

EARNINGS
SUPPLEMENTAL
Q4 2025

FEBRUARY 2026

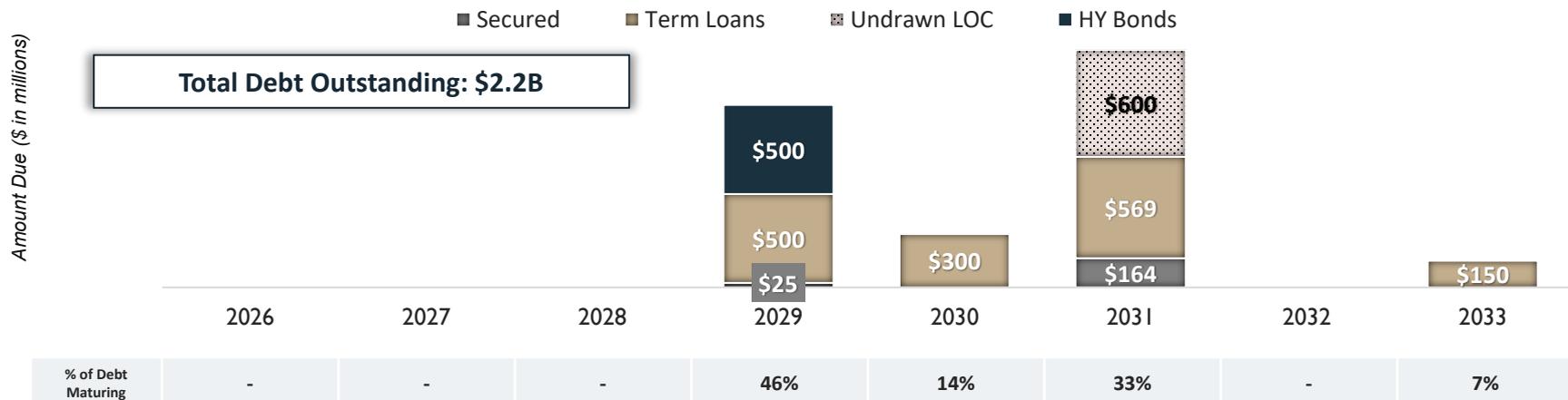


Key Statistics ^{(1) (2)}

Properties	92
Hotel Rooms	20,588
Share Price	\$7.45
Total Shares and Units Outstanding	151.9 M
Market Capitalization	\$1.1 B
Preferred Equity	\$0.3 B
Net Debt Outstanding	\$1.8 B
Total Enterprise Value (TEV)	\$3.3 B
Total Capitalization	\$3.7 B



Debt Maturity Schedule ⁽³⁾



(1) Properties and hotel rooms owned as of December 31, 2025; excludes Chateau LeMoyné-French Quarter New Orleans, which is an unconsolidated hotel. Unaudited, for comparison purposes only.

(2) Total shares, units, stock price and balance sheet statistics as of December 31, 2025.

(3) As of February 27, 2026, assumes all extension options are exercised. 2029 maturities includes \$25M of secured debt.

Comparable statistics for 92 hotels owned as of December 31, 2025

Comparable Hotel Statistics ⁽¹⁾ ⁽²⁾										
<i>(all amounts in '000s, except operating metrics)</i>	2024					2025				
	Q1	Q2	Q3	Q4	FY	Q1	Q2	Q3	Q4	FY
Rooms Available	1,872	1,873	1,893	1,893	7,532	1,853	1,874	1,894	1,894	7,515
Rooms Sold	1,298	1,437	1,425	1,312	5,472	1,278	1,417	1,385	1,301	5,381
Total Room Revenue	\$261,015	\$298,152	\$277,798	\$263,041	\$1,100,006	\$262,736	\$292,317	\$264,117	\$259,100	\$1,078,270
Total Revenue	\$318,565	\$363,559	\$339,160	\$324,630	\$1,345,913	\$322,520	\$358,840	\$326,270	\$325,145	\$1,332,775
Occupancy	69.3%	76.7%	75.3%	69.3%	72.6%	69.0%	75.6%	73.1%	68.7%	71.6%
Average Daily Rate (ADR)	\$201.16	\$207.48	\$194.88	\$200.54	\$201.04	\$205.51	\$206.35	\$190.67	\$199.20	\$200.39
Room Revenue per Available Room (RevPAR)	\$139.42	\$159.20	\$146.71	\$138.92	\$146.05	\$141.80	\$156.03	\$139.44	\$136.79	\$143.49
Comparable Hotel EBITDA	\$86,933	\$116,550	\$99,433	\$89,124	\$392,040	\$83,858	\$111,810	\$80,029	\$87,819	\$363,516
Comparable Hotel EBITDA Margin	27.3%	32.1%	29.3%	27.5%	29.1%	26.0%	31.2%	24.5%	27.0%	27.3%

