

FelCor Lodging Trust Inc  
Form 425  
February 23, 2017

**Filed by Ashford Hospitality Trust, Inc.**

**(Commission File No. 001-31775)**

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**to Rule 425 under the Securities Act of**

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**Exchange**

**Act of 1934**

**Subject Company: FelCor Lodging**

**Trust Incorporated**

**Commission File No. 001-14236**

NEWS RELEASE

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**ASHFORD TRUST REPORTS FOURTH QUARTER AND YEAR END 2016 RESULTS**

*Comparable RevPAR Growth for all Hotels Not Under Renovation was 3.2%*

*Comparable Hotel EBITDA Margin for all Hotels Not Under Renovation Increased 46 bps*

*Comparable Hotel EBITDA Flow-Through for all Hotels Not Under Renovation was 51%*

*Appoints Douglas A. Kessler as Chief Executive Officer*

*Makes Public Offer to Acquire FelCor Lodging Trust Incorporated*

DALLAS, February 23, 2017 Ashford Hospitality Trust, Inc. (NYSE: AHT) ( Ashford Trust or the Company ) today reported financial results and performance measures for the fourth quarter ended December 31, 2016. The performance measurements for Occupancy, Average Daily Rate

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(ADR), Revenue Per Available Room (RevPAR), and Hotel EBITDA are comparable assuming each of the hotel properties in the Company's hotel portfolio as of December 31, 2016 were owned as of the beginning of each of the periods presented. Unless otherwise stated, all reported results compare the fourth quarter ended December 31, 2016, with the fourth quarter ended December 31, 2015 (see discussion below). The reconciliation of non-GAAP financial measures is included in the financial tables accompanying this press release.

### STRATEGIC OVERVIEW

- Opportunistic focus on upper-upscale, full-service hotels
- Targets moderate debt levels of approximately 55 - 60% net debt/gross assets
- Highly-aligned management team and advisory structure
- One of the highest long-term total shareholder returns in the industry
- Attractive dividend yield of approximately 6.4%
- Targets cash and cash equivalents at a level of 25 - 35% of total equity market capitalization for the purposes of:
  - working capital needs at property and corporate levels
  - hedging against a downturn in the economy or hotel fundamentals
  - being prepared to pursue accretive investments or stock buybacks as those opportunities arise

### FINANCIAL AND OPERATING HIGHLIGHTS

- Net loss attributable to common stockholders was \$57.3 million or \$0.61 per diluted share for the quarter. For the full year of 2016, net loss attributable to common stockholders was \$88.7 million or \$0.95 per diluted share.
  - Comparable RevPAR for all hotels not under renovation increased 3.2% during the quarter
  - Comparable Hotel EBITDA Margin for all hotels not under renovation increased 46 basis points for the quarter
  - Comparable Hotel EBITDA flow-through for all hotels not under renovation was 51% for the quarter
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AHT Reports Fourth Quarter Results

Page 2

February 23, 2017

- Adjusted EBITDA was \$84.1 million for the quarter. Adjusted EBITDA for the full year of 2016 was \$431.1 million, which reflected a 6% growth rate over 2015.
- Adjusted funds from operations (AFFO) was \$0.16 per diluted share for the quarter. For the full year of 2016, AFFO per diluted share was \$1.51 compared with \$1.44 for the full year of 2015, an increase of 5% over the prior year.
- The Company's common stock is currently trading at an approximate 6.4% dividend yield
- Capex invested in the quarter was \$66.1 million

#### **TRANSACTION HIGHLIGHTS**

- Completed the sale of the 162-room SpringHill Suites Gaithersburg in Gaithersburg, MD for approximately \$13.2 million (\$81,000 per key)
- Completed the sale of the two-hotel portfolio comprised of the 151-room Courtyard Palm Desert and the 130-room Residence Inn Palm Desert for \$36 million (\$128,000 per key)
- Refinanced four mortgage loans with existing outstanding balances totaling approximately \$415 million with a new loan totaling \$450 million
- Priced an underwritten public offering of 6,200,000 shares of 7.375% Series G Cumulative Preferred Stock at \$25.00 per share

#### **MAKES PUBLIC OFFER TO ACQUIRE FELCOR LODGING TRUST**

On February 21, 2017, the Company announced that it had submitted a non-binding proposal to acquire FelCor Lodging Trust Incorporated (NYSE: FCH) ( FelCor ) for \$9.27 per share comprised of 1.192 shares of Ashford Trust in exchange for each share of FelCor and securities in Ashford Inc. The Company believes the proposed combination has compelling strategic, operational, and financial merit, presenting shareholders of FelCor and Ashford Trust with a substantial value creation opportunity. The combined company would be the largest pure-play publicly traded lodging REIT by number of hotels, second-largest by room count, and third-largest by enterprise value. Ashford Trust has attempted to conduct good faith discussions with FelCor for the last several months. However, even with a fully-executed non-disclosure agreement in place, FelCor has failed to meaningfully engage and has refused to provide customary information to allow Ashford Trust to fully evaluate this significant opportunity to unlock value for shareholders of both companies. As a result, Ashford Trust decided to make the proposal

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public in order to inform FelCor's shareholders of its intent.

In a letter to FelCor's Board of Directors dated February 21, 2017 and in an investor presentation presented that same day, Ashford Trust detailed the potential strategic and financial benefits of the proposed combination, including:

- Significant value creation potential for both sets of shareholders;
- Significant margin enhancements and G&A and operating synergies opportunities with the potential for material value creation;
- Creation of the third largest pure-play lodging REIT by enterprise value with a larger and more diversified portfolio of 159 properties and 36,657 keys, limiting exposure to market specific volatility;
- Enhanced size and scale of combined platform should enable a larger equity float and trading volume, expanded growth opportunities, and broad-based access to multiple sources of capital;
- Strong balance sheet with flexibility;
- Leading management team at Ashford Trust with proven track record of delivering significant shareholder returns; and
- Strong alignment of interest with management through high insider ownership, backed by shareholder friendly corporate governance with further enhancements.

The Company also submitted to FelCor a proposed slate of director nominees to stand for election at FelCor's next annual shareholder's meeting.

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AHT Reports Fourth Quarter Results

Page 3

February 23, 2017

#### **APPOINTS DOUGLAS A. KESSLER AS CHIEF EXECUTIVE OFFICER**

On February 21, 2017, the Company announced that its Board of Directors had appointed Douglas A. Kessler as the Chief Executive Officer of the Company, effective immediately. Monty J. Bennett, the Company's previous Chief Executive Officer, remains Chairman of the Board of Ashford Trust. Mr. Kessler was previously President of the Company.

#### **CAPITAL STRUCTURE**

At December 31, 2016, the Company had total assets of \$4.9 billion. As of December 31, 2016, the Company had \$3.8 billion of mortgage debt. The Company's total combined debt had a blended average interest rate of 5.4%.

On October 10, 2016, the Company announced it had refinanced four mortgage loans with existing outstanding balances totaling approximately \$415 million. The previous mortgage loans that were refinanced had final maturity dates in April 2017, and the JP Morgan Chase Marriott Fremont loan had a final maturity date in August 2019. The mortgage loans were refinanced through one new mortgage loan, totaling \$450 million, with a two-year initial term and four one-year extension options, subject to the satisfaction of certain conditions. The new loan is interest only, provides for a floating interest rate of LIBOR + 4.55%, and contains flexible release provisions for the potential sale of assets. The next non-extendable debt maturity for the Company is a \$16 million loan that matures in June 2017.

On October 13, 2016, the Company announced that it had priced an underwritten public offering of 6,200,000 shares of 7.375% Series G Cumulative Preferred Stock at \$25.00 per share. Dividends on the Series G Preferred Stock will accrue at a rate of 7.375% per annum on the liquidation preference of \$25.00 per share.

#### **SELECT-SERVICE HOTEL PORTFOLIO SALES PROCESS**

During the quarter, the Company closed on the sales of the 162-room SpringHill Suites Gaithersburg in Gaithersburg, MD for approximately \$13.2 million (\$81,000 per key) and the two-hotel portfolio comprised of the 151-room Courtyard Palm Desert and the 130-room Residence Inn Palm Desert for \$36 million (\$128,000 per key). The Company will continue to pursue the opportunistic sales of its non-core, select-service hotels over time. Since the announcement of the strategy, the Company has sold nine hotels for approximately \$218 million resulting in the paydown of approximately \$153 million of associated debt.

**PORTFOLIO REVPAR**

As of December 31, 2016, the portfolio consisted of direct hotel investments with 123 properties. During the fourth quarter of 2016, 105 of the Company's hotels were not under renovation. The Company believes reporting its operating metrics for its hotels on a comparable total basis (all 123 hotels) and comparable not under renovation basis (105 hotels) is a measure that reflects a meaningful and focused comparison of the operating results in its portfolio. Details of each category are provided in the tables attached to this release.

