

Lodging

Lodging: US RevPAR -50.6% Y/Y Last Week; Generally clean comp (ex-DC benefit into early week)

What's Incremental To Our View

Overall U.S. RevPAR was -50.6% Y/Y for the week ending 01/30/2021, per STR, softer than the prior week's result of -50.1%. (2-year stacked RevPAR was -47.1% vs. -49.7% in the prior week). Independent hotels (~ 1/3rd of the data set) were -44.2% y/y. Economy (-7.0%) was the relatively strongest chain scale for branded hotels; Upper Upscale was the weakest at -73.9%. Upscale (-54.9%) underperformed the industry average; Upper Midscale (-38.2%) outperformed. Within Upper Upscale & Luxury class hotels, Group (-87.5% vs. -83.9% prior week) was softer than Transient (-58.2% vs. -59.5% prior week).

Last week's STR results seemed pretty clean y/y although we noticed DC occupancy +7.5% on Sunday which we believe could be related to the change of government/Inauguration/etc. Outside of that anomaly, we see relatively similar trends as earlier in the month for low season January.

For the month of January, we estimate that full-service branded domestic hotels (the typical Hilton [HLT, Hold], Hyatt [H, Sell], or Marriott [MAR, Hold] hotel) will finish approximately, -70% to -72% for Luxury/Upper Upscale full-service (our prior forecast was -68% to -73%) and -50% to -53% for Upscale full-service (our prior forecast was -49% to -53%). We estimate that the overall industry will finish approximately -47% to -49% (our prior forecast was -48% to -50%). Please note that reported monthly results include hotels that are not in the weekly data set.

Compared to the prior week (ended 1/23/21), sequential RevPAR trends were somewhat softer vs. last week's results.

- **Headline RevPAR** was -50.6% vs. the running 28 day average of -50.5%.
- **Occupancy:** absolute occupancy of 40.4% was sequentially **similar** to the prior week of 40.0%. Occupancy y/y change of -29.6% was sequentially **slightly stronger** than the prior week of -30.6%.
- **ADR:** ADR y/y change of -29.8% was sequentially **softer** than the prior week of -28.1%. (We do not consider sequential changes in absolute ADR material.) "Location" RevPAR Y/Y change was sequentially mixed vs. the prior week. We still do not see a material corporate demand rebound: Urban (-67.8% vs. -64.6% in the prior week), Suburban (-44.7% vs. -45.0%), Interstate (-18.2% vs. -19.8%), and Resort (-62.0% vs. -63.0%).

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What's Inside

Weekly STR results and analysis

- **Absolute occupancies were stronger vs. the prior week:** Urban: 32.5% vs. 32.7% in the prior week, Suburban: 44.5% vs. 44.0%, Interstate: 41.5% vs. 40.7%, and Resort: 35.0% vs. 34.2%.

- **Open/closed hotels:** Per STR 2.1% of the hotel supply is closed (vs. 2.2% last week).

- Please note there are many hotels that suspended operations/closed and they are not included in the comparisons. Implications are that the headline statistics likely overstate the actual performance of the overall industry.

Last week's RevPAR details:

- **Economy was the relatively strongest chain scale:** Upscale and Upper Midscale underperformed by 4,790 bps and 3,120 bps, respectively: Luxury RevPAR (-72.2%), Upper Upscale (-73.9%), Upscale (-54.9%), Upper Midscale (-38.2%), Midscale (-23.1%), and Economy (-7.0%). Independent hotels (-44.2%) were stronger than the headline U.S. RevPAR.

- **Within Upper Upscale & Luxury class hotels, Group underperformed Transient:** Transient segment (individual business and leisure travelers) RevPAR was -58.2% (vs. -59.5% last week) and Group segment RevPAR was -87.5% (vs. -83.9% last week).

- Absolute Group occupancy remains very light despite the sequential improvement last week: 5.0% last week vs. 4.6% for the running 28 days.

- **Washington, D.C. was the relatively strongest market of the top five markets:** Boston (-70.1%), Chicago (-58.6%), Los Angeles (-63.3%), NYC (-60.8%), and Washington, D.C. (-45.9%).

- **Other relevant markets:**

- **San Francisco:** RevPAR was -80.9% vs. -82.3% last week.

- **Florida market RevPAR:**

- **Miami:** (-68.1% vs. -52.5% last week).

- **Orlando:** (-75.0% vs. -76.1% last week).

As far as stocks, we reiterate the companies relatively best positioned here in our coverage universe are the drive-to leisure-centric C-Corps CHH and WH and the timeshare companies, BXG, HGV, VAC, and WYND. WH, BXG, HGV, VAC, and WYND are the only names we can still get material upside based on 2023 projections.