(1) For properties owned as of December 31, 2025; excludes Chateau LeMoyne-French Quarter New Orleans, which is an unconsolidated hotel. Unaudited, for comparison purposes only.

(2) Excludes three hotels sold in 2025 as well as two hotels sold in 2024. Includes one hotel acquired in 2024.

Markets	Occupancy			ADR (\$)			RevPAR (\$)			Comparable Hotel EBITDA (\$M)	
	# of Hotels	2025	2024	Y/Y Growth %	2025	2024	Y/Y Growth %	2025	2024	Y/Y Growth %	Q4 2025 TTM ⁽³⁾
LA / Anaheim	7	72.8%	77.5%	(6.1%)	182.81	186.99	(2.2%)	133.09	144.92	(8.2%)	30.8
Charleston	2	83.8%	83.5%	0.3%	335.01	324.91	3.1%	280.62	271.30	3.4%	24.7
Louisville	2	53.9%	59.8%	(9.9%)	217.10	191.85	13.2%	116.97	114.79	1.9%	23.7
Washington, DC	5	70.2%	74.5%	(5.7%)	209.69	220.50	(4.9%)	147.29	164.25	(10.3%)	21.2
NYC	3	88.7%	88.2%	0.6%	424.84	409.81	3.7%	376.84	361.25	4.3%	20.1
Fort Lauderdale / West Palm Beach	4	74.0%	73.4%	0.7%	192.59	185.82	3.6%	142.45	136.46	4.4%	18.9
Boston	3	70.2%	74.0%	(5.3%)	219.70	228.77	(4.0%)	154.13	169.40	(9.0%)	17.7
Silicon Valley	6	66.1%	63.2%	4.6%	194.27	198.32	(2.0%)	128.43	125.33	2.5%	17.3
Chicago	8	65.6%	69.0%	(4.9%)	151.53	152.82	(0.8%)	99.39	105.43	(5.7%)	16.7
Pittsburgh	3	60.4%	65.3%	(7.6%)	209.22	208.95	0.1%	126.34	136.53	(7.5%)	14.7
San Diego	2	70.1%	77.4%	(9.3%)	176.21	187.75	(6.1%)	123.60	145.24	(14.9%)	13.7
Houston	6	59.5%	63.1%	(5.8%)	162.57	156.39	4.0%	96.71	98.75	(2.1%)	13.6
Austin	3	72.9%	66.0%	10.5%	218.94	250.79	(12.7%)	159.62	165.52	(3.6%)	13.0
Key West	2	86.8%	85.4%	1.6%	232.15	254.05	(8.6%)	201.57	217.02	(7.1%)	12.2
Denver	4	56.5%	55.7%	1.4%	188.64	186.44	1.2%	106.62	103.91	2.6%	11.4
Atlanta	4	63.6%	60.4%	5.3%	156.55	162.94	(3.9%)	99.64	98.47	1.2%	11.2
Tampa	1	69.2%	80.0%	(13.5%)	217.91	243.79	(10.6%)	150.73	195.00	(22.7%)	11.0
Miami	2	86.7%	85.7%	1.2%	184.01	191.27	(3.8%)	159.60	163.94	(2.6%)	10.7
Oakland / Burlingame	4	71.1%	65.4%	8.7%	187.53	172.38	8.8%	133.27	112.73	18.2%	10.4
New Orleans	3	69.1%	71.6%	(3.4%)	149.64	180.81	(17.2%)	103.43	129.43	(20.1%)	9.1
Indianapolis	2	56.6%	59.0%	(4.1%)	169.98	188.83	(10.0%)	96.12	111.33	(13.7%)	4.6
San Francisco CBD	2	64.3%	55.7%	15.6%	268.67	204.89	31.1%	172.82	114.03	51.6%	4.6
Waikiki	1	63.0%	66.9%	(5.9%)	175.91	173.84	1.2%	110.77	116.34	(4.8%)	0.9
Other Markets	13	68.1%	65.2%	4.4%	158.58	163.47	(3.0%)	107.95	106.56	1.3%	31.3
Total	92	68.7%	69.3%	(0.9%)	199.20	200.54	(0.7%)	136.79	138.92	(1.5%)	363.5

