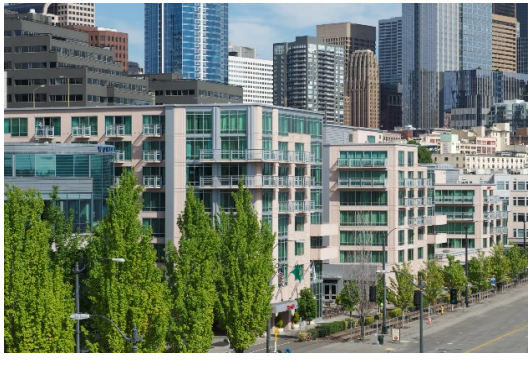
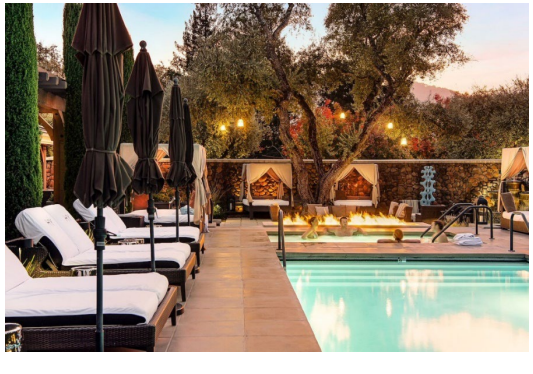








BRAEMAR

HOTELS & RESORTS

# 2nd Quarter 2024 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, 2023; 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 EBITDAre, as defined by NAREIT. EBITDA yield is defined as trailing twelve month EBITDA divided by the purchase price or debt amount. A capitalization rate is determined by dividing the property's net operating income by the purchase price. Net operating income is the property's Hotel EBITDA minus a capital expense reserve of either 4% or 5% of gross revenues. Hotel EBITDA flow-through is the change in Hotel EBITDA divided by the change in total revenues. EBITDA, FFO, AFFO, CAD and other terms are non-GAAP measures, reconciliations of which have been provided in prior earnings releases and filings with the SEC or in the appendix to this presentation.

The calculation of implied equity value is derived from an estimated blended capitalization rate ("Cap Rate") for the entire portfolio using the capitalization rate method. The estimated Cap Rate is based on recent Cap Rates of 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

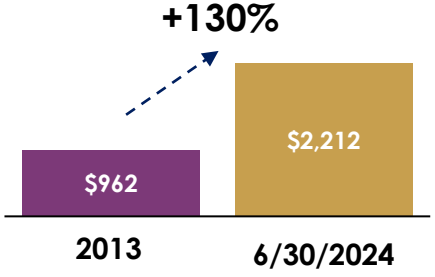
# Company Fact Sheet

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

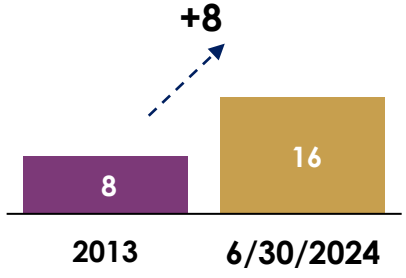
| $285.9MM | NYSE: | $1.9B |
|---|---|---|
| EQUITY MARKET CAP(1) | BHR | ENTERPRISE VALUE(1) |

## HIGHEST RevPAR LODGING REIT

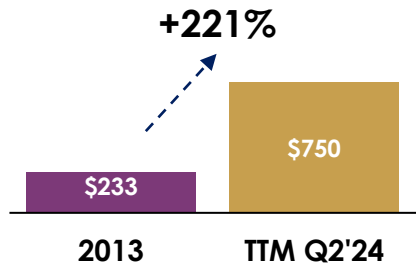
### Total Assets (2)(3)



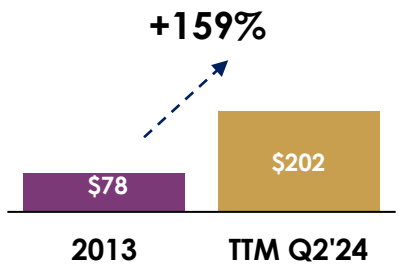

### Number of Hotels(2)(5)




### % of Total Hotel Rev (2)(3)(4)




### Hotel EBITDA (2)(3)(4)




### Top-5 Properties (Q2 2024 TTM Total Revenue)(2)

| | | |
|---|---|---|
| 1. | Ritz-Carlton Sarasota | 12% |
| 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 7/26/24
(2) As of 6/30/24
(3) In millions
(4) 2024 TTM Hotel Rev and TTM Hotel EBITDA figures are comparable
(5) Hilton Torrey Pines sold following end of Q2

# Positioned for Consistent Performance



**Stable Industry Performance Continuing**



**Balanced Portfolio Composition**




**Recent Results & Developments**



**Refinancing to Lower Interest Cost**




The Notary Hotel



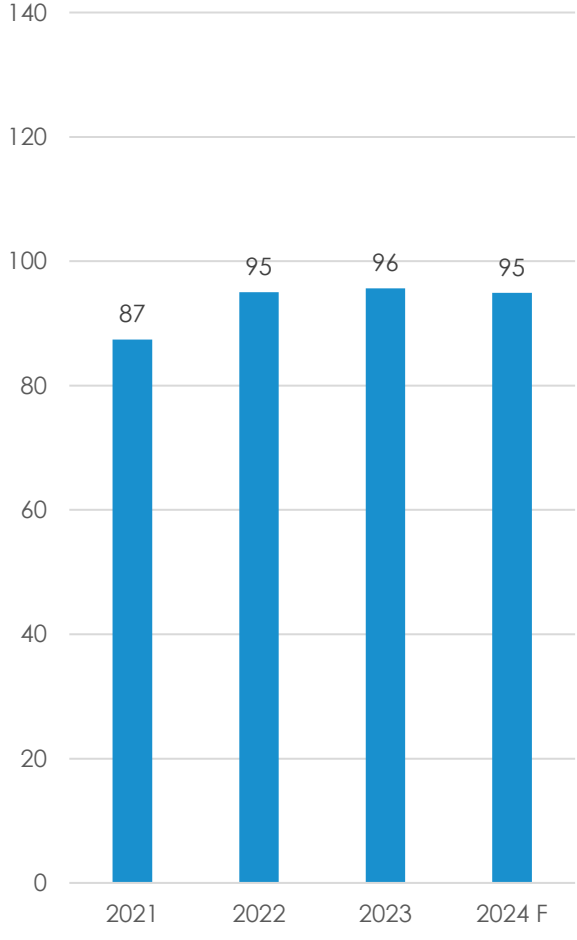
Park Hyatt Beaver Creek

# Stable Industry Performance Continuing

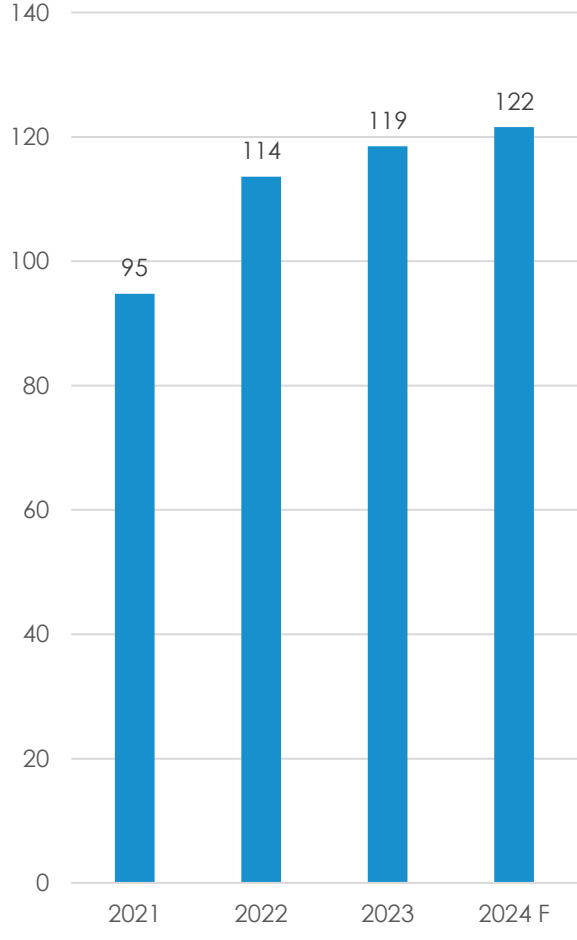
# Industry RevPAR Continues to Exceed 2019

## U.S. KPIs, Indexed to 2019

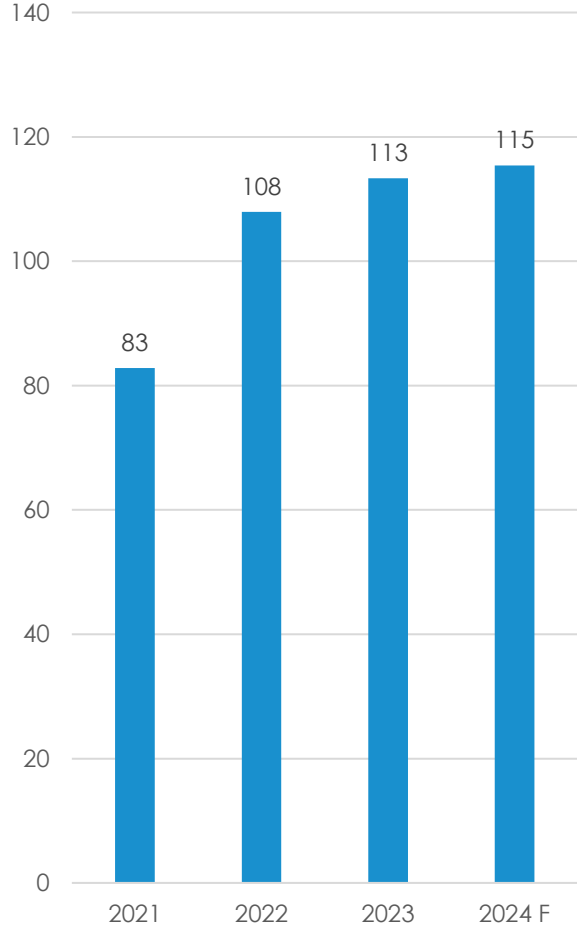
### Occupancy Index




### ADR Index




### RevPAR Index

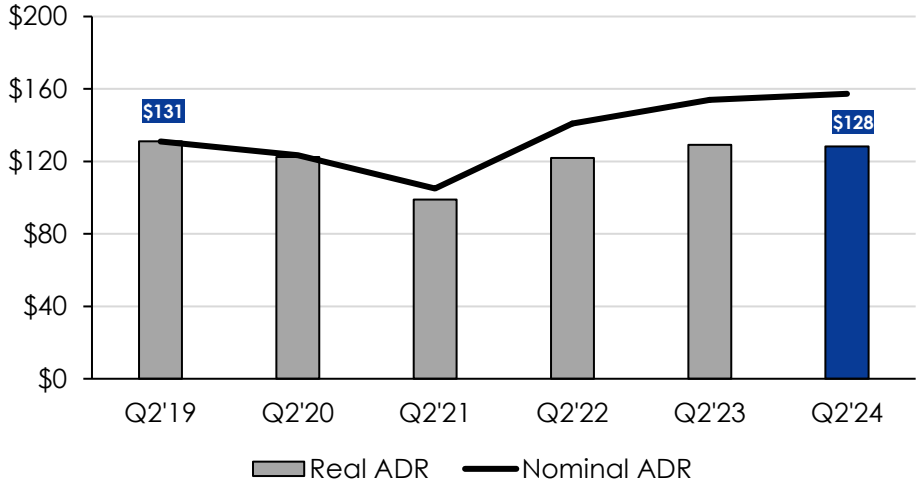



Source: Lodging Analytics Research & Consulting

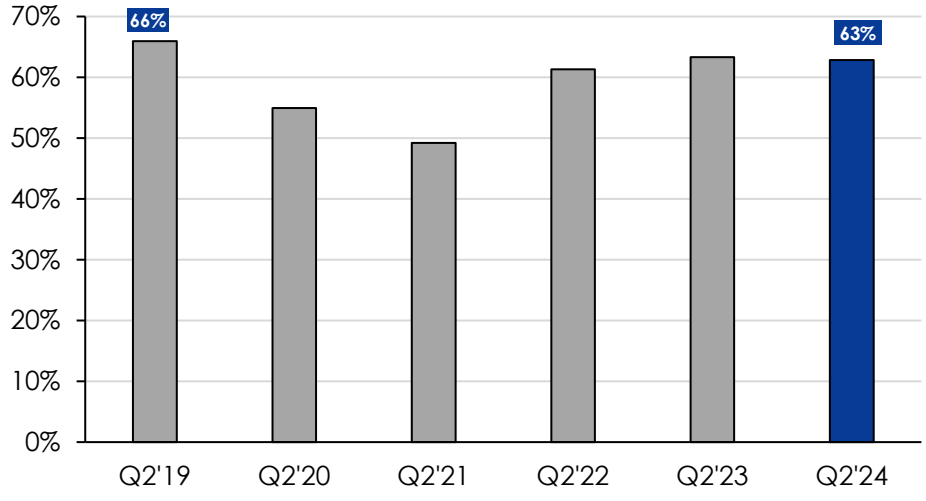
# Industry Real RevPAR Stabilizing at a New Level

