

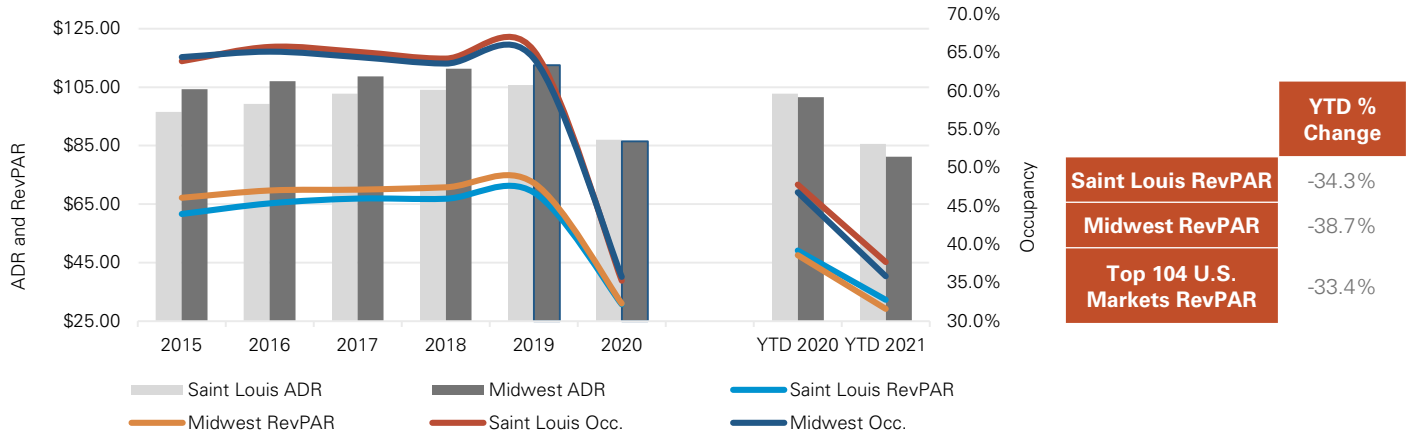


1Q 2021 HOTEL MARKET REPORT

Saint Louis Hotel Market

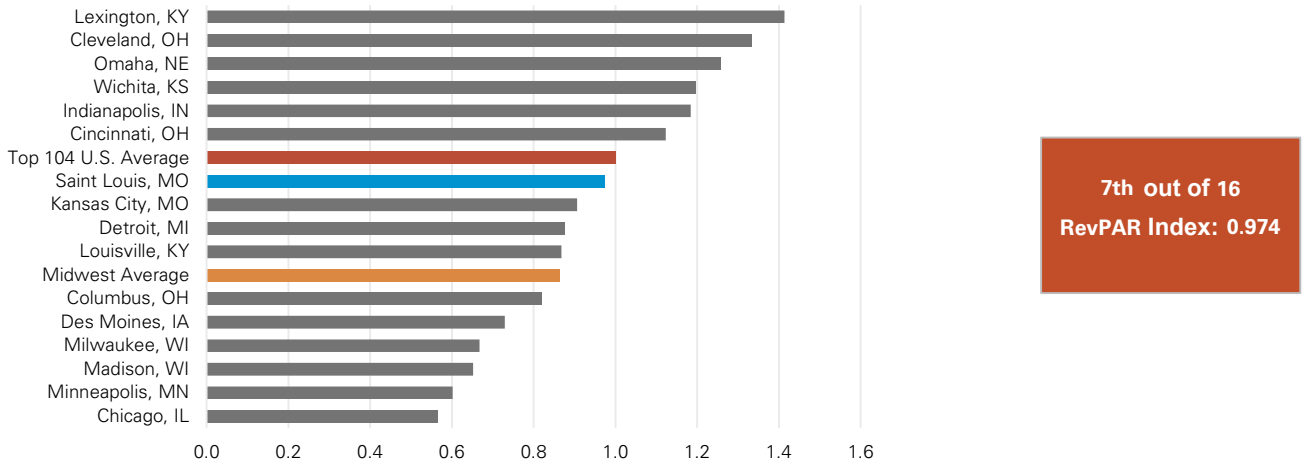
Market Operating Performance

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).

