

# RLJ Lodging Trust

Q1 2021 | Pro Forma Supplemental May 5, 2021





Key Statistics (1)(2)	
Properties	101
Hotel Rooms	22,392
Share Price	\$15.48
Total Shares and Units Outstanding	165.7M
Market Capitalization	\$2.6B
Preferred Equity	\$0.3B
Net Debt Outstanding	\$1.7B
Total Enterprise Value (TEV)	\$4.7B
Total Capitalization	\$5.3B





<sup>(1)</sup> Properties and Hotel Rooms as of March 31, 2021, excludes the Chateau LeMoyne-French Quarter New Orleans, which is an unconsolidated hotel. Unaudited, for comparison purposes only.

<sup>(2)</sup> Total shares and OP units, closing stock price, and balance sheet statistics as of March 31, 2021.

<sup>(3)</sup> As of March 31, 2021, assumes all extension options are exercised. Based on Revolver balance outstanding of \$200M.

### HISTORICAL PRO FORMA STATISTICS



#### Pro Forma statistics for 101 owned hotels

 Pro Forma hotel statistics are reported on a comparable basis for hotels owned as of March 31, 2021 and exclude all sold hotels

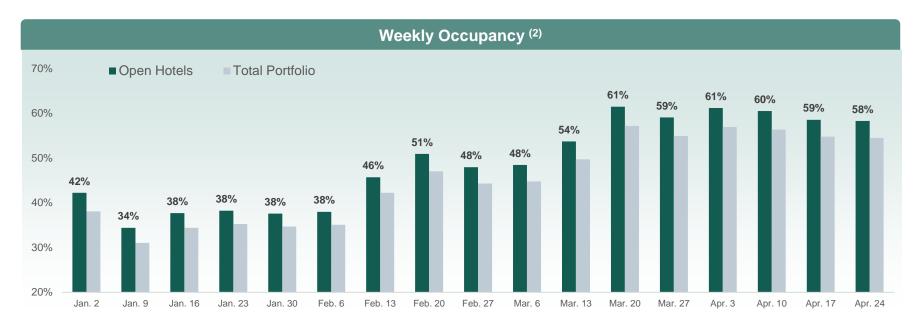
Pro Forma Hotel Statistics (1)													
				2021									
(all amounts in '000s, except operating metrics)	Q1	Q2	Q3	Q4	FY	Q1	Q2	Q3	Q4	FY	Q1		
Rooms Available	2,015	2,037	2,060	2,060	8,171	2,037	2,038	2,060	2,060	8,194	2,015		
Rooms Sold	1,534	1,700	1,676	1,564	6,474	1,233	236	604	704	2,777	866		
Total Room Revenue	285,658	321,183	299,216	281,545	  \$1,187,602	218,073	27,495	72,134	78,185	\$395,887	102,766		
Total Revenue	339,385	380,334	354,671	341,347	\$1,415,737	264,589	32,227	83,496	90,781	\$471,092	119,525		
Occupancy	76.2%	83.4%	81.4%	75.9%	79.2%	60.5%	11.6%	29.3%	34.2%	33.9%	43.0%		
Average Daily Rate (ADR)	\$186.19	\$188.93	\$178.53	\$180.01	\$183.43	\$176.81	\$116.48	\$119.49	\$111.03	\$142.54	\$118.63		
Revenue per Available Room (RevPAR)	\$141.79	\$157.66	\$145.27	\$136.69	\$145.34	\$107.04	\$13.49	\$35.02	\$37.96	\$48.31	\$50.99		
Pro forma Hotel EBITDA	102,224	133,513	112,183	102,582	\$450,502	51,019	(42,669)	(12,165)	(7,236)	(\$11,050)	11,462		
Pro forma Hotel EBITDA Margin	30.1%	35.1%	31.6%	30.1%	31.8%	19.3%	(132.4%)	(14.6%)	(8.0%)	(2.3%)	9.6%		

<sup>(1)</sup> Results exclude the Chateau LeMoyne-French Quarter New Orleans, which is an unconsolidated hotel. Unaudited, for comparison purposes only.