BRAEMAR HOTELS & RESORTS

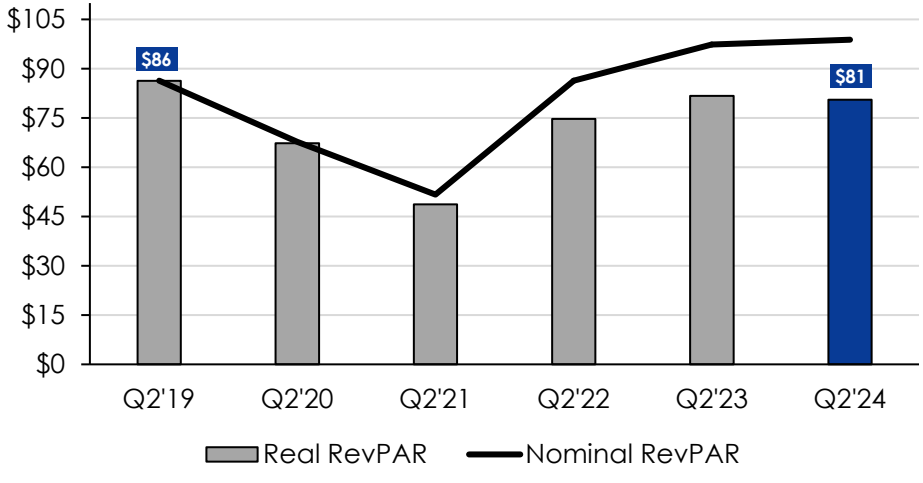
## Real ADR Holding Steady

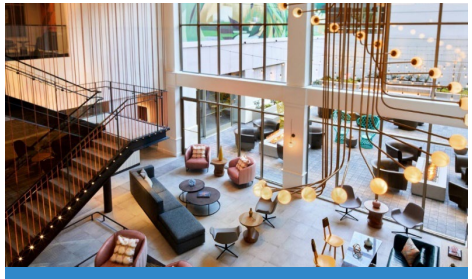



## Occupancy Plateauing




## Real RevPAR Leveling



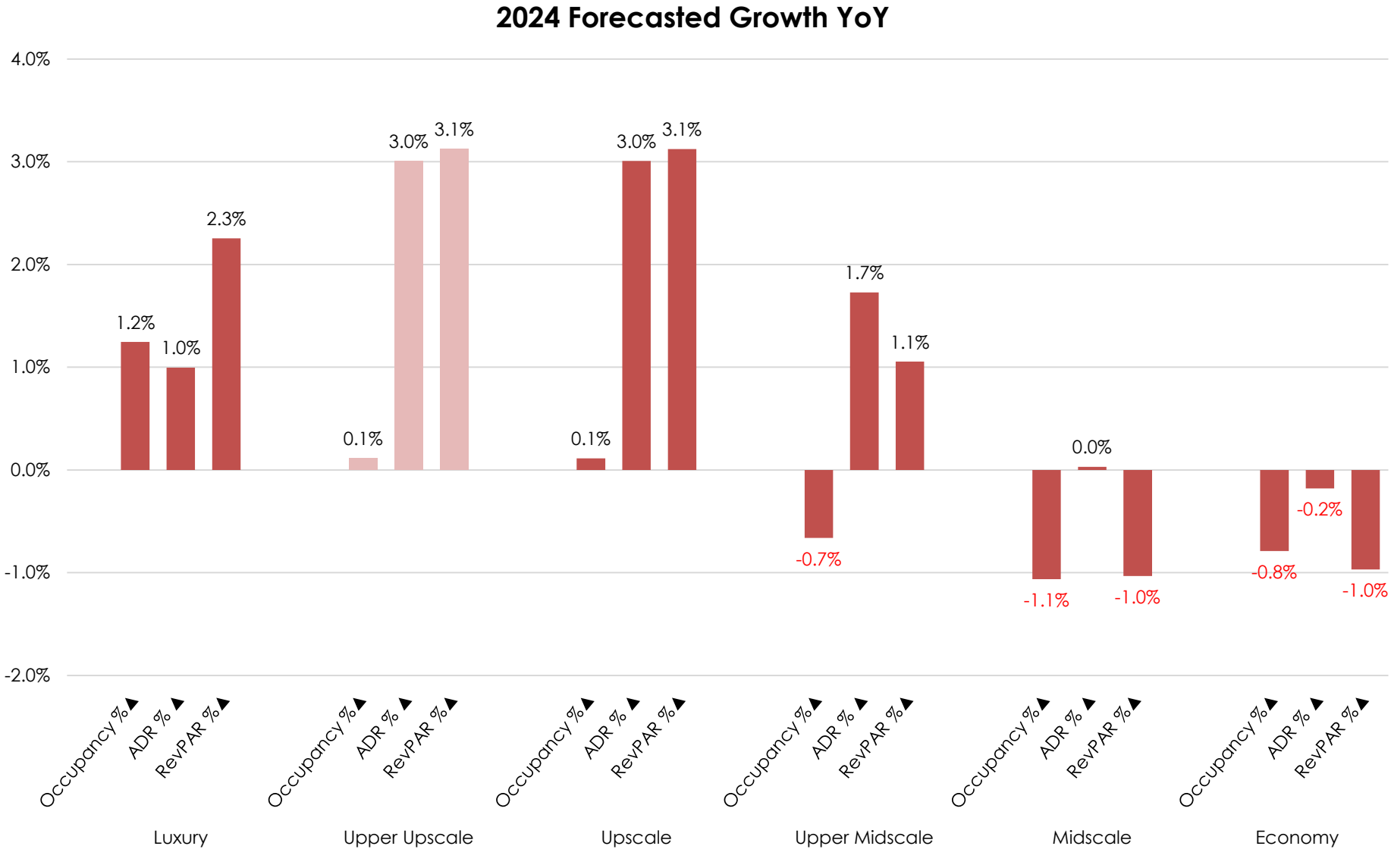
The Clancy



Marriott Seattle Waterfront

Source: STR

# Luxury RevPAR Growth Forecasted




Source: Lodging Analytics Research & Consulting Q1 2024

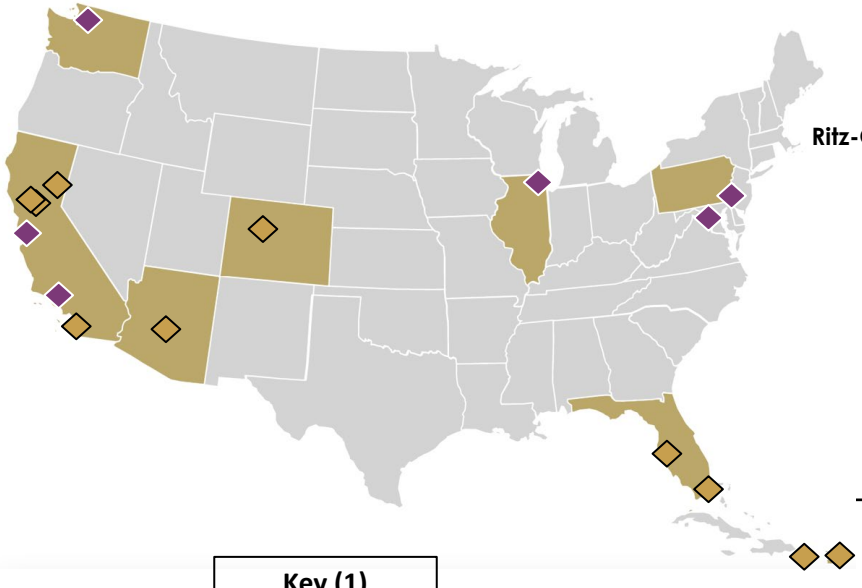


Bardessono Hotel and Spa

# Balanced Portfolio Composition

*Exposure to Both Resorts and Urban Properties*

# High Quality Assets with High Barriers to Entry



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

## Properties

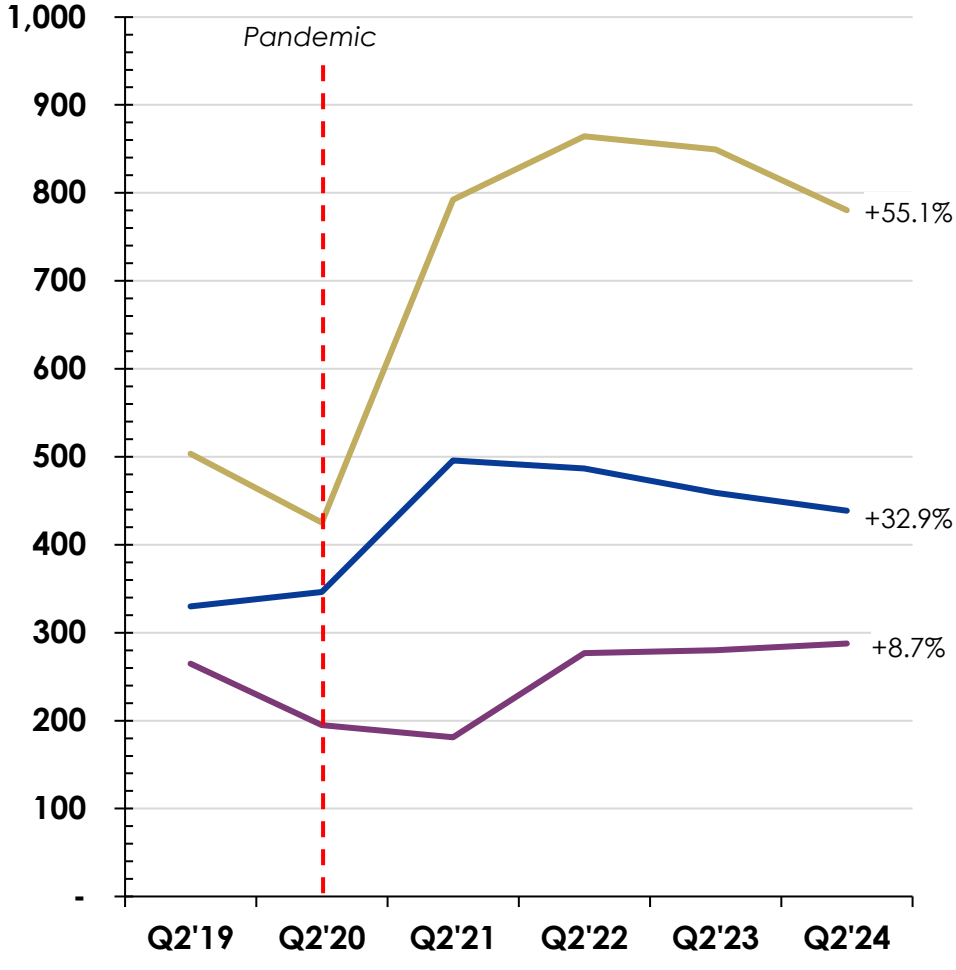
| Resort | Hotel Q2 2024 TTM EBITDA[2] |
| --- | --- |
| Four Seasons Scottsdale | $23,564 |
| Ritz-Carlton St. Thomas | $22,857 |
| Ritz-Carlton Sarasota | $22,690 |
| Ritz-Carlton Reserve Dorado Beach | $20,004 |
| Hilton Torrey Pines (sold) | $18,045 |
| Pier House | $14,192 |
| Park Hyatt Beaver Creek | $12,315 |
| Bardessono | $5,074 |
| Hotel Yountville | $4,595 |
| Ritz-Carlton Lake Tahoe | $3,068 |

| Urban | |
| --- | --- |
| Capital Hilton | $17,171 |
| Marriott Seattle Waterfront | $13,123 |
| The Notary Hotel | $10,729 |
| The Clancy | $8,552 |
| Sofitel Chicago Magnificent Mile | $6,950 |
| Cameo Beverly Hills | -$889 |