(1) Includes 92 hotels owned as of December 31, 2025; excludes Chateau LeMoyné-French Quarter New Orleans, which is an unconsolidated hotel. Unaudited, for comparison purposes only.

(2) Other Markets include Birmingham, Charlotte, Fort Myers, Madison, Minneapolis, Nashville, Orlando, Philadelphia, Phoenix, Portland, and Seattle.

(3) For the trailing twelve-month period ending December 31, 2025.

Markets	Occupancy			ADR (\$)			RevPAR (\$)			
	# of Hotels	2025	2024	Y/Y Growth %	2025	2024	Y/Y Growth %	2025	2024	Y/Y Growth %
LA / Anaheim	7	78.1%	78.2%	(0.1%)	197.54	200.91	(1.7%)	154.37	157.18	(1.8%)
Charleston	2	85.3%	84.6%	0.8%	328.32	323.89	1.4%	279.90	274.03	2.1%
Louisville	2	63.0%	66.1%	(4.7%)	226.34	218.89	3.4%	142.54	144.65	(1.5%)
Washington, DC	5	73.3%	76.3%	(3.9%)	227.15	234.68	(3.2%)	166.41	178.96	(7.0%)
NYC	3	84.3%	84.6%	(0.4%)	350.00	335.20	4.4%	295.09	283.66	4.0%
Fort Lauderdale / West Palm Beach	4	76.7%	73.1%	5.0%	195.48	191.69	2.0%	149.90	140.04	7.0%
Boston	3	74.5%	78.7%	(5.3%)	223.73	229.20	(2.4%)	166.65	180.37	(7.6%)
Silicon Valley	6	68.0%	64.8%	4.8%	197.16	196.59	0.3%	134.03	127.48	5.1%
Chicago	8	70.7%	71.8%	(1.5%)	157.98	158.90	(0.6%)	111.67	114.05	(2.1%)
Pittsburgh	3	67.5%	64.6%	4.5%	200.16	195.15	2.6%	135.20	126.11	7.2%
San Diego	2	77.6%	84.7%	(8.4%)	189.60	198.78	(4.6%)	147.14	168.39	(12.6%)
Houston	6	65.8%	65.6%	0.2%	161.72	162.47	(0.5%)	106.37	106.61	(0.2%)
Austin	3	69.3%	72.3%	(4.2%)	206.63	223.57	(7.6%)	143.16	161.64	(11.4%)
Key West	2	84.5%	88.3%	(4.3%)	261.43	281.70	(7.2%)	221.03	248.76	(11.1%)
Denver	4	61.2%	63.9%	(4.2%)	195.23	193.95	0.7%	119.43	123.87	(3.6%)
Atlanta	4	67.7%	64.6%	4.8%	165.90	166.28	(0.2%)	112.28	107.35	4.6%
Tampa	1	70.0%	78.4%	(10.7%)	249.53	249.90	(0.2%)	174.65	195.86	(10.8%)
Miami	2	87.0%	86.5%	0.5%	188.96	187.93	0.6%	164.35	162.65	1.1%
Oakland / Burlingame	4	73.1%	73.3%	(0.3%)	183.82	174.97	5.1%	134.34	128.29	4.7%
New Orleans	3	67.4%	70.2%	(3.9%)	155.63	160.52	(3.0%)	104.97	112.70	(6.9%)
Indianapolis	2	64.3%	67.3%	(4.4%)	172.08	183.45	(6.2%)	110.73	123.52	(10.4%)
San Francisco CBD	2	69.2%	64.1%	8.1%	267.87	242.24	10.6%	185.49	155.23	19.5%
Waikiki	1	61.2%	81.4%	(24.8%)	176.78	189.64	(6.8%)	108.20	154.34	(29.9%)
Other Markets	13	68.9%	69.4%	(0.7%)	162.12	165.24	(1.9%)	111.74	114.66	(2.6%)
Total	92	71.6%	72.6%	(1.4%)	200.39	201.04	(0.3%)	143.49	146.05	(1.7%)