### OPEN HOTEL STATISTICS AND WEEKLY OCCUPANCY



Q1 Hotel Statistics (1)											
Operating Metrics	Open Hotels	All Hotels									
Occupancy	46.4%	43.0%									
Average Daily Rate (ADR)	\$118.61	\$118.63									
Revenue per Available Room (RevPAR)	\$55.08	\$50.99									
Gross Operating Profit	\$35.6M	\$31.8M									
Hotel EBITDA	\$18.5M	\$11.5M									



<sup>(1)</sup> Open Hotels updated monthly and include hotels that are open for at least 10 days of the month.

<sup>(2)</sup> Dates represent week ending; for 101 comparable hotels; results exclude the Chateau LeMoyne-French Quarter New Orleans, which is a fully unconsolidated hotel. Unaudited, for comparison purposes only.

# Q1 2021 | PRO FORMA TOTAL PORTFOLIO OPERATING STATISTICS (1)



1 op Markets				Occupan	.c.y				ADK					REVFAR		
	# of Hotels	2021	2020	Var to '20	2019	Var to '19	2021	2020	Var to '20	2019	Var to '19	2021	2020	Var to '20	2019	Var to '19
Northern California	12	32.1%	55.9%	(42.5%)	81.1%	(60.4%)	110.63	238.60	(53.6%)	252.51	(56.2%)	35.54	133.43	(73.4%)	204.85	(82.6%)
Southern California	9	42.9%	66.7%	(35.7%)	79.7%	(46.2%)	131.79	168.05	(21.6%)	173.17	(23.9%)	56.55	112.10	(49.6%)	138.06	(59.0%)
South Florida	8	70.5%	75.1%	(6.1%)	90.2%	(21.8%)	170.94	237.23	(27.9%)	229.97	(25.7%)	120.53	178.14	(32.3%)	207.33	(41.9%)
New York City	5	20.0%	64.8%	(69.1%)	81.7%	(75.5%)	104.12	160.19	(35.0%)	178.67	(41.7%)	20.87	103.86	(79.9%)	146.04	(85.7%)
Washington, DC	5	42.7%	58.8%	(27.5%)	72.8%	(41.4%)	121.41	185.76	(34.6%)	196.40	(38.2%)	51.80	109.32	(52.6%)	143.01	(63.8%)
Chicago	13	43.3%	47.4%	(8.6%)	59.1%	(26.7%)	89.70	113.12	(20.7%)	118.71	(24.4%)	38.85	53.59	(27.5%)	70.19	(44.6%)
Houston	7	49.1%	61.4%	(20.1%)	75.8%	(35.2%)	98.30	147.94	(33.6%)	154.26	(36.3%)	48.26	90.86	(46.9%)	116.87	(58.7%)
Austin	3	60.5%	61.2%	(1.1%)	83.9%	(27.9%)	104.01	211.78	(50.9%)	236.21	(56.0%)	62.92	129.52	(51.4%)	198.19	(68.3%)
Louisville	2	24.8%	51.5%	(51.7%)	67.7%	(63.3%)	104.78	165.69	(36.8%)	161.76	(35.2%)	26.03	85.28	(69.5%)	109.49	(76.2%)
Denver	5	27.3%	54.6%	(50.0%)	63.2%	(56.9%)	85.65	130.01	(34.1%)	138.01	(37.9%)	23.36	70.95	(67.1%)	87.27	(73.2%)