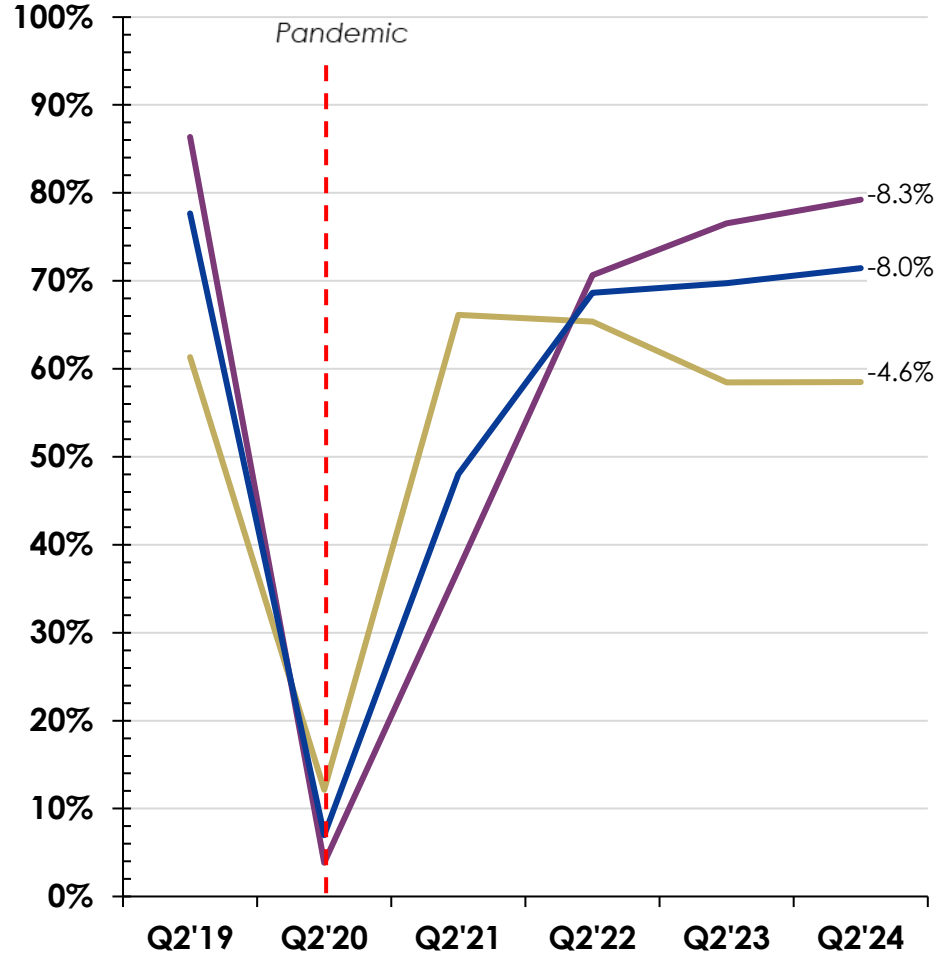
(1) By Number of Hotels as of 6/30/24
(2) In thousands

# Improving Occupancies Offset by ADR Softness

## ADR[(1)] Softening – Q2 2019 to Q2 2024




## Occupancy[(1)] Stabilizing – Q2 2019 to Q2 2024



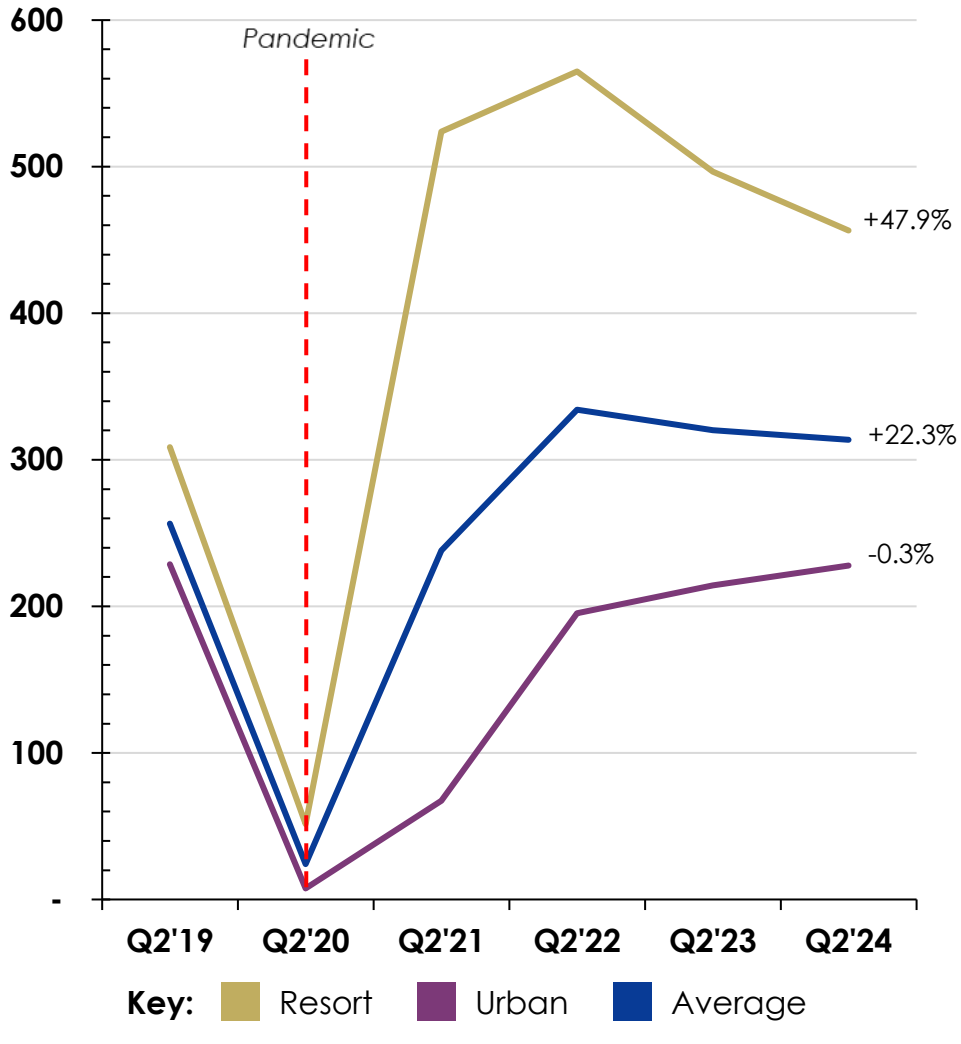

**Key:** Resort, Urban, Average

**(1) Same-store data for the current 15 hotel assets held by BHR following the sale of Torrey Pines**

**Resort:** Bardessono, Hotel Yountville, Ritz-Carlton St. Thomas, Ritz-Carlton Sarasota, Ritz-Carlton Lake Tahoe, Ritz-Carlton Reserve Dorado Beach, Pier House, 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 at Higher Stabilized Level

## RevPAR(1) Stabilizing – Q2 2019 to Q2 2024




## Key Observations

**Urban properties flat to 2019 levels**

**Resort RevPARs Impacted by Normalizing ADRs**

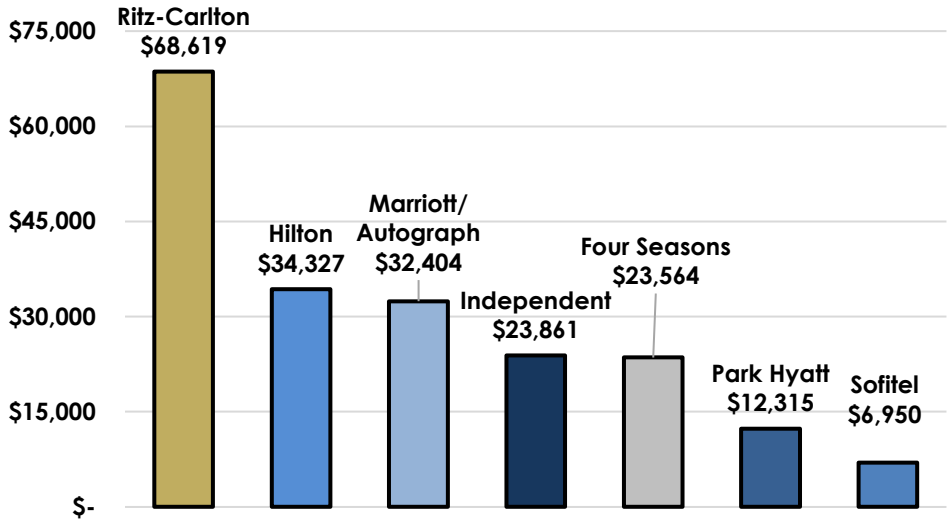
**Average RevPAR well above 2019 levels**

**4.1% 5-Year CAGR**

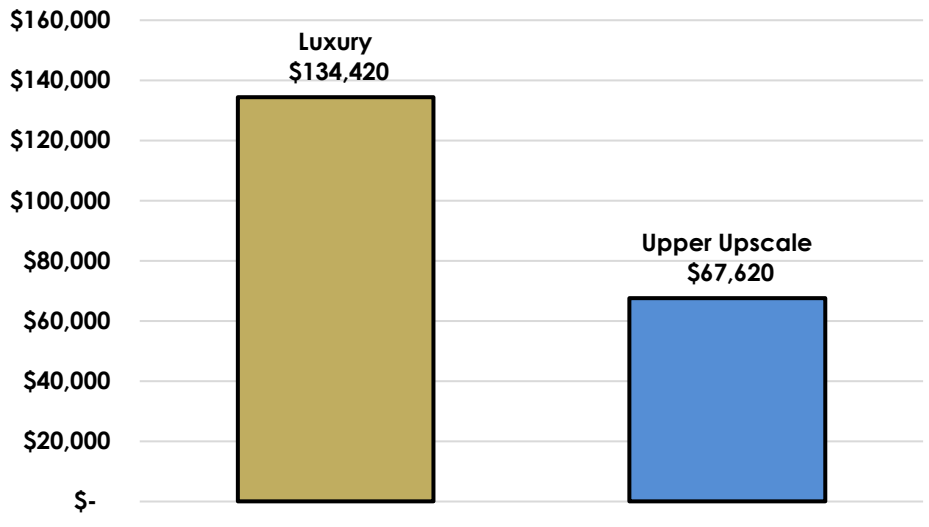
**(1) Same-store data for the current 15 hotel assets held by BHR following the sale of Torrey Pines**
**Resort:** Bardessono, Hotel Yountville, Ritz-Carlton St. Thomas, Ritz-Carlton Sarasota, Ritz-Carlton Lake Tahoe, Ritz-Carlton Reserve Dorado Beach, Pier House, Park Hyatt Beaver Creek, and Four Seasons 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

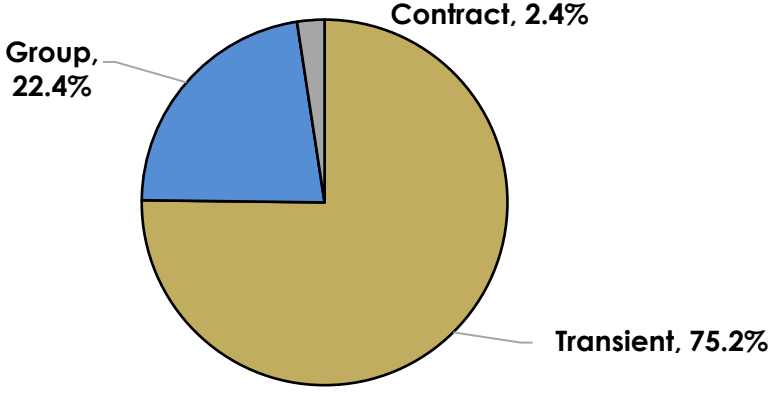
## Ritz-Carlton Drives Q2 TTM Hotel EBITDA(1)(2)



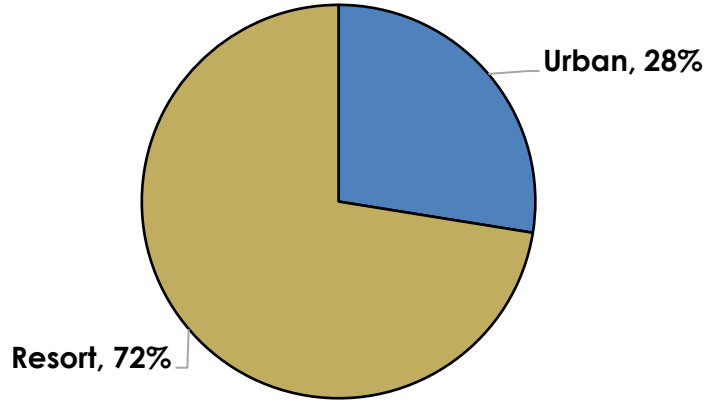

## Luxury Hotels Drive Q2 TTM Hotel EBITDA(1)(2)




## High Transient Demand Drives Q2 TTM Revenue(1)(2)




## Resorts Drive Q2 TTM EBITDA(1)(2)




(1) Comparable TTM as of 6/30/2024, see appendix for a reconciliation of TTM hotel net income (loss) to hotel TTM EBITDA; In thousands
(2) Hilton Torrey Pines sold following end of Q2
**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 Sarasota

