

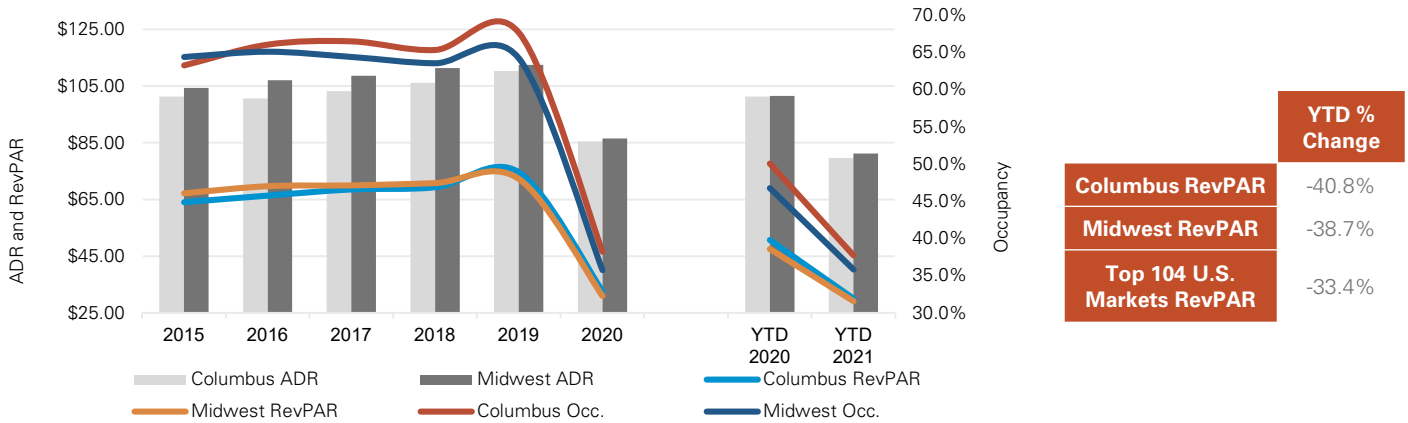


1Q 2021 HOTEL MARKET REPORT

Columbus Hotel Market

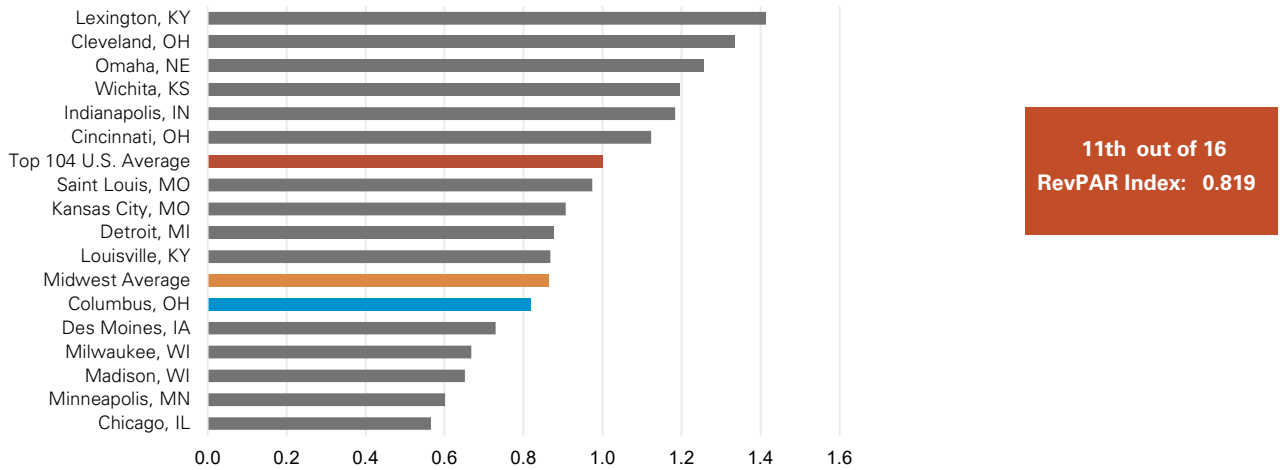
Market Operating Performance

Midwest Market includes 16 major cities in Illinois, Indiana, Iowa, Kansas, Kentucky, Michigan, Minnesota, Missouri, Nebraska, Ohio, and Wisconsin.



Data Source: Kalibri Labs

RevPAR Performance Index



11th out of 16
RevPAR Index: 0.819

Data Source: Kalibri Labs

The RevPAR Performance Index compares the change in the market's year-over-year RevPAR to the U.S. Top 104 markets' RevPAR fluctuation. The baseline is 1.0, which is the average year-to-date RevPAR change of the top 104 U.S. hotel markets. A market with an average index above 1.0 indicates above-average RevPAR percent change performance, while a market with an index below 1.0 indicates below-average RevPAR percent change performance (relative to the top 104 U.S. markets).

