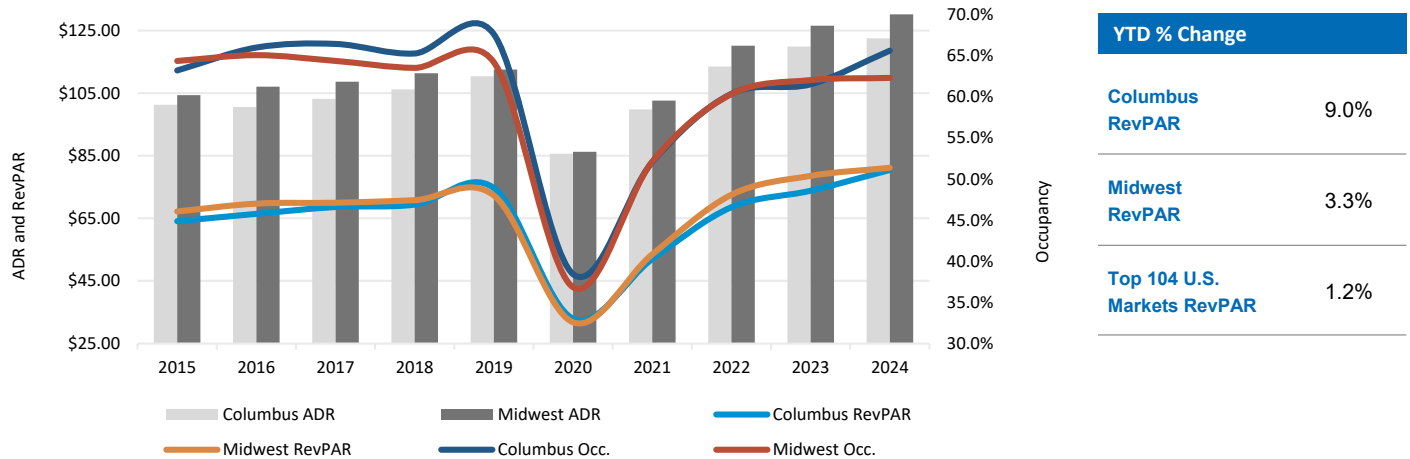


Columbus Hotel Market

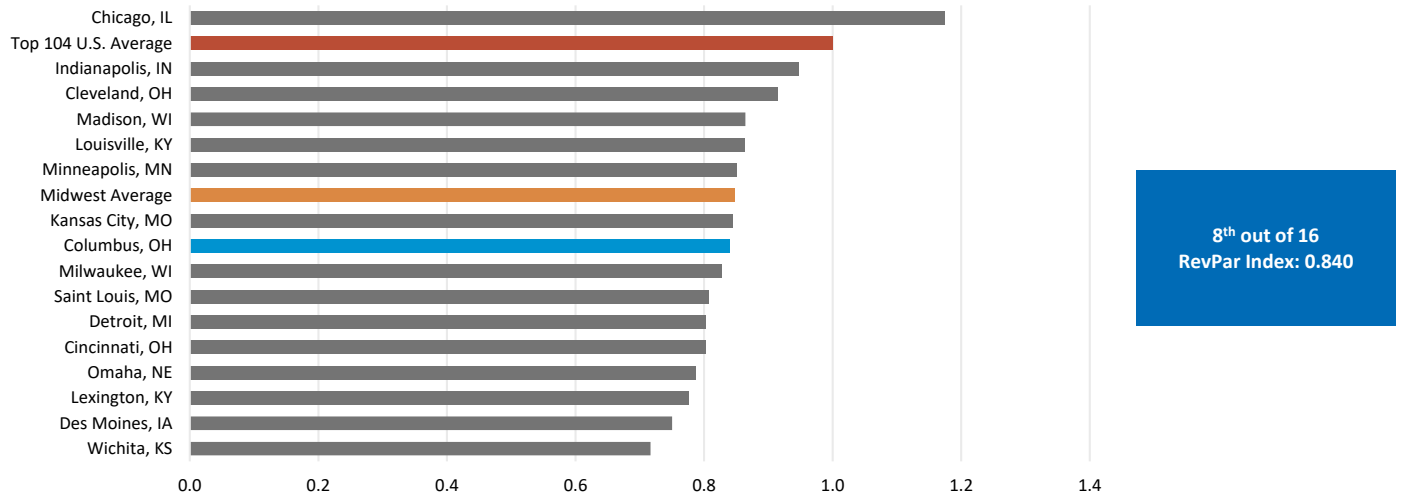
Market Operating Performance

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



Data Source: Kalibri Labs

The RevPAR Performance Index compares each Midwest market's year-to-date RevPAR to the U.S. Top 104 markets' year-to-date RevPAR. The baseline of 1.0 represents the average year-to-date RevPAR of the top 104 U.S. hotel markets. A market with an average index above 1.0 indicates year-to-date RevPAR above the top 104 markets' average, and a market with an index below 1.0 indicates year-to-date RevPAR below the top 104 markets' average.