# Recent Results & Developments

*Urban Property Performance Offset by Resort Property Results*

# Q2 RevPAR Results Diverge By Property Type

| | | | | Q2 2024 | | | | |
|---|---|---|---|---|---|---|---|---|
| **Core Assets** | **Location** | **Type** | **Rooms** | **Occ%** | **ADR** | **RevPAR** | **Δ 2Q23** | **Hotel EBITDA[(1)(2)]** |
| Capital Hilton | Washington, D.C. | Urban | 559 | 89% | $298 | $266 | 16.3% | $7,856 |
| Ritz-Carlton St. Thomas | St. Thomas, USVI | Resort | 180 | 71% | $1,019 | $724 | -10.0% | $5,967 |
| Ritz-Carlton Sarasota | Sarasota, FL | Resort | 276 | 68% | $550 | $373 | -0.3% | $5,472 |
| Four Seasons Scottsdale | Scottsdale, AZ | Resort | 210 | 57% | $804 | $457 | 10.2% | $5,142 |
| Hilton Torrey Pines | La Jolla, CA | Resort | 394 | 86% | $254 | $218 | 8.1% | $4,987 |
| Marriott Seattle Waterfront | Seattle, WA | Urban | 369 | 80% | $326 | $262 | 7.2% | $4,737 |
| The Notary Hotel | Philadelphia, PA | Urban | 499 | 76% | $250 | $190 | 13.1% | $4,286 |
| Sofitel Chicago Magnificent Mile | Chicago, IL | Urban | 415 | 80% | $276 | $221 | 7.9% | $3,801 |
| Pier House | Key West, FL | Resort | 142 | 69% | $628 | $431 | -5.7% | $3,257 |
| Ritz-Carlton Reserve Dorado Beach | Dorado Beach, PR | Resort | 96 | 54% | $2,042 | $1,098 | -24.5% | $2,905 |
| Bardessono | Napa Valley, CA | Resort | 65 | 72% | $1,046 | $757 | -6.0% | $1,810 |
| The Clancy | San Francisco, CA | Urban | 410 | 71% | $291 | $206 | -6.7% | $1,460 |
| Hotel Yountville | Napa Valley, CA | Resort | 80 | 65% | $691 | $451 | 0.9% | $1,441 |
| Cameo Beverly Hills | Beverly Hills, CA | Urban | 143 | 70% | $296 | $208 | -17.9% | ($51) |
| Park Hyatt Beaver Creek | Beaver Creek, CO | Resort | 193 | 38% | $286 | $109 | 2.5% | ($942) |
| Ritz-Carlton Lake Tahoe | Truckee, CA | Resort | 170 | 43% | $538 | $230 | -15.6% | ($1,050) |
| **Total Portfolio** | | | **4,201** | **73%** | **$418** | **$305** | **-1.5%** | **$51,078** |
| *Resort* | | | *1,806* | *64%* | *$629* | *$405* | *-6.4%* | *$28,989* |
| *Urban* | | | *2,395* | *79%* | *$288* | *$228* | *6.3%* | *$22,089* |



Ritz-Carlton St. Thomas

## Quarter Highlights

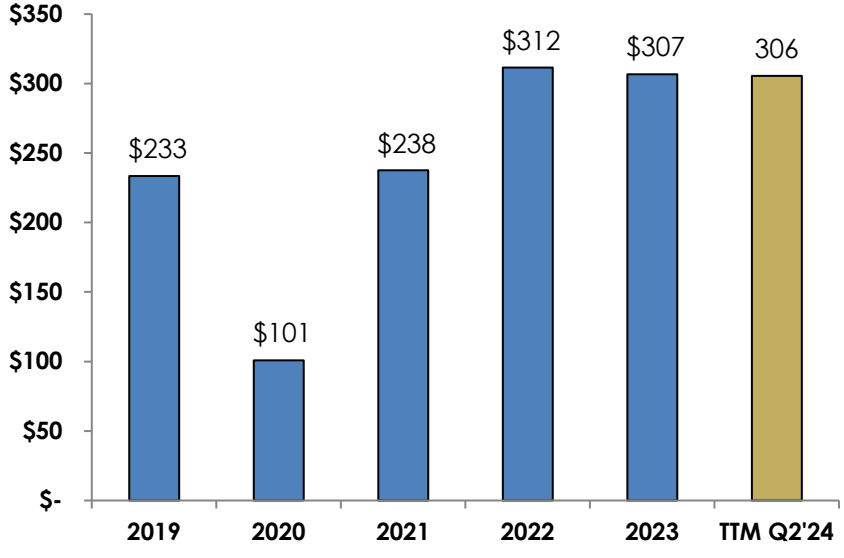
- ADR softness YoY at rate leading resorts (Dorado Beach, Bardessono, & Ritz-Carlton St. Thomas), except Four Seasons Scottsdale
- Urban properties continue both occupancy and ADR led recovery, especially Capital Hilton and The Notary
- Cameo continues to struggle until renovation and transition to LXR in 2025
- Typical seasonality at play at both Park Hyatt Beaver Creek and Ritz-Carlton Lake Tahoe, with the latter also disrupted by renovation

(1) In thousands
(2) Please refer to slides 27-38 for a reconciliation to the most directly comparable non-GAAP financial metric

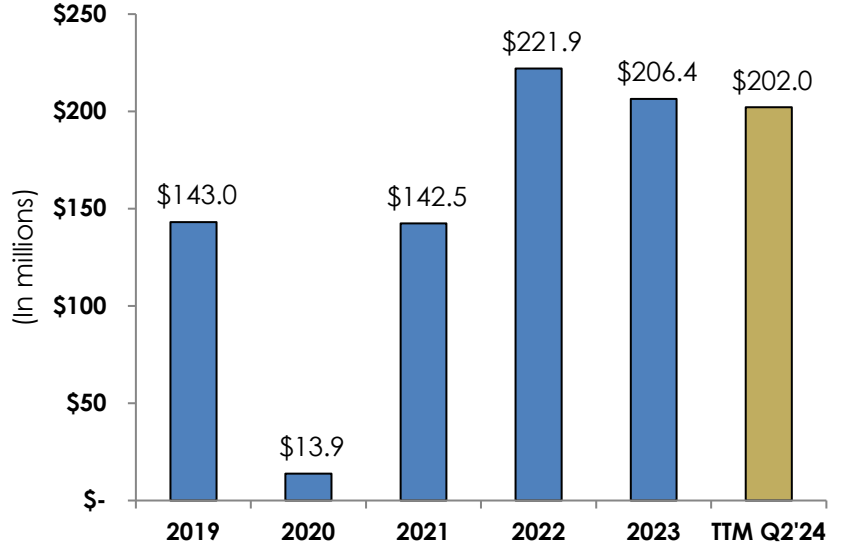
# Somewhat Lower ADRs Contributed to Margin Compression

| Comparable Hotel Operating Results[1] | 2024 Q2 | 2023 Q2 | % Variance 2023 |
|---|---|---|---|
| ADR | $418 | $436 | (4.1%) |
| Occupancy | 72.8% | 70.9% | 2.7% |
| RevPAR | $305 | $309 | (1.5%) |
| Total Hotel Revenue[2] | $188,307 | $187,905 | 0.2% |
| Hotel EBITDA[2] | $51,078 | $53,660 | (4.8%) |
| Hotel EBITDA Margin | 27.1% | 28.6% | (1.5%) |

## Comparable RevPAR[1][3]




## Comparable Hotel EBITDA[1][3]

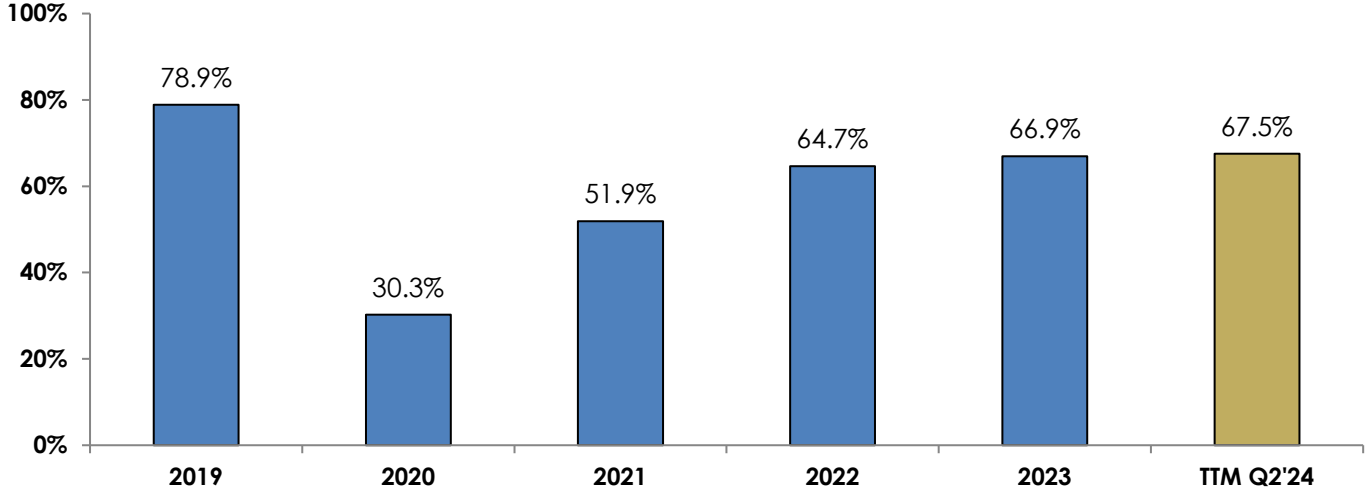



(1) Includes all hotels
(2) In thousands
(3) As reported in Earnings Releases: 2019 as reported on 2/25/2021; 2020 as reported on 2/24/2022; 2021 and 2022 as reported on 2/22/2023; TTM Q2'24 as reported on 7/31/24

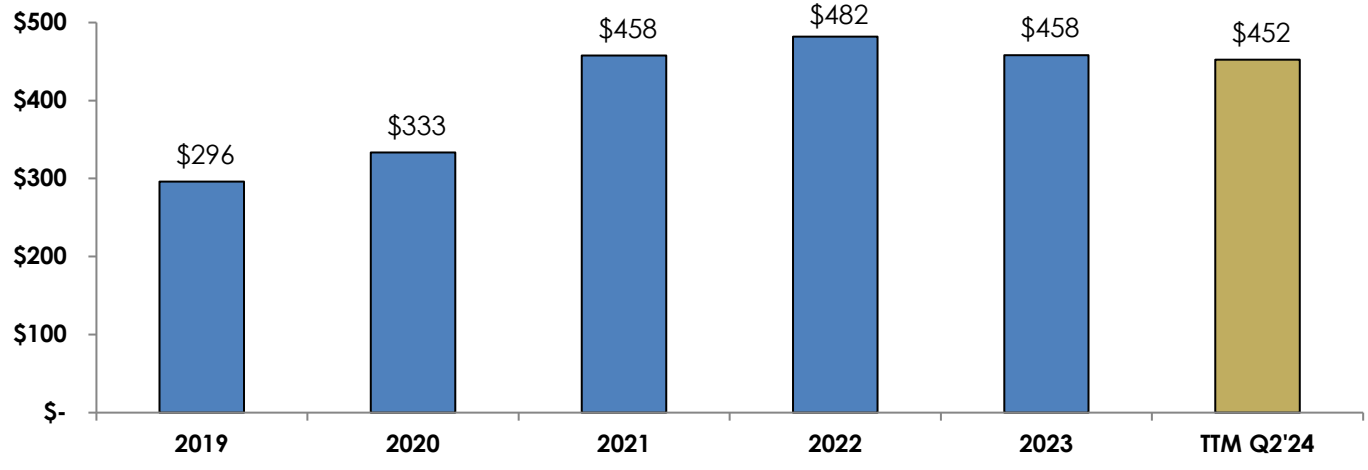
# Occupancies On The Rise; ADRs Normalizing

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## HOTEL OCCUPANCY(1)