Laurel A. Keller, MAI, ISHC
 Senior Vice President
 216-453-3023
 Laurel.Keller@ngkf.com

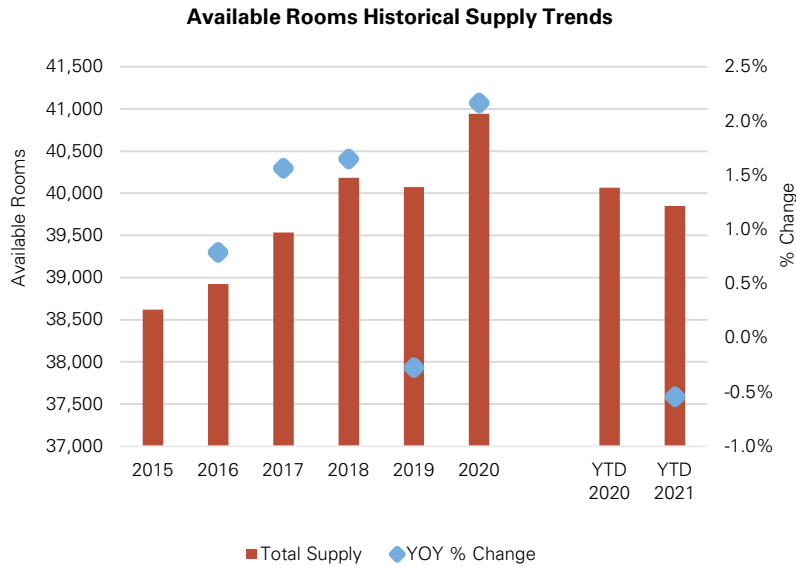
John A. Kelley, CHIA
 Vice President
 216-453-3083
 John.Kelley2@ngkf.com

John Burke
 Vice President
 312-224-3170
 John.Burke@ngkf.com

Alexandra Chapekis, CHIA
 Senior Analyst
 216-453-3035
 Alexandra.Chapekis@ngkf.com

1Q 2021 SAINT LOUIS HOTEL MARKET REPORT

Market Supply Overview



Data Source: Kalibri Labs

Saint Louis Market Supply Update

Property	City	Room Count	Date	Developer
Fairfield Inn & Suites St Louis Downtown	Saint Louis, MO	136	Feb 2020	Equis Hotels
Live! by Loews St Louis	Saint Louis, MO	216	Jun 2020	The Cordish Companies
aloft Hotel St Louis Cortex	Saint Louis, MO	129	Jun 2020	Midas Hospitality LLC
Best Western Plus St Louis Airport Hotel	Saint Louis, MO	82	Jul 2020	-
Holiday Inn Express & Suites St Peters	Saint Peters, MO	81	Aug 2020	Ohm Group Inc.
Fairfield Inn & Suites O Fallon	O Fallon, IL	106	Oct 2020	-
Fairfield Inn & Suites St Louis South	Saint Louis, MO	77	Oct 2020	MidAmerica Hotels Corporation
element St Louis Midtown	Saint Louis, MO	153	Nov 2020	Midas Hospitality LLC
Holiday Inn St Louis - Creve Coeur	Saint Louis, MO	131	Dec 2020	-
Sonesta Simply Suites St Louis Earth City (conversion)	Earth City, MO	122	Dec 2020	Service Properties Trust
Residence Inn Chesterfield	Chesterfield, MO	128	May 2021	KMG Hotels
TownePlace Suites St Louis Brentwood (1695 S Hanley Rd)	Brentwood, MO	128	Q3 2021	Equis Hospitality Management LLC
Hotel Indigo (conversion - 4630 Lindell Blvd)	Saint Louis, MO	127	Q3 2021	Lodging One Hospitality LLC
AC by Marriott Central West End	Saint Louis, MO	192	Q4 2021	HomeBase Partners
Hampton Inn & Suites St. Charles Old Town Area (1410 S 5th St)	Saint Charles, MO	117	Q4 2021	Heart Events
Holiday Inn & Suites St Louis (10042 Natural Bridge Rd)	Saint Louis, MO	111	Q1 2022	OHM Properties LLC
Holiday Inn Express & Suites Granite City (4125 Timberlake Dr)	Granite City, IL	87	Q1 2022	VP Hospitality
Holiday Inn Express Fenton (942 S Highway Dr)	Fenton, MO	85	Q2 2022	Kanyalal Patel Hotels
Fairfield Inn & Suites St Louis Airport	Saint Louis, MO	89	Q3 2022	OHM Hotel Group
Residence Inn Clayton (8125 Forsyth Blvd)	Clayton, MO	168	Q3 2022	Midas Hospitality LLC
21c Museum Hotel St Louis MGallery by Sofitel (1528 Locust St)	Saint Louis, MO	173	Q4 2022	21c Museum Hotels
SpringHill Suites Chesterfield	Chesterfield, MO	89	Q4 2022	Otis & Clark Properties
Home2 Suites Dual-branded (Shell Building - 1221 Locust St)	Saint Louis, MO	93	Q4 2022	Reimagine Hospitality
Tru Dual-branded (Shell Building - 1221 Locust St)	Saint Louis, MO	82	Q4 2022	Reimagine Hospitality
Holiday Inn & Suites Alton	Alton, IL	98	Q4 2022	Amerilodge Group
Hilton Garden Inn Edwardsville	Edwardsville, IL	100	Q1 2023	Pangea Development LLC
AC Hotel (former Police Headquarters - 227 S Central Ave)	Clayton, MO	206	Q1 2023	HomeBase Partners
Element Dual-branded Hotel	Olivette, MO	80	Q1 2023	Keat Properties, LLC
Courtyard Dual-branded Hotel	Olivette, MO	80	Q1 2023	Keat Properties, LLC