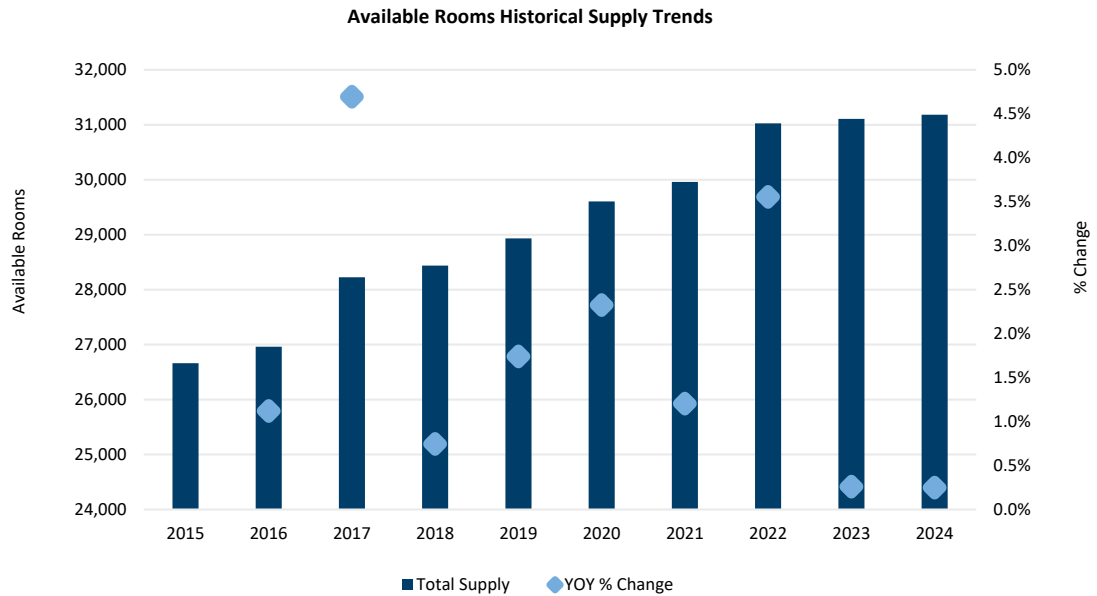
Laurel A. Keller, MAI, ISHC
Executive Vice President
 216-453-3023
laurel.keller@nmrk.com

John Burke
Senior Vice President
 843-813-3265
john.burke@nmrk.com

Alexandra Chapekis, CHIA
Senior Appraiser
 216-453-3035
alexandra.chapekis@nmrk.com

4Q 2024 HOTEL MARKET REPORT

Market Supply Overview



Data Source: Kalibri Labs

Columbus Market Supply Update

Property	City	Room Count	Date	Developer
Staybridge Suites Worthington Columbus	Worthington	87	Feb 2020	Odyssey Hotels
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	May 2021	Keystone Hotel Group
Home2 Suites by Hilton Polaris	Columbus	115	May 2021	Baywood Hotels
Hampton Inn by Hilton Canal Winchester	Canal Winchester	93	May 2021	The Witness Group
AC Hotel by Marriott Park Street	Columbus	160	Jun 2021	Continental Real Estate Companies
Hyatt House OSU	Columbus	152	Jul 2021	Continental Real Estate Companies
Dual-Brand Homewood Suites by Hilton Columbus	Columbus	96	Dec 2021	HiFive Development/The David Perry Co.
Dual-Brand Hilton Garden Inn Columbus	Columbus	144	Dec 2021	HiFive Development/The David Perry Co.
Fairfield Inn & Suites by Marriott Canal Winchester	Canal Winchester	82	Mar 2022	-
Hyatt Place Polaris	Polaris	120	Jun 2022	The Witness Group
DoubleTree by Hilton Dublin (conversion from Crowne Plaza)	Dublin	175	Sep 2022	The Witness Group
Hilton Columbus Convention Center (Expansion)	Columbus	463	Oct 2022	Franklin County Convention Facilities Authority
Junto Hotel (Phase I of Scioto Peninsula Downtown District)	Columbus	198	Jun 2023	RockBridge Capital/Columbus Downtown Develop. Corp.

