



BRAEMAR
HOTELS & RESORTS

March 2021



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

Our business has been and will continue to be materially adversely affected by the impact of, and the public perception of a risk of, a pandemic disease. In December 2019, a novel strain of coronavirus (COVID-19) was identified in Wuhan, China, which has subsequently spread to other regions of the world, and has resulted in increased travel restrictions and extended shutdown of certain businesses in affected regions, including in nearly every state in the United States. Since late February, we have experienced a significant decline in occupancy and RevPAR and we expect the significant occupancy and RevPAR reduction associated with the novel coronavirus (COVID-19) to likely continue as we are recording significant reservation cancellations as well as a significant reduction in new reservations relative to prior expectations. The continued outbreak of the virus in the U.S. has and will likely continue to further reduce travel and demand at our hotels. The prolonged occurrence of the virus has resulted in health or other government authorities imposing widespread restrictions on travel or other market impacts. The hotel industry and our portfolio have and we expect will continue to experience the postponement or cancellation of a significant number of business conferences and similar events. At this time those restrictions are very fluid and evolving. We have been and will continue to be negatively impacted by those restrictions. Given that the type, degree and length of such restrictions are not known at this time, we cannot predict the overall impact of such restrictions on us or the overall economic environment. In addition, even after the restrictions are lifted, the propensity of people to travel and for businesses to hold conferences will likely remain below historical levels for an additional period of time that is difficult to predict. We may also face increased risk of litigation if we have guests or employees who become ill due to COVID-19.

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

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



Management Team



RICHARD J. STOCKTON
*Chief Executive Officer &
President*

- 23 years of hospitality experience
- 4 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

- 20 years of hospitality experience
- 17 years with the Company
- 3 years with ClubCorp
- CFA charterholder
- Southern Methodist University BBA



JEREMY J. WELTER
Chief Operating Officer

- 15 years of hospitality experience
- 10 years with the Company (5 years with the Company's predecessor)
- 5 years with Stephens Investment Bank
- Oklahoma State University BS



Post COVID-19 Strategic Initiatives



Conserve Liquidity



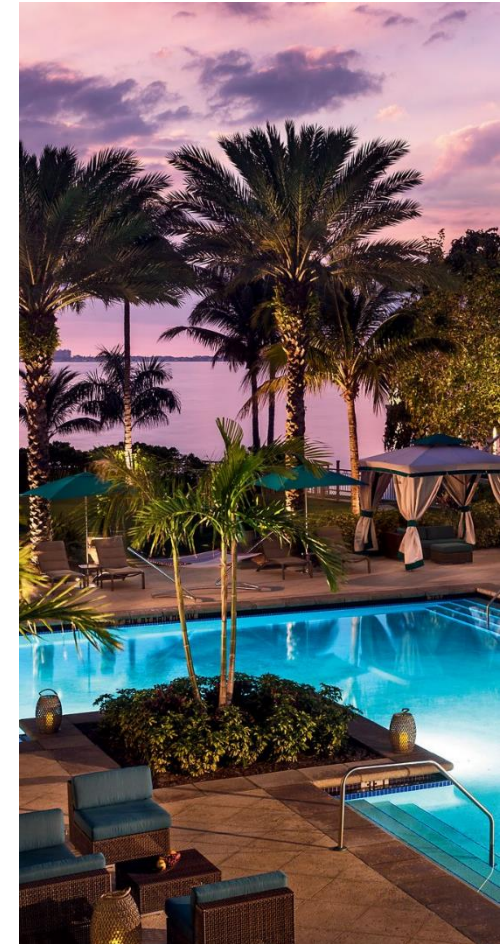
Manage the Balance Sheet



Return to Profitability



Grow the Portfolio



The Ritz-Carlton Sarasota
Sarasota, FL

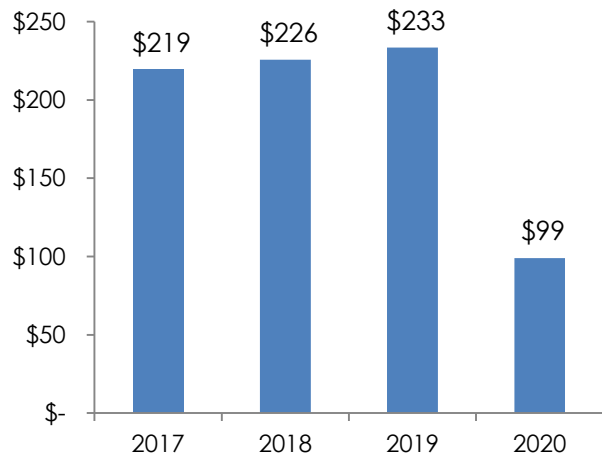


2020 Q4 Hotel Operating Results

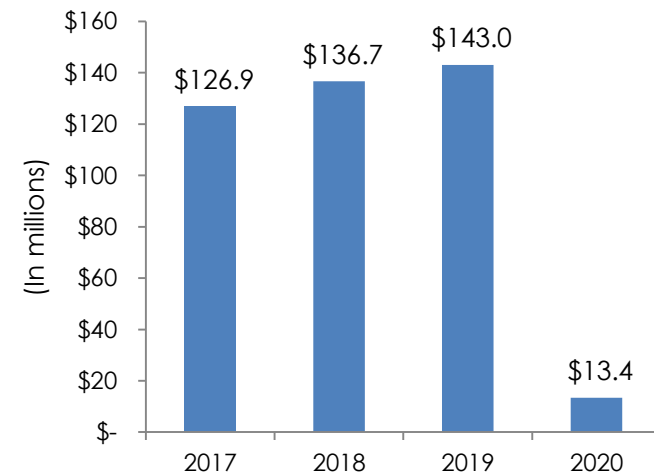


| Comparable Hotel Operating Results ⁽¹⁾⁽⁴⁾ | 2020 Q4 | 2019 Q4 | % Variance |
|--|-----------|------------|------------|
| ADR | \$ 324.11 | \$ 292.58 | 10.78% |
| Occupancy | 27.7% | 76.5% | (63.75)% |
| RevPAR | \$ 89.83 | \$223.70 | (59.84)% |
| Total Hotel Revenue ⁽²⁾ | \$ 51,805 | \$ 121,745 | (57.45)% |
| Hotel EBITDA ⁽²⁾ | \$ 1,573 | \$30,306 | (94.81)% |
| Hotel EBITDA Margin | 3.04% | 24.89% | (21.85)% |

COMPARABLE REVPAR⁽³⁾⁽⁴⁾



COMPARABLE HOTEL EBITDA⁽³⁾⁽⁴⁾



(1) Includes: Bardessono, Hotel Yountville, Ritz-Carlton St. Thomas, 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 and Ritz-Carlton Sarasota

(2) In thousands

(3) As reported in Earnings Releases: 2017 as reported on 2/28/2018; 2018 as reported on 2/27/2019; 2019 as reported on 2/26/2020; as reported on 02/25/2021