## HOTEL ADR(1)






Cameo Beverly Hills

(1) As reported in Earnings Releases: 2019 as reported on 2/25/2021; 2020 as reported on 2/24/2022; 2021 and 2022 as reported on 2/22/2023; TTM Q2'24 as reported on 7/31/24

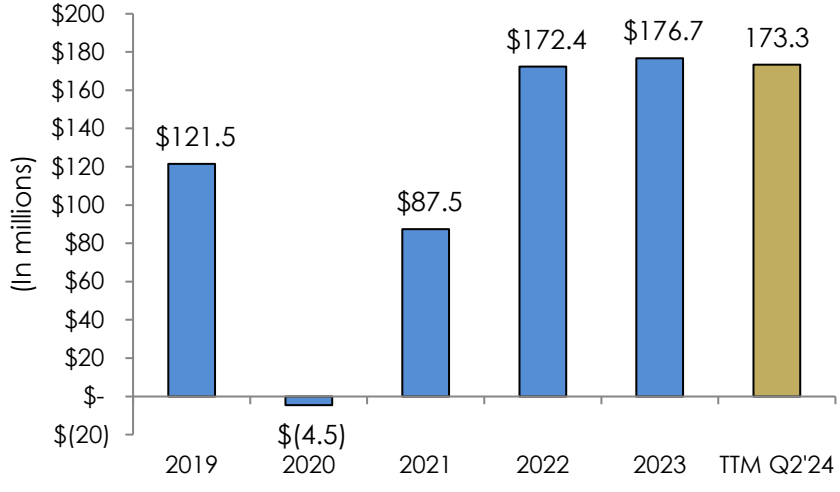
# Total Revenue Up, Offset by Higher Expenses

## Quarter Highlights

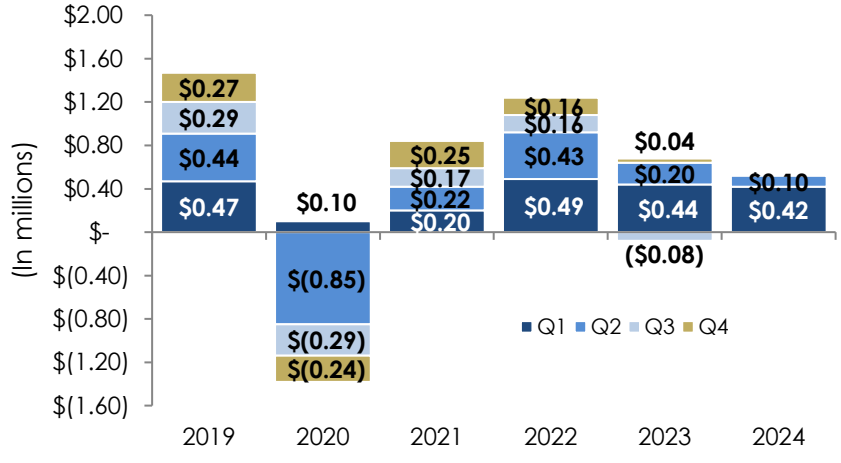
- Adjusted funds from operations (AFFO) was $0.10 per diluted share for the quarter.
- Net loss attributable to common stockholders for the quarter was $(21.9) million or $(0.33) per diluted share.
- Net debt to gross assets was 40.4% at the end of the second quarter.
- Capex invested during the quarter was $15.9 million.
- Total Revenue up 0.2%, Adjusted EBITDAre down 7.7% compared to the end of the second quarter in 2023.

## Full Year Highlights

### Some Adjusted EBITDAre Softness




### AFFO/Share Slightly Down on Higher Expenses & Interest Rates(1)




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

# Sale of Hilton Torrey Pines Completed

**Sell Date: 7/17/24**

- BHR has completed the sale of the Hilton La Jolla Torrey Pines for a price of $165MM, resulting in a distribution of $69MM, including amounts previously due to BHR and after the repayment of debt, transaction expenses, and a share to the joint venture partner.

## Sale of Hilton La Jolla Torrey Pines

**11.9x**
TTM EBITDA Multiple(1)(2)

**7.2%**
All-In Cap Rate(1)(2)

**8.9%**
Sales-Price Cap Rate(2)(3)

(1) Represents the "all-in" cap rate, which includes near-term additional required capex of $40MM
(2) Calculated using TTM 1Q24 figures
(3) Represents the "sales-price" cap rate based on the headline price of $165MM

# Shareholder Value Creation Plan

**Announced 5/6/24**

- Select Non-Core Asset Sales
  - Sale of Hilton Torrey Pines Completed
- Repayment of 2024 debt maturities
  - Completed
- Preferred Share Redemption Program: $50MM
  - ~$40MM of Redemptions to Date
- Common share buyback authorization: $50MM

# Major 2024 Planned Capital Expenditures

BRAEMAR HOTELS & RESORTS

## $80M - $100M Range in Capital Expenditures Underway in 2024

### Ritz-Carlton St. Thomas



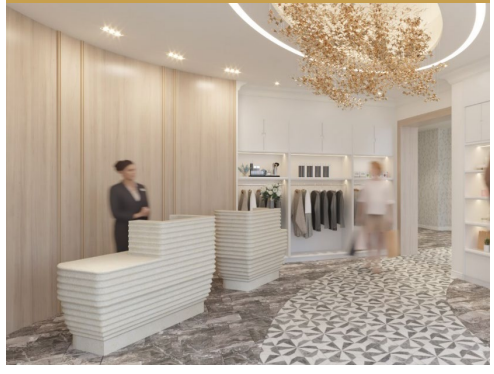
- Restaurant renovation

### Ritz-Carlton Lake Tahoe



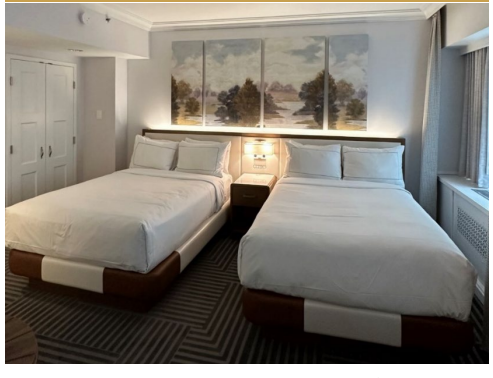
- Public space renovation

### Ritz-Carlton Sarasota



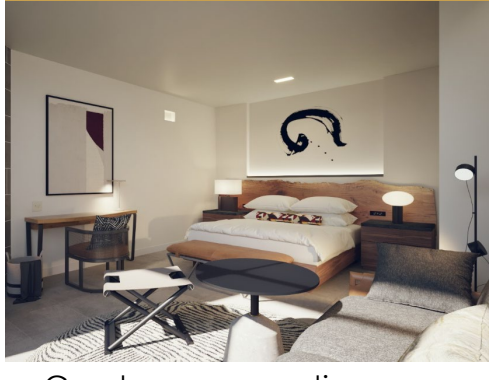
- Spa renovation *(95% complete)*

### Capital Hilton



- Guestroom renovation & key additions *(Complete)*

### Bardessono Hotel

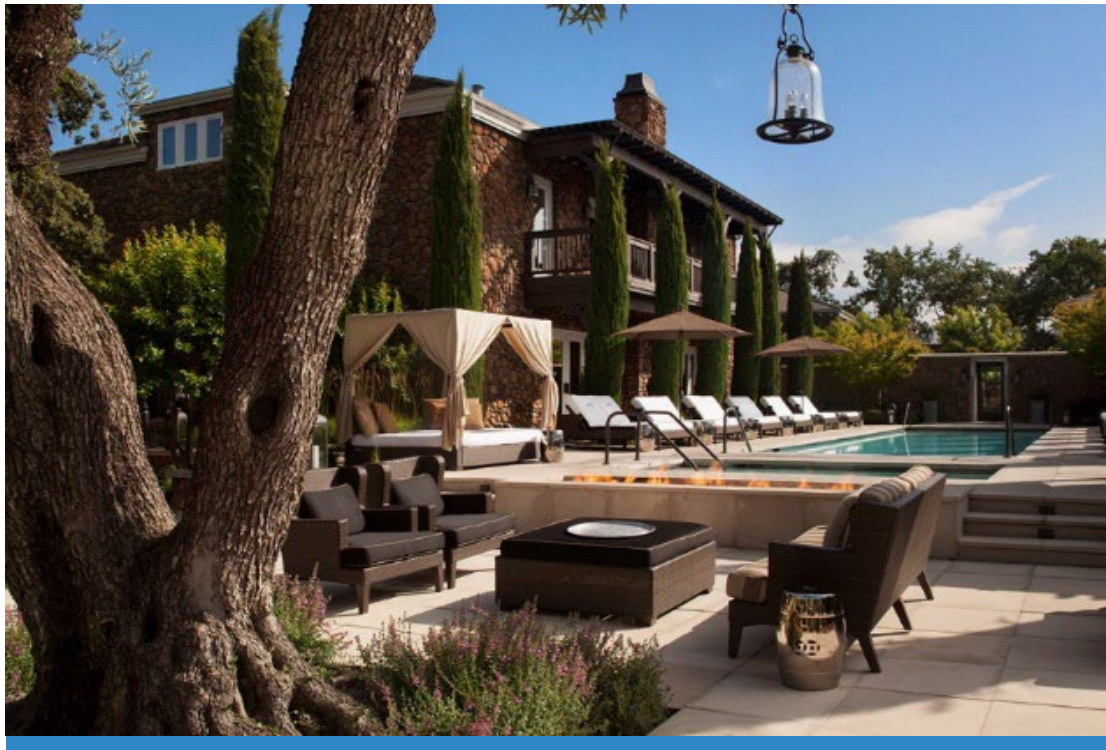


- Guestroom renovation *(Complete)* & converting fitness center into a parlor

### Cameo Beverly Hills




- LXR conversion (PIP)



Hotel Yountville

# Refinancing to Lower Interest Cost

*Strong CMBS Market Enabling Refinancing at Lower Interest Cost*

# Closed Major Refinancing to Extend Maturities and Reduce Interest Cost

BRAEMAR HOTELS & RESORTS

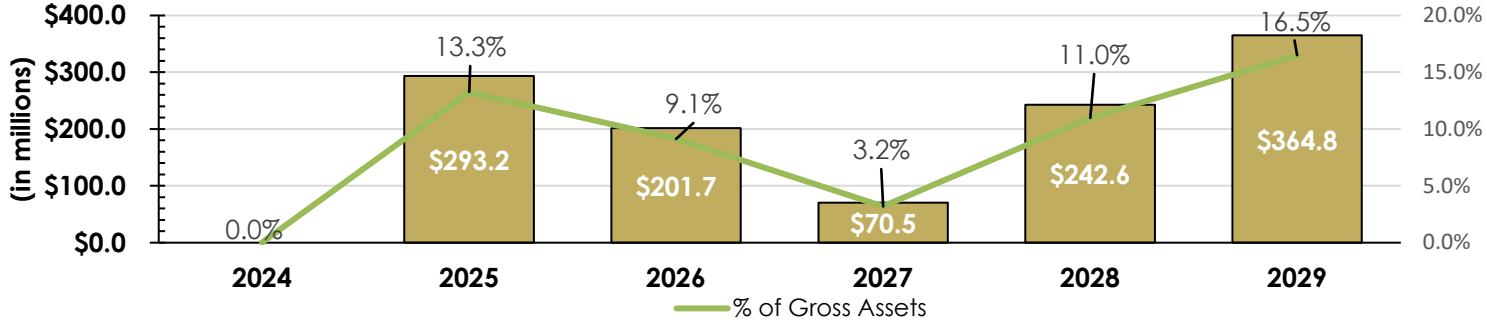
| Corporate Term Loan | |
|---|---|
| Amount | $200MM |
| Maturity | July 2027 |
| Interest Rate | SOFR + 310 |
| Collateral | Bardessono, Hotel Yountville, & Ritz-Carlton Sarasota |

| | Mortgage Loan | Mortgage Loan |
|---|---|---|
| Amount | $42.5MM | $80MM |
| Maturity | August 2026 | September 2026 |
| Interest Rate | SOFR + 435 | SOFR + 360 |
| Collateral | Ritz-Carlton St. Thomas | Pier House |

| CMBS Refinancing[1] | |
|---|---|
| Amount | $364.8MM |
| Maturity | 2 + 3 One Year Extensions |
| Interest Rate | SOFR + 301 |
| Collateral | Bardessono, Hotel Yountville, Ritz-Carlton Sarasota, Ritz-Carlton St. Thomas, & Pier House |

Excess Proceeds: ~$25MM

## Pro Forma Maturity Schedule[2]




(1) The new loan totals $407 million and provides for a floating interest rate of SOFR + 3.24%. BHR acquired $42.2M of the BB-rated Tranche E of the loan, which lowered the net spread on the $364.8 million remaining loan amount to SOFR + 3.01%
(2) Percentages reflect each year's maturing debt as a % of total gross assets.