Other	32	46.9%	60.6%	(22.6%)	74.9%	(37.5%)	112.70	163.04	(30.9%)	172.26	(34.6%)	52.81	98.75	(46.5%)	129.05	(59.1%)
	101	43.0%	60.5%				118.63	176.81	(32.9%)			50.99	107.04	(52.4%)		
Total		43.0%	00.5%	(29.0%)	76.2%	(43.6%)	118.03	1/0.81	(32.9%)	186.19	(36.3%)	50.99	107.04	(52.4%)	141.79	(64.0%)
Service Level				Occupan					ADR					RevPAR		
	# of Hotels	2021	2020	Var to '20	2019	Var to '19	2021	2020	Var to '20	2019	Var to '19	2021	2020	Var to '20	2019	Var to '19
Focused-Service	56	46.8%	58.6%	(20.2%)	73.6%	(36.5%)	103.75	163.99	(36.7%)	173.65	(40.3%)	48.53	96.15	(49.5%)	127.86	(62.0%)
Compact Full-Service	44	41.4%	62.4%	(33.6%)	78.6%	(47.3%)	131.08	186.00	(29.5%)	195.67	(33.0%)	54.27	116.03	(53.2%)	153.73	(64.7%)
Full-Service	1	17.6%	52.3%	(66.2%)	65.7%	(73.1%)	125.79	173.35	(27.4%)	170.12	(26.1%)	22.20	90.59	(75.5%)	111.73	(80.1%)
Total	101	43.0%	60.5%	(29.0%)	76.2%	(43.6%)	118.63	176.81	(32.9%)	186.19	(36.3%)	50.99	107.04	(52.4%)	141.79	(64.0%)
Chain Scale				Occupan	ON				ADR					RevPAR		
Chain Scale	# of Hotels	2021	2020	Var to '20	2019	Var to '19	2021	2020	Var to '20	2019	Var to '19	2021	2020	Var to '20	2019	Var to '19
Upper Upscale	34	41.5%	60.9%	(31.8%)	76.9%	(46.0%)	130.65	193.44	(32.5%)	201.43	(35.1%)	54.28	117.86	(53.9%)	154.98	(65.0%)
Upscale	57	44.7%	61.1%	(26.8%)	76.3%	(41.4%)	110.58	164.27	(32.7%)	174.52	(36.6%)	49.49	100.41	(50.7%)	133.21	(62.9%)
Upper Midscale	8	46.5%	53.2%	(12.7%)	70.7%	(34.3%)	116.84	153.98	(24.1%)	157.50	(25.8%)	54.28	81.95	(33.8%)	111.38	(51.3%)
Other	2	18.0%	54.5%	(67.0%)	68.5%	(73.8%)	86.40	218.21	(60.4%)	246.72	(65.0%)	15.51	118.88	(87.0%)	169.06	(90.8%)
Total	101	43.0%	60.5%	(29.0%)	76.2%	(43.6%)	118.63	176.81	(32.9%)	186.19	(36.3%)	50.99	107.04	(52.4%)	141.79	(64.0%)
-														D D/D		
Flags	# of Hotels	2021	2020	Occupan Var to '20	2019	Var to '19	2021	2020	ADR Var to '20	2019	Var to '19	2021	2020	RevPAR Var to '20	2019	Var to '19
Embassy Suites	21	46.7%	63.0%	(25.9%)	79.7%	(41.4%)	130.86	188.44	(30.6%)	197.81	(33.8%)	61.06	118.67	(48.5%)	157.58	(61.3%)
