

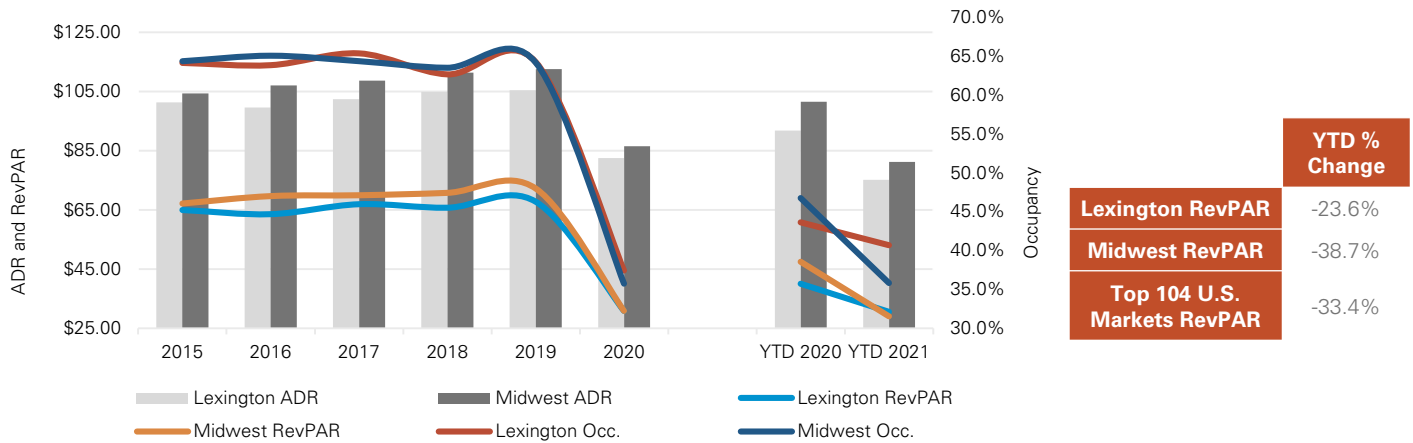


1Q 2021 HOTEL MARKET REPORT

Lexington Hotel Market

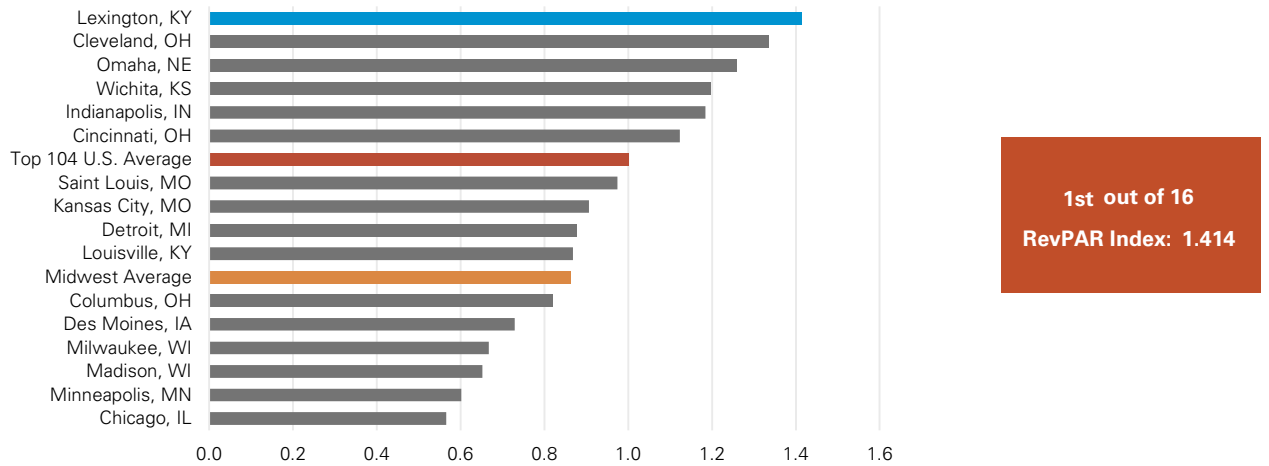
Market Operating Performance

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



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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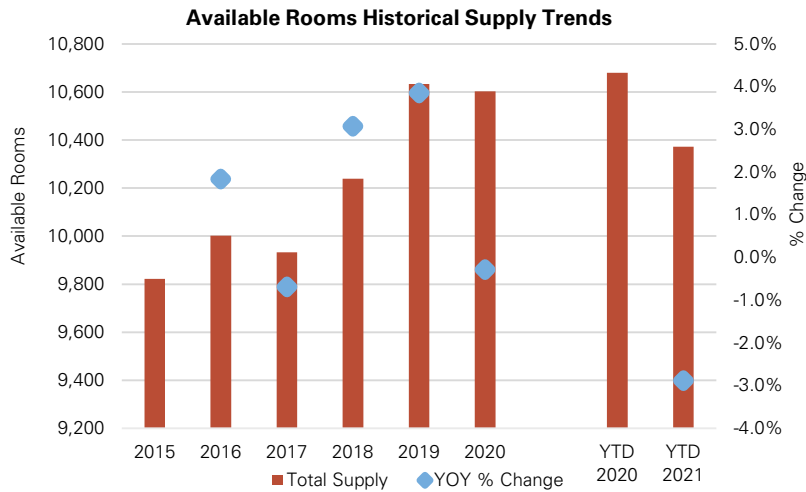
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1Q 2021 LEXINGTON HOTEL MARKET REPORT

Market Supply Overview



Data Source: Kalibri Labs

Lexington Market Supply Update

Property	City	Room Count	Date	Developer
Home2 Suites by Hilton Georgetown	Georgetown	90	Jun 2019	HiFive Development Services
Origin Hotel	Lexington	120	Jul 2019	Bayer Properties, Inc.
Dual-Brand Marriott Hotel at City Center	Lexington	216	Jan 2020	The Webb Companies
Dual-Brand Residence Inn at City Center	Lexington	120	Jan 2020	The Webb Companies
Home2 Suites by Hilton Lexington Hamburg	Lexington	106	Dec 2020	Superhost Enterprises Inc.
Origin Hotel Lexington (conversion to Wyndham platform)	Lexington	120	Jan 2021	Thrash Group
Avid by IHG Lexington	Lexington	95	Q3 2021	Rainmaker Hospitality
Tru by Hilton Lexington Hamburg	Lexington	82	Q4 2021	Superhost Enterprises Inc.
Staybridge Suites Lexington	Lexington	126	Q4 2021	Orange Play LLC
TownePlace Suites Georgetown	Georgetown	93	Q4 2021	Rainmaker Hospitality LLC