# Positioned for Consistent Performance



**Stable Industry Performance Continuing**



**Balanced Portfolio Composition**




**Recent Results & Developments**



**Refinancing to Lower Interest Cost**




The Notary Hotel



Ritz-Carlton Lake Tahoe

# Appendix

# Indebtedness

**BRAEMAR HOTELS & RESORTS INC. AND SUBSIDIARIES**
**INDEBTEDNESS BY MATURITY ASSUMING EXTENSION OPTIONS ARE EXERCISED**
**June 30, 2024**
**(dollars in thousands)**
**(unaudited)**

| Lender | Hotels | 2024 | 2025 | 2026 | 2027 | 2028 | Thereafter | Total |
|---|---|---|---|---|---|---|---|---|
| Prudential | Hilton La Jolla Torrey Pines [1] | $ 66,600 | $ — | $ — | $ — | $ — | $ — | $ 66,600 |
| BAML | See footnote 2 | — | 293,180 | — | — | — | — | 293,180 |
| Apollo | The Ritz-Carlton St. Thomas | — | — | 42,500 | — | — | — | 42,500 |
| BAML | Pier House Resort & Spa | — | — | 80,000 | — | — | — | 80,000 |
| BAML | The Ritz-Carlton Lake Tahoe | — | — | 53,413 | — | — | — | 53,413 |
| Macquarie CAF LLC | The Ritz-Carlton Reserve Dorado Beach | — | — | 62,000 | — | — | — | 62,000 |
| Convertible Senior Notes | N/A | — | — | 86,250 | — | — | — | 86,250 |
| Credit Agricole | Park Hyatt Beaver Creek Resort & Spa | — | — | — | 70,500 | — | — | 70,500 |
| BAML Credit Facility | See footnote 3 | — | — | — | 200,000 | — | — | 200,000 |
| 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 | | $ 66,600 | $293,180 | $324,163 | $270,500 | $242,600 | $ — | $ 1,197,043 |
| Scheduled amortization payments remaining | | — | — | — | 4,000 | 4,000 | — | 8,000 |
| Total indebtedness | | $ 66,600 | $293,180 | $324,163 | $274,500 | $246,600 | $ — | $ 1,205,043 |

(1) On July 17, 2024, we sold this property for $165.0 million and repaid this mortgage loan.

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

(3) 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**
**June 30, 2024**
**(dollars in thousands)**
**(unaudited)**

| Lender | Hotels | Current Maturity | Final Maturity [12] | Interest Rate | Fixed-Rate Debt | Floating-Rate Debt | | Total Debt | TTM Hotel Net Income | TTM Hotel Net Income Debt Yield | Comparable TTM Hotel EBITDA [13] | Comparable TTM Hotel EBITDA Debt Yield |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Prudential | Hilton La Jolla Torrey Pines | August 2024 | August 2024 | 9.00% | $ 66,600 | $ — | (3) | $ 66,600 | $ 13,509 | 20.3 % | $ 18,045 | 27.1 % |
| BAML | The Ritz-Carlton Lake Tahoe | January 2025 | January 2026 | SOFR [1] + 3.60% | — | 53,413 | (4) | 53,413 | (9,997) | (18.7)% | 3,068 | 5.7 % |
| Credit Agricole | Park Hyatt Beaver Creek Resort & Spa | February 2025 | February 2027 | SOFR [1] + 2.86% | — | 70,500 | (5) | 70,500 | 1,193 | 1.7 % | 12,315 | 17.5 % |
| BAML | See footnote | June 2025 | June 2025 | SOFR [1] + 2.66% | — | 293,180 | (6) | 293,180 | 10,427 | 3.6 % | 39,354 | 13.4 % |
| Apollo | The Ritz-Carlton St. Thomas | August 2025 | August 2026 | SOFR [1] + 4.35% | — | 42,500 | (7) | 42,500 | 10,229 | 24.1 % | 22,857 | 53.8 % |
| BAML | Pier House Resort & Spa | September 2025 | September 2026 | SOFR [1] + 3.60% | — | 80,000 | (4) | 80,000 | 5,145 | 6.4 % | 14,192 | 17.7 % |
| Macquarie CAF LLC | The Ritz-Carlton Reserve Dorado Beach | March 2026 | March 2026 | SOFR [1] + 4.75% | — | 62,000 | | 62,000 | 10,583 | 17.1 % | 20,004 | 32.3 % |
| 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 [2] + 1.25% to 2.00% or SOFR [1] + 2.35% to 3.10% | — | 200,000 | (8) | 200,000 | 18,720 | 9.4 % | 32,359 | 16.2 % |
| Aareal Capital Corporation | Four Seasons Resort Scottsdale | December 2026 | December 2028 | SOFR [1] + 3.75% | — | 140,000 | (9) | 140,000 | 504 | 0.4 % | 23,564 | 16.8 % |
| Aareal Capital Corporation | Capital Hilton | December 2026 | December 2028 | SOFR [1] + 3.75% | — | 110,600 | (10 | 110,600 | 3,564 | 3.2 % | 17,171 | 15.5 % |
| Unencumbered hotel | Cameo Beverly Hills | | | | — | — | | — | (5,876) | N/A | (889) | N/A |
| Total | | | | | $152,850 | $ 1,052,193 | | $ 1,205,043 | $ 58,001 | 4.8 % | $ 202,040 | 16.8 % |
| Percentage | | | | | 12.7 % | 87.3 % | | 100.0 % | | | | |
| Weighted average interest rate [11] | | | | | 6.46 % | 8.32 % | | 8.08 % | | | | |

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

(1) SOFR rate was 5.33% at June 30, 2024.

(2) 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%.

(3) On July 17, 2024, we sold this property for $165.0 million and repaid this mortgage loan.

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

This mortgage loan has a SOFR floor of 1.50%. On April 9, 2024, we repaid the Cameo Beverly Hills mortgage loan.

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

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

(7) This mortgage loan has one one-year extension option, subject to satisfaction of certain conditions. This amended mortgage loan has a SOFR floor of 4.00%.

(8) 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.

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

(10) 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%.

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

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

(13) 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)**

| | 2024 2nd Quarter | 2024 1st Quarter | 2023 4th Quarter | 2023 3rd Quarter | June 30, 2024 TTM |
|---|---|---|---|---|---|
| Net income (loss) | $ 14,032 | $ 36,238 | $ 6,943 | $ 788 | $ 58,001 |
| Non-property adjustments | 5 | — | 249 | 203 | 457 |
| Interest income | (359) | (333) | (315) | (316) | (1,323) |
| Interest expense | 10,510 | 10,001 | 9,250 | 9,557 | 39,318 |
| Amortization of loan costs | 571 | 552 | 622 | 556 | 2,301 |
| Depreciation and amortization | 24,694 | 25,420 | 25,481 | 22,703 | 98,298 |
| Income tax expense (benefit) | 322 | 666 | 1,587 | 13 | 2,588 |
| Non-hotel EBITDA ownership expense | 1,303 | (1,565) | 1,299 | 1,363 | 2,400 |
| Hotel EBITDA including amounts attributable to noncontrolling interest | 51,078 | 70,979 | 45,116 | 34,867 | 202,040 |
| Non-comparable adjustments | — | — | — | — | — |
| Comparable hotel EBITDA | $ 51,078 | $ 70,979 | $ 45,116 | $ 34,867 | $ 202,040 |

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

BRAEMAR HOTELS & RESORTS

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

| | Three Months Ended June 30, 2024 | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 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) | $ 4,307 | $ 3,957 | $ 2,645 | $ 1,030 | $ 832 | $ 1,005 | $ (3,583) | $ 2,744 | $ (983) | $ 3,478 | $ (4,662) | $ 2,995 | $ 2,564 | $ (936) | $ (583) | $ (778) | $ 14,032 | $ (27,819) | $ (13,787) |
| Non-property adjustments | — | — | — | — | — | — | — | — | — | — | 5 | — | — | — | — | — | 5 | (5) | — |
| Interest income | (48) | (110) | — | — | — | — | — | (19) | (55) | (93) | 76 | (34) | (9) | — | — | (67) | (359) | 359 | — |
| Interest expense | — | — | — | — | 1,779 | — | 1,459 | — | — | 151 | 1,204 | 20 | 1,039 | 68 | 1,579 | 3,211 | 10,510 | 15,324 | 25,834 |
| Amortization of loan cost | — | — | — | — | 115 | — | — | — | — | — | 38 | — | — | — | 186 | 232 | 571 | 880 | 1,451 |
| Depreciation and amortization | 3,200 | 1,059 | 1,141 | 665 | 521 | 428 | 1,170 | 1,555 | 2,104 | 1,872 | 2,045 | 1,740 | 2,247 | 654 | 1,749 | 2,544 | 24,694 | — | 24,694 |
| Income tax expense (benefit) | 159 | 66 | — | — | — | — | — | 5 | — | — | — | — | 121 | — | (29) | — | 322 | (436) | (114) |
| Non-hotel EBITDA ownership expense | 238 | 15 | 15 | 115 | 10 | 8 | 12 | 1 | 394 | 64 | 244 | 16 | 5 | 163 | 3 | — | 1,303 | (1,303) | — |
| Hotel EBITDA including amounts attributable to noncontrolling interest | 7,856 | 4,987 | 3,801 | 1,810 | 3,257 | 1,441 | (942) | 4,286 | 1,460 | 5,472 | (1,050) | 4,737 | 5,967 | (51) | 2,905 | 5,142 | 51,078 | (13,000) | 38,078 |
| Less: EBITDA adjustments attributable to consolidated noncontrolling interest | (1,965) | (1,246) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | (3,211) | 3,211 | — |
| Equity in earnings (loss) of unconsolidated entities | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 85 | 85 |
| Company's portion of EBITDA of OpenKey | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | (82) | (82) |
| Hotel EBITDA attributable to the Company and OP unitholders | $ 5,891 | $ 3,741 | $ 3,801 | $ 1,810 | $ 3,257 | $ 1,441 | $ (942) | $ 4,286 | $ 1,460 | $ 5,472 | $ (1,050) | $ 4,737 | $ 5,967 | $ (51) | $ 2,905 | $ 5,142 | $ 47,867 | $ (9,786) | $ 38,081 |
| Non-comparable adjustments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | | |
| Comparable hotel EBITDA | $ 7,856 | $ 4,987 | $ 3,801 | $ 1,810 | $ 3,257 | $ 1,441 | $ (942) | $ 4,286 | $ 1,460 | $ 5,472 | $ (1,050) | $ 4,737 | $ 5,967 | $ (51) | $ 2,905 | $ 5,142 | $ 51,078 | | |
| **ALL HOTELS NOT UNDER RENOVATION:** | | | | | | | | | | | | | | | | | | | |
| Hotel EBITDA including amounts attributable to noncontrolling interest | $ 7,856 | $ 4,987 | $ 3,801 | $ 1,810 | $ 3,257 | $ 1,441 | $ (942) | $ 4,286 | $ 1,460 | $ 5,472 | $ — | $ 4,737 | $ 5,967 | $ (51) | $ 2,905 | $ 5,142 | $ 52,128 | | |
| Non-comparable adjustments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | | |
| Comparable hotel EBITDA | $ 7,856 | $ 4,987 | $ 3,801 | $ 1,810 | $ 3,257 | $ 1,441 | $ (942) | $ 4,286 | $ 1,460 | $ 5,472 | $ — | $ 4,737 | $ 5,967 | $ (51) | $ 2,905 | $ 5,142 | $ 52,128 | | |
| **RESORT PROPERTIES:** | | | | | | | | | | | | | | | | | | | |
| Hotel EBITDA including amounts attributable to noncontrolling interest | $ — | $ 4,987 | $ — | $ 1,810 | $ 3,257 | $ 1,441 | $ (942) | $ — | $ — | $ 5,472 | $ (1,050) | $ — | $ 5,967 | $ — | $ 2,905 | $ 5,142 | $ 28,989 | | |
| Non-comparable adjustments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | | |
| Comparable hotel EBITDA | $ — | $ 4,987 | $ — | $ 1,810 | $ 3,257 | $ 1,441 | $ (942) | $ — | $ — | $ 5,472 | $ (1,050) | $ — | $ 5,967 | $ — | $ 2,905 | $ 5,142 | $ 28,989 | | |
| **URBAN PROPERTIES:** | | | | | | | | | | | | | | | | | | | |
| Hotel EBITDA including amounts attributable to noncontrolling interest | $ 7,856 | $ — | $ 3,801 | $ — | $ — | $ — | $ — | $ 4,286 | $ 1,460 | $ — | $ — | $ 4,737 | $ — | $ (51) | $ — | $ — | $ 22,089 | | |
| Non-comparable adjustments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | | |
| Comparable hotel EBITDA | $ 7,856 | $ — | $ 3,801 | $ — | $ — | $ — | $ — | $ 4,286 | $ 1,460 | $ — | $ — | $ 4,737 | $ — | $ (51) | $ — | $ — | $ 22,089 | | |