Courtyard	13	46.8%	63.3%	(26.1%)	77.4%	(39.6%)	103.83	165.30	(37.2%)	171.74	(39.5%)	48.55	104.62	(53.6%)	132.94	(63.5%)
Residence Inn	13	58.8%	58.2%	1.1%	72.5%	(18.9%)	100.00	164.69	(39.3%)	171.74	(42.0%)	58.81	95.82	(38.6%)	125.08	(53.0%)
Wyndham	8	45.8%	61.8%	(25.8%)	76.2%	(39.9%)	120.06	150.17	(20.1%)	159.65	(24.8%)	54.99	93.82	(40.7%)	123.08	(54.8%)
Wynanam Hyatt House	8 7	45.8% 46.7%		, ,	80.3%		120.06	195.03		210.85	(45.3%)		118.95	(40.7%)	169.31	
•	5		61.0%	(23.4%)		(41.8%)			(40.8%)			53.91		. ,		(68.2%)
Marriott		19.6%	54.3%	(64.0%)	67.9%	(71.1%)	102.19	210.26	(51.4%)	217.82	(53.1%)	20.01	114.26	(82.5%)	147.84	(86.5%)
Fairfield Inn & Suites	5	42.9%	56.1%	(23.5%)	75.2%	(42.9%)	132.09	167.25	(21.0%)	170.20	(22.4%)	56.73	93.91	(39.6%)	128.07	(55.7%)
Hilton Garden Inn	5	39.7%	53.7%	(26.1%)	70.2%	(43.4%)	96.49	155.29	(37.9%)	171.40	(43.7%)	38.35	83.46	(54.1%)	120.37	(68.1%)
DoubleTree	4	32.6%	71.8%	(54.6%)	88.6%	(63.2%)	166.43	181.96	(8.5%)	193.89	(14.2%)	54.27	130.58	(58.4%)	171.71	(68.4%)
SpringHill Suites	3	20.9%	50.8%	(58.8%)	61.0%	(65.8%)	87.31	137.96	(36.7%)	139.63	(37.5%)	18.25	70.05	(74.0%)	85.22	(78.6%)
Hyatt Place	3	32.1%	56.0%	(42.7%)	70.6%	(54.5%)	110.36	158.62	(30.4%)	176.52	(37.5%)	35.43	88.80	(60.1%)	124.66	(71.6%)
Renaissance	3	38.1%	55.3%	(31.1%)	72.4%	(47.4%)	113.91	176.31	(35.4%)	171.80	(33.7%)	43.39	97.43	(55.5%)	124.45	(65.1%)
Hampton Inn	2	51.6%	49.7%	3.8%	68.4%	(24.6%)	93.39	129.52	(27.9%)	133.54	(30.1%)	48.20	64.38	(25.1%)	91.40	(47.3%)
Homewood Suites	2	56.8%	60.6%	(6.2%)	73.2%	(22.4%)	97.23	157.14	(38.1%)	162.76	(40.3%)	55.24	95.22	(42.0%)	119.11	(53.6%)
Hyatt	2	52.3%	61.2%	(14.6%)	81.5%	(35.8%)	136.43	198.91	(31.4%)	230.02	(40.7%)	71.38	121.82	(41.4%)	187.43	(61.9%)
Hilton	1	68.5%	67.0%	2.2%	85.3%	(19.7%)	193.46	258.80	(25.2%)	238.59	(18.9%)	132.47	173.35	(23.6%)	203.52	(34.9%)
Other	4	29.6%	55.3%	(46.5%)	66.9%	(55.7%)	90.51	193.86	(53.3%)	219.90	(58.8%)	26.80	107.24	(75.0%)	147.12	(81.8%)
Total	101	43.0%	60.5%	(29.0%)	76.2%	(43.6%)	118.63	176.81	(32.9%)	186.19	(36.3%)	50.99	107.04	(52.4%)	141.79	(64.0%)
-	_					` /			` ′			-				