Data Source: Newmark Valuation & Advisory

4Q 2024 HOTEL MARKET REPORT

Columbus Market Supply Update

Property	City	Room Count	Date	Developer
Holmes Inn & Suites	Pataskala	24	Sep 2023	-
Candlewood Suites (conversion from old Hampton Inn building)	Columbus	102	Jun 2024	Kautilya Sunbury Hotel LLC
Tru by Hilton East Broad	Columbus	91	Aug 2024	Indus Hotels
Home2 Suites Columbus Easton	Columbus	115	Dec 2024	-
Wyndham Columbus (conversion from DoubleTree)	Worthington	306	Dec 2024	-
Holiday Inn Express & Suites	New Albany	96	Q1 2025	Stenwood Development
Home2 Suites Reynoldsburg Columbus East	Reynoldsburg	117	Q1 2025	General Hotels Corporation
SpringHill Suites Columbus West	Columbus	80	Q1 2025	-
Hyatt House New Albany	New Albany	140	Q1 2025	-
Staybridge Suites Columbus North Easton	Columbus	114	Q1 2025	-
Hollywood Casino Columbus Hotel	Columbus	203	Q4 2025	Penn National Gaming, Inc.
Home2 Suites Hilliard TruePoint	Hilliard	105	Q4 2025	Equity Inc.
North Market Hotel - Merchant Building	Columbus	212	Q3 2026	RockBridge Capital/Edwards Companies
TownePlace Suites Reynoldsburg	Reynoldsburg	104	Proposed	Taylor Square Hotel Group, LLC
Tempo by Hilton Dublin Bridge Park	Dublin	150	Proposed	Indus Hotels
Home2 Suites OSU	Columbus	117	Proposed	Indus Hotels
Tru by Hilton	Delaware	126	Proposed	Indus Hotels
Hotel Swisher conversion	Somerset	15	Proposed	-
Alliance Place Hotel	Reynoldsburg	100	Proposed	The Christian and Missionary Alliance
Silo at Water and Light Hotel	Marysville	60	Proposed	Connect Realty
Hamlet at Sugar Run	New Albany	130	Proposed	Steiner and Associates
Northport Residential Hotel	Sunbury	130	Proposed	Village Communities
North High Street Hotel	Columbus	50-100	Proposed	Sintel Hotels
Alton Place Village	Hilliard	101-150	Proposed	-
Middle West Spirits Campus Expansion Hotel	Columbus	50-100	Proposed	Middle West Spirits
TownePlace Suites by Marriott	Sunbury	101-150	Proposed	Kautilya Group
Scioto Peninsula Downtown District Hotel B	Columbus	101-150	Proposed	Columbus Downtown Development Corporation
Cosgray Commons Hotels	Dublin	50-100	Proposed	-
Ivy Residences Franklinton	Columbus	<50	Proposed	Pink Development
Bridge Park Hotel & Conference Center	Dublin	101-150	Proposed	Crawford Hoying Development Partners
Bridge Street Hotel	Dublin	101-150	Proposed	Indus Hotels
CMR/CH Hotel, Condos and Restaurant	Dublin	101-150	Proposed	Crawford Hoying Development Partners
Henmick Farmhouse Inn	Delaware	Unknown	Proposed	-

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Our Hospitality, Gaming & Leisure practice is focused exclusively on providing superior valuation and consulting services for a broad range of hotels, casinos and leisure properties. Our team takes a holistic, consultative approach that goes far beyond the physical asset, analyzing every aspect of a property's business and real estate operations to identify all areas of value for owners and investors.

Our Hospitality, Gaming & Leisure platform has experience in valuation assignments and market analysis for properties including:

Hotels and Resorts

Gaming Facilities

**Stadiums, Sports
& Entertainment
Facilities**

**Conference, Expo
& Convention
Centers**

Golf Courses

Marinas

**Ski and Village
Resorts**

**Water Parks,
Amusement Parks
& Attractions**

Data Source: Newmark Valuation & Advisory

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