- While a widely distributed vaccine will be a game changer, until that point our best guess for the return of the business traveler for RevPAR modeling purposes is not until at least 3Q21 (three months ago we said 2Q21). Until that time, we continue to envision large corporations being extremely cautious in sending their employees out to travel, unless it is for essential purposes. Along similar lines, we see large group events and meetings being significantly curtailed until a vaccine is widely available and even after that experiencing lower than normal attendance for at least the first year perhaps partly driven by lower T&E budgets, ROI on webinars, meeting planner reticence to book, etc.

While the broader economy may have a U-shaped recovery, we believe hotel operating performance will take substantially longer to recover and be much choppier and vary by segmentation and geography. Additionally, we believe work from home will have a short-to-medium impact on hotel demand, though the longer-term impact is still unknown. While some travel industry leaders, news reporters, and businesspeople have predicted that **35-50% of business travel will be permanently lost** our view is that it will be far less than 35-50% though it will not be zero either (Hospitality Net).

- Good news for the hotel REITS is that unlike the 2008-2009 downturn where many issued significant dilutive equity, that has not been the case (so far) this downturn. We believe such equity issuance was a major reason why most hotel REITS were never able to get back to their pre-2008 prices. However we do not

see such a headwind today and with the potential for some permanent costs savings (+100-300bps) has been the consensus range by some Lodging REITS, most hotel REITS have the potential to eventually get back to or possibly exceed their pre-Covid prices.

(Our ratings and price targets generally represent our recommendations and forecasts based on a 12 to 18 month outlook. We acknowledge that near term uncertainty and volatility could affect financial inputs to our targets, and the likely multiples the market may pay for those metrics).