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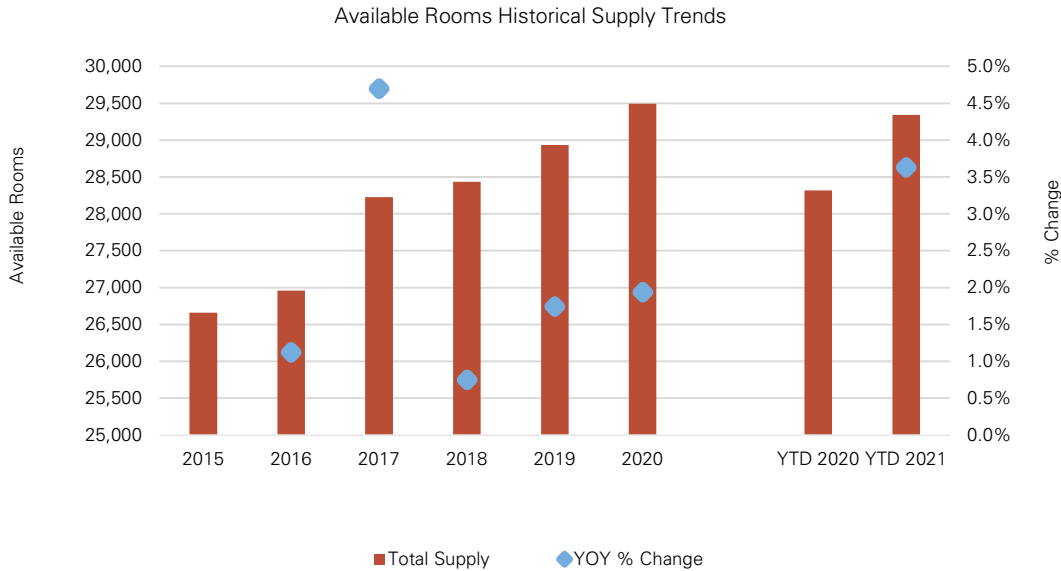
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1Q 2021 COLUMBUS HOTEL MARKET REPORT

Market Supply Overview



Data Source: Kalibri Labs

Columbus Market Supply Update

Property	City	Room Count	Date	Developer
Hampton Inn & Suites Columbus Scioto Downs	Lockbourne	118	Mar 2017	Vista Host & Eldorado
Autograph Collection Hotel LeVeque	Columbus	149	Mar 2017	First Hospitality Group
Courtyard Columbus Grove City	Grove City	104	Aug 2017	Ascent Hospitality
Residence Inn Columbus OSU	Columbus	114	Aug 2017	Continental Real Estate Companies
Marriott Columbus OSU	Columbus	240	Aug 2017	Continental Real Estate Companies
Staybridge Suites Columbus Polaris	Polaris	119	Sep 2017	Tharaldson Hospitality Management
Home2 Suites by Hilton	Dublin	126	Sep 2017	Crawford Hoying Development Partners
AC Hotel by Marriott Columbus Dublin	Dublin	150	Sep 2017	Crawford Hoying Development Partners
Aloft Hotel Westerville	Westerville	101	Feb 2018	CRM Companies
Home2 Suites by Hilton Columbus Airport East Broad	Columbus	107	Apr 2018	LinGate
Comfort Suites Columbus Airport	Columbus	88	May 2018	-
Renaissance Hotel & Conference Center	Westerville	222	May 2018	Continental Real Estate Companies
Holiday Inn Worthington (closed)	Worthington	-232	Jul 2018	The Witness Group
Home2 Suites by Hilton Downtown Columbus	Columbus	106	Sep 2018	Northstar Realty LLC
Comfort Suites Grove City	Grove City	82	Aug 2018	-
BrewDog Hotel	Canal Winchester	32	Aug 2018	BrewDog USA
Fairfield Inn & Suites Grove City	Grove City	95	Sep 2018	Hawkeye Hotels
Dual-Brand TownePlace Suites Easton Town Center	Columbus	140	Oct 2018	Continental Real Estate Companies
Dual-Brand SpringHill Suites Easton Town Center	Columbus	122	Oct 2018	Continental Real Estate Companies
Home2 Suites by Hilton New Albany	New Albany	107	Feb 2019	LinGate
Canopy by Hilton Downtown Columbus	Columbus	168	Jul 2019	Indus Hotels
Comfort Suites Marysville Columbus Northwest	Marysville	84	Aug 2019	WB Services Construction, LLC
Graduate Hotel - Bollinger Tower	Columbus	171	Sep 2019	AJ Capital Partners
Moxy Hotel Short North	Columbus	116	Oct 2019	Crawford Hoying Development Partners
Holiday Inn Express Worthington	Columbus	84	Nov 2019	Hyde Park Restaurant Group
Crowne Plaza Dublin (closing)	Dublin	-215	Nov 2019	The Witness Group
Drury Inn & Suites Polaris	Columbus	187	Nov 2019	Drury Southwest
Home2 Suites by Hilton Columbus West	Columbus	107	Dec 2019	Four Seasons Hospitality, LLC
Staybridge Suites Worthington Columbus	Worthington	87	Feb 2020	Odyssey Hotels