(1) Includes 101 hotels owned as of March 31, 2021 and excludes the Chateau LeMoyne-French Quarter New Orleans, which is a fully unconsolidated hotel. Unaudited, for comparison purposes only.

MAY 2021

# Q1 2021 | PRO FORMA OPEN HOTEL OPERATING STATISTICS (1)



Top Markets				Occupan	cy				ADR			RevPAR						
	# of Hotels	2021	2020	Var to '20	2019	Var to '19	2021	2020	Var to '20	2019	Var to '19	2021	2020	Var to '20	2019	Var to '19		
Northern California	11	37.6%	55.2%	(31.9%)	80.9%	(53.6%)	110.61	213.90	(48.3%)	232.90	(52.5%)	41.56	118.03	(64.8%)	188.46	(77.9%)		
Southern California	9	42.9%	66.7%	(35.7%)	79.7%	(46.2%)	131.79	168.05	(21.6%)	173.17	(23.9%)	56.55	112.10	(49.6%)	138.06	(59.0%)		
South Florida	8	70.5%	75.1%	(6.1%)	90.2%	(21.8%)	170.94	237.23	(27.9%)	229.97	(25.7%)	120.53	178.14	(32.3%)	207.33	(41.9%)		
New York City	3	53.3%	63.9%	(16.6%)	77.9%	(31.6%)	100.30	135.98	(26.2%)	147.61	(32.1%)	53.46	86.94	(38.5%)	115.06	(53.5%)		
Washington, DC	5	42.7%	58.8%	(27.5%)	72.8%	(41.4%)	121.41	185.76	(34.6%)	196.40	(38.2%)	51.80	109.32	(52.6%)	143.01	(63.8%)		
Chicago	12	45.7%	47.8%	(4.5%)	59.4%	(23.1%)	90.31	113.53	(20.4%)	119.14	(24.2%)	41.23	54.27	(24.0%)	70.77	(41.7%)		
Houston	7	49.1%	61.4%	(20.1%)	75.8%	(35.2%)	98.30	147.94	(33.6%)	154.26	(36.3%)	48.26	90.86	(46.9%)	116.87	(58.7%)		
Austin	3	60.5%	61.2%	(1.1%)	83.9%	(27.9%)	104.01	211.78	(50.9%)	236.21	(56.0%)	62.92	129.52	(51.4%)	198.19	(68.3%)		
Louisville	2	24.8%	51.5%	(51.7%)	67.7%	(63.3%)	104.78	165.69	(36.8%)	161.76	(35.2%)	26.03	85.28	(69.5%)	109.49	(76.2%)		
Denver	5	30.0%	54.8%	(45.3%)	65.3%	(54.0%)	85.85	133.59	(35.7%)	140.88	(39.1%)	25.75	73.21	(64.8%)	91.95	(72.0%)		
Other	32	46.9%	60.6%	(22.6%)	74.9%	(37.5%)	112.70	163.04	(30.9%)	172.26	(34.6%)	52.81	98.75	(46.5%)	129.05	(59.1%)		
Total	97	46.4%	60.4%	(23.2%)	75.9%	(38.8%)	118.61	173.84	(31.8%)	182.43	(35.0%)	55.08	105.07	(47.6%)	138.47	(60.2%)		
Service Level				Occupan	cv				ADR					RevPAR				
	# of Hotels	2021	2020	Var to '20	2019	Var to '19	2021	2020	Var to '20	2019	Var to '19	2021	2020	Var to '20	2019	Var to '19		
Focused-Service	55	47.8%	58.9%	(18.9%)	74.2%	(35.6%)	103.92	165.19	(37.1%)	174.74	(40.5%)	49.64	97.35	(49.0%)	129.66	(61.7%)		
Compact Full-Service	41	47.0%	62.2%	(24.4%)	77.9%	(39.7%)	130.88	180.69	(27.6%)	189.12	(30.8%)	61.47	112.31	(45.3%)	147.31	(58.3%)		
Full-Service	1	17.6%	52.3%	(66.2%)	65.7%	(73.1%)	125.79	173.35	(27.4%)	170.12	(26.1%)	22.20	90.59	(75.5%)	111.73	(80.1%)		
Total	97	46.4%	60.4%	(23.2%)	75.9%	(38.8%)	118.61	173.84	(31.8%)	182.43	(35.0%)	55.08	105.07	(47.6%)	138.47	(60.2%)		
Chain Scale				Occupan	cv				ADR					RevPAR				
	# of Hotels	2021	2020	Var to '20	2019	Var to '19	2021	2020	Var to '20	2019	Var to '19	2021	2020	Var to '20	2019	Var to '19		
Upper Upscale	33	43.4%	61.0%	(28.7%)	76.7%	(43,3%)	130.64	185.36	(29.5%)	193.33	(32.4%)	56.76	112.99	(49.8%)	148.27	(61.7%)		