Not For Investment Purposes

Weekly RevPAR Summary

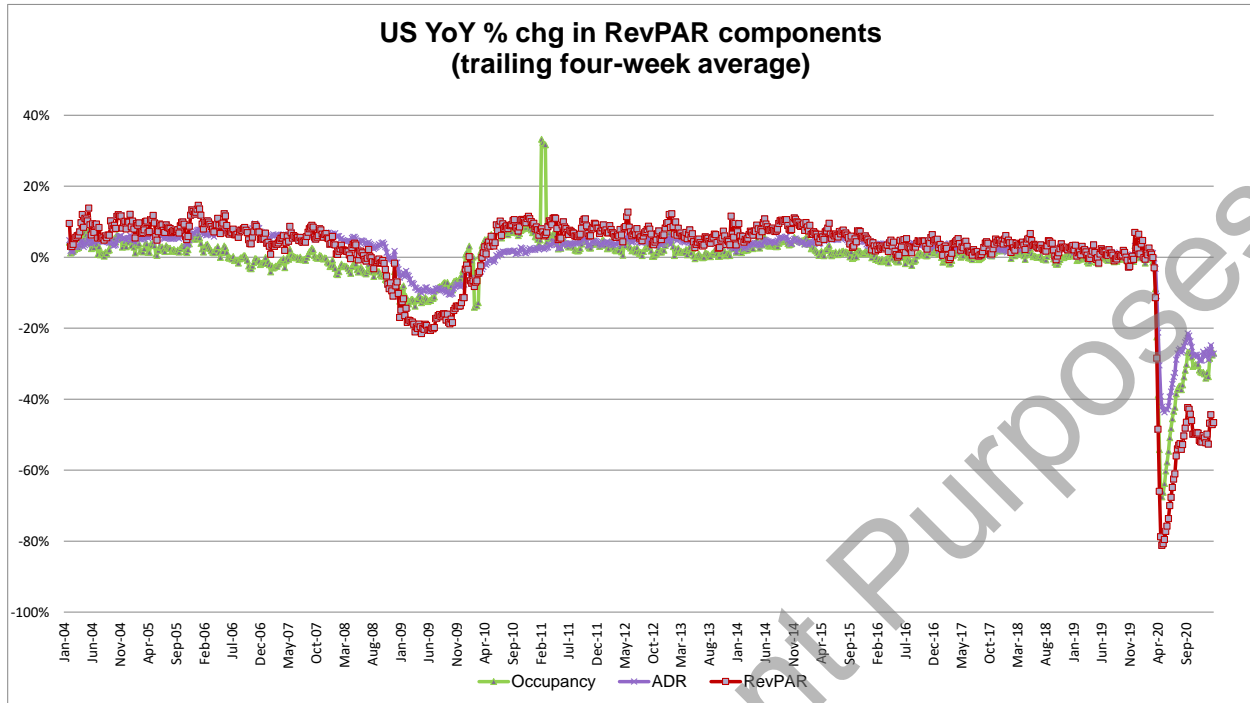
YoY % change in RevPAR													
U.S.	Upper		Upper		Economy	Inde-	pendent	New York	Boston	LA	Chicago	DC	
	Luxury	Upscale	Upscale	Midscale									
12/19/2020	-42.5%	-69.0%	-66.0%	-47.0%	-32.4%	-17.4%	-7.1%	-36.8%	-76.2%	-62.0%	-54.8%	-62.1%	-55.7%
12/26/2020	-52.3%	-72.1%	-68.3%	-50.8%	-42.3%	-29.8%	-14.7%	-52.2%	-77.2%	-57.0%	-65.5%	-57.5%	-51.6%
1/2/2021	-35.1%	-52.7%	-52.7%	-34.8%	-23.0%	-13.6%	-6.1%	-31.4%	-70.7%	-50.7%	-66.9%	-41.9%	-41.1%
1/9/2021	-47.7%	-65.3%	-72.5%	-51.7%	-35.8%	-18.5%	-1.6%	-45.3%	-62.8%	-66.4%	-58.5%	-56.0%	-32.9%
1/16/2021	-53.6%	-75.8%	-76.5%	-56.9%	-40.3%	-23.6%	-6.6%	-47.1%	-69.6%	-71.2%	-65.6%	-71.6%	-49.8%
1/23/2021	-50.1%	-70.4%	-72.8%	-52.5%	-37.7%	-23.8%	-7.0%	-45.9%	-60.4%	-66.9%	-65.5%	-61.3%	-4.5%
1/30/2021	-50.6%	-72.2%	-73.9%	-54.9%	-38.2%	-23.1%	-7.0%	-44.2%	-60.8%	-70.1%	-63.3%	-58.6%	-45.9%
Weak demand trends continue				Economy and Midscale led the industry (on a relative basis)					DC and Chicago led the Top 5 markets (on a relative basis; all markets negative)				
1Q18	3.5%	6.6%	0.9%	2.2%	3.0%	3.8%	5.3%	3.8%	7.1%	2.6%	2.7%	5.8%	-11.0%
2Q18	4.0%	4.9%	3.4%	2.8%	3.0%	4.1%	3.1%	4.6%	4.2%	-1.2%	0.6%	4.0%	3.1%
3Q18	1.7%	3.3%	1.9%	0.8%	-0.5%	0.1%	1.8%	2.2%	0.7%	2.8%	1.3%	7.5%	-3.4%
4Q18	2.4%	3.0%	1.1%	0.0%	0.5%	1.3%	2.9%	4.9%	3.5%	12.2%	3.0%	2.8%	-3.4%
1Q19	1.5%	-0.7%	1.2%	-0.5%	0.4%	-0.1%	1.9%	3.1%	-7.1%	-2.1%	-1.7%	-4.5%	-2.4%
2Q19	1.1%	1.1%	0.5%	-0.4%	0.0%	-0.7%	1.7%	2.4%	-1.8%	4.5%	1.6%	-0.1%	-1.5%
3Q19	0.7%	1.3%	1.1%	-0.5%	-0.1%	-1.0%	-0.9%	1.6%	-2.2%	-0.4%	-0.2%	-2.2%	4.5%
4Q19	0.7%	3.6%	1.0%	-0.6%	-1.0%	-2.7%	-1.5%	2.3%	-4.1%	-11.6%	1.1%	-0.7%	5.2%
1Q20	-19.3%	-21.4%	-23.1%	-20.8%	-19.1%	-16.8%	-11.2%	-16.7%	-28.0%	-24.5%	-19.3%	-21.0%	-23.2%
2Q20	-69.9%	-86.8%	-86.7%	-74.8%	-65.4%	-51.3%	-35.0%	-65.2%	-76.9%	-88.2%	-74.5%	-83.7%	-83.7%
3Q20	-48.5%	-72.0%	-71.8%	-55.2%	-41.7%	-29.7%	-19.0%	-39.0%	-77.6%	-79.1%	-58.4%	-73.4%	-68.0%
4Q20	-50.6%	-71.4%	-72.4%	-55.5%	-40.6%	-26.3%	-14.5%	-43.5%	-81.0%	-76.1%	-59.3%	-75.4%	-71.4%