- Comparable RevPAR increased 1.6% to \$109.35 for all hotels on a 1.5% increase in ADR and a 0.1% increase in occupancy
- Comparable RevPAR increased 3.2% to \$109.95 for hotels not under renovation on a 1.9% increase in ADR and a 1.3% increase in occupancy

**HOTEL EBITDA MARGINS AND QUARTERLY SEASONALITY TRENDS**

The Company believes year-over-year Comparable Hotel EBITDA and Comparable Hotel EBITDA Margin comparisons are more meaningful to gauge the performance of the Company's hotels than sequential quarter-over-quarter comparisons. Given the substantial seasonality in the Company's portfolio and its active capital recycling,

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AHT Reports Fourth Quarter Results

Page 4

February 23, 2017

to help investors better understand this seasonality, the Company provides quarterly detail on its Comparable Hotel EBITDA and Comparable Hotel EBITDA Margin for the current and certain prior-year periods based upon the number of hotels in the Company's portfolio as of the end of the current period. As the Company's portfolio mix changes from time to time so will the seasonality for Comparable Hotel EBITDA and Comparable Hotel EBITDA Margin. The details of the quarterly calculations for the previous four quarters for the 123 hotels are provided in the table attached to this release.

#### **COMMON STOCK DIVIDEND**

On December 12, 2016, the Company announced that its Board of Directors had declared a quarterly cash dividend of \$0.12 per diluted share for the Company's common stock for the fourth quarter ending December 31, 2016, payable on January 17, 2017, to shareholders of record as of December 30, 2016.

The Board also approved the Company's dividend policy for 2017. The Company expects to pay a quarterly cash dividend of \$0.12 per share for 2017, or \$0.48 per share on an annualized basis. The Board will continue to review its dividend policy on a quarter-to-quarter basis. The adoption of a dividend policy does not commit the Board of Directors to declare future dividends or the amount thereof.

We are hopeful that the FelCor Board of Directors will engage with us pertaining to a combination that we believe will result in significant value creation for both of our shareholders, commented Douglas A. Kessler, Ashford Trust's Chief Executive Officer. As it relates to our quarterly performance, we are pleased with the fourth quarter, which highlights the quality of our portfolio, our diverse market exposure and our exceptional asset management capabilities. Looking ahead, we are well positioned to capitalize on improving business sentiment and positive economic trends and remain committed to maximizing value for our shareholders.

#### **INVESTOR CONFERENCE CALL AND SIMULCAST**

Ashford Hospitality Trust, Inc. will conduct a conference call on Friday, February 24, 2017, at 11:00 a.m. ET. The number to call for this interactive teleconference is (719) 325-4819. A replay of the conference call will be available through Friday, March 3, 2017, by dialing (719) 457-0820 and entering the confirmation number, 3774749.

The Company will also provide an online simulcast and rebroadcast of its fourth quarter 2016 earnings release conference call. The live broadcast of Ashford Hospitality Trust's quarterly conference call will be available online at the Company's web site, [www.ahltreit.com](http://www.ahltreit.com) on Friday, February 24, 2017, beginning at 11:00 a.m. ET. The online replay will follow shortly after the call and continue for approximately one year.

Substantially all of our non-current assets consist of real estate investments and debt investments secured by real estate. Historical cost accounting for real estate assets implicitly assumes that the value of real estate assets diminishes predictably over time. Since real estate values instead have historically risen or fallen with market conditions, most industry investors consider supplemental measures of performance, which are not measures of operating performance under GAAP, to assist in evaluating a real estate company's operations. These supplemental measures include FFO, AFFO, EBITDA, and Hotel EBITDA. FFO is computed in accordance with our interpretation of standards established by NAREIT, which may not be comparable to FFO reported by other REITs that do not define the term in accordance with the current NAREIT definition or that interpret the NAREIT definition differently than us. Neither FFO, AFFO, EBITDA, nor Hotel EBITDA represents cash generated from operating activities as determined by GAAP and should not be considered as an alternative to a) GAAP net income (loss) as an indication of our financial performance or b) GAAP cash flows from operating activities as a measure of our liquidity, nor are such measures indicative of funds available to satisfy our cash needs, including our ability to make cash distributions. However, management believes FFO, AFFO, EBITDA, and Hotel EBITDA to be meaningful measures of a REIT's performance and should be considered along with, but not as an alternative to, net income and cash flow as a measure of our operating performance.

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AHT Reports Fourth Quarter Results

Page 5

February 23, 2017

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Ashford Hospitality Trust is a real estate investment trust (REIT) focused on investing opportunistically in the hospitality industry in upper upscale, full-service hotels.

Follow Chairman Monty Bennett on Twitter at [www.twitter.com/MBennettAshford](http://www.twitter.com/MBennettAshford) or @MBennettAshford.

Ashford has created an Ashford App for the hospitality REIT investor community. The Ashford App is available for free download at Apple's App Store and the Google Play Store by searching Ashford.

#### **Forward Looking Statements**

*Certain statements and assumptions in this press release contain or are based upon forward-looking information and are being made pursuant to the safe harbor provisions of the Private Securities Litigation Reform Act of 1995. Forward looking statements in this press release include, among others, statements about the Company's strategy and future plans. These forward-looking statements are subject to risks and uncertainties. When we use the words will likely result, may, anticipate, estimate, should, expect, believe, intend, or similar expressions, we intend to identify forward-looking statements. Such statements are subject to numerous assumptions and uncertainties, many of which are outside Ashford Trust's control.*

*These forward-looking statements are subject to known and unknown risks and uncertainties, which could cause actual results to differ materially from those anticipated, including, without limitation: general volatility of the capital markets and the market price of our common stock; changes in our business or investment strategy; availability, terms and deployment of capital; availability of qualified personnel; changes in our industry and the market in which we operate, interest rates or the general economy; the degree and nature of our competition; risks that Ashford Trust will ultimately not pursue a transaction with FelCor or FelCor will reject engaging in any transaction with Ashford Trust; if a transaction is negotiated between Ashford Trust and FelCor, risks related to Ashford Trust's ability to complete the acquisition on the proposed terms; the possibility that competing offers will be made; risks associated with business combination transactions, such as the risk that the businesses will not be integrated successfully, that such integration may be more difficult, time-consuming or costly than expected or that the expected benefits of the acquisition will not be realized; risks related to future opportunities and plans for the combined company, including uncertainty of the expected financial performance and results of the combined company following completion of the proposed acquisition; disruption from the proposed acquisition, making it more difficult to conduct business as usual or maintain relationships with customers, employees, managers or franchisors; and the possibility that if the combined company does not achieve the perceived benefits of the proposed acquisition as rapidly*

*or to the extent anticipated by financial analysts or investors, the market price of Ashford Trust's shares could decline. These and other risk factors are more fully discussed in Ashford Trust's filings with the Securities and Exchange Commission. EBITDA is defined as net income before interest, taxes, depreciation and amortization. EBITDA yield is defined as trailing twelve month EBITDA divided by the purchase price. A capitalization rate is determined by dividing the property's annual net operating income by the purchase price. Net operating income is the property's funds from operations minus a capital expense reserve of either 4% or 5% of gross revenues. Hotel EBITDA flow-through is the change in Hotel EBITDA divided by the change in total revenues. Hotel EBITDA Margin is Hotel EBITDA divided by total revenues. Funds from operations ( FFO ), as defined by the White Paper on FFO approved by the Board of Governors of the National Association of Real Estate Investment Trusts ( NAREIT ) in April 2002, represents net income (loss) computed in accordance with generally accepted accounting principles ( GAAP ), excluding gains (or losses) from sales of properties and extraordinary items as defined by GAAP, plus depreciation and amortization of real estate assets, and net of adjustments for the portion of these items related to unconsolidated entities and joint ventures.*

*The forward-looking statements included in this press release are only made as of the date of this press release. Investors should not place undue reliance on these forward-looking statements. We are not obligated to publicly update or revise any forward-looking statements, whether as a result of new information, future events or circumstances, changes in expectations or otherwise.*

#### **Additional Information**

*This communication does not constitute an offer to buy or solicitation of any offer to sell securities. This communication relates to a proposal which Ashford Trust has made for a business combination transaction with FelCor. In furtherance of this proposal and subject to future developments, Ashford Trust (and, if a negotiated transaction is agreed, FelCor) may file one or more registration statements, prospectuses, proxy statements or other documents with the SEC. This communication is not a substitute for any registration statement, prospectus, proxy statement or other document Ashford Trust or FelCor may file with the SEC in connection with the proposed transaction. INVESTORS AND SECURITY HOLDERS OF ASHFORD TRUST AND FELCOR ARE URGED TO READ CAREFULLY THE REGISTRATION STATEMENT(S), PROSPECTUS(ES), PROXY STATEMENT(S) AND OTHER DOCUMENTS THAT MAY BE FILED WITH THE SEC IF AND WHEN THEY BECOME AVAILABLE BECAUSE THEY WILL CONTAIN IMPORTANT INFORMATION ABOUT ASHFORD TRUST, FELCOR AND THE PROPOSED TRANSACTION.*