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



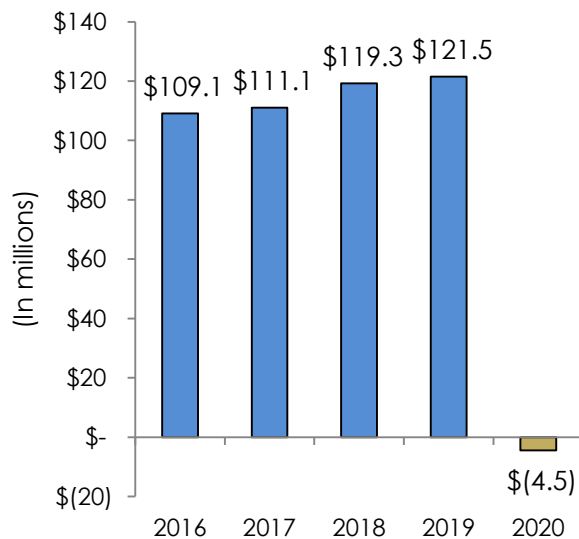
2020 Q4 Highlights and Results

Quarter Highlights

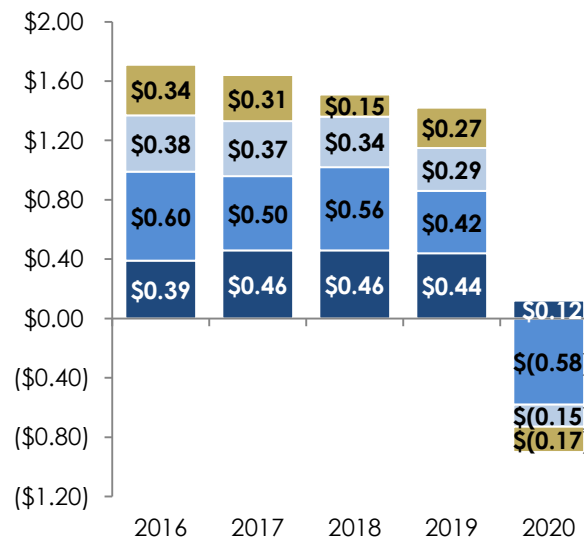
- Net loss attributable to common stockholders for the quarter was \$28.3 million or \$0.77 per diluted share.
- Comparable RevPAR for all hotels decreased 59.8% to \$89.83 during the quarter.
- Adjusted funds from operations (AFFO) was negative \$0.17 per diluted share for the quarter.
- Adjusted EBITDAre was negative \$1.4 million for the quarter.
- Capex invested during the quarter was \$4.1 million

Full Year Highlights

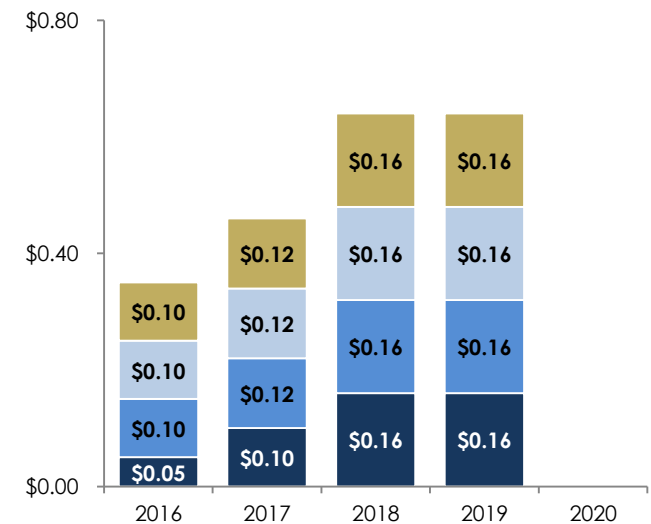
ADJUSTED EBITDAre



AFFO PER SHARE



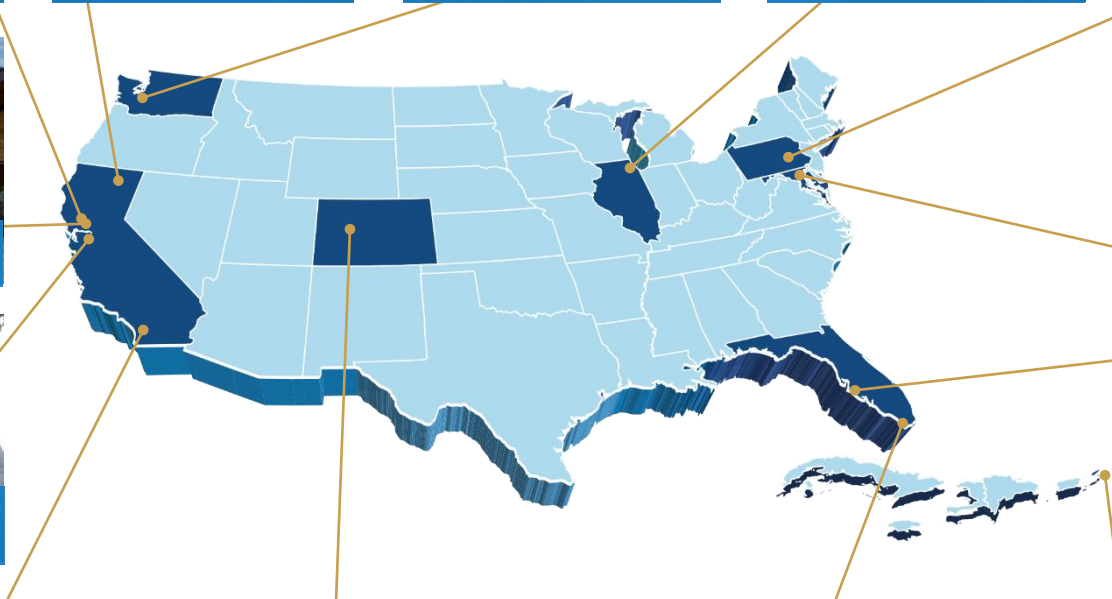
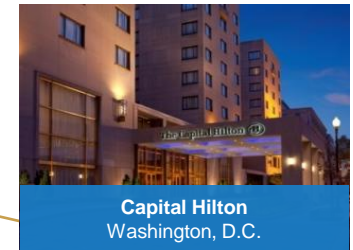
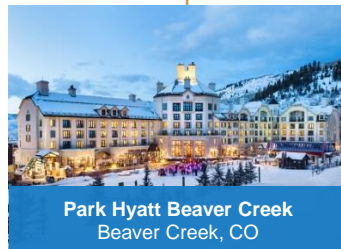
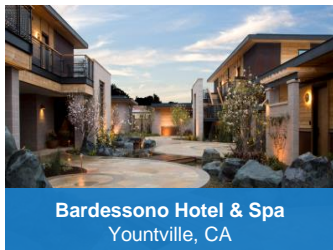
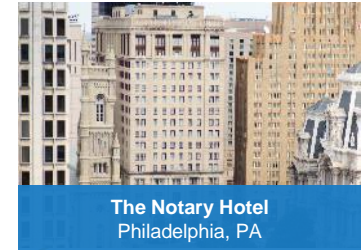
QUARTERLY DIVIDEND PER SHARE





High Quality Assets

Situated in High Barriers to Entry Leisure and Urban Markets





Portfolio Q4 2020 Performance

| Core Assets | Location | Market Type | Number of Rooms | Q4 2020 | | |
|----------------------------------|-------------------|------------------|-----------------|--------------|-----------------|----------------|
| | | | | Occ% | ADR | RevPAR |
| Pier House | Key West, FL | Drive-to Leisure | 142 | 69.2% | \$269.62 | \$389.64 |
| Bardessono | Napa Valley, CA | Drive-to Leisure | 65 | 42.8% | \$846.45 | \$362.50 |
| Ritz-Carlton St. Thomas | St. Thomas, USVI | Fly-to Leisure | 180 | 54.9% | \$639.69 | \$351.10 |
| Ritz-Carlton Sarasota | Sarasota, FL | Drive-to Leisure | 266 | 60.3% | \$400.07 | \$241.33 |
| Ritz-Carlton Lake Tahoe | Truckee, CA | Drive-to Leisure | 170 | 46.7% | \$422.74 | \$197.42 |
| Park Hyatt Beaver Creek | Beaver Creek, CO | Drive-to Leisure | 190 | 35.6% | \$464.55 | \$165.46 |
| Hotel Yountville | Napa Valley, CA | Drive-to Leisure | 80 | 26.2% | \$578.83 | \$151.47 |
| Hilton Torrey Pines | La Jolla, CA | Drive-to Leisure | 394 | 29.0% | \$135.50 | \$39.25 |
| Sofitel Chicago Magnificent Mile | Chicago, IL | Urban | 415 | 24.4% | \$143.79 | \$35.13 |
| The Notary Hotel | Philadelphia, PA | Urban | 499 | 18.3% | \$149.78 | \$27.46 |
| Marriott Seattle Waterfront | Seattle, WA | Urban | 361 | 13.8% | \$171.31 | \$23.56 |
| The Clancy | San Francisco, CA | Urban | 410 | 13.4% | \$140.54 | \$18.85 |
| Capital Hilton | Washington, D.C. | Urban | 550 | 12.1% | \$120.42 | \$14.59 |
| Total Portfolio | | | 3,722 | 27.7% | \$324.11 | \$89.83 |