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

BRAEMAR HOTELS & RESORTS

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

| | Three Months Ended March 31, 2024 | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 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) | $ (19) | $ 2,703 | $ (2,745) | $ (1,220) | $ 3,037 | $ (466) | $ 7,144 | $ (1,325) | $ 443 | $ 9,243 | $ 533 | $ (838) | $ 8,733 | $ (1,806) | $ 7,816 | $ 5,005 | $ 36,238 | $ (20,756) | $ 15,482 |
| Non-property adjustments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Interest income | (38) | (100) | — | — | — | — | — | (17) | (50) | (94) | 71 | (29) | (13) | — | — | (63) | (333) | 333 | — |
| Interest expense | — | — | — | — | 1,774 | — | 1,461 | — | — | 165 | 1,207 | 20 | 1,030 | 695 | 434 | 3,215 | 10,001 | 15,179 | 25,180 |
| Amortization of loan cost | — | — | — | — | 113 | — | 69 | — | — | — | 37 | — | — | 46 | 61 | 226 | 552 | 759 | 1,311 |
| Depreciation and amortization | 4,137 | 1,090 | 1,123 | 607 | 517 | 418 | 1,199 | 1,696 | 2,212 | 1,696 | 1,923 | 1,750 | 2,227 | 594 | 1,710 | 2,521 | 25,420 | — | 25,420 |
| Income tax expense (benefit) | 46 | 64 | — | — | — | — | — | 5 | — | — | — | — | 302 | — | 249 | — | 666 | 786 | 1,452 |
| Non-hotel EBITDA ownership expense | 2 | 14 | 6 | 174 | 16 | 25 | 2 | 47 | 56 | (47) | 259 | (8) | (2,168) | 48 | 4 | 5 | (1,565) | 1,565 | — |
| Hotel EBITDA including amounts attributable to noncontrolling interest | 4,128 | 3,771 | (1,616) | (439) | 5,457 | (23) | 9,875 | 406 | 2,661 | 10,963 | 4,030 | 895 | 10,111 | (423) | 10,274 | 10,909 | 70,979 | (2,134) | 68,845 |
| Less: EBITDA adjustments attributable to consolidated noncontrolling interest | (1,032) | (943) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | (1,975) | 1,975 | — |
| Equity in earnings (loss) of unconsolidated entities | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 49 | 49 |
| Company's portion of EBITDA of OpenKey | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | (57) | (57) |
| Hotel EBITDA attributable to the Company and OP unitholders | $ 3,096 | $ 2,828 | $ (1,616) | $ (439) | $ 5,457 | $ (23) | $ 9,875 | $ 406 | $ 2,661 | $ 10,963 | $ 4,030 | $ 895 | $ 10,111 | $ (423) | $ 10,274 | $ 10,909 | $ 69,004 | $ (167) | $ 68,837 |
| Non-comparable adjustments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | | |
| Comparable hotel EBITDA | $ 4,128 | $ 3,771 | $ (1,616) | $ (439) | $ 5,457 | $ (23) | $ 9,875 | $ 406 | $ 2,661 | $ 10,963 | $ 4,030 | $ 895 | $ 10,111 | $ (423) | $ 10,274 | $ 10,909 | $ 70,979 | | |
| **ALL HOTELS NOT UNDER RENOVATION:** | | | | | | | | | | | | | | | | | | | |
| Hotel EBITDA including amounts attributable to noncontrolling interest | $ — | $ 3,771 | $ (1,616) | $ — | $ 5,457 | $ (23) | $ 9,875 | $ 406 | $ 2,661 | $ — | $ 4,030 | $ 895 | $ 10,111 | $ (423) | $ 10,274 | $ 10,909 | $ 56,327 | | |
| Non-comparable adjustments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | | |
| Comparable hotel EBITDA | $ — | $ 3,771 | $ (1,616) | $ — | $ 5,457 | $ (23) | $ 9,875 | $ 406 | $ 2,661 | $ — | $ 4,030 | $ 895 | $ 10,111 | $ (423) | $ 10,274 | $ 10,909 | $ 56,327 | | |
| **RESORT PROPERTIES:** | | | | | | | | | | | | | | | | | | | |
| Hotel EBITDA including amounts attributable to noncontrolling interest | $ — | $ 3,771 | $ — | $ (439) | $ 5,457 | $ (23) | $ 9,875 | $ — | $ — | $ 10,963 | $ 4,030 | $ — | $ 10,111 | $ — | $ 10,274 | $ 10,909 | $ 64,928 | | |
| Non-comparable adjustments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | | |
| Comparable hotel EBITDA | $ — | $ 3,771 | $ — | $ (439) | $ 5,457 | $ (23) | $ 9,875 | $ — | $ — | $ 10,963 | $ 4,030 | $ — | $ 10,111 | $ — | $ 10,274 | $ 10,909 | $ 64,928 | | |
| **URBAN PROPERTIES:** | | | | | | | | | | | | | | | | | | | |
| Hotel EBITDA including amounts attributable to noncontrolling interest | $ 4,128 | $ — | $ (1,616) | $ — | $ — | $ — | $ — | $ 406 | $ 2,661 | $ — | $ — | $ 895 | $ — | $ (423) | $ — | $ — | $ 6,051 | | |
| Non-comparable adjustments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | | |
| Comparable hotel EBITDA | $ 4,128 | $ — | $ (1,616) | $ — | $ — | $ — | $ — | $ 406 | $ 2,661 | $ — | $ — | $ 895 | $ — | $ (423) | $ — | $ — | $ 6,051 | | |

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

BRAEMAR HOTELS & RESORTS

**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 | | |
| **ALL HOTELS NOT UNDER RENOVATION:** | | | | | | | | | | | | | | | | | | | |
| 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 | | |
| **RESORT PROPERTIES:** | | | | | | | | | | | | | | | | | | | |
| 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 | | |
| **URBAN PROPERTIES:** | | | | | | | | | | | | | | | | | | | |
| 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

**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 | | |
| **ALL HOTELS NOT UNDER RENOVATION:** | | | | | | | | | | | | | | | | | | | |
| 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 | | |
| **RESORT PROPERTIES:** | | | | | | | | | | | | | | | | | | | |
| 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 | | |
| **URBAN PROPERTIES:** | | | | | | | | | | | | | | | | | | | |
| 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

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

| | Three Months Ended June 30, 2023 | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Capital Hilton Washington D.C. | Hilton La Jolla Torrey Pines | Sofitel Chicago Magnificent Mile | Bardessono Hotel and Spa | Pier House Resort & Spa | Hotel Yountville | Park Hyatt Beaver Creek Resort & Spa | The Notary Hotel | The Clancy | The Ritz-Carlton Sarasota | The Ritz-Carlton Lake Tahoe | Marriott Seattle Waterfront | The Ritz-Carlton St. Thomas | Mr. C Beverly Hills Hotel | The Ritz-Carlton Reserve Dorado Beach | Four Seasons Scottsdale Resort | Hotel Total | Corporate / Allocated | Braemar Hotels & Resorts Inc. |
| Net income (loss) | $ 3,924 | $ 3,105 | $ 1,890 | $ 764 | $ 1,709 | $ 13 | $ (4,002) | $ 1,388 | $ 37 | $ 2,593 | $ (2,450) | $ 2,729 | $ 3,586 | $ (595) | $ 3,960 | $ (508) | $ 18,143 | $ (21,281) | $ (3,138) |
| Non-property adjustments | — | — | — | — | — | — | — | — | — | — | (12) | — | — | — | — | — | (12) | 12 | — |
| Interest income | (64) | (84) | (6) | — | — | — | — | (8) | (28) | (54) | 27 | (15) | (10) | — | — | (17) | (259) | 259 | — |
| Interest expense | — | — | — | 772 | 1,378 | 981 | 1,399 | — | — | 2,075 | 961 | 20 | 963 | 667 | — | 2,209 | 11,425 | 11,490 | 22,915 |
| Amortization of loan cost | — | — | — | — | 80 | 8 | 201 | — | — | — | 39 | — | 27 | 44 | — | 163 | 562 | 123 | 685 |
| Depreciation and amortization | 2,438 | 1,044 | 1,146 | 588 | 587 | 406 | 1,118 | 2,035 | 2,445 | 1,444 | 1,117 | 1,536 | 2,123 | 515 | 1,637 | 2,388 | 22,567 | — | 22,567 |
| Income tax expense (benefit) | 125 | 49 | — | — | — | — | — | 4 | — | — | — | — | 133 | — | 196 | — | 507 | (582) | (75) |
| Non-hotel EBITDA ownership expense | (81) | 16 | 3 | 120 | 21 | 12 | 94 | 167 | (4) | 62 | 203 | 43 | 26 | 17 | 33 | (5) | 727 | (727) | — |
| Hotel EBITDA including amounts attributable to noncontrolling interest | 6,342 | 4,130 | 3,033 | 2,244 | 3,775 | 1,420 | (1,190) | 3,586 | 2,450 | 6,120 | (115) | 4,313 | 6,848 | 648 | 5,826 | 4,230 | 53,660 | (10,706) | 42,954 |
| Less: EBITDA adjustments attributable to consolidated noncontrolling interest | (1,586) | (1,033) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | (2,619) | 2,619 | — |
| Equity in earnings (loss) of unconsolidated entities | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 75 | 75 |
| Company's portion of EBITDA of OpenKey | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | (80) | (80) |
| Hotel EBITDA attributable to the Company and OP unitholders | $ 4,756 | $ 3,097 | $ 3,033 | $ 2,244 | $ 3,775 | $ 1,420 | $ (1,190) | $ 3,586 | $ 2,450 | $ 6,120 | $ (115) | $ 4,313 | $ 6,848 | $ 648 | $ 5,826 | $ 4,230 | $ 51,041 | $ (8,092) | $ 42,949 |
| Non-comparable adjustments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | | |
| Comparable hotel EBITDA | $ 6,342 | $ 4,130 | $ 3,033 | $ 2,244 | $ 3,775 | $ 1,420 | $ (1,190) | $ 3,586 | $ 2,450 | $ 6,120 | $ (115) | $ 4,313 | $ 6,848 | $ 648 | $ 5,826 | $ 4,230 | $ 53,660 | | |
| **ALL HOTELS NOT UNDER RENOVATION:** | | | | | | | | | | | | | | | | | | | |
| Hotel EBITDA including amounts attributable to noncontrolling interest | $ — | $ 4,130 | $ 3,033 | $ 2,244 | $ 3,775 | $ 1,420 | $ (1,190) | $ 3,586 | $ 2,450 | $ — | $ (115) | $ 4,313 | $ 6,848 | $ 648 | $ 5,826 | $ 4,230 | $ 41,198 | | |
| Non-comparable adjustments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | | |
| Comparable hotel EBITDA | $ — | $ 4,130 | $ 3,033 | $ 2,244 | $ 3,775 | $ 1,420 | $ (1,190) | $ 3,586 | $ 2,450 | $ — | $ (115) | $ 4,313 | $ 6,848 | $ 648 | $ 5,826 | $ 4,230 | $ 41,198 | | |
| **RESORT PROPERTIES:** | | | | | | | | | | | | | | | | | | | |
| Hotel EBITDA including amounts attributable to noncontrolling interest | $ — | $ 4,130 | $ — | $ 2,244 | $ 3,775 | $ 1,420 | $ (1,190) | $ — | $ — | $ 6,120 | $ (115) | $ — | $ 6,848 | $ — | $ 5,826 | $ 4,230 | $ 33,288 | | |
| Non-comparable adjustments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | | |
| Comparable hotel EBITDA | $ — | $ 4,130 | $ — | $ 2,244 | $ 3,775 | $ 1,420 | $ (1,190) | $ — | $ — | $ 6,120 | $ (115) | $ — | $ 6,848 | $ — | $ 5,826 | $ 4,230 | $ 33,288 | | |
| **URBAN PROPERTIES:** | | | | | | | | | | | | | | | | | | | |
| Hotel EBITDA including amounts attributable to noncontrolling interest | $ 6,342 | $ — | $ 3,033 | $ — | $ — | $ — | $ — | $ 3,586 | $ 2,450 | $ — | $ — | $ 4,313 | $ — | $ 648 | $ — | $ — | $ 20,372 | | |
| Non-comparable adjustments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | | |
| Comparable hotel EBITDA | $ 6,342 | $ — | $ 3,033 | $ — | $ — | $ — | $ — | $ 3,586 | $ 2,450 | $ — | $ — | $ 4,313 | $ — | $ 648 | $ — | $ — | $ 20,372 | | |

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

BRAEMAR HOTELS & RESORTS

**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 | | |
| **ALL HOTELS NOT UNDER RENOVATION:** | | | | | | | | | | | | | | | | | | | |
| 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 | | |
| **RESORT PROPERTIES:** | | | | | | | | | | | | | | | | | | | |
| 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 | | |
| **URBAN PROPERTIES:** | | | | | | | | | | | | | | | | | | | |
| 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:

(1) 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.