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AHT Reports Fourth Quarter Results

Page 6

February 23, 2017

*Investors and security holders may obtain free copies of these documents (if and when they become available) and other related documents filed with the SEC at the SEC's web site at [www.sec.gov](http://www.sec.gov) or by directing a request to Ashford Trust's Investor Relations department at Ashford Hospitality Trust, Inc., Attention: Investor Relations, 14185 Dallas Parkway, Suite 1100, Dallas, Texas 75254 or by calling Ashford Trust's Investor Relations department at (972) 490-9600. Investors and security holders may obtain free copies of the documents filed with the SEC on Ashford Trust's website at [www.ahtreit.com](http://www.ahtreit.com) under the Investor link, at the SEC Filings tab.*

### **Certain Information Regarding Participants**

*Ashford Trust and Ashford Inc. and their respective directors and executive officers may be deemed participants in the solicitation of proxies in connection with the proposed transaction. You can find information about Ashford Trust's directors and executive officers in Ashford Trust's definitive proxy statement for its most recent annual meeting filed with the SEC on April 25, 2016. You can find information about Ashford Inc.'s directors and executive officers in Ashford Inc.'s definitive proxy statements for its most recent annual meeting and special meeting filed with the SEC on April 28, 2016 and October 7, 2016, respectively. You can find information about FelCor's directors and executive officers in FelCor's definitive proxy statement for its most recent annual meeting filed with the SEC on April 14, 2016. These documents are available free of charge at the SEC's web site at [www.sec.gov](http://www.sec.gov) and (with respect to documents and information relating to Ashford Trust) from Investor Relations at Ashford Trust, as described above. Additional information regarding the interests of such potential participants will be included in one or more registration statements, proxy statements, tender offer statements or other related documents filed with the SEC if and when they become available.*

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## ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES

## CONSOLIDATED BALANCE SHEETS

(in thousands, except share amounts)

(unaudited)

|   | December 31,<br>2016 | December 31,<br>2015 |
|---|----------------------|----------------------|
| <b>ASSETS</b>   |                      |                      |
| Investments in hotel properties, net  | \$ 4,160,563         | \$ 4,419,684         |
| Cash and cash equivalents   | 347,091              | 215,078              |
| Restricted cash   | 144,014              | 153,680              |
| Marketable securities   | 53,185               |                      |
| Accounts receivable, net of allowance of \$690 and \$715, respectively  | 44,629               | 40,438               |
| Inventories   | 4,530                | 4,810                |
| Note receivable, net of allowance of \$0 and \$7,083, respectively  |                      | 3,746                |
| Investment in securities investment fund  | 50,890               | 55,952               |
| Investment in Ashford Inc.  | 5,873                | 6,616                |
| Investment in OpenKey   | 2,016                |                      |
| Deferred costs, net   | 2,846                | 3,847                |
| Prepaid expenses  | 17,578               | 12,458               |
| Derivative assets   | 3,614                | 3,435                |
| Other assets  | 11,718               | 10,647               |
| Intangible asset, net   | 10,061               | 11,343               |
| Due from Ashford Prime OP, net  |                      | 528                  |
| Due from third-party hotel managers   | 13,348               | 22,869               |
| Assets held for sale  | 19,588               |                      |
| <b>Total assets</b>   | <b>\$ 4,891,544</b>  | <b>\$ 4,965,131</b>  |
| <b>LIABILITIES AND EQUITY</b>   |                      |                      |
| Liabilities:  |                      |                      |
| Indebtedness  | \$ 3,723,559         | \$ 3,840,617         |
| Accounts payable and accrued expenses   | 126,986              | 123,444              |
| Dividends payable   | 24,765               | 22,678               |
| Unfavorable management contract liabilities   | 1,380                | 3,355                |
| Due to Ashford Inc.   | 15,716               | 9,856                |
| Due to Ashford Prime OP, net  | 488                  |                      |
| Due to related party, net   | 1,001                | 1,339                |
| Due to third-party hotel managers   | 2,714                | 2,504                |
| Intangible liabilities, net   | 16,195               | 16,494               |
| Other liabilities   | 16,548               | 14,539               |
| Liabilities associated with assets held for sale  | 37,047               |                      |
| <b>Total liabilities</b>  | <b>3,966,399</b>     | <b>4,034,826</b>     |
| Redeemable noncontrolling interests in operating partnership  | 132,768              | 118,449              |
| Equity:   |                      |                      |
| Preferred stock, \$0.01 par value, 50,000,000 shares authorized -<br>Series A Cumulative Preferred Stock 1,657,206 shares issued and outstanding at<br>December 31, 2016 and 2015 | 17                   | 17                   |
|   | 95                   | 95                   |

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|  |              |              |
|--|--------------|--------------|
| Series D Cumulative Preferred Stock 9,468,706 shares issued and outstanding at December 31, 2016 and 2015  |              |              |
| Series E Cumulative Preferred Stock, 0 and 4,630,000 shares issued and outstanding at December 31, 2016 and 2015, respectively                                     |              | 46           |
| Series F Cumulative Preferred Stock 4,800,000 and 0 shares issued and outstanding at December 31, 2016 and 2015, respectively                                      | 48           |              |
| Series G Cumulative Preferred Stock 6,200,000 and 0 shares issued and outstanding at December 31, 2016 and 2015, respectively                                      | 62           |              |
| Common stock, \$0.01 par value, 200,000,000 shares authorized, 96,376,827 and 95,470,903 shares issued and outstanding at December 31, 2016 and 2015, respectively | 964          | 955          |
| Additional paid-in capital   | 1,764,450    | 1,597,194    |
| Accumulated deficit  | (974,015)    | (787,221)    |
| Total shareholders' equity of the Company  | 791,621      | 811,086      |
| Noncontrolling interests in consolidated entities  | 756          | 770          |
| Total equity   | 792,377      | 811,856      |
| Total liabilities and equity   | \$ 4,891,544 | \$ 4,965,131 |

## ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES

## CONSOLIDATED STATEMENTS OF OPERATIONS

(in thousands, except per share amounts)

(unaudited)

|   | Three Months Ended<br>December 31, |                | Year Ended<br>December 31, |                  |
|---|------------------------------------|----------------|----------------------------|------------------|
|   | 2016                               | 2015           | 2016                       | 2015             |
| <b>REVENUE</b>  |                                    |                |                            |                  |
| Rooms   | \$ 262,803                         | \$ 271,584     | \$ 1,180,199               | \$ 1,059,012     |
| Food and beverage   | 64,744                             | 67,571         | 253,211                    | 227,099          |
| Other   | 13,678                             | 13,297         | 56,891                     | 48,699           |
| Total hotel revenue   | 341,225                            | 352,452        | 1,490,301                  | 1,334,810        |
| Other   | 445                                | 425            | 1,742                      | 2,156            |
| <b>Total revenue</b>  | <b>341,670</b>                     | <b>352,877</b> | <b>1,492,043</b>           | <b>1,336,966</b> |
| <b>EXPENSES</b>   |                                    |                |                            |                  |
| Hotel operating expenses  |                                    |                |                            |                  |
| Rooms   | 59,548                             | 62,324         | 255,317                    | 231,614          |
| Food and beverage   | 42,924                             | 44,449         | 172,530                    | 153,340          |
| Other expenses  | 108,692                            | 109,960        | 455,818                    | 405,896          |
| Management fees   | 12,543                             | 13,028         | 54,734                     | 49,394           |
| Total hotel operating expenses                                  | 223,707                            | 229,761        | 938,399                    | 840,244          |
| Property taxes, insurance and other                             | 18,836                             | 18,134         | 73,913                     | 65,301           |
| Depreciation and amortization                                   | 61,452                             | 61,189         | 243,863                    | 210,410          |
| Gain on insurance settlement                                    | (456)                              |                | (456)                      |                  |
| Impairment charges  | 13,121                             | (112)          | 17,816                     | 19,511           |
| Transaction costs   | (124)                              | 402            | 77                         | 6,252            |
| Advisory services fee:  |                                    |                |                            |                  |
| Base advisory fee   | 8,747                              | 8,616          | 34,589                     | 33,833           |
| Reimbursable expenses   | 1,367                              | 1,651          | 5,917                      | 6,471            |
| Non-cash stock/unit-based compensation                          | 3,894                              | 929            | 8,429                      | 2,719            |
| Incentive fee   | 5,426                              |                | 5,426                      |                  |
| Corporate, general and administrative:                          |                                    |                |                            |                  |
| Non-cash stock/unit-based compensation                          |                                    |                | 604                        | 538              |
| Other general and administrative                                | 1,940                              | 2,578          | 7,762                      | 13,772           |
| <b>Total operating expenses</b>                                 | <b>337,910</b>                     | <b>323,148</b> | <b>1,336,339</b>           | <b>1,199,051</b> |
| <b>OPERATING INCOME</b>   | <b>3,760</b>                       | <b>29,729</b>  | <b>155,704</b>             | <b>137,915</b>   |
| Equity in income (loss) of unconsolidated entities              | (1,678)                            | 2,253          | (6,110)                    | (6,831)          |
| Interest income   | 102                                | 23             | 331                        | 90               |
| Gain on acquisition of Highland JV and sale of hotel properties | 7,171                              | 47             | 31,599                     | 380,752          |
| Other expense, net  | (254)                              | (2,597)        | (4,517)                    | (864)            |
| Interest expense, net of premiums                               | (49,703)                           | (47,752)       | (199,870)                  | (168,834)        |