Candlewood Suites Waller Avenue	Lexington	106	Q4 2021	SDP Builders
Hyatt Place Lexington South	Lexington	110	Proposed	-
SpringHill Suites Lexington North	Lexington	125	Proposed	Peachtree Hotel Group, LLC
Hampton Inn Lexington North	Lexington	130	Proposed	JSK Lodging LLC
Hampton Inn Nicholasville Brannon Crossing	Nicholasville	75	Proposed	Thoroughbred Hospitality Group, LLC
SpringHill Suites Lexington South/Hamburg Place	Lexington	120	Proposed	Superhost Enterprises Inc.
Meadowcrest Farm Hotel	Lexington	174	Proposed	Cowgill Properties
Tru by Hilton Lexington University Medical Center	Lexington	92	Proposed	-
Home2 Suites by Hilton Lexington Keeneland Airport	Lexington	86	Proposed	Laxmi Narayan 4, LLC
TownePlace Suites Lexington South/Hamburg Place (expansion)	Georgetown	93	Proposed	InterMountain Management LLC
Atwell Suites Georgetown	Georgetown	85	Proposed	Hitesh Sheth
Tru by Hilton Winchester	Winchester	82	Proposed	Neal Hospitality LLC
Dual-Brand Sleep Inn Georgetown	Georgetown	40	Proposed	-
Dual-Brand Mainstay Suites Georgetown	Georgetown	40	Proposed	-
Tru by Hilton Waller Avenue	Lexington	99	Proposed	-
Hilton Garden Inn Fayette Mall	Lexington	Unavailable	Proposed	Peachtree Hotel Group, LLC
Staybridge Suites Lexington	Lexington	Unavailable	Proposed	SDP Builders

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