(2) 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.

(3) 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

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

NOTES:

(1) 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.

(2) 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.

(3) Excluded hotels under renovation:

Marriott Seattle Waterfront; Park Hyatt Beaver Creek

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

BRAEMAR HOTELS & RESORTS

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

NOTES:

(1) 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.

(2) 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.

(3) Excluded hotels under renovation:

Marriott Seattle Waterfront; Park Hyatt Beaver Creek

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

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

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

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

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

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

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

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

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

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

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

BRAEMAR HOTELS & RESORTS

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

| | 2023 3rd Quarter | 2023 4th Quarter | 2024 1st Quarter | 2024 2nd Quarter | June 30, 2024 TTM |
|---|---|---|---|---|---|
| **Net Income (loss)** | $ (22,611) | $ (21,483) | $ 15,482 | $ (13,787) | $ (42,399) |
| Interest expense and amortization of loan costs | 23,306 | 24,440 | 26,491 | 27,285 | 101,522 |
| Depreciation and amortization | 22,703 | 25,481 | 25,420 | 24,694 | 98,298 |
| Income tax expense (benefit) | (1,190) | 1,625 | 1,452 | (114) | 1,773 |
| Equity in (earnings) loss of unconsolidated entity | 60 | 45 | 49 | 85 | 239 |
| Company's portion of EBITDA of OpenKey | (63) | (54) | (57) | (82) | (256) |
| **EBITDA and EBITDAre** | 22,205 | 30,054 | 68,837 | 38,081 | 159,177 |
| Amortization of favorable (unfavorable) contract assets (liabilitie: | 119 | 118 | 119 | 118 | 474 |
| Transaction and conversion costs | 978 | 1,332 | (5,627) | 53 | (3,264) |
| Other (income) loss | (293) | - | - | - | (293) |
| Write-off of loan costs and exit fees | 2,588 | 641 | 721 | 104 | 4,054 |
| Realized and unrealized (gain) loss on derivatives | (223) | 1,581 | (932) | (326) | 100 |
| Stock/unit-based compensation | 1,627 | 2,390 | 1,127 | 1,135 | 6,279 |
| Legal, advisory and settlement costs | - | 1,316 | 1,947 | 2,870 | 6,133 |
| Advisory services incentive fee | - | - | - | 648 | 648 |
| Company's portion of adjustments to EBITDAre of OpenKey | - | - | - | 3 | 3 |
| **Adjusted EBITDAre** | $ 27,001 | $ 37,432 | $ 66,192 | $ 42,686 | $ 173,311 |

(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)**

| | Three Months Ended December 31, | | Year Ended December 31, | |
|---|---|---|---|---|
| | 2023 | 2022 | 2023 | 2022 |
| **Net income (loss)** | $ (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) |
| **EBITDA and EBITDAre** | 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 |
| **Adjusted EBITDAre** | $ 37,432 | $ 39,180 | $ 176,748 | $ 172,408 |

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

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

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

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

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

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

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

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

BRAEMAR HOTELS & RESORTS

*In thousands except per share amounts*

| | Three Months Ended June 30, | | | | | |
|---|---|---|---|---|---|---|
| | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 |
| **Net income (loss)** | $ (13,787) | $ (3,138) | $ 16,680 | $ (11,364) | $ (56,105) | $ (5,623) |
| (Income) loss attributable to noncontrolling interest in consolidated entities | 303 | 367 | (1,468) | 849 | 2,404 | 248 |
| Net (income) loss attributable to redeemable noncontrolling interests in operating partnership | 1,919 | 925 | (846) | 1,282 | 5,770 | 865 |
| Preferred dividends | (10,329) | (10,877) | (4,064) | (1,893) | (2,555) | (2,532) |
| Deemed dividends on redeemable preferred stock | (26) | (301) | - | - | - | - |
| Gain (loss) on extinguishment of preferred stock | - | - | - | (4,411) | - | - |
| Net income (loss) attributable to common stockholders | (21,920) | (13,024) | 10,302 | (15,537) | (50,486) | (7,042) |
| Depreciation and amortization on real estate | 23,696 | 21,763 | 18,927 | 17,565 | 17,792 | 17,669 |
| Net income (loss) attributable to redeemable noncontrolling interests in operating partnership | (1,919) | (925) | 846 | (1,282) | (5,770) | (865) |
| Equity in (earnings) loss of unconsolidated entity | 85 | 75 | 74 | 66 | 40 | 51 |
| (Gain) loss on insurance settlement and disposition of assets | - | - | - | (197) | - | (9) |
| Company's portion of FFO of OpenKey | (95) | (85) | (74) | (65) | (40) | (49) |
| **FFO available to common stockholders and OP unitholders** | (153) | 7,804 | 30,075 | 550 | (38,464) | 9,755 |
| Deemed dividends on redeemable preferred stock | 26 | 301 | - | - | - | - |
| (Gain) loss on extinguishment of preferred stock | - | - | - | 4,411 | - | - |
| Transaction and conversion costs | 53 | 1,056 | 771 | 828 | 120 | 235 |
| Other (income) expense | - | - | - | - | 64 | 139 |
| Interest expense accretion on refundable membership club deposits | 150 | 164 | 178 | 190 | 202 | 213 |
| Write-off of loan costs and exit fees | 104 | 248 | 22 | 1,177 | 2,237 | - |
| Amortization of loan costs | 1,319 | 661 | 553 | 571 | 928 | 1,003 |
| Unrealized (gain) loss on investments | - | - | - | - | - | 4,626 |
| Unrealized (gain) loss on derivatives | 1,213 | 1,253 | (1,208) | 58 | 969 | (654) |
| Stock/unit-based compensation | 1,135 | 2,899 | 3,185 | 2,805 | 2,048 | 2,021 |
| Legal, advisory and settlement costs | 2,870 | 12 | 315 | (632) | 413 | 75 |
| Advisory services incentive fee | 648 | - | (731) | 1,266 | - | (1,105) |
| Company's portion of adjustments to FFO of OpenKey | 3 | - | (1) | 1 | 2 | 8 |
| **Adjusted FFO available to common stockholders and OP unitholders** | $ 7,368 | $ 14,398 | $ 33,159 | $ 11,225 | $ (31,481) | $ 16,316 |
| Adjusted FFO per diluted share available to common stockholders and OP unitholders | $ 0.10 | $ 0.20 | $ 0.43 | $ 0.22 | $ (0.85) | $ 0.44 |
| Weighted average diluted shares | 72,904 | 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

BRAEMAR HOTELS & RESORTS

*In thousands except per share amounts*

| | Three Months Ended March 31, | | | | | |
|---|---|---|---|---|---|---|
| | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 |
| **Net income (loss)** | $ 15,482 | $ 16,604 | $ (4,553) | $ (2,294) | $ (30,128) | $ 17,095 |
| (Income) loss attributable to noncontrolling interest in consolidated entities | 743 | (309) | 202 | 104 | 1,461 | (282) |
| Net (income) loss attributable to redeemable noncontrolling interests in operating partnership | (296) | (261) | 1,123 | 413 | 2,943 | (1,563) |
| Preferred dividends | (10,407) | (10,350) | (8,108) | (2,487) | (2,555) | (2,545) |
| Deemed dividends on redeemable preferred stock | (1,998) | (2,454) | (2,152) | - | - | - |
| Gain (loss) on extinguishment of preferred stock | - | - | - | - | - | - |
| Net income (loss) attributable to common stockholders | 3,524 | 3,230 | 13,488 | (4,264) | (28,279) | 12,705 |
| Depreciation and amortization on real estate | 24,180 | 21,785 | 19,830 | 18,229 | 17,284 | 17,324 |
| Net income (loss) attributable to redeemable noncontrolling interests in operating partnership | 296 | 261 | (1,123) | (413) | (2,943) | 1,563 |
| Equity in (earnings) loss of unconsolidated entity | 49 | 73 | 108 | 54 | 79 | 50 |
| (Gain) loss on insurance settlement and disposition of assets | - | - | - | - | - | (26,319) |
| Company's portion of FFO of OpenKey | (67) | (78) | 113 | (54) | (79) | (50) |
| **FFO available to common stockholders and OP unitholders** | 27,982 | 25,271 | 5,214 | 13,552 | (13,938) | 5,273 |
| Deemed dividends on redeemable preferred stock | 1,998 | 2,454 | 2,154 | - | - | - |
| Transaction and conversion costs | (5,627) | 1,195 | 2,791 | 489 | 242 | 893 |
| Interest expense accretion on refundable membership club deposits | 165 | 178 | 178 | 190 | 202 | 213 |
| Write-off of loan costs and exit fees | 721 | 12 | 40 | 3 | 348 | - |
| Amortization of loan costs | 12,008 | 739 | 572 | 437 | 681 | 1,076 |
| (Gain) loss in insurance settlements | - | (2,318) | (55) | - | - | - |
| Unrealized (gain) loss on investments | 739 | - | - | - | - | (13,262) |
| Unrealized (gain) loss on derivatives | - | 2,201 | (445) | 32 | (1,211) | 131 |
| Stock/unit-based compensation | 1,127 | 2,328 | 2,344 | 2,939 | 1,853 | 2,035 |
| Legal, advisory and settlement costs | 1,947 | 69 | 1,069 | 112 | 820 | 93 |
| Advisory services incentive fee | - | - | (1,294) | - | - | (77) |
| Company's portion of adjustments to FFO of OpenKey | - | - | 2 | - | 7 | 4 |
| **Adjusted FFO available to common stockholders and OP unitholders** | $ 30,260 | $ 32,129 | $ 12,568 | $ 17,754 | $ (9,676) | $ 9,956 |
| Adjusted FFO per diluted share available to common stockholders and OP unitholders | $ 0.42 | $ 0.44 | $ 0.16 | $ 0.25 | $ (0.24) | $ 0.27 |
| Weighted average diluted shares | 72,370 | 72,831 | 76,848 | 70,127 | 40,544 | 36,761 |

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

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

*In thousands except per share amounts*

| | Three Months Ended December 31, | | | | |
|---|---|---|---|---|---|
| | 2023 | 2022 | 2021 | 2020 | 2019 |
| **Net income (loss)** | $ (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 | - | - | - | - | - |
| Net income (loss) attributable to common stockholders | (31,118) | (13,488) | (4,264) | (28,279) | 12,705 |
| 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) |
| **FFO available to common stockholders and OP unitholders** | (8,750) | 5,214 | 13,552 | (13,938) | 5,273 |
| 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 |
| **Adjusted FFO available to common stockholders and OP unitholders** | $ 2,741 | $ 12,568 | $ 17,754 | $ (9,676) | $ 9,956 |
| Adjusted FFO per diluted share available to common stockholders and OP unitholders | $ 0.04 | $ 0.16 | $ 0.25 | $ (0.24) | $ 0.27 |
| Weighted average diluted shares | 71,386 | 76,848 | 70,127 | 40,544 | 36,761 |

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

# Reconciliation of Net Income (Loss) to Adjusted FFO Q3

*In thousands except per share amounts*

| | Three Months Ended September 30, | | | | |
|---|---|---|---|---|---|
| | 2023 | 2022 | 2021 | 2020 | 2019 |
| **Net income (loss)** | $ (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) |
| **FFO available to common stockholders and OP unitholders** | (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 |
| **Adjusted FFO available to common stockholders and OP unitholders** | $ (5,378) | $ 12,648 | $ 11,255 | $ (11,054) | $ 10,667 |
| Adjusted FFO per diluted share available to common stockholders and OP unitholders | $ (0.08) | $ 0.16 | $ 0.17 | $ (0.29) | $ 0.29 |
| Weighted average diluted shares | 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.