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|  |                    |                    |                    |                   |
|--|--------------------|--------------------|--------------------|-------------------|
| Amortization of loan costs   | (6,097)            | (5,773)            | (24,097)           | (18,680)          |
| Write-off of loan costs and exit fees  | (7,789)            | (983)              | (12,702)           | (5,750)           |
| Unrealized gain on marketable securities   | 4,946              |                    | 4,946              | 127               |
| Unrealized loss on derivatives   | (6,782)            | (999)              | (2,534)            | (7,402)           |
| <b>INCOME (LOSS) FROM CONTINUING OPERATIONS BEFORE INCOME TAXES</b>                            | <b>(56,324)</b>    | <b>(26,052)</b>    | <b>(57,250)</b>    | <b>310,523</b>    |
| Income tax expense   | (316)              | (75)               | (1,532)            | (4,710)           |
| <b>INCOME (LOSS) FROM CONTINUING OPERATIONS</b>  | <b>(56,640)</b>    | <b>(26,127)</b>    | <b>(58,782)</b>    | <b>305,813</b>    |
| Gain on sale of hotel property, net of tax   |                    |                    |                    | 599               |
| <b>NET INCOME (LOSS)</b>   | <b>(56,640)</b>    | <b>(26,127)</b>    | <b>(58,782)</b>    | <b>306,412</b>    |
| (Income) loss from consolidated entities attributable to noncontrolling interest               | (2)                | 22                 | 14                 | 30                |
| Net (income) loss attributable to redeemable noncontrolling interests in operating partnership | 9,738              | 4,113              | 12,483             | (35,503)          |
| <b>NET INCOME (LOSS) ATTRIBUTABLE TO THE COMPANY</b>   | <b>(46,904)</b>    | <b>(21,992)</b>    | <b>(46,285)</b>    | <b>270,939</b>    |
| Preferred dividends  | (10,416)           | (8,491)            | (36,272)           | (33,962)          |
| Extinguishment of issuance costs upon redemption of Series E preferred stock                   |                    |                    | (6,124)            |                   |
| <b>NET INCOME (LOSS) ATTRIBUTABLE TO COMMON STOCKHOLDERS</b>                                   | <b>\$ (57,320)</b> | <b>\$ (30,483)</b> | <b>\$ (88,681)</b> | <b>\$ 236,977</b> |
| <b>INCOME (LOSS) PER SHARE BASIC AND DILUTED</b>   |                    |                    |                    |                   |
| <b>Basic:</b>  |                    |                    |                    |                   |
| Net income (loss) attributable to common stockholders  | \$ (0.61)          | \$ (0.33)          | \$ (0.95)          | \$ 2.43           |
| Weighted average common shares outstanding basic   | 94,585             | 94,012             | 94,426             | 96,290            |
| <b>Diluted:</b>  |                    |                    |                    |                   |
| Net income (loss) attributable to common stockholders  | \$ (0.61)          | \$ (0.33)          | \$ (0.95)          | \$ 2.35           |
| Weighted average common shares outstanding diluted   | 94,585             | 94,012             | 94,426             | 114,881           |
| <b>Dividends declared per common share:</b>  | <b>\$ 0.12</b>     | <b>\$ 0.12</b>     | <b>\$ 0.48</b>     | <b>\$ 0.48</b>    |

## ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES

## RECONCILIATION OF NET INCOME (LOSS) TO EBITDA AND ADJUSTED EBITDA

(in thousands)

(unaudited)

|  | Three Months Ended<br>December 31, |               | Year Ended<br>December 31, |                |
|--|------------------------------------|---------------|----------------------------|----------------|
|  | 2016                               | 2015          | 2016                       | 2015           |
| <b>Net income (loss)</b>   | \$ (56,640)                        | \$ (26,127)   | \$ (58,782)                | \$ 306,412     |
| (Income) loss from consolidated entities attributable to noncontrolling interest               | (2)                                | 22            | 14                         | 30             |
| Net (income) loss attributable to redeemable noncontrolling interests in operating partnership | 9,738                              | 4,113         | 12,483                     | (35,503)       |
| Net income (loss) attributable to the Company  | (46,904)                           | (21,992)      | (46,285)                   | 270,939        |
| Interest income  | (102)                              | (23)          | (331)                      | (90)           |
| Interest expense and amortization of premiums and loan costs, net                              | 55,772                             | 53,496        | 223,850                    | 187,396        |
| Depreciation and amortization  | 61,390                             | 61,129        | 243,617                    | 210,197        |
| Income tax expense   | 316                                | 75            | 1,532                      | 4,710          |
| Net income (loss) attributable to redeemable noncontrolling interests in operating partnership | (9,738)                            | (4,113)       | (12,483)                   | 35,503         |
| Equity in (income) loss of unconsolidated entities   | (107)                              | (759)         | 1,048                      | 3,445          |
| Company's portion of EBITDA of Ashford Inc.  | 387                                | 846           | 180                        | 828            |
| Company's portion of EBITDA of OpenKey   | (109)                              |               | (303)                      |                |
| Company's portion of EBITDA of Ashford Prime   |                                    |               |                            | 7,640          |
| Company's portion of EBITDA of Highland JV   |                                    |               |                            | 11,982         |
| <b>EBITDA available to the Company and OP unitholders</b>                                      | <b>60,905</b>                      | <b>88,659</b> | <b>410,825</b>             | <b>732,550</b> |
| Amortization of unfavorable contract liabilities   | (472)                              | (494)         | (2,101)                    | (1,975)        |
| Impairment charges   | 13,121                             | (112)         | 17,816                     | 19,511         |
| Gain on acquisition of Highland JV and sale of hotel properties                                | (7,171)                            | (47)          | (31,599)                   | (381,351)      |
| Gain on insurance settlements  | (456)                              |               | (456)                      |                |
| Write-off of loan costs and exit fees  | 7,789                              | 983           | 12,702                     | 5,750          |
| Other expense, net   | 254                                | 2,597         | 4,517                      | 864            |
| Transaction, acquisition and management conversion costs                                       | 355                                | 796           | 1,778                      | 12,348         |
| Legal judgment and related legal costs   | 1,105                              | 24            | 1,176                      | 95             |
| Unrealized gain on marketable securities   | (4,946)                            |               | (4,946)                    | (127)          |
| Unrealized loss on derivatives   | 6,782                              | 999           | 2,534                      | 7,402          |
| Dead deal costs  | 60                                 | 203           | 391                        | 769            |
| Non-cash stock/unit-based compensation   | 4,161                              | 1,142         | 9,672                      | 3,470          |
| Company's portion of unrealized (gain) loss of investment in securities investment fund        | 1,785                              | (1,494)       | 5,062                      | 3,386          |
| Company's portion of adjustments to EBITDA of Ashford Inc.                                     | 800                                | 468           | 3,729                      | 3,652          |
| Company's portion of adjustments to EBITDA of OpenKey  | 8                                  |               | 8                          |                |
| Company's portion of adjustments to EBITDA of Ashford Prime                                    |                                    |               |                            | 738            |
|  | \$ 84,080                          | \$ 93,724     | \$ 431,108                 | \$ 407,082     |



**Adjusted EBITDA available to the Company and OP unitholders****ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES****RECONCILIATION OF NET INCOME (LOSS) TO FUNDS FROM OPERATIONS ( FFO ) AND ADJUSTED FFO**

(in thousands, except per share amounts)