YoY % change in ADR													
U.S.	Upper		Upper		Economy	Inde-	pendent	New York	Boston	LA	Chicago	DC	
	Luxury	Upscale	Upscale	Midscale									
12/19/2020	-21.9%	-5.0%	-19.7%	-20.3%	-13.5%	-7.6%	-2.3%	-17.8%	-44.3%	-28.7%	-25.8%	-30.0%	-24.6%
12/26/2020	-28.8%	-12.9%	-23.3%	-22.2%	-17.0%	-12.8%	-7.1%	-28.3%	-48.5%	-20.2%	-31.8%	-25.4%	-15.4%
1/2/2021	-21.5%	-0.5%	-17.9%	-21.5%	-13.9%	-8.1%	-4.2%	-17.0%	-46.1%	-22.8%	-39.2%	-18.7%	-15.3%
1/9/2021	-27.1%	8.7%	-26.8%	-23.7%	-15.5%	-7.9%	-2.6%	-27.4%	-30.0%	-32.9%	-33.0%	-27.0%	-11.9%
1/16/2021	-31.9%	-16.1%	-34.5%	-28.3%	-19.0%	-10.4%	-4.6%	-27.3%	-35.9%	-36.2%	-36.5%	-37.3%	-25.6%
1/23/2021	-28.1%	-9.1%	-29.8%	-25.1%	-17.0%	-9.6%	-3.3%	-24.8%	-27.7%	-33.2%	-38.2%	-29.6%	-6.6%
1/30/2021	-29.8%	-13.0%	-32.4%	-28.2%	-18.5%	-10.0%	-4.2%	-25.3%	-28.0%	-37.8%	-37.7%	-29.7%	-27.5%
1Q18	2.5%	4.5%	1.0%	1.7%	2.0%	3.0%	4.0%	3.1%	3.5%	-1.0%	4.0%	1.4%	-9.4%
2Q18	2.9%	3.5%	2.9%	2.4%	2.1%	2.6%	2.7%	3.1%	3.7%	-0.1%	2.1%	3.3%	2.4%
3Q18	2.1%	3.3%	2.4%	1.8%	1.2%	1.3%	1.2%	1.9%	1.2%	1.9%	1.1%	6.7%	-0.8%
4Q18	2.0%	3.7%	2.2%	1.6%	1.1%	0.9%	0.6%	2.9%	3.4%	5.6%	1.4%	2.2%	-2.1%
1Q19	1.1%	2.2%	2.5%	1.0%	0.8%	-0.2%	-0.3%	1.0%	-3.8%	0.7%	-1.0%	-2.4%	1.5%
2Q19	1.2%	2.5%	1.4%	0.6%	0.7%	-0.2%	0.6%	1.7%	-1.0%	3.2%	0.8%	-1.7%	0.2%
3Q19	0.8%	1.5%	1.3%	0.2%	-0.1%	-0.5%	-0.5%	1.6%	-1.9%	0.9%	-0.2%	-2.8%	4.0%
4Q19	0.7%	2.4%	0.6%	-0.4%	-0.3%	-1.0%	-1.0%	1.9%	-3.7%	-5.5%	0.3%	-2.2%	3.9%
1Q20	-4.0%	1.6%	-1.4%	-2.9%	-3.1%	-3.8%	-3.8%	-2.3%	-8.6%	-6.2%	-2.7%	-2.6%	-6.8%
2Q20	-37.1%	-22.0%	-34.0%	-30.0%	-23.1%	-17.1%	-14.6%	-34.8%	-52.3%	-56.9%	-40.5%	-53.7%	-48.8%
3Q20	-24.1%	-12.6%	-25.6%	-24.2%	-17.3%	-11.6%	-9.4%	-16.1%	-47.7%	-47.3%	-31.6%	-43.2%	-34.5%
4Q20	-27.2%	-11.1%	-29.0%	-26.9%	-17.8%	-10.4%	-5.9%	-20.9%	-54.1%	-45.5%	-29.2%	-44.8%	-40.7%