Data Source: Newmark Valuation & Advisory

1Q 2021 COLUMBUS HOTEL MARKET REPORT

Columbus Market Supply Update

Property	City	Room Count	Date	Developer
Aloft Hotel OSU	Columbus	164	May 2020	Indus Hotels
Fairfield Inn & Suites New Albany	Westerville	120	Jun 2020	MPH Hotels
TownePlace Suites Hilliard	Hilliard	94	Jul 2020	InnSight Hospitality LLC
Dual-Brand Tru by Hilton	Grove City	91	Aug 2020	Indus Hotels
Dual-Brand Home2 Suites by Hilton	Grove City	91	Aug 2020	Indus Hotels
Home2 Suites by Hilton Marysville	Marysville	100	Aug 2020	Baywood Hotels
Tru by Hilton Columbus Airport	Columbus	98	Sep 2020	Indus Hotels
TownePlace Suites by Marriott Columbus North-OSU	Upper Arlington	116	Sep 2020	Crawford Hoying Development Partners
The Worthington of Logan	Logan	36	Sep 2020	Logan Anew, LLC
Fairfield Inn & Suites by Marriott Columbus Marysville	Marysville	84	Nov 2020	Liberty Group Hotels
Residence Inn by Marriott Columbus Airport	Columbus	122	Nov 2020	Columbus Regional Airport Authority
Sonesta Columbus Downtown (conversion from Crowne Plaza)	Columbus	421	Dec 2020	Service Properties Trust
SpringHill Suites by Marriott Dublin	Dublin	145	Feb 2021	Crawford Hoying Development Partners
Aloft Hotel Easton Town Center	Columbus	136	Mar 2021	Olshan Properties
Avid Hotel Hilliard	Hilliard	84	Mar 2021	Mehta4 Management
TownePlace Suites Dublin	Dublin	101	Q2 2021	Keystone Hotel Group
Home2 Suites by Hilton Polaris	Columbus	115	Q2 2021	Baywood Hotels
AC Hotel by Marriott Park Street	Columbus	163	Q2 2021	Continental Real Estate Companies
DoubleTree by Hilton Dublin (conversion from Crowne Plaza)	Dublin	175	Q3 2021	The Witness Group
Hampton Inn by Hilton Canal Winchester	Canal Winchester	93	Q3 2021	The Witness Group
Hyatt House OSU	Columbus	152	Q3 2021	Continental Real Estate Companies
Hyatt Place Polaris	Columbus	120	Q4 2021	The Witness Group
Residence Inn Grandview Crossing Hotel	Columbus	120	Q3 2021	Wagenbenner Development
Dual-Brand Homewood Suites	Columbus	96	Q4 2021	Easton Inn Keepers LLC/The David Perry Co.
Dual-Brand Hilton Garden Inn	Columbus	144	Q4 2021	Easton Inn Keepers LLC/The David Perry Co.
Fairfield Inn & Suites by Marriott Canal Winchester	Canal Winchester	82	Q4 2021	-
Hilton Columbus Convention Center (Expansion)	Columbus	468	Q4 2022	Franklin County Convention Facilities Authority
Scioto Peninsula Downtown District Hotel A	Columbus	197	Proposed	Columbus Downtown Development Corporation
Westin Columbus Easton	Columbus	225	Proposed	The Georgetown Company
St. Regis Columbus Easton	Columbus	75	Proposed	The Georgetown Company
Home2 Suites by Hilton Columbus Easton	Columbus	115	Proposed	-
Staybridge Suites Columbus	Gahanna	108	Proposed	Key Hotel and Property Management
Tru by Hilton	Delaware	118	Proposed	Indus Hotels
North Market Hotel	Columbus	210	Proposed	North Market Development Collaborative
Millennial Tower Hotel	Columbus	135	Proposed	Arshot Investment Corporation
Holiday Inn Express & Suites	New Albany	93	Proposed	-
Home2 Suites by Hilton OSU	Columbus	108	Proposed	Shanghi Enterprises LLC
SpringHill Suites by Marriott Columbus West	Columbus	80	Proposed	Alisha Hospitality Management Inc.
Residence Inn by Marriott Columbus Northeast	New Albany	116	Proposed	RUKH Development
Homewood Suites by Hilton New Albany Columbus	Westerville	100	Proposed	-
The Daydream Inn	Powell	10	Proposed	Gene Rodriguez/Daydream Inn
Lafayette and Second Hotel & Conference Center	Columbus	140	Proposed	Sprague Companies
Alliance Gateway Mixed-Use Development	Reynoldsburg	100	Proposed	The Christian and Missionary Alliance
Trivium Worthington Hotel	Columbus	Unavailable	Proposed	Trivium Development LLC
Killarney Woods Mixed-Use Development	Columbus	Unavailable	Proposed	CASTO Realty Services
Stelzer Road Hotel	Columbus	Unavailable	Proposed	The David Perry Co.

1Q 2021 COLUMBUS HOTEL MARKET REPORT

Columbus Market Supply Update

Property	City	Room Count	Date	Developer
Harmony Tower	Columbus	Unavailable	Proposed	Schiff Capital Group
Scioto Peninsula Downtown District Hotel B	Columbus	Unavailable	Proposed	Columbus Downtown Development Corporation

Data Source: Newmark Valuation & Advisory

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