b>\$ (9,676)</b>	<b>\$ 9,956</b>
<b>Adjusted FFO per diluted share available to common stockholders and OP unitholders</b>	<b>\$ 0.04</b>	<b>\$ 0.16</b>	<b>\$ 0.25</b>	<b>\$ (0.24)</b>	<b>\$ 0.27</b>
<b>Weighted average diluted shares</b>	<b>71,386</b>	<b>76,848</b>	<b>70,127</b>	<b>40,544</b>	<b>36,761</b>

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,				
	2023	2022	2021	2020	2019
<b>Net income (loss)</b>	\$ (22,611)	\$ (8,383)	\$ (8,219)	\$ (23,057)	\$ (8,954)
(Income) loss attributable to noncontrolling interest in consolidated entities	(1,773)	(823)	450	1,999	(1,899)
Net (income) loss attributable to redeemable noncontrolling interests in operating partnership	2,354	1,166	823	2,381	1,465
Preferred dividends	(10,582)	(6,028)	(1,977)	(2,554)	(2,533)
Gain (loss) on extinguishment of preferred stock	(516)	(2,649)	(111)	-	-
Net income (loss) attributable to common stockholders	(33,128)	(16,717)	(9,034)	(21,231)	(11,921)
Depreciation and amortization on real estate	21,886	18,956	17,619	17,791	16,036
Net income (loss) attributable to redeemable noncontrolling interests in operating partnership	(2,354)	(1,166)	(823)	(2,381)	(1,465)
Equity in (earnings) loss of unconsolidated entity	60	74	68	58	48
(Gain) loss on insurance settlement and disposition of assets	-	-	-	(10,149)	1,163
Company's portion of FFO of OpenKey	(71)	(74)	(68)	(57)	(51)
<b>FFO available to common stockholders and OP unitholders</b>	(13,607)	1,073	7,762	(15,969)	3,810
Deemed dividends on redeemable preferred stock	516	2,649	-	-	-
(Gain) loss on extinguishment of preferred stock	-	-	111	-	-
Transaction and conversion costs	978	5,562	980	517	506
Other (income) loss	(293)	-	-	3,604	114
Interest expense accretion on refundable membership club deposits	165	177	190	201	213
Write-off of loan costs and exit fees	2,588	8	432	1,335	335
Amortization of loan costs	858	598	407	670	1,029
Unrealized (gain) loss on investments	-	-	-	-	1,471
Unrealized (gain) loss on derivatives	1,790	(2,403)	(142)	(3,561)	754
Stock/unit-based compensation	1,627	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
<b>Adjusted FFO available to common stockholders and OP unitholders</b>	\$ (5,378)	\$ 12,648	\$ 11,255	\$ (11,054)	\$ 10,667
<b>Adjusted FFO per diluted share available to common stockholders and OP unitholders</b>	\$ (0.08)	\$ 0.16	\$ 0.17	\$ (0.29)	\$ 0.29
<b>Weighted average diluted shares</b>	71,482	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,				
	2023	2022	2021	2020	2019
<b>Net income (loss)</b>	\$ (3,138)	\$ 16,680	\$ (11,364)	\$ (56,105)	\$ (5,623)
(Income) loss attributable to noncontrolling interest in consolidated entities	367	(1,468)	849	2,404	248
Net (income) loss attributable to redeemable noncontrolling interests in operating partnership	925	(846)	1,282	5,770	865
Preferred dividends	(10,877)	(4,064)	(1,893)	(2,555)	(2,532)
Deemed dividends on redeemable preferred stock	(301)	-	-	-	-
Gain (loss) on extinguishment of preferred stock	-	-	(4,411)	-	-
Net income (loss) attributable to common stockholders	(13,024)	10,302	(15,537)	(50,486)	(7,042)
Depreciation and amortization on real estate	21,763	18,927	17,565	17,792	17,669
Net income (loss) attributable to redeemable noncontrolling interests in operating partnership	(925)	846	(1,282)	(5,770)	(865)
Equity in (earnings) loss of unconsolidated entity	75	74	66	40	51
(Gain) loss on insurance settlement and disposition of assets	-	-	(197)	-	(9)
Company's portion of FFO of OpenKey	(85)	(74)	(65)	(40)	(49)
<b>FFO available to common stockholders and OP unitholders</b>	<b>7,804</b>	<b>30,075</b>	<b>550</b>	<b>(38,464)</b>	<b>9,755</b>
Deemed dividends on redeemable preferred stock	301	-	-	-	-
(Gain) loss on extinguishment of preferred stock	-	-	4,411	-	-
Transaction and conversion costs	1,056	771	828	120	235
Other (income) expense	-	-	-	64	139
Interest expense accretion on refundable membership club deposits	164	178	190	202	213
Write-off of loan costs and exit fees	248	22	1,177	2,237	-
Amortization of loan costs	661	553	571	928	1,003
Unrealized (gain) loss on investments	-	-	-	-	4,626
Unrealized (gain) loss on derivatives	1,253	(1,208)	58	969	(654)
Stock/unit-based compensation	2,899	3,185	2,805	2,048	2,021
Legal, advisory and settlement costs	12	315	(632)	413	75
Advisory services incentive fee	-	(731)	1,266	-	(1,105)
Company's portion of adjustments to FFO of OpenKey	-	(1)	1	2	8
<b>Adjusted FFO available to common stockholders and OP unitholders</b>	<b>\$ 14,398</b>	<b>\$ 33,159</b>	<b>\$ 11,225</b>	<b>\$ (31,481)</b>	<b>\$ 16,316</b>
Adjusted FFO per diluted share available to common stockholders and OP unitholders	\$ 0.20	\$ 0.43	\$ 0.22	\$ (0.85)	\$ 0.44
Weighted average diluted shares	71,317	76,642	52,007	36,987	36,778

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



# Reconciliation of Net Income (Loss) to Adjusted FFO Q1



In thousands except per share amounts

	Three Months Ended March 31,				
	2023	2022	2021	2020	2019
<b>Net income (loss)</b>	\$ 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	-	-	-	-	-
<b>Net income (loss) attributable to common stockholders</b>	<b>3,230</b>	<b>13,488</b>	<b>(4,264)</b>	<b>(28,279)</b>	<b>12,705</b>
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)
<b>FFO available to common stockholders and OP unitholders</b>	<b>25,271</b>	<b>5,214</b>	<b>13,552</b>	<b>(13,938)</b>	<b>5,273</b>
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
<b>Adjusted FFO available to common stockholders and OP unitholders</b>	<b>\$ 32,129</b>	<b>\$ 12,568</b>	<b>\$ 17,754</b>	<b>\$ (9,676)</b>	<b>\$ 9,956</b>
<b>Adjusted FFO per diluted share available to common stockholders and OP unitholders</b>	<b>\$ 0.44</b>	<b>\$ 0.16</b>	<b>\$ 0.25</b>	<b>\$ (0.24)</b>	<b>\$ 0.27</b>
<b>Weighted average diluted shares</b>	<b>72,831</b>	<b>76,848</b>	<b>70,127</b>	<b>40,544</b>	<b>36,761</b>

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.