YoY % change in Occupancy													
U.S.	Upper		Upper		Economy	Inde-	pendent	New York	Boston	LA	Chicago	DC	
	Luxury	Upscale	Upscale	Midscale									
12/19/2020	-26.4%	-67.3%	-57.7%	-33.5%	-21.8%	-10.7%	-4.9%	-23.1%	-57.3%	-46.7%	-39.1%	-45.9%	-41.3%
12/26/2020	-33.0%	-68.0%	-58.7%	-36.7%	-30.5%	-19.5%	-8.2%	-33.4%	-55.7%	-46.1%	-49.4%	-43.0%	-42.8%
1/2/2021	-17.2%	-52.4%	-42.4%	-16.9%	-10.6%	-6.0%	-2.1%	-17.3%	-45.7%	-36.1%	-45.6%	-28.5%	-30.4%
1/9/2021	-28.3%	-68.1%	-62.5%	-36.7%	-24.0%	-11.4%	1.1%	-24.6%	-46.9%	-49.8%	-38.0%	-39.8%	-23.8%
1/16/2021	-31.8%	-71.2%	-64.1%	-39.9%	-26.3%	-14.7%	-2.0%	-27.2%	-52.5%	-54.8%	-45.9%	-54.7%	-32.5%
1/23/2021	-30.6%	-67.5%	-61.2%	-36.6%	-24.9%	-15.8%	-3.8%	-28.1%	-45.2%	-50.5%	-44.2%	-45.1%	2.2%
1/30/2021	-29.6%	-68.0%	-61.3%	-37.2%	-24.1%	-14.6%	-3.0%	-25.3%	-45.6%	-52.0%	-41.0%	-41.1%	-25.4%
1Q18	0.9%	2.1%	0.0%	0.5%	1.1%	0.9%	1.3%	0.7%	3.5%	3.7%	-1.3%	4.4%	-1.8%
2Q18	1.1%	1.3%	0.5%	0.4%	0.9%	1.5%	0.4%	1.5%	0.5%	-1.1%	-1.4%	0.7%	0.7%
3Q18	-0.4%	0.0%	-0.5%	-1.0%	-1.7%	-1.1%	0.5%	0.3%	-0.5%	0.9%	0.2%	0.7%	-2.6%
4Q18	0.4%	-0.7%	-1.1%	-1.6%	-0.6%	0.4%	2.3%	1.9%	0.1%	6.3%	1.6%	0.6%	-1.3%
1Q19	0.4%	-2.8%	-1.3%	-1.4%	-0.5%	0.0%	2.3%	2.1%	-3.5%	-2.8%	-0.7%	-2.2%	-3.8%
2Q19	-0.1%	-1.4%	-0.9%	-1.0%	-0.7%	-0.6%	1.1%	0.7%	-0.7%	1.3%	0.8%	1.7%	-1.7%
3Q19	-0.1%	-0.2%	-0.2%	-0.7%	0.0%	-0.5%	-0.4%	0.0%	-0.3%	-1.4%	0.1%	0.6%	0.4%
4Q19	-0.1%	1.2%	0.4%	-0.2%	-0.8%	-1.7%	-0.4%	0.4%	-0.4%	-6.5%	0.8%	1.5%	1.3%
1Q20	-15.9%	-22.6%	-21.9%	-18.4%	-16.5%	-13.6%	-7.7%	-14.8%	-21.3%	-19.5%	-17.1%	-18.8%	-17.6%
2Q20	-52.1%	-83.0%	-79.8%	-64.0%	-55.1%	-41.3%	-23.9%	-46.6%	-51.5%	-72.7%	-57.1%	-64.7%	-68.2%
3Q20	-32.2%	-68.0%	-62.2%	-40.9%	-29.5%	-20.5%	-10.6%	-27.3%	-57.3%	-60.3%	-39.1%	-53.1%	-51.2%
4Q20	-32.1%	-67.8%	-61.2%	-39.1%	-27.8%	-17.8%	-9.1%	-28.5%	-58.7%	-56.2%	-42.5%	-55.5%	-51.7%