TripAdvisor Rating by Company

Braemar Tops the List – February 2021



RAYMOND JAMES

US RESEARCH | PUBLISHED BY
RAYMOND JAMES & ASSOCIATES

LODGING

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FEBRUARY 5, 2021 | 11:00 AM EST
INDUSTRY BRIEF

Lodging Portfolios Through The Eyes of TripAdvisor: 2021 Update

Highlights:

- The highest average portfolio-wide guest satisfaction score among REITs
- CorePoint's largely La Quinta-branded portfolio
- Xenia, Apple, and DiamondRock own the highest rated hotels
- Hersha and Pebblebrook possess the highest rated service hotels
- DiamondRock and Braemar's portfolio has the highest average rating over the last year time periods; Chatham, Hersha, and Sunstone follow

Summary: We believe that occasional investors better understand the company's success (or lack thereof) in capital markets environment vs. prior years, as the industry (barely) holding up the industry's decisions of leisure travelers. The iterations were published in the industry.

Key takeaways from our research:

- A TripAdvisor 4-star rating is a strong indicator of a hotel's quality, regardless of other factors which uses a 100-point scale.
- Select service hotels generally have higher ratings (trend), perhaps reflecting more consistent quality than you mean you are out of Russian.
- Wyndham still has a ways to go to catch up to the nearly all La Quinta branded properties. Wyndham's La Quinta brand ranked last (28) among all La Quinta's average rating has improved that efforts to de-flag poorer quality hotels, the margins, improving consumer perception, and average positive guest score of 66%. Admittedly, the industry is still a long way from catching up to the nearly all La Quinta branded properties.
- Among REIT owned hotels, a trio of Hilton brands sit at the top of the list. Doubletree, Embassy Suites, and Hilton Garden Inn. This suggests that the Hilton and Embassy Suites brands saw their scores deteriorate modestly over 2- and 7-year periods. This suggests Embassy Suites, once (and still?) deemed a category killer, appears to be resting on its past success, at least in the eyes of guests/reviewers. Embassy Suites properties seem to not yet be benefiting from product refreshment efforts. Marriott's challenged Sheraton brand ranks 25 of 28 while Marriott's Gaylord brand ranks second to last (mega-sized hotels have far more "touch points" where things can go wrong as discussed and, with 70%+ of demand from groups, the intent of the stay often does not involve "fun"). Both brands have moved backward over the 2-year period. Marriott just introduced the first of several completely refreshed properties in an effort to regain the domestic relevance it once possessed. That said, the beauty of a broad brand portfolio is that Hilton and Marriott brands also dominate the top of the rankings.

Please read domestic and foreign disclosure/risk information beginning on page 22 and Analyst Certification on page 22.

INTERNATIONAL HEADQUARTERS: THE RAYMOND JAMES FINANCIAL CENTER | 880 CARILLON PARKWAY | ST. PETERSBURG FLORIDA 33716

TripAdvisor Ratings by Lodging REIT⁽¹⁾

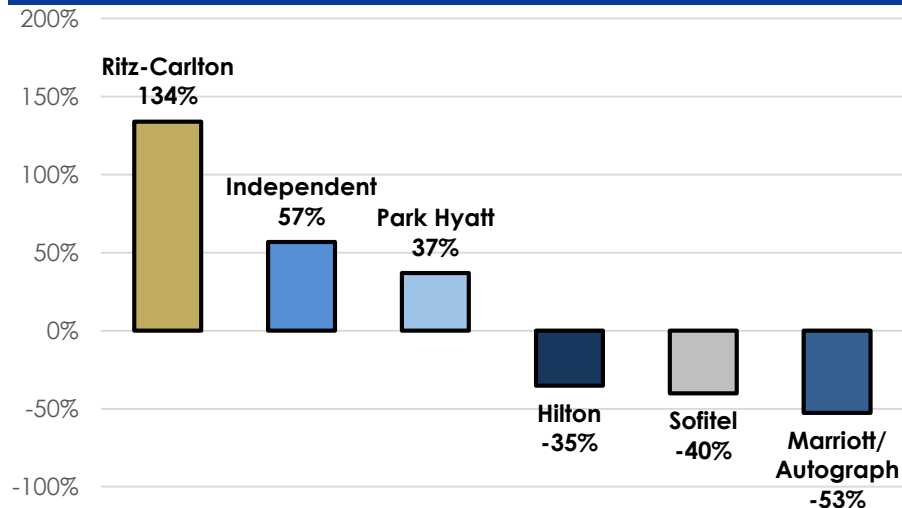
| COMPANY (SYMBOL) | HOTELS | ROOMS | PER HOTEL | REVIEWS | AVG TRIPADVISOR | | RATING ⁽²⁾ |
|-------------------|--------------|----------------|------------|------------------|-----------------|-------------------|-----------------------|
| | | | | | AVG ROOMS | TOTAL TRIPADVISOR | |
| | | | | | REVIEWS PER | | |
| | | | | | ROOM | HOTEL | |
| Braemar (BHR) | 13 | 3,722 | 286 | 26,884 | 7.2 | 2,068 | 84% |
| Apple (APLE) | 235 | 30,023 | 128 | 155,654 | 5.2 | 662 | 83% |
| Xenia (XHR) | 35 | 10,012 | 286 | 66,029 | 6.6 | 1,887 | 82% |
| Summit (INN) | 72 | 11,288 | 157 | 56,313 | 5.0 | 782 | 81% |
| Pebblebrook (PEB) | 53 | 13,226 | 250 | 117,744 | 8.9 | 2,222 | 81% |
| Sunstone (SHO) | 17 | 9,017 | 530 | 43,875 | 4.9 | 2,581 | 80% |
| DiamondRock (DRH) | 30 | 9,600 | 320 | 53,169 | 5.5 | 1,772 | 80% |
| Host (HST) | 74 | 44,639 | 603 | 218,650 | 4.9 | 2,955 | 79% |
| Hersha (HT) | 48 | 7,582 | 158 | 59,820 | 7.9 | 1,246 | 79% |
| Chatham (CLDT) | 133 | 18,260 | 137 | 74,239 | 4.1 | 558 | 77% |
| Ashford (AHT) | 103 | 22,619 | 220 | 96,951 | 4.3 | 941 | 75% |
| RLJ (RLJ) | 104 | 22,742 | 219 | 133,560 | 5.9 | 1,284 | 73% |
| Park (PK) | 60 | 33,228 | 554 | 208,078 | 6.3 | 3,468 | 72% |
| Ryman (RHP) | 7 | 10,110 | 1,444 | 30,225 | 3.0 | 4,318 | 67% |
| CorePoint (CPLG) | 220 | 29,113 | 132 | 162,851 | 5.6 | 740 | 63% |
| TOTAL/AVG | 1,204 | 275,181 | 229 | 1,504,042 | 5.5 | 1,249 | 77% |