Upscale	56	48.3%	60.6%	(20.3%)	75.8%	(36.3%)	110.61	166.67	(33.6%)	176.05	(37.2%)	53.43	101.00	(47.1%)	133.48	(60.0%)		
Upper Midscale	7	51.1%	54.7%	(6.7%)	72.6%	(29.7%)	118.35	158.28	(25.2%)	161.68	(26.8%)	60.43	86.60	(30.2%)	117.38	(48.5%)		
Other	1	58.9%	53.3%	10.5%	51.7%	13.9%	66.02	77.40	(14.7%)	81.79	(19.3%)	38.87	41.23	(5.7%)	42.29	(8.1%)		
Total	97	46.4%	60.4%	(23.2%)	75.9%	(38.8%)	118.61	173.84	(31.8%)	182.43	(35.0%)	55.08	105.07	(47.6%)	138.47	(60.2%)		
Flags				Occupan	cv				ADR					RevPAR				
- 11150	# of Hotels	2021	2020	Var to '20	2019	Var to '19	2021	2020	Var to '20	2019	Var to '19	2021	2020	Var to '20	2019	Var to '19		
Embassy Suites	21	46.7%	63.0%	(25.9%)	79.7%	(41.4%)	130.86	188.44	(30.6%)	197.81	(33.8%)	61.06	118.67	(48.5%)	157.58	(61.3%)		
Courtyard	13	46.8%	63.3%	(26.1%)	77.4%	(39.6%)	103.83	165.30	(37.2%)	171.74	(39.5%)	48.55	104.62	(53.6%)	132.94	(63.5%)		
Residence Inn	13	58.8%	58.2%	1.1%	72.5%	(18.9%)	100.00	164.69	(39.3%)	172.46	(42.0%)	58.81	95.82	(38.6%)	125.08	(53.0%)		
Wyndham	8	45.8%	61.8%	(25.8%)	76.2%	(39.9%)	120.06	150.17	(20.1%)	159.65	(24.8%)	54.99	92.74	(40.7%)	121.66	(54.8%)		
Hyatt House	7	46.7%	61.0%	(23.4%)	80.3%	(41.8%)	115.38	195.03	(40.8%)	210.85	(45.3%)	53.91	118.95	(54.7%)	169.31	(68.2%)		
Marriott	4	25.5%	52.6%	(51.6%)	63.5%	(59.9%)	102.16	154.77	(34.0%)	160.17	(36.2%)	26.00	81.34	(68.0%)	101.75	(74.4%)		
Fairfield Inn & Suites	4	50.4%	59.4%	(15.2%)	79.6%	(36.7%)	135.35	176.26	(23.2%)	178.87	(24.3%)	68.23	104.76	(34.9%)	142.34	(52.1%)		
Hilton Garden Inn	5	39.7%	53.7%	(26.1%)	70.2%	(43.4%)	96.49	155.29	(37.9%)	171.40	(43.7%)	38.35	83.46	(54.1%)	120.37	(68.1%)		
DoubleTree	3	72.0%	74.1%	(2.8%)	89.4%	(19.5%)	166.42	227.74	(26.9%)	232.89	(28.5%)	119.77	168.65	(29.0%)	208.11	(42.4%)		
SpringHill Suites	3	26.6%	50.2%	(47.1%)	66.1%	(59.8%)	88.03	151.84	(42.0%)	148.05	(40.5%)	23.39	76.21	(69.3%)	97.90	(76.1%)		
Hyatt Place	3	32.1%	56.0%	(42.7%)	70.6%	(54.5%)	110.36	158.62	(30.4%)	176.52	(37.5%)	35.43	88.80	(60.1%)	124.66	(71.6%)		
Renaissance	3	38.1%	55.3%	(31.1%)	72.4%	(47.4%)	113.91	176.31	(35.4%)	171.80	(33.7%)	43.39	97.43	(55.5%)	124.45	(65.1%)		
Hampton Inn	2	51.6%	49.7%	3.8%	68.4%	(24.6%)	93.39	129.52	(27.9%)	133.54	(30.1%)	48.20	64.38	(25.1%)	91.40	(47.3%)		
Homewood Suites	2	56.8%	60.6%	(6.2%)	73.2%	(22.4%)	97.23	157.14	(38.1%)	162.76	(40.3%)	55.24	95.22	(42.0%)	119.11	(53.6%)		
Hyatt	2	52.3%	61.2%	(14.6%)	81.5%	(35.8%)	136.43	198.91	(31.4%)	230.02	(40.7%)	71.38	121.82	(41.4%)	187.43	(61.9%)		
Hilton	1	68.5%	67.0%	2.2%	85.3%	(19.7%)	193.46	258.80	(25.2%)	238.59	(18.9%)	132.47	173.35	(23.6%)	203.52	(34.9%)		
Other	3	54.3%	55.7%	(2.6%)	59.7%	(9.1%)	83.22	126.00	(34.0%)	140.46	(40.8%)	45.15	70.17	(35.7%)	83.86	(46.2%)		
Total	97	46.4%	60.4%	(23.2%)	75.9%	(38.8%)	118.61	173.84	(31.8%)	182.43	(35.0%)	55.08	105.07	(47.6%)	138.47	(60.2%)		