(1) Includes 92 hotels owned as of December 31, 2025; excludes Chateau LeMoyné-French Quarter New Orleans, which is an unconsolidated hotel. Unaudited, for comparison purposes only.

(2) Other Markets include Birmingham, Charlotte, Fort Myers, Madison, Minneapolis, Nashville, Orlando, Philadelphia, Phoenix, Portland, and Seattle.

RLJ Lodging Trust
Reconciliation of Non-GAAP Measures
(Amounts in millions)
(unaudited)

	<u>Q4 2025 TTM ⁽¹⁾</u>
Net income	\$ 28.6
Depreciation and amortization	186.4
Interest expense, net of interest income	98.7
Income tax expense	1.1
Adjustments related to unconsolidated joint venture ⁽²⁾	1.5
EBITDA	316.3
Loss on sale of hotel properties, net	1.5
EBITDAre	317.8
Transaction costs	0.4
Pre-opening costs ⁽³⁾	0.9
Loss on extinguishment of indebtedness, net	0.0
Amortization of share-based compensation	15.3
Other expenses ⁽⁴⁾	0.1
Adjusted EBITDA	334.6
General and administrative	32.3
Other corporate adjustments	2.2
Consolidated Hotel EBITDA	369.1
Comparable adjustments - income from sold hotels	(5.6)
Comparable Hotel EBITDA	\$ 363.5

Notes: Comparable statistics reflect the Company's 92 hotel portfolio owned as of December 31, 2025.

⁽¹⁾ For the trailing twelve-month period ending December 31, 2025.

⁽²⁾ Includes our ownership interest in the interest, depreciation, and amortization expense of the unconsolidated joint venture.

⁽³⁾ Represents expenses related to the brand conversions of certain hotel properties prior to opening.

⁽⁴⁾ Represents expenses and income outside of the normal course of operations.

This information contains certain statements, other than purely historical information, including estimates, projections, statements relating to the Company's business plans, objectives and expected operating results, and the assumptions upon which those statements are based, that are "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995, Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. These forward-looking statements generally are identified by the use of the words "believe," "project," "expect," "anticipate," "estimate," "plan," "may," "will," "will continue," "intend," "should," "may," or similar expressions. Although the Company believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, beliefs and expectations, such forward-looking statements are not predictions of future events or guarantees of future performance and our actual results could differ materially from those set forth in the forward-looking statements. Except as required by law, the Company undertakes no obligation to update or revise publicly any forward-looking statements, whether as a result of new information, future events or otherwise. The Company cautions investors not to place undue reliance on these forward-looking statements and urges investors to carefully review the disclosures the Company makes concerning risks and uncertainties in the sections entitled "Risk Factors," "Forward-Looking Statements," and "Management's Discussion and Analysis of Financial Condition and Results of Operations" in the Company's Annual Report on Form 10-K for the year ended December 31, 2025, which will be filed on February 27, 2026, as well as risks, uncertainties and other factors discussed in other documents filed by the Company with the Securities and Exchange Commission.