(1) Source: TripAdvisor, Raymond James Research
(2) Room count-weighted average

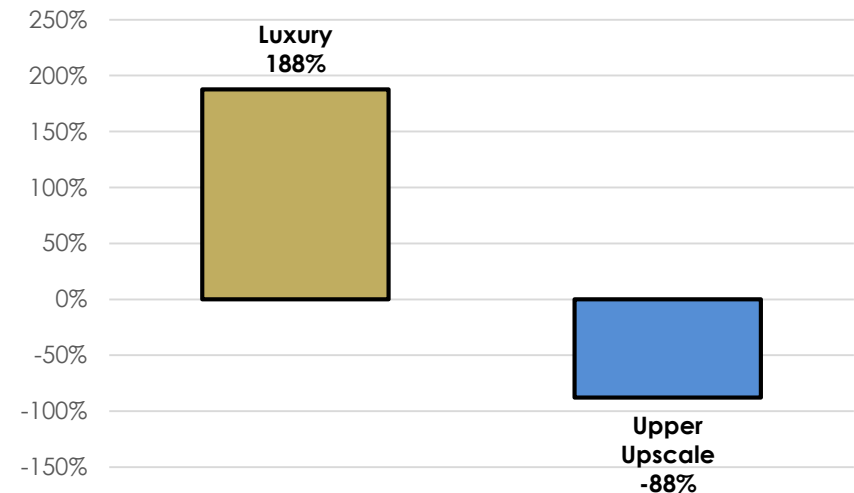


EBITDA Contribution by Brand and Class

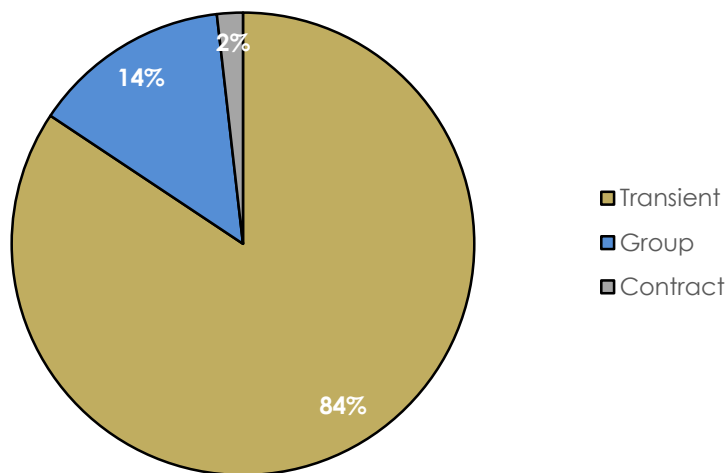
2020 Hotel EBITDA by Brand⁽¹⁾



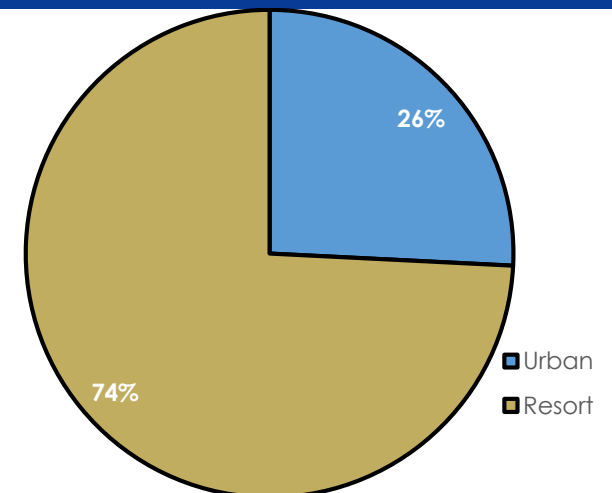
2020 Hotel EBITDA by Class⁽¹⁾



2020 Room Revenue⁽¹⁾



2020 Rooms Revenue by Location⁽¹⁾

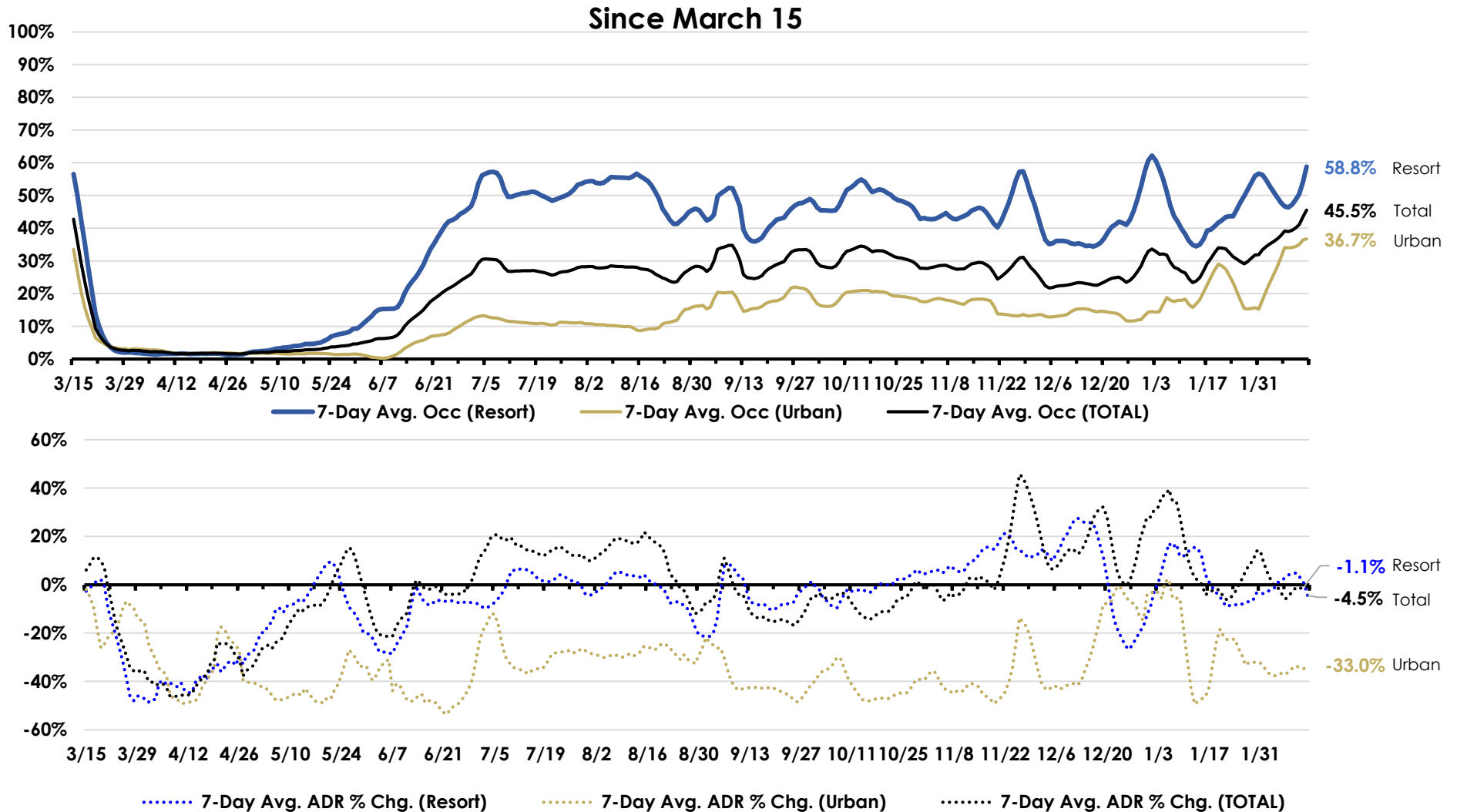


(1) Comparable TTM as of 12/31/2020, see appendix for a reconciliation of TTM hotel net income (loss) to hotel TTM EBITDA