<sup>(1)</sup> Open Hotels updated monthly and include hotels that are open for at least 10 days of the month. Results exclude the Chateau LeMoyne-French Quarter New Orleans, which is a fully unconsolidated hotel. Unaudited, for comparison purposes only.

MAY 2021

### FORWARD-LOOKING STATEMENTS



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, measures being taken in response to the COVID-19 pandemic, and the impact of the COVID-19 pandemic on our business, 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, continue," "intend," "should," 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 quarantees of future performance and the Company's actual results could differ materially from those set forth in the forwardlooking statements. Some factors that might cause such a difference include the following: the current global economic uncertainty and a worsening of global economic conditions or low levels of economic growth; the duration and scope of the COVID-19 pandemic and its impact on the demand for travel and on levels of consumer confidence; actions governments, businesses and individuals take in response to the pandemic, including limiting or banning travel; the impact of the pandemic on global and regional economies, travel, and economic activity; the speed and effectiveness of vaccine and treatment developments and their deployment, including public adoption rates of COVID-19 vaccines; the pace of recovery when the COVID-19 pandemic subsides; the effects of steps we and our third party management partners take to reduce operating costs; increased direct competition, changes in government regulations or accounting rules; changes in local, national and global real estate conditions; declines in the lodging industry, including as a result of the COVID-19 pandemic; seasonality of the lodging industry; risks related to natural disasters, such as earthquakes and hurricanes; hostilities, including future terrorist attacks or fear of hostilities that affect travel and epidemics and/or pandemics, including COVID-19; the Company's ability to obtain lines of credit or permanent financing on satisfactory terms; changes in interest rates; access to capital through offerings of the Company's common and preferred shares of beneficial interest, or debt; the Company's ability to identify suitable acquisitions; the Company's ability to close on identified acquisitions and integrate those businesses; and inaccuracies of the Company's accounting estimates. Moreover, investors are cautioned to interpret many of the risks identified under the section entitled "Risk Factors" in the Company's Form 10-K for the year ended December 31, 2020 as being heightened as a result of the ongoing and numerous adverse impacts of the COVID-19 pandemic. Given these uncertainties, undue reliance should not be placed on such 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, as well as risks, uncertainties and other factors discussed in other documents filed by the Company with the Securities and Exchange Commission.