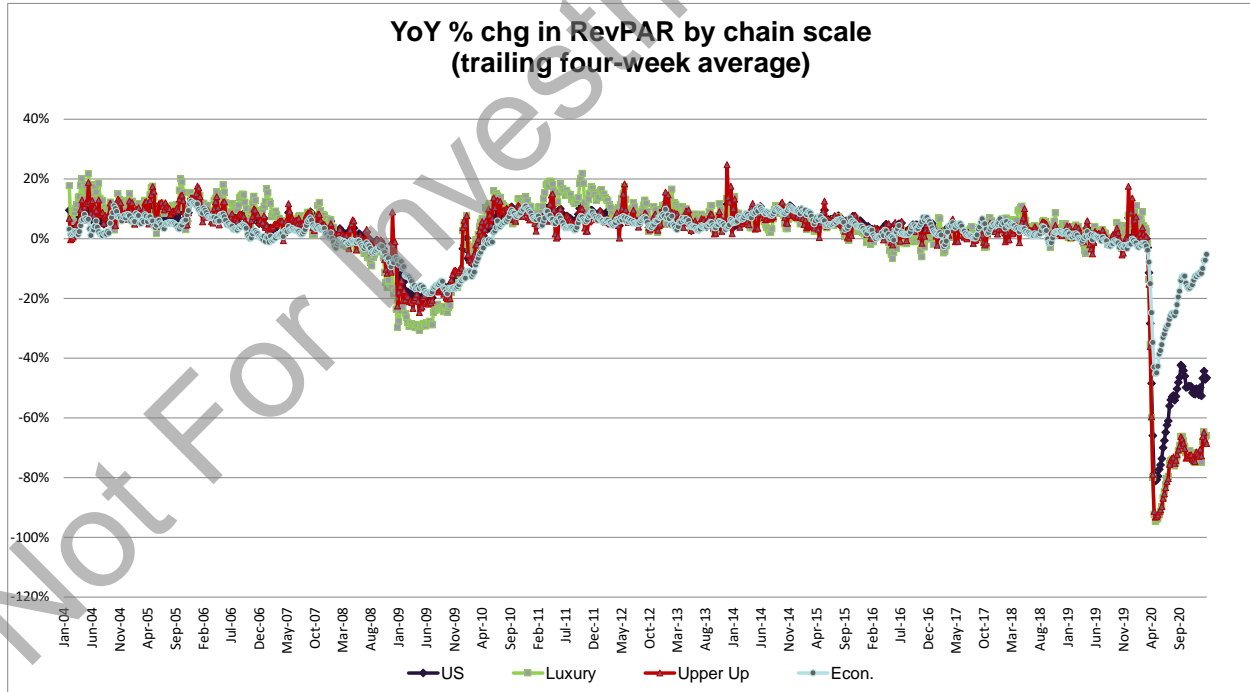
Source: STR data, Truist Securities research

RevPAR Component Trends



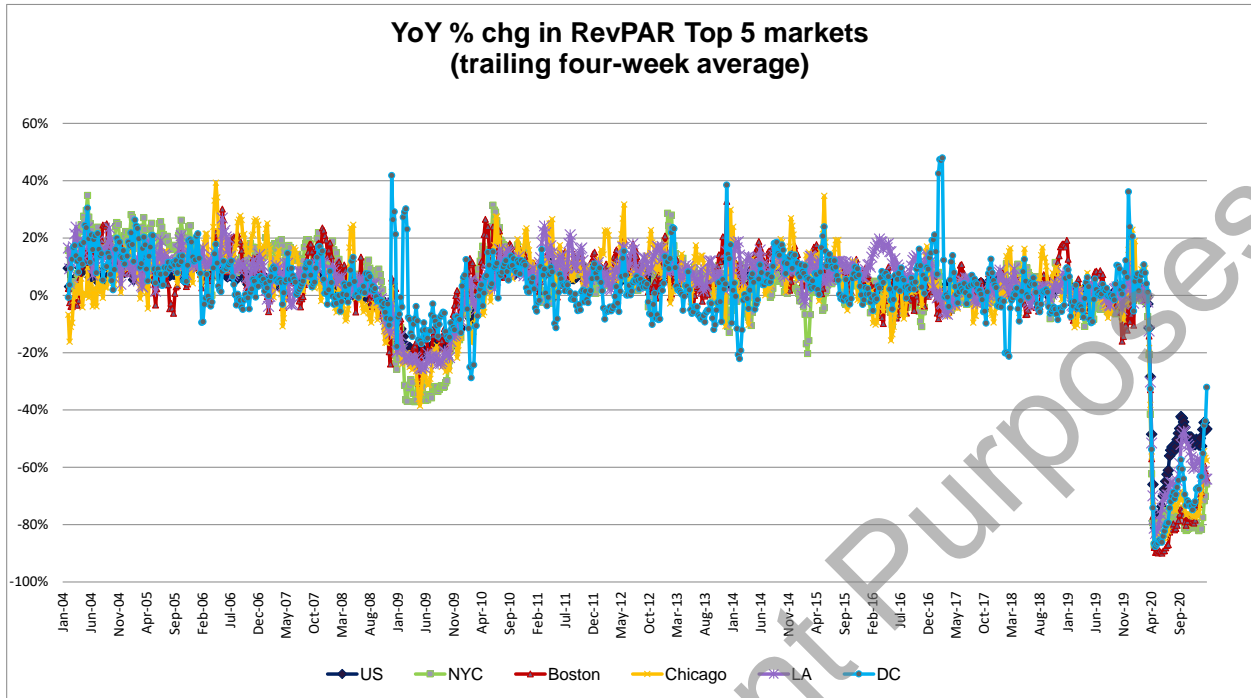
Source: STR data, Truist Securities research