Post COVID-19 Recovery Underway

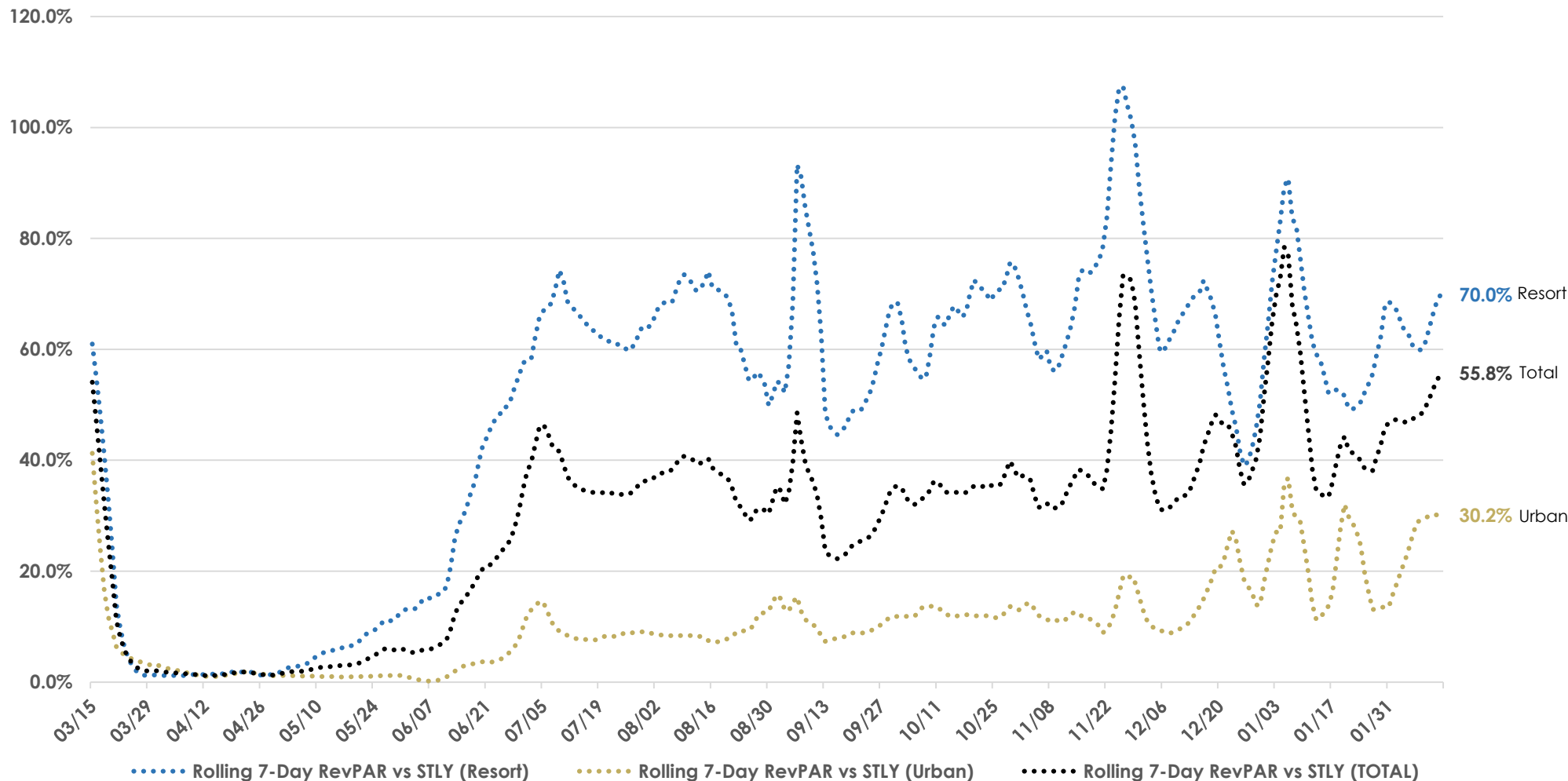
Occupancy and ADR Ramping Up – 03/15/20 to 02/13/21





Post COVID-19 Recovery Underway

Rolling 7-Day RevPAR as % of STLY RevPAR – 03/15/20 to 02/13/21





Reduced New Supply Estimates

DECLINING ESTIMATED GROSS SUPPLY GROWTH⁽¹⁾⁽²⁾

PRE-COVID

As of Feb-2020

CURRENT

As of Dec-2020

**NEXT 12
MONTHS**

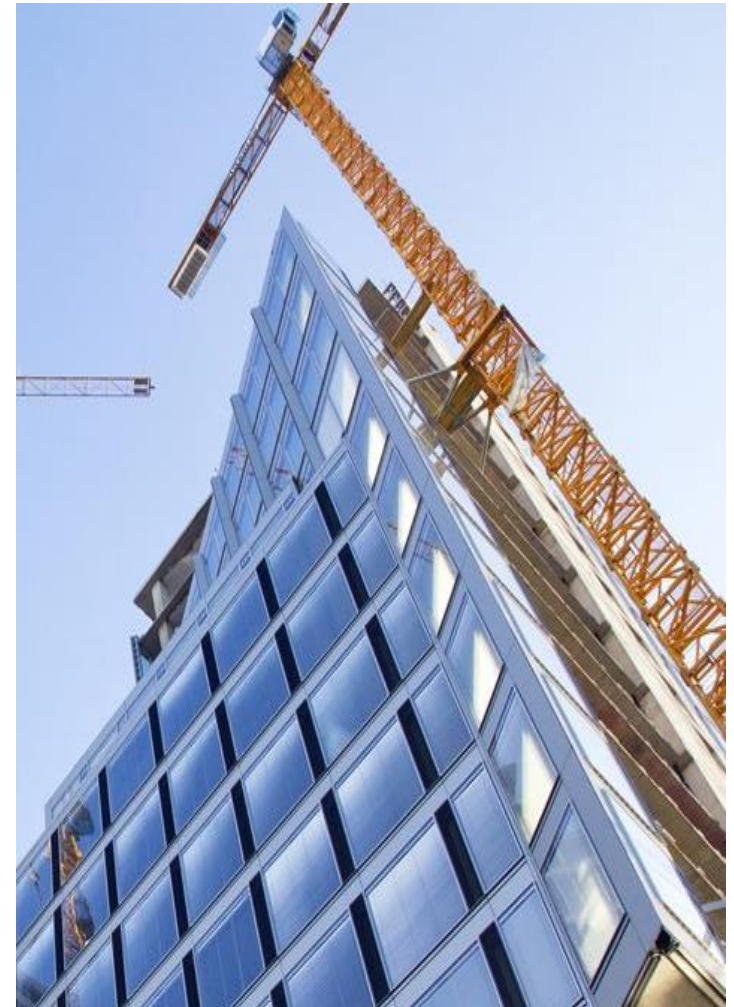
+2.3%

+1.2%

**NEXT 13-24
MONTHS**

+2.0%

+1.8%



(1) Source: Smith Travel Research
(2) Weighted by revenue exposure by market



Current Liquidity⁽¹⁾

CASH POSITION

CASH & CASH
EQUIVALENTS

\$78.6M

RESTRICTED CASH

\$34.5M

DUE FROM 3RD
PARTY MANAGERS

\$12.3M

TOTAL CASH

\$125.4M

MONTHLY CASH UTILIZATION

PROPERTY CASH
FLOW

~\$3.0M

INTEREST EXPENSE,
G&A, AND
ADVISORY FEES

(\$4.1M)