Data Source: Newmark Valuation & Advisory

1Q 2021 SAINT LOUIS HOTEL MARKET REPORT

Saint Louis Market Supply Update

Property	City	Room Count	Date	Developer
Kimpton St. Louis	Saint Louis, MO	215	Q2 2023	-
Home2 Suites Maryland Heights Westport (12131 Dorsett Rd)	Maryland Heights, MO	126	Q2 2023	SINA Hospitality
Hampton Inn & Suites Sunset Hills St Louis (3660 S. Lindbergh)	Saint Louis, MO	90	Q3 2023	BGMR SSHD LLC
AC Hotel - Jefferson Arms Redevelopment (415 N Tucker Blvd)	Saint Louis, MO	220	Q3 2023	Alterra Worldwide
Hampton Inn Festus (199 Shapiro Dr)	Festus, MO	93	Q3 2023	Crown Hospitality LLC
AC Hotel by Marriott WildHorse	Chesterfield, MO	128	Q4 2023	Great Lakes Capital Development
Moxy by Marriott (1014 Olive St)	Saint Louis, MO	154	Q4 2023	Hawkeye Hotels, Inc.
Baymont Fenton (650 S Highway Dr)	Fenton, MO	65	Proposed	-
Drury Hotel	O'Fallon, MO	200	Proposed	Drury Hotels Company, LLC
element Hotel (8400 Delmar Blvd)	Saint Louis, MO	133	Proposed	Big Sur Construction
Best Western Plus (11966 Paul Mayer Ave)	Bridgeton, MO	80	Proposed	Sasak Corporation
Fairfield Inn Chesterfield	Chesterfield, MO	92	Proposed	Otis & Clark Properties
Centene Corporate Hotel	Clayton, MO	120	Proposed	Centene Corp
University Place Hotel	University City, MO	98	Proposed	Novus Development

Data Source: Newmark Valuation & Advisory

All information contained in this publication is derived from sources that are deemed to be reliable. However, Newmark has not verified any such information, and the same constitutes the statements and representations only of the source thereof and not of Newmark. Any recipient of this publication should independently verify such information and all other information that may be material to any decision the recipient may make in response to this publication and should consult with professionals of the recipient's choice with regard to all aspects of that decision, including its legal, financial and tax aspects and implications. Any recipient of this publication may not, without the prior written approval of Newmark, distribute, disseminate, publish, transmit, copy, broadcast, upload, download or in any other way reproduce this publication or any of the information it contains. This document is intended for informational purposes only, and none of the content is intended to advise or otherwise recommend a specific strategy. It is not to be relied upon in any way to predict market movement, investment in securities, transactions, investment strategies or any other matter.