RevPAR Trends by Chain Scale



Source: STR data, Truist Securities research

RevPAR Trends by Market



Source: STR data, Truist Securities research

Not For Investment Purposes

Price Target/Risks Summary

Lodging	TKR	Price 2/2/21	Rating	PT*	% upside/downside	2021E Valuation EBITDA (\$M)**	2022E Valuation EBITDA (\$M)**	2023E Valuation EBITDA (\$M)**	2021E As Reported EBITDA (\$M)*	2022E As Reported EBITDA (\$M)*	2023E As Reported EBITDA (\$M)*	Target EV/EBITDA Multiple	Risks Note: COVID-19 represents a material risk to our entire coverage especially related to the length/severity of the demand shock.
Bluegreen Vacations	BXG	\$7.51	Buy	\$9	21%	\$95	\$108	\$118	\$95	\$108	\$118	6.5X	Downside risk: controlled company issues, limited cap/float, loan defaults, and macroeconomic risk.
Choice Hotels	CHH	\$102.86	Hold	\$86	-16%	\$306	\$359	\$405	\$314	\$367	\$413	14.0X	Upside risk: conservative growth of new brands. Downside risk: slowdown in development opportunities.
DiamondRock Hospitality	DRH	\$8.59	Sell	\$6	-30%	\$18	\$151	\$209	\$18	\$151	\$209	12.0X	Upside risk: faster demand improvement in corporate travel than expected. Brand changes (e.g. Vail) lead to material EBITDA improvement. Leisure hotels hold/improve on RevPAR and margins despite the challenging macro.
Hilton	HLT	\$105.79	Hold	\$98	-7%	\$1,342	\$2,016	\$2,402	\$1,416	\$2,100	\$2,502	14.8X	Upside risk: Macro lodging trends improve beyond expectations. Faster than expected net unit growth. Downside risk: slowing pipeline. Delay 2022 repositioning. Downside risk: Disruption in a major market (HGV more concentrated than peers), issues with Japanese customer (HGV more exposed than peers), difficulty sourcing additional fee-for-service inventory deals.
Hilton Grand Vacations	HGV	\$32.57	Buy	\$36	9%	\$238	\$371	\$448	\$271	\$405	\$484	9.4X	Upside risk: faster demand improvement in corporate travel than expected. Dispositions at higher multiple than expected (HGV/HTC).
Host Hotels & Resorts	HST	\$14.19	Sell	\$14	-1%	\$166	\$879	\$1,161	\$166	\$879	\$1,161	12.5X	Upside risk: Transient and group trends outperform expectations, particularly for owned hotels. Material disposition of owned hotels. Faster than expected improvement in net rooms growth.
Hyatt Hotels	H	\$69.44	Sell	\$57	-18%	\$89	\$481	\$621	\$115	\$510	\$653	13.5X	Upside risk: Macro lodging trends improve beyond expectations. Faster than expected net unit growth. Disposition of owned hotels at attractive pricing. Downside risk: slowing pipeline. Deep 2022 recession.
Marriott International	MAR	\$122.10	Hold	\$119	-3%	\$1,506	\$2,546	\$3,274	\$1,819	\$2,868	\$3,607	14.9X	Upside risk: faster demand improvement in corporate travel than expected. Dispositions at higher multiple than expected. CHSP revenue and asset management strategies lead to faster than expected EBITDA gains.
Marriott Vacations	VAC	\$134.50	Buy	\$151	12%	\$589	\$728	\$816	\$629	\$772	\$860	9.5X	Upside risk: M&A story fades and multiples revert to historical levels. Upside risk: faster demand improvement in corporate travel than expected. Dispositions at higher multiple than expected. CHSP revenue and asset management strategies lead to faster than expected EBITDA gains.
Park Hotels & Resorts	PK	\$17.28	Sell	\$14	-19%	\$7	\$434	\$674	\$19	\$446	\$686	12.5X	Upside Risks: Material near-term incremental EBITDA from Legacy LHO assets. Downside Risks: Incremental EBITDA from major CapEx investments take longer than anticipated, resulting in multiple contraction. Very slow recovery in San Francisco.
Pebblebrook Hotel Trust***	PEB	\$19.23	Hold	\$18	-6%	\$7	\$230	\$386	\$7	\$230	\$386	14.5X	Upside risk: quicker recovery post-COVID. Capex group strength/rate growth in the D.R. Downside risk: demand shock, hurricanes, slow ramp up of Capex. Country-specific risks (emerging market portfolio)
Playa Hotels & Resorts	PLYA	\$5.83	Hold	\$4	-31%	\$26	\$144	\$179	\$34	\$152	\$187	10.0X	Upside risk: RevPAR reaccelerates faster than expected, leading to estimate revisions and multiple expansion. Wyndham hotels are repositioned earlier in the 2022/2023 valuation period and incremental EBITDA is more material than our expectations. Downside risk: Lower customer demand/operational inefficiencies for select-service hotels.
RLJ Lodging Trust***	RLJ	\$13.73	Hold	\$13	-5%	\$16	\$263	\$357	\$28	\$276	\$369	12.5X	Upside risk: recovering group and Entertainment demand faster than expected, better margin recovery.
Ryman Hospitality Properties	RHP	\$67.55	Sell	\$47	-30%	\$57	\$278	\$403	\$80	\$282	\$399	13.0X	Upside risk: faster demand improvement in corporate travel than expected. Renovations lead to faster than expected EBITDA improvements.
Sunstone Hotel Investors	SHO	\$10.85	Sell	\$10	-8%	-\$1	\$168	\$247	\$7	\$178	\$255	12.0X	Upside risk: Enhanced economic conditions, ski resort supply, increased revenues due to quick distribution of COVID-19 vaccine. Downside risk: prolonged weakness in general economic conditions, including adverse effects on the overall travel and leisure related industries.
Vail Resorts, Inc.	MTN	\$265.75	Hold	\$246	-8%	\$400	\$792	na	\$400	\$792	na	15.0X	Downside risk: The timeshare business is especially vulnerable to economic softness. There are potential execution risks post the spin off.
Wyndham Destinations	WYND	\$47.08	Buy	\$62	31%	\$706	\$937	\$932	\$706	\$937	\$932	7.3X	Downside risk: Slowdown in development opportunities. La Quinta synergies below expectations.
Wyndham Hotels & Resorts	WH	\$59.83	Buy	\$65	9%	\$398	\$546	\$633	\$418	\$569	\$657	13.0X	