TOTAL CASH
UTILIZATION⁽²⁾

~\$1.0M



(1) As of 12/31/20
(2) Using Dec-20

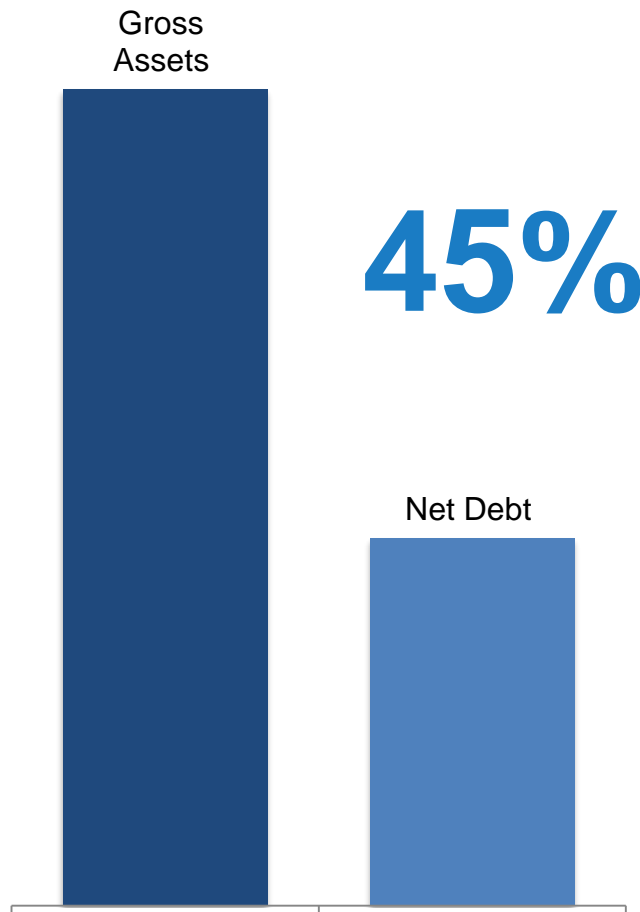


Leverage Strategy

Well Designed to Handle Pandemic Impact



Target Leverage



Overview

Hold **10% of Gross Debt Balance** as cash on the balance sheet

Non-recourse debt **lowers risk profile**

Floating-rate debt provides a **natural hedge** to hotel cash flows and **maximizes flexibility** in all economic environments