(unaudited)

|  | Three Months Ended<br>December 31, |             | Year Ended<br>December 31, |            |
|--|------------------------------------|-------------|----------------------------|------------|
|  | 2016                               | 2015        | 2016                       | 2015       |
| <b>Net income (loss)</b>   | \$ (56,640)                        | \$ (26,127) | \$ (58,782)                | \$ 306,412 |
| (Income) loss from consolidated entities attributable to noncontrolling interest               | (2)                                | 22          | 14                         | 30         |
| Net (income) loss attributable to redeemable noncontrolling interests in operating partnership | 9,738                              | 4,113       | 12,483                     | (35,503)   |
| Preferred dividends  | (10,416)                           | (8,491)     | (36,272)                   | (33,962)   |
| Extinguishment of issuance costs upon redemption of Series E preferred stock                   |                                    |             | (6,124)                    |            |
| Net income (loss) attributable to common stockholders  | (57,320)                           | (30,483)    | (88,681)                   | 236,977    |
| Depreciation and amortization on real estate   | 61,390                             | 61,129      | 243,617                    | 210,197    |
| Gain on acquisition of Highland JV and sale of hotel properties                                | (7,171)                            | (47)        | (31,599)                   | (381,351)  |
| Net income (loss) attributable to redeemable noncontrolling interests in operating partnership | (9,738)                            | (4,113)     | (12,483)                   | 35,503     |
| Equity in (income) loss of unconsolidated entities   | (107)                              | (759)       | 1,048                      | 3,445      |
| Impairment charges on real estate  | 13,277                             |             | 18,316                     | 19,949     |
| Company's portion of FFO of Ashford Inc.   | 217                                | 604         | (380)                      | (19)       |
| Company's portion of FFO of OpenKey  | (110)                              |             | (306)                      |            |
| Company's portion of FFO of Ashford Prime  |                                    |             |                            | 4,371      |
| Company's portion of FFO of Highland JV  |                                    |             |                            | 3,791      |
| <b>FFO available to common stockholders and OP unitholders</b>                                 | 438                                | 26,331      | 129,532                    | 132,863    |
| Extinguishment of issuance costs upon redemption of Series E preferred stock                   |                                    |             | 6,124                      |            |
| Write-off of loan costs and exit fees  | 7,789                              | 983         | 12,702                     | 5,750      |
| Gain on insurance settlements  | (456)                              |             | (456)                      |            |
| Other impairment charges   | (156)                              | (112)       | (500)                      | (438)      |
| Other expense, net   | 254                                | 2,597       | 4,517                      | 864        |
| Transaction, acquisition and management conversion costs                                       | 355                                | 796         | 1,778                      | 12,348     |
| Legal judgment and related legal costs   | 1,105                              | 24          | 1,176                      | 95         |
| Unrealized gain on marketable securities   | (4,946)                            |             | (4,946)                    | (127)      |
| Unrealized loss on derivatives   | 6,782                              | 999         | 2,534                      | 7,402      |
| Dead deal costs  | 60                                 | 203         | 391                        | 769        |
| Non-cash stock/unit-based compensation   | 4,161                              | 1,142       | 9,672                      | 3,470      |
| Company's portion of unrealized (gain) loss of investment in securities investment fund        | 1,785                              | (1,494)     | 5,062                      | 3,386      |
| Company's portion of adjustments to FFO of Ashford Inc.  | 800                                | (534)       | 3,729                      | (1,032)    |
| Company's portion of adjustments to FFO of OpenKey   | 8                                  |             | 8                          |            |
| Company's portion of adjustments to FFO of Ashford Prime                                       |                                    |             |                            | 593        |

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|  |    |         |    |         |    |         |    |         |
|--|----|---------|----|---------|----|---------|----|---------|
| <b>Adjusted FFO available to common stockholders and OP unitholders</b>            | \$ | 17,979  | \$ | 30,935  | \$ | 171,323 | \$ | 165,943 |
| Adjusted FFO per diluted share available to common stockholders and OP unitholders | \$ | 0.16    | \$ | 0.27    | \$ | 1.51    | \$ | 1.44    |
| Weighted average diluted shares  |    | 113,180 |    | 113,498 |    | 113,627 |    | 115,366 |

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## ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES

## SUMMARY OF INDEBTEDNESS

December 31, 2016

(dollars in thousands)

(unaudited)

| Indebtedness                                       | Maturity      | Interest Rate | Fixed-Rate Debt | Floating-Rate Debt | Total Debt   | Comparable TTM Hotel EBITDA (7) | Comparable TTM EBITDA Debt Yield |
|--|---------------|---------------|-----------------|--------------------|--------------|---------------------------------|----------------------------------|
| BAML Pool 1 & 2 - 8 hotels                         | January 2017  | LIBOR + 4.95% | \$              | \$ 376,800(2)      | \$ 376,800   | \$ 45,330                       | 12.0%                            |
| Morgan Stanley MIP - 5 hotels                      | February 2017 | LIBOR + 4.75% |                 | 200,000(1)         | 200,000      | 23,593                          | 11.8%                            |
| Cantor Commercial Real Estate<br>Memphis - 1 hotel | April 2017    | LIBOR + 4.95% |                 | 33,300(2)          | 33,300       | 3,554                           | 10.7%                            |
| Column Financial - 24 hotels                       | April 2017    | LIBOR + 4.39% |                 | 1,070,560(3)       | 1,070,560    | 116,632                         | 10.9%                            |
| JPM Lakeway - 1 hotel                              | May 2017      | LIBOR + 5.10% |                 | 25,100(2)          | 25,100       | 2,481                           | 9.9%                             |
| BAML Le Pavillon - 1 hotel                         | June 2017     | LIBOR + 5.10% |                 | 43,750(2)          | 43,750       | 2,592                           | 5.9%                             |
| US Bank Indigo Atlanta - 1<br>hotel                | June 2017     | 5.98%         | 15,729          |                    | 15,729       | 2,217                           | 14.1%                            |
| Morgan Stanley - 8 hotels                          | July 2017     | LIBOR + 4.09% |                 | 144,000(2)         | 144,000      | 12,174                          | 8.5%                             |
| Morgan Stanley Ann Arbor - 1<br>hotel              | July 2017     | LIBOR + 4.15% |                 | 35,200(2)          | 35,200       | 3,833                           | 10.9%                            |
| BAML W Atlanta - 1 hotel                           | July 2017     | LIBOR + 5.10% |                 | 40,500(2)          | 40,500       | 5,055                           | 12.5%                            |
| Morgan Stanley Pool A - 7<br>hotels                | August 2017   | LIBOR + 4.35% |                 | 301,000(6)         | 301,000      | 38,429                          | 12.8%                            |
| Morgan Stanley Pool B - 4<br>hotels                | August 2017   | LIBOR + 4.38% |                 | 52,530(5)(6)       | 52,530       | 6,900                           | 13.1%                            |
| BAML Pool - 17 hotels                              | December 2017 | LIBOR + 5.52% |                 | 412,500(3)         | 412,500      | 48,739                          | 11.8%                            |
| Morgan Stanley Boston Back<br>Bay - 1 hotel        | January 2018  | 4.38%         | 96,169          |                    | 96,169       | 14,686                          | 15.3%                            |
| Morgan Stanley<br>Princeton/Nashville - 2 hotels   | January 2018  | 4.44%         | 105,047         |                    | 105,047      | 29,438                          | 28.0%                            |
| NorthStar HGI Wisconsin Dells<br>- 1 hotel         | August 2018   | LIBOR + 4.95% |                 | 12,000(4)          | 12,000       | 1,616                           | 13.5%                            |
| JPMorgan - 18 hotels                               | October 2018  | LIBOR + 4.55% |                 | 450,000(3)         | 450,000      | 63,912                          | 14.2%                            |
| Omni American Bank Ashton -<br>1 hotel             | July 2019     | 4.00%         | 5,436           |                    | 5,436        | 1,057                           | 19.4%                            |
| GACC Gateway - 1 hotel                             | November 2020 | 6.26%         | 96,873          |                    | 96,873       | 14,634                          | 15.1%                            |
| Deutsche Bank W Minneapolis -<br>1 hotel           | May 2023      | 5.46%         | 54,685          |                    | 54,685       | 6,926                           | 12.7%                            |
| GACC Jacksonville RI - 1 hotel                     | January 2024  | 5.49%         | 10,378          |                    | 10,378       | 1,765                           | 17.0%                            |
| GACC Manchester RI - 1 hotel                       | January 2024  | 5.49%         | 7,111           |                    | 7,111        | 1,378                           | 19.4%                            |
| Key Bank Manchester CY - 1<br>hotel                | May 2024      | 4.99%         | 6,641           |                    | 6,641        | 949                             | 14.3%                            |
| Morgan Stanley Pool C1 - 3<br>hotels               | August 2024   | 5.20%         | 67,164          |                    | 67,164       | 8,167                           | 12.2%                            |
| Morgan Stanley Pool C2 - 2<br>hotels               | August 2024   | 4.85%         | 12,427          |                    | 12,427       | 2,329                           | 18.7%                            |
| Morgan Stanley Pool C3 - 3<br>hotels               | August 2024   | 4.90%         | 24,836          |                    | 24,836       | 3,727                           | 15.0%                            |
| BAML Pool 3 - 3 hotels                             | February 2025 | 4.45%         | 53,293          |                    | 53,293       | 8,487                           | 15.9%                            |
| BAML Pool 5 - 2 hotels                             | February 2025 | 4.45%         | 20,575          |                    | 20,575       | 3,037                           | 14.8%                            |
| Unencumbered hotels                                |               |               |                 |                    |              | 1,987                           | N/A                              |
|  |               |               | \$ 576,364      | \$ 3,197,240       | \$ 3,773,604 | \$ 475,624                      | 12.6%                            |
| Percentage   |               |               | 15.3%           | 84.7%              | 100.0%       |                                 |                                  |

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|                                |       |       |       |
|--------------------------------|-------|-------|-------|
| Weighted average interest rate | 5.03% | 5.43% | 5.37% |
|--------------------------------|-------|-------|-------|

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All indebtedness is non-recourse.