* All of our Lodging price targets are derived by applying a target EV/EBITDA multiple to our estimate for 2020 EBITDA
 ** Valuation EBITDA excludes select items for specific companies including stock-based compensation.
 *** Covered by Gregory J. Miller - gregory.j.miller@truist.com

Source: FactSet, Truist Securities research

Not For Investment

Companies Mentioned in This Note

Bluegreen Vacations Corporation (BXG, \$7.50, Buy, C. Patrick Scholes)
Choice Hotels International, Inc. (CHH, \$102.61, Hold, C. Patrick Scholes)
DiamondRock Hospitality Company (DRH, \$8.69, Sell, C. Patrick Scholes)
Hyatt Hotels Corporation (H, \$70.68, Sell, C. Patrick Scholes)
Hilton Grand Vacations Inc. (HGV, \$32.67, Buy, C. Patrick Scholes)
Hilton Worldwide Holdings Inc. (HLT, \$106.60, Hold, C. Patrick Scholes)
Host Hotels & Resorts, Inc. (HST, \$14.19, Sell, C. Patrick Scholes)
Marriott International, Inc. (MAR, \$123.35, Hold, C. Patrick Scholes)
Vail Resorts, Inc. (MTN, \$276.51, Hold, C. Patrick Scholes)
Pebblebrook Hotel Trust (PEB, \$19.97, Hold, Gregory Miller)
Park Hotels & Resorts Inc. (PK, \$18.07, Sell, C. Patrick Scholes)
Playa Hotels & Resorts N.V. (PLYA, \$5.84, Hold, C. Patrick Scholes)
Ryman Hospitality Properties, Inc. (RHP, \$66.89, Sell, C. Patrick Scholes)
RLJ Lodging Trust (RLJ, \$13.83, Hold, Gregory Miller)
Sunstone Hotel Investors, Inc. (SHO, \$11.05, Sell, C. Patrick Scholes)
Marriott Vacations Worldwide Corporation (VAC, \$136.93, Buy, C. Patrick Scholes)
Wyndham Hotels & Resorts, Inc. (WH, \$60.32, Buy, C. Patrick Scholes)
Wyndham Destinations, Inc. (WYND, \$47.60, Buy, C. Patrick Scholes)

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I, C. Patrick Scholes, hereby certify that the views expressed in this research report accurately reflect my personal views about the subject company(ies) and its (their) securities. I also certify that I have not been, am not, and will not be receiving direct or indirect compensation in exchange for expressing the specific recommendation(s) in this report.

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