Proactive strategy to opportunistically refinance loans and extend maturities

Long-standing **lender relationships**



Debt Maturities

OVERVIEW

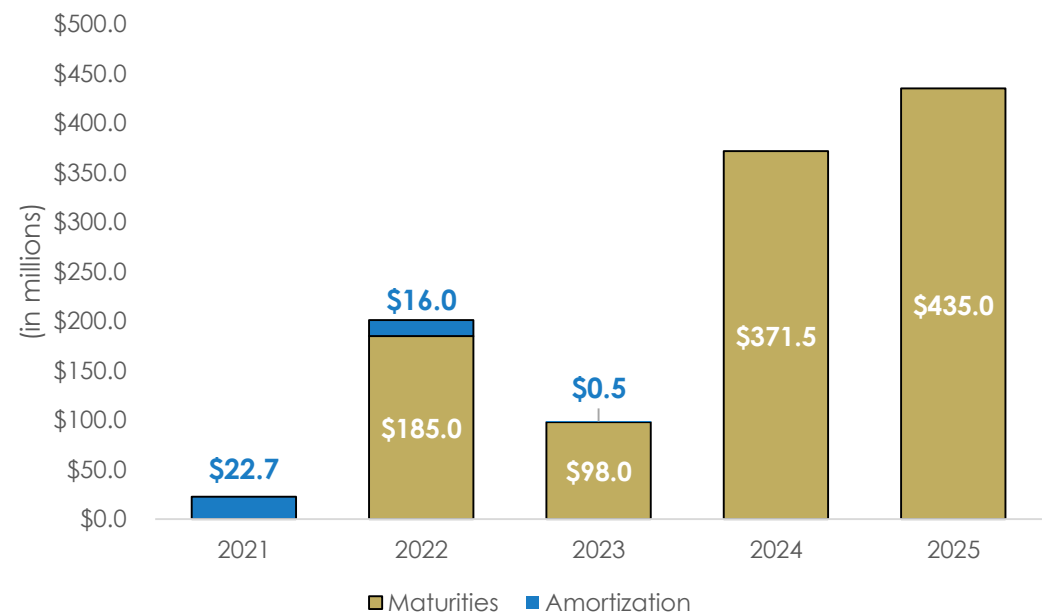
2022

**NEXT HARD DEBT
MATURITY**

2.5%

**WEIGHTED AVG.
INTEREST RATE⁽¹⁾**

Laddered debt maturities⁽¹⁾⁽²⁾



The Notary Hotel

(1) As of 12/31/2020
(2) Assumes extension options are exercised



Strategic Initiatives Position Braemar for Ramp Up in 2021



Beach Improvement
Completed 2019

Villa Construction
Completed 2019



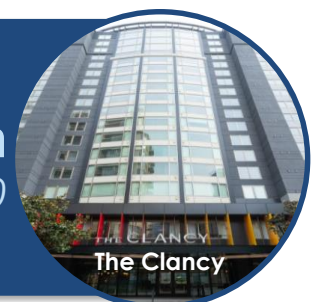
Autograph Conversion
Completed 2019

Hurricane Recovery
Completed 2019



Lobby Renovation
Completed 2019

Autograph Conversion
Completed Q3 2020





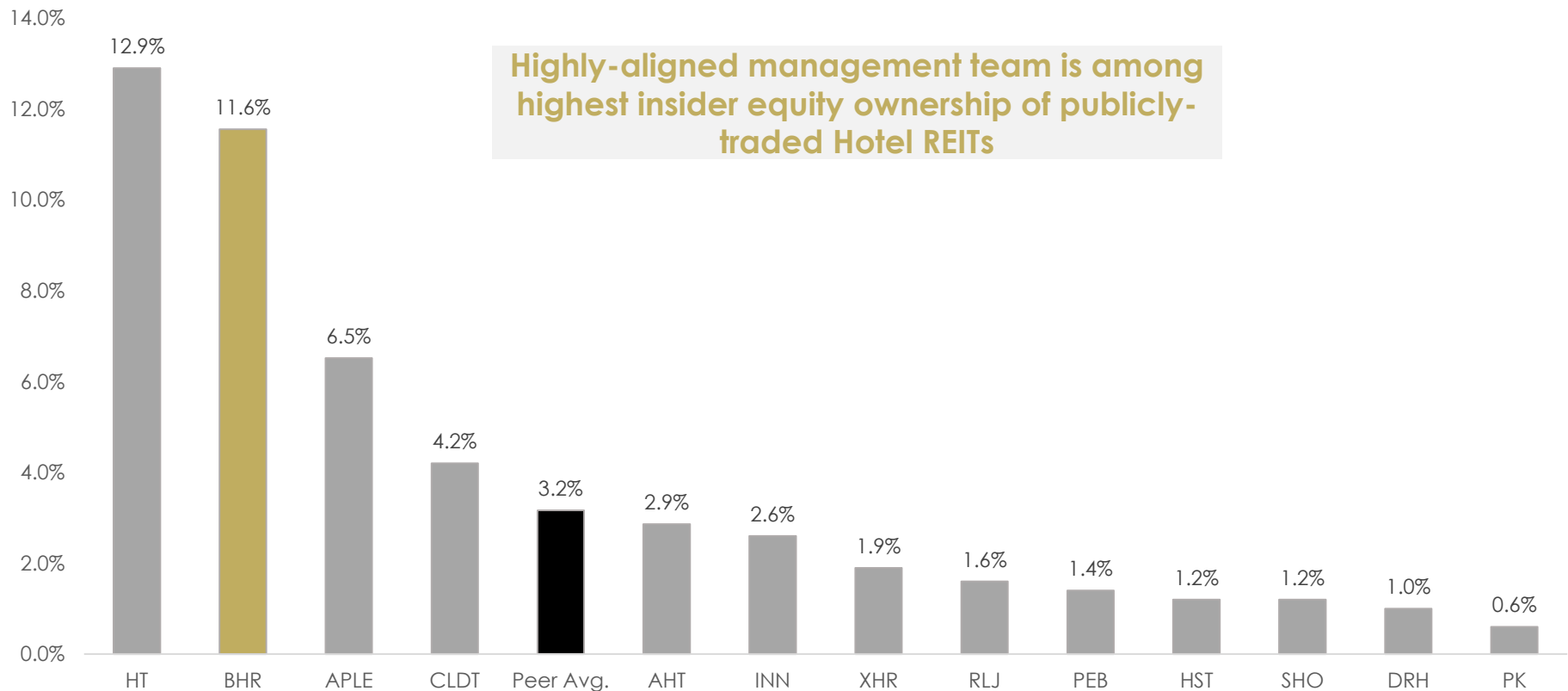
Highly Aligned Management Team



11.6% Management has significant personal wealth invested in the Company

3.0x Insider ownership 3.0x higher than REIT industry average

\$37.6M Total dollar value of insider ownership (as of 02/24/2021)





Key Takeaways



Conserve Liquidity



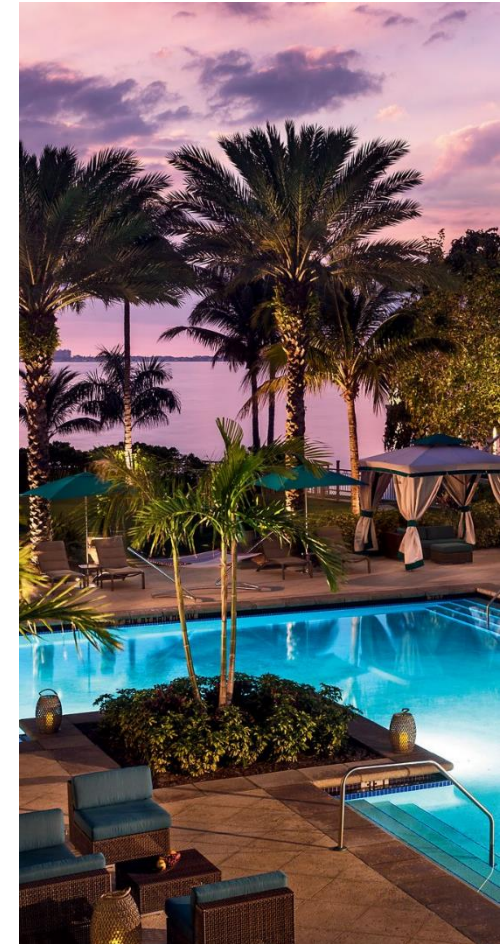
Manage the Balance Sheet



Return to Profitability



Grow the Portfolio



The Ritz-Carlton Sarasota
Sarasota, FL



Appendix



Reconciliation of Net Income (Loss) to Comparable Hotel EBITDA



In thousands

| | 2020 4th Quarter | 2020 3rd Quarter | 2020 2nd Quarter | 2020 1st Quarter | December 31, 2020 TTM |
|--|---------------------|---------------------|---------------------|---------------------|--------------------------|
| Net income (loss) | \$ (19,811) | \$ (10,667) | \$ (39,781) | \$ (1,459) | \$ (71,718) |
| Non-property adjustments | — | (10,149) | 813 | — | (9,336) |
| Interest income | (10) | (10) | (18) | (62) | (100) |
| Interest expense | 3,236 | 2,315 | 6,275 | 4,906 | 16,732 |
| Amortization of loan costs | 301 | 297 | 287 | 282 | 1,167 |
| Depreciation and amortization | 17,973 | 18,507 | 18,553 | 18,338 | 73,371 |
| Income tax expense (benefit) | (336) | 8 | (804) | 335 | (797) |
| Non-hotel EBITDA ownership expense | 220 | 57 | (1,129) | 4,970 | 4,118 |
| Hotel EBITDA including amounts attributable to noncontrolling interest | 1,573 | 358 | (15,804) | 27,310 | 13,437 |
| Non-comparable adjustments | — | — | — | — | — |
| Comparable hotel EBITDA | <u>\$ 1,573</u> | <u>\$ 358</u> | <u>\$ (15,804)</u> | <u>\$ 27,310</u> | <u>\$ 13,437</u> |



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



In thousands

| | Three Months Ended December 31, | | Year Ended December 31, | |
|---|------------------------------------|------------------|----------------------------|-------------------|
| | 2020 | 2019 | 2020 | 2019 |
| Net income (loss) | \$ (30,128) | \$ 17,095 | \$ (124,677) | \$ 1,196 |
| Interest expense and amortization of loan costs | 6,937 | 12,613 | 45,104 | 54,507 |
| Depreciation and amortization | 17,973 | 18,121 | 73,371 | 70,112 |
| Income tax expense (benefit) | 216 | 271 | (4,406) | 1,764 |
| Equity in (earnings) loss of unconsolidated entity | 79 | 50 | 217 | 199 |
| Company's portion of EBITDA of OpenKey | (79) | (48) | (214) | (195) |
| EBITDA | (5,002) | 48,102 | (10,605) | 127,583 |
| (Gain) loss on insurance settlement and disposition of assets | — | (26,319) | (10,149) | (25,165) |
| EBITDAre | (5,002) | 21,783 | (20,754) | 102,418 |
| Amortization of favorable (unfavorable) contract assets (liabilities) | 207 | 285 | 828 | 651 |
| Transaction and conversion costs | 242 | 893 | 1,370 | 2,076 |
| Other (income) expense | 1,320 | 13,577 | 5,126 | 13,947 |
| Write-off of loan costs and exit fees | 348 | — | 3,920 | 647 |
| Unrealized (gain) loss on investments | — | (13,262) | — | (7,872) |
| Unrealized (gain) loss on derivatives | (1,211) | 131 | (4,959) | 1,103 |
| Non-cash stock/unit-based compensation | 1,853 | 2,035 | 7,892 | 7,943 |
| Legal, advisory and settlement costs | 820 | 93 | 2,023 | 527 |
| Advisory services incentive fee | — | (77) | — | — |
| Company's portion of adjustments to EBITDAre of OpenKey | 7 | 3 | 13 | 25 |
| Adjusted EBITDAre | <u>\$ (1,416)</u> | <u>\$ 25,461</u> | <u>\$ (4,541)</u> | <u>\$ 121,465</u> |