- (1) This mortgage loan has three one-year extension options, subject to satisfaction of certain conditions and a LIBOR floor of 0.20%. The first one-year extension period began in February 2016.
  - (2) This mortgage loan has three one-year extension options, subject to satisfaction of certain conditions.
  - (3) This mortgage loan has four one-year extension options, subject to satisfaction of certain conditions.
  - (4) This mortgage loan has two one-year extension options, subject to satisfaction of certain conditions.
  - (5) This loan had a \$10.4 million pay down of principal related to the Springhill Suites Gaithersburg.
  - (6) This mortgage loan has three one-year extension options, subject to satisfaction of certain conditions, of which the first was exercised in August 2016.
  - (7) See Exhibit 1 for reconciliation of net income (loss) to hotel EBITDA.
-

## ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES

## INDEBTEDNESS BY MATURITY ASSUMING EXTENSION OPTIONS ARE EXERCISED

December 31, 2016

(in thousands)

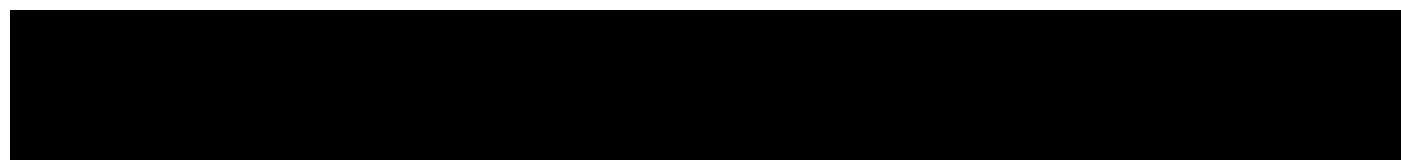
(unaudited)

|   | 2017      | 2018       | 2019       | 2020       | 2021         | Thereafter | Total        |
|---|-----------|------------|------------|------------|--------------|------------|--------------|
| US Bank Indigo Atlanta - 1 hotel                | \$ 15,583 | \$         | \$         | \$         | \$           | \$         | \$ 15,583    |
| Morgan Stanley Boston Back Bay - 1 hotel        |           | 94,226     |            |            |              |            | 94,226       |
| Morgan Stanley Princeton/Nashville - 2 hotels   |           | 103,106    |            |            |              |            | 103,106      |
| Omni American Bank Ashton - 1 hotel             |           |            | 5,168      |            |              |            | 5,168        |
| Morgan Stanley MIP - 5 hotels                   |           |            | 200,000    |            |              |            | 200,000      |
| Morgan Stanley Pool A - 7 hotels                |           |            | 301,000    |            |              |            | 301,000      |
| Morgan Stanley Pool B - 4 hotels                |           |            | 52,530     |            |              |            | 52,530       |
| GACC Gateway - 1 hotel                          |           |            |            | 89,886     |              |            | 89,886       |
| BAML Pool 1 & 2 - 8 hotels                      |           |            |            | 376,800    |              |            | 376,800      |
| Cantor Commercial Real Estate Memphis - 1 hotel |           |            |            | 33,300     |              |            | 33,300       |
| JPM Lakeway - 1 hotel                           |           |            |            | 25,100     |              |            | 25,100       |
| BAML Le Pavillon - 1 hotel                      |           |            |            | 43,750     |              |            | 43,750       |
| Morgan Stanley - 8 hotels                       |           |            |            | 144,000    |              |            | 144,000      |
| Morgan Stanley Ann Arbor - 1 hotel              |           |            |            | 35,200     |              |            | 35,200       |
| BAML W Atlanta - 1 hotel                        |           |            |            | 40,500     |              |            | 40,500       |
| NorthStar HGI Wisconsin Dells - 1 hotel         |           |            |            | 12,000     |              |            | 12,000       |
| Column Financial - 24 hotels                    |           |            |            |            | 1,070,560    |            | 1,070,560    |
| BAML Pool - 17 hotels                           |           |            |            |            | 412,500      |            | 412,500      |
| GACC Jacksonville RI - 1 hotel                  |           |            |            |            |              | 9,036      | 9,036        |
| GACC Manchester RI - 1 hotel                    |           |            |            |            |              | 6,191      | 6,191        |
| Key Bank Manchester CY - 1 hotel                |           |            |            |            |              | 5,671      | 5,671        |
| Morgan Stanley Pool C - 8 hotels                |           |            |            |            |              | 90,889     | 90,889       |
| BAML Pool 3 - 3 hotels                          |           |            |            |            |              | 44,160     | 44,160       |
| BAML Pool 5 - 2 hotels                          |           |            |            |            |              | 17,073     | 17,073       |
| Deutsche Bank W Minneapolis - 1 hotel           |           |            |            |            |              | 47,711     | 47,711       |
| JPMorgan Chase - 18 hotels                      |           |            |            |            |              | 450,000    | 450,000      |
| Principal due in future periods                 | \$ 15,583 | \$ 197,332 | \$ 558,698 | \$ 800,536 | \$ 1,483,060 | \$ 670,731 | \$ 3,725,940 |
| Scheduled amortization payments remaining       | 9,730     | 6,136      | 6,442      | 6,331      | 4,953        | 14,072     | 47,664       |
| Total indebtedness                              | \$ 25,313 | \$ 203,468 | \$ 565,140 | \$ 806,867 | \$ 1,488,013 | \$ 684,803 | \$ 3,773,604 |

**ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES**

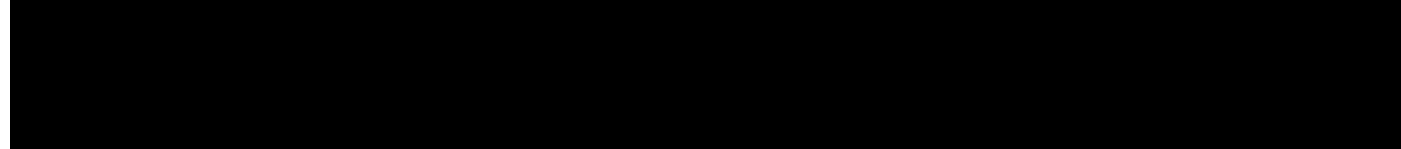
**KEY PERFORMANCE INDICATORS**

(unaudited)



**ALL  
HOTELS:**

|        |    |        |    |         |    |        |    |        |    |          |    |        |       |       |
|--------|----|--------|----|---------|----|--------|----|--------|----|----------|----|--------|-------|-------|
| RevPAR | \$ | 109.32 | \$ | (63.48) | \$ | 109.35 | \$ | 105.56 | \$ | (76.43)  | \$ | 107.62 | 3.56% | 1.60% |
| ADR    | \$ | 150.80 | \$ | (91.71) | \$ | 150.84 | \$ | 145.27 | \$ | (100.83) | \$ | 148.56 | 3.81% | 1.53% |

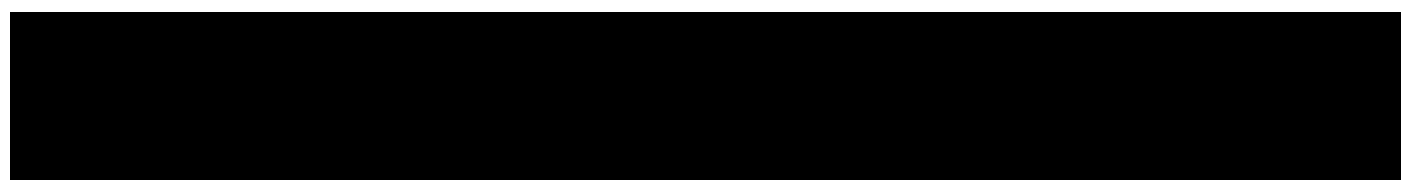


**ALL  
HOTELS:**

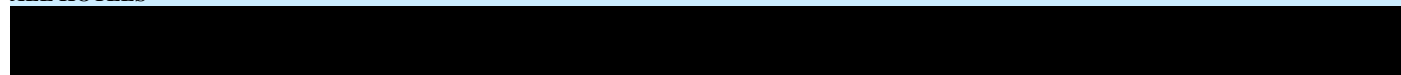
|        |    |        |    |          |    |        |    |        |    |        |    |        |       |       |
|--------|----|--------|----|----------|----|--------|----|--------|----|--------|----|--------|-------|-------|
| RevPAR | \$ | 118.87 | \$ | (93.77)  | \$ | 119.83 | \$ | 114.19 | \$ | 185.33 | \$ | 116.15 | 4.10% | 3.17% |
| ADR    | \$ | 154.27 | \$ | (119.46) | \$ | 155.63 | \$ | 147.82 | \$ | 310.58 | \$ | 151.31 | 4.36% | 2.85% |

NOTES:

- (1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.
- (2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition.
- (3) The above information does not reflect the operations of Orlando WorldQuest Resort.



**ALL HOTELS**



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|                              |            |          |            |            |             |            |         |       |
|------------------------------|------------|----------|------------|------------|-------------|------------|---------|-------|
| Rooms revenue (in thousands) | \$ 218,240 | \$ (107) | \$ 218,133 | \$ 224,299 | \$ (12,952) | \$ 211,347 | (2.70%) | 3.21% |
| Occupancy                    | 73.40%     | (69.22%) | 73.41%     | 72.71%     | (75.80%)    | 72.44%     | 0.95%   | 1.33% |

**ALL HOTELS**

|                              |            |             |            |            |           |            |        |       |
|------------------------------|------------|-------------|------------|------------|-----------|------------|--------|-------|
| Rooms revenue (in thousands) | \$ 977,413 | \$ (34,273) | \$ 943,140 | \$ 868,371 | \$ 33,392 | \$ 901,763 | 12.56% | 4.59% |
| Occupancy                    | 77.46%     | (78.49%)    | 77.41%     | 77.08%     | 46.70%    | 76.63%     | 0.49%  | 1.02% |

NOTES:

(1) The above comparable information assumes the 105 hotel properties owned and included in the Company's operations at December 31, 2016, and not under renovation during the three months ended December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition.

(3) The above information does not reflect the operations of Orlando WorldQuest Resort.

(4) Excluded Hotels Under Renovation:

Embassy Suites Houston, The Churchill, Embassy Suites Las Vegas, Hyatt Regency Coral Gables, Marriott Dallas Market Center, Courtyard Ft Lauderdale, Crowne Plaza Annapolis, Embassy Suites Dulles, Le Pavillon New Orleans, Marriott Crystal Gateway, Courtyard Basking Ridge, Hampton Inn Parsippany, Hilton Boston Back Bay, Hilton Garden Inn Virginia Beach, Hilton St Petersburg, Homewood Suites Pittsburgh Southpointe, Marriott Omaha, Residence Inn Lake Buena Vista

## ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES

## HOTEL EBITDA

(dollars in thousands)

(unaudited)

|  | Three Months Ended<br>December 31, |            |            | Year Ended<br>December 31, |              |            |
|--|------------------------------------|------------|------------|----------------------------|--------------|------------|
|  | 2016                               | 2015       | % Variance | 2016                       | 2015         | % Variance |
| <b>ALL HOTELS:</b>   |                                    |            |            |                            |              |            |
| Total hotel revenue  | \$ 339,937                         | \$ 351,103 | (3.18%)    | \$ 1,483,907               | \$ 1,328,387 | 11.71%     |
| Non-comparable adjustments   | (111)                              | (13,584)   |            | (36,985)                   | 82,050       |            |
| Comparable total hotel revenue   | \$ 339,826                         | \$ 337,519 | 0.68%      | \$ 1,446,922               | \$ 1,410,437 | 2.59%      |
| Hotel EBITDA   | \$ 103,720                         | \$ 106,891 | (2.97%)    | \$ 488,094                 | \$ 434,458   | 12.35%     |
| Non-comparable adjustments   | 30                                 | (4,166)    |            | (12,470)                   | 20,801       |            |
| Comparable Hotel EBITDA  | \$ 103,750                         | \$ 102,725 | 1.00%      | \$ 475,624                 | \$ 455,259   | 4.47%      |
| Hotel EBITDA Margin  | 30.51%                             | 30.44%     | 0.07%      | 32.89%                     | 32.71%       | 0.19%      |
| Comparable Hotel EBITDA Margin   | 30.53%                             | 30.44%     | 0.10%      | 32.87%                     | 32.28%       | 0.59%      |
| Hotel EBITDA adjustments attributable to consolidated noncontrolling interests | \$ 79                              | \$ 73      | 8.22%      | \$ 349                     | \$ 319       | 9.40%      |
| Hotel EBITDA attributable to the Company and OP unitholders                    | \$ 103,641                         | \$ 106,818 | (2.97%)    | \$ 487,745                 | \$ 434,139   | 12.35%     |
| Comparable Hotel EBITDA attributable to the Company and OP unitholders         | \$ 103,671                         | \$ 102,652 | 0.99%      | \$ 475,275                 | \$ 454,940   | 4.47%      |

## NOTES:

(1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition. Adjustments have been made to the pre-acquisition results as indicated below:

(a) Management fee expense was adjusted to reflect current contractual rates.

(3) The above information does not reflect the operations of Orlando WorldQuest Resort.



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(4) See Exhibit 1 for reconciliation of net income (loss) to hotel EBITDA.

|  | Three Months Ended<br>December 31, |            |            | Year Ended<br>December 31, |              |            |
|--|------------------------------------|------------|------------|----------------------------|--------------|------------|
|  | 2016                               | 2015       | % Variance | 2016                       | 2015         | % Variance |
| <b>ALL HOTELS<br/>NOT UNDER<br/>RENOVATION:</b>                                |                                    |            |            |                            |              |            |
| Total hotel revenue  | \$ 283,433                         | \$ 290,519 | (2.44%)    | \$ 1,234,440               | \$ 1,091,490 | 13.10%     |
| Non-comparable adjustments   | (111)                              | (13,584)   |            | (36,985)                   | 63,196       |            |
| Comparable total hotel revenue   | \$ 283,322                         | \$ 276,935 | 2.31%      | \$ 1,197,455               | \$ 1,154,686 | 3.70%      |
| Hotel EBITDA   | \$ 86,885                          | \$ 87,849  | (1.10%)    | \$ 406,828                 | \$ 355,264   | 14.51%     |
| Non-comparable adjustments   | 30                                 | (4,166)    |            | (12,470)                   | 15,137       |            |
| Comparable Hotel EBITDA  | \$ 86,915                          | \$ 83,683  | 3.86%      | \$ 394,358                 | \$ 370,401   | 6.47%      |
| Hotel EBITDA Margin  | 30.65%                             | 30.24%     | 0.42%      | 32.96%                     | 32.55%       | 0.41%      |
| Comparable Hotel EBITDA Margin   | 30.68%                             | 30.22%     | 0.46%      | 32.93%                     | 32.08%       | 0.85%      |
| Hotel EBITDA adjustments attributable to consolidated noncontrolling interests | \$ 79                              | \$ 73      | 8.22%      | \$ 349                     | \$ 319       | 9.40%      |
| Hotel EBITDA attributable to the Company and OP unitholders                    | \$ 86,806                          | \$ 87,776  | (1.11%)    | \$ 406,479                 | \$ 354,945   | 14.52%     |
| Comparable Hotel EBITDA attributable to the Company and OP unitholders         | \$ 86,836                          | \$ 83,610  | 3.86%      | \$ 394,009                 | \$ 370,082   | 6.47%      |

NOTES:

(1) The above comparable information assumes the 105 hotel properties owned and included in the Company's operations at December 31, 2016, and not under renovation during the three months ended December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition. Adjustments have been made to the pre-acquisition results as indicated below:

(a) Management fee expense was adjusted to reflect current contractual rates.

(3) The above information does not reflect the operations of Orlando WorldQuest Resort.