Reconciliation of Net Income (Loss) to Adjusted FFO



In thousands

| | Three Months Ended December 31, | | Year Ended December 31, | |
|--|------------------------------------|------------------|----------------------------|------------------|
| | 2020 | 2019 | 2020 | 2019 |
| Net income (loss) | \$ (30,128) | \$ 17,095 | \$ (124,677) | \$ 1,196 |
| (Income) loss attributable to noncontrolling interest in consolidated entities | 1,461 | (282) | 6,436 | (2,032) |
| Net (income) loss attributable to redeemable noncontrolling interests in operating partnership | 2,943 | (1,563) | 12,979 | 1,207 |
| Preferred dividends | (2,555) | (2,545) | (10,219) | (10,142) |
| Net income (loss) attributable to common stockholders | (28,279) | 12,705 | (115,481) | (9,771) |
| Depreciation and amortization on real estate | 17,284 | 17,324 | 70,426 | 66,933 |
| Net income (loss) attributable to redeemable noncontrolling interests in operating partnership | (2,943) | 1,563 | (12,979) | (1,207) |
| Equity in (earnings) loss of unconsolidated entity | 79 | 50 | 217 | 199 |
| (Gain) loss on insurance settlement and disposition of assets | — | (26,319) | (10,149) | (25,165) |
| Company's portion of FFO of OpenKey | (79) | (50) | (216) | (201) |
| FFO available to common stockholders and OP unitholders | (13,938) | 5,273 | (68,182) | 30,788 |
| Series B Cumulative Convertible Preferred Stock dividends | 1,730 | 1,720 | 6,919 | 6,842 |
| Transaction and conversion costs | 242 | 893 | 1,370 | 2,076 |
| Other (income) expense | 1,320 | 13,577 | 5,126 | 13,947 |
| Interest expense accretion on refundable membership club deposits | 202 | 213 | 818 | 864 |
| Write-off of loan costs and exit fees | 348 | — | 3,920 | 647 |
| Amortization of loan costs | 681 | 1,076 | 3,332 | 4,263 |
| Unrealized (gain) loss on investments | — | (13,262) | — | (7,872) |
| Unrealized (gain) loss on derivatives | (1,211) | 131 | (4,959) | 1,103 |
| Non-cash stock/unit-based compensation | 1,853 | 2,035 | 7,892 | 7,943 |
| Legal, advisory and settlement costs | 820 | 93 | 2,023 | 527 |
| Advisory services incentive fee | — | (77) | — | — |
| Company's portion of adjustments to FFO of OpenKey | 7 | 4 | 13 | 28 |
| Adjusted FFO available to common stockholders, OP unitholders and Series B Cumulative Convertible preferred stockholders on an "as converted" basis | <u>\$ (7,946)</u> | <u>\$ 11,676</u> | <u>\$ (41,728)</u> | <u>\$ 61,156</u> |



Indebtedness



In thousands

| Lender | Hotels | Maturity | Interest Rate | Fixed-Rate Debt | Floating-Rate Debt | | Total Debt | Comparable TTM Hotel EBITDA ⁽⁷⁾ | Comparable TTM EBITDA Debt Yield |
|--------------------------------|--|----------------|---|-----------------|--------------------|-----|-------------|--|----------------------------------|
| JPMorgan | Park Hyatt Beaver Creek | April 2021 | LIBOR + 2.75% | \$ — | \$ 67,500 | (1) | \$ 67,500 | \$ 4,977 | 7.4 % |
| BAML | See footnote | June 2021 | LIBOR + 2.16% | — | 435,000 | (2) | 435,000 | (12,449) | (2.9)% |
| Apollo | Ritz-Carlton, St. Thomas | August 2021 | LIBOR + 3.95% | — | 42,500 | (3) | 42,500 | 4,624 | 10.9 % |
| BAML | Hotel Yountville | May 2022 | LIBOR + 2.55% | — | 51,000 | (5) | 51,000 | (86) | (0.2)% |
| BAML | Bardessono | August 2022 | LIBOR + 2.55% | — | 40,000 | (5) | 40,000 | 1,018 | 2.5 % |
| BAML Term Loan | N/A | October 2022 | Base Rate ⁽⁴⁾ + 1.25% to 2.50% or LIBOR + 2.25% to 3.50% | — | 61,495 | (6) | 61,495 | N/A | N/A |
| BAML | Ritz-Carlton, Sarasota | April 2023 | LIBOR + 2.65% | — | 100,000 | (5) | 100,000 | 11,502 | 11.5 % |
| BAML | Ritz-Carlton, Lake Tahoe | January 2024 | LIBOR + 2.10% | — | 54,000 | (5) | 54,000 | 1,867 | 3.5 % |
| Prudential | Capital Hilton and Hilton Torrey Pines | February 2024 | LIBOR + 1.70% | — | 197,229 | | 197,229 | (4,723) | (2.4)% |
| BAML | Pier House Resort | September 2024 | LIBOR + 1.85% | — | 80,000 | (5) | 80,000 | 6,707 | 8.4 % |
| Total | | | | \$ — | \$1,128,724 | | \$1,128,724 | \$ 13,437 | 1.2 % |
| Percentage | | | | — % | 100.0 % | | 100.0 % | | |
| Weighted average interest rate | | | | — % | 2.53 % | | 2.53 % | | |

⁽¹⁾ This mortgage loan has three one-year extension options subject to satisfaction of certain conditions, of which the second was exercised in April 2020.

⁽²⁾ This mortgage loan has five one-year extension options subject to satisfaction of certain conditions, of which the first was exercised in June 2020. This mortgage loan is secured by the Chicago Sofitel Magnificent Mile, The Clancy, Seattle Marriott Waterfront and The Notary Hotel.

⁽³⁾ This mortgage loan has three one-year extension options subject to satisfaction of certain conditions. This mortgage loan has a LIBOR floor of 1.00%.

⁽⁴⁾ Base Rate, as defined in the term loan agreement, is the greater of (i) the prime rate set by Bank of America, or (ii) federal funds rate + 0.5%, or (iii) LIBOR + 1.0%.

⁽⁵⁾ This mortgage loan has a LIBOR floor of 0.25%.

⁽⁶⁾ This mortgage loan has a LIBOR floor of 0.50%.

⁽⁷⁾ See Exhibit 1 for reconciliation of net income (loss) to hotel EBITDA.



Indebtedness

In thousands

| Lender | Hotels | 2021 | 2022 | 2023 | 2024 | 2025 | Thereafter | Total |
|---|--|-----------------|------------------|------------------|------------------|------------------|-------------|--------------------|
| JPMorgan | Park Hyatt Beaver Creek | \$ — | \$ 67,500 | \$ — | \$ — | \$ — | \$ — | \$ 67,500 |
| BAML | Hotel Yountville | — | 51,000 | — | — | — | — | 51,000 |
| BAML | Bardessono | — | 40,000 | — | — | — | — | 40,000 |
| BAML Term Loan | N/A | — | 26,495 | — | — | — | — | 26,495 |
| BAML | Ritz-Carlton, Sarasota | — | — | 98,000 | — | — | — | 98,000 |
| BAML | Ritz-Carlton, Lake Tahoe | — | — | — | 54,000 | — | — | 54,000 |
| Prudential | Capital Hilton and Hilton Torrey Pines | — | — | — | 195,000 | — | — | 195,000 |
| Apollo | Ritz-Carlton, St. Thomas | — | — | — | 42,500 | — | — | 42,500 |
| BAML | Pier House Resort | — | — | — | 80,000 | — | — | 80,000 |
| BAML | See footnote 1 | — | — | — | — | 435,000 | — | 435,000 |
| Principal due in future periods | | \$ — | \$184,995 | \$ 98,000 | \$371,500 | \$435,000 | \$ — | \$1,089,495 |
| Scheduled amortization payments remaining | | 22,729 | 16,000 | 500 | — | — | — | 39,229 |
| Total indebtedness | | <u>\$22,729</u> | <u>\$200,995</u> | <u>\$ 98,500</u> | <u>\$371,500</u> | <u>\$435,000</u> | <u>\$ —</u> | <u>\$1,128,724</u> |

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