(4) Excluded Hotels Under Renovation:

Embassy Suites Houston, The Churchill, Embassy Suites Las Vegas, Hyatt Regency Coral Gables, Marriott Dallas Market Center, Courtyard Ft Lauderdale, Crowne Plaza Annapolis, Embassy Suites Dulles, Le Pavillon New Orleans, Marriott Crystal Gateway, Courtyard Basking Ridge, Hampton Inn Parsippany, Hilton Boston Back Bay, Hilton Garden Inn Virginia Beach, Hilton St Petersburg, Homewood Suites Pittsburgh Southpointe, Marriott Omaha, Residence Inn Lake Buena Vista

- (5) See Exhibit 1 for reconciliation of net income (loss) to hotel EBITDA.
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## ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES

## HOTEL REVENUE &amp; EBITDA FOR TRAILING TWELVE MONTHS

(dollars in thousands)

(unaudited)

THE FOLLOWING SEASONALITY TABLE REFLECTS THE 123 HOTEL PROPERTIES INCLUDED IN THE COMPANY'S OPERATIONS AT DECEMBER 31, 2016:

|                                 | Actual<br>2016<br>4th Quarter | Non-<br>comparable<br>adjustments<br>2016<br>4th Quarter | Comparable<br>2016<br>4th Quarter | Actual<br>2016<br>3rd Quarter | Non-<br>comparable<br>adjustments<br>2016<br>3rd Quarter | Comparable<br>2016<br>3rd Quarter | Actual<br>2016<br>2nd Quarter | Non-<br>comparable<br>adjustments<br>2016<br>2nd Quarter | Comparable<br>2016<br>2nd Quarter | Actual<br>2016<br>1st Quarter | Non-<br>comparable<br>adjustments<br>2016<br>1st Quarter | Comparable<br>2016<br>1st Quarter |
|---------------------------------|-------------------------------|--|-----------------------------------|-------------------------------|--|-----------------------------------|-------------------------------|--|-----------------------------------|-------------------------------|--|-----------------------------------|
| Total<br>Hotel<br>Revenue       | \$ 339,937                    | \$ (111)   | \$ 339,826                        | \$ 369,943                    | \$ (3,763)   | \$ 366,180                        | \$ 408,510                    | \$ (13,236)  | \$ 395,274                        | \$ 365,517                    | \$ (19,875)  | \$ 345,642                        |
| Hotel<br>EBITDA                 | \$ 103,720                    | \$ 30  | \$ 103,750                        | \$ 121,975                    | \$ (893)   | \$ 121,082                        | \$ 145,303                    | \$ (3,987)   | \$ 141,316                        | \$ 117,096                    | \$ (7,620)   | \$ 109,476                        |
| Hotel<br>EBITDA<br>Margin       | 30.51%                        | (27.03%)   | 30.53%                            | 32.97%                        | 23.73%   | 33.07%                            | 35.57%                        | 30.12%   | 35.75%                            | 32.04%                        | 38.34%   | 31.67%                            |
| EBITDA<br>% of<br>Total<br>TTM  | 21.2%                         | (0.2%)   | 21.8%                             | 25.0%                         | 7.1%   | 25.5%                             | 29.8%                         | 32.0%  | 29.7%                             | 24.0%                         | 61.1%  | 23.0%                             |
| JV<br>Interests<br>in<br>EBITDA | \$ 79                         | \$   | \$ 79                             | \$ 114                        | \$   | \$ 114                            | \$ 100                        | \$   | \$ 100                            | \$ 56                         | \$   | \$ 56                             |

|                                | Actual<br>2016<br>TTM | Non-<br>comparable<br>adjustments<br>2016<br>TTM | Comparable<br>2016<br>TTM |
|--------------------------------|-----------------------|--|---------------------------|
| Total<br>Hotel<br>Revenue      | \$ 1,483,907          | \$ (36,985)                                      | \$ 1,446,922              |
| Hotel<br>EBITDA                | \$ 488,094            | \$ (12,470)                                      | \$ 475,624                |
| Hotel<br>EBITDA<br>Margin      | 32.89%                | 33.72%   | 32.87%                    |
| EBITDA<br>% of<br>Total<br>TTM | 100.0%                | 100.0%   | 100.0%                    |

|                                |              |             |              |
|--------------------------------|--------------|-------------|--------------|
| Total<br>Hotel<br>Revenue      | \$ 1,483,907 | \$ (36,985) | \$ 1,446,922 |
| Hotel<br>EBITDA                | \$ 488,094   | \$ (12,470) | \$ 475,624   |
| Hotel<br>EBITDA<br>Margin      | 32.89%       | 33.72%      | 32.87%       |
| EBITDA<br>% of<br>Total<br>TTM | 100.0%       | 100.0%      | 100.0%       |

|                                |              |             |              |
|--------------------------------|--------------|-------------|--------------|
| Total<br>Hotel<br>Revenue      | \$ 1,483,907 | \$ (36,985) | \$ 1,446,922 |
| Hotel<br>EBITDA                | \$ 488,094   | \$ (12,470) | \$ 475,624   |
| Hotel<br>EBITDA<br>Margin      | 32.89%       | 33.72%      | 32.87%       |
| EBITDA<br>% of<br>Total<br>TTM | 100.0%       | 100.0%      | 100.0%       |

|                           |    |     |    |    |     |
|---------------------------|----|-----|----|----|-----|
| JV                        | \$ | 349 | \$ | \$ | 349 |
| Interests<br>in<br>EBITDA |    |     |    |    |     |

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NOTES:

(1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition.

Adjustments have been made to the pre-acquisition results as indicated below:

(a) Management fee expense was adjusted to reflect current contractual rates.

(3) The above information does not reflect the operations of Orlando WorldQuest Resort.

(4) See Exhibit 1 for reconciliation of net income (loss) to hotel EBITDA.

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## ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES

## HOTEL REVPAR BY MARKET

(unaudited)

| Region                                 | Number of Hotels | Number of Rooms | Three Months Ended December 31, |                                |                  |                  |                                |                  |                   |                       |
|--|------------------|-----------------|---------------------------------|--------------------------------|------------------|------------------|--------------------------------|------------------|-------------------|-----------------------|
|  |                  |                 | Actual 2016                     | Non-comparable adjustment 2016 | Comparable 2016  | Actual 2015      | Non-comparable adjustment 2015 | Comparable 2015  | Actual % Variance | Comparable % Variance |
| Atlanta, GA Area                       | 10               | 1,920           | \$ 107.22                       | \$                             | \$ 107.22        | \$ 102.98        | \$ (90.53)                     | \$ 103.82        | 4.1%              | 3.3%                  |
| Boston, MA Area                        | 3                | 915             | 157.58                          |                                | 157.58           | 154.59           |                                | 154.59           | 1.9%              | 1.9%                  |
| Dallas / Ft. Worth Area                | 7                | 1,518           | 100.18                          |                                | 100.18           | 104.40           |                                | 104.40           | (4.0)%            | (4.0)%                |
| Houston, TX Area                       | 3                | 692             | 90.37                           |                                | 90.37            | 106.40           |                                | 106.40           | (15.1)%           | (15.1)%               |
| Los Angeles, CA Metro Area             | 6                | 1,619           | 118.94                          | (63.48)                        | 119.57           | 102.89           | (74.83)                        | 107.76           | 15.6%             | 11.0%                 |
| Miami, FL Metro Area                   | 3                | 587             | 120.70                          |                                | 120.70           | 120.58           |                                | 120.58           | 0.1%              | 0.1%                  |
| Minneapolis - St. Paul, MN-WI Area     | 4                | 809             | 125.51                          |                                | 125.51           | 108.54           | 210.50                         | 121.09           | 15.6%             | 3.7%                  |
| Nashville, TN Area                     | 1                | 673             | 182.58                          |                                | 182.58           | 160.76           |                                | 160.76           | 13.6%             | 13.6%                 |
| New York / New Jersey Metro Area       | 6                | 1,741           | 105.08                          |                                | 105.08           | 100.32           | (88.69)                        | 101.29           | 4.7%              | 3.7%                  |
| Orlando, FL Area                       | 3                | 734             | 99.44                           |                                | 99.44            | 87.90            | (80.42)                        | 99.12            | 13.1%             | 0.3%                  |
| Philadelphia, PA Area                  | 3                | 648             | 88.50                           |                                | 88.50            | 90.51            |                                | 90.51            | (2.2)%            | (2.2)%                |
| San Diego, CA Area                     | 2                | 410             | 103.91                          |                                | 103.91           | 98.18            |                                | 98.18            | 5.8%              | 5.8%                  |
| San Francisco - Oakland, CA Metro Area | 6                | 1,368           | 141.88                          |                                | 141.88           | 137.33           |                                | 137.33           | 3.3%              | 3.3%                  |
| Tampa, FL Area                         | 3                | 680             | 100.27                          |                                | 100.27           | 98.89            |                                | 98.89            | 1.4%              | 1.4%                  |
| Washington DC - MD - VA Area           | 9                | 2,304           | 117.17                          |                                | 117.17           | 112.95           | (66.80)                        | 116.20           | 3.7%              | 0.8%                  |
| Other Areas                            | 54               | 9,395           | 96.10                           |                                | 96.10            | 96.78            | (135.78)                       | 96.26            | (0.7)%            | (0.2)%                |
| <b>Total Portfolio</b>                 | <b>123</b>       | <b>26,013</b>   | <b>\$ 109.32</b>                | <b>\$ (63.48)</b>              | <b>\$ 109.35</b> | <b>\$ 105.56</b> | <b>\$ (76.43)</b>              | <b>\$ 107.62</b> | <b>3.6%</b>       | <b>1.6%</b>           |

## NOTES:

(1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold

during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition.

(3) The above information does not reflect the operations of Orlando WorldQuest Resort.

## ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES

### HOTEL EBITDA BY MARKET

(unaudited)

| Region                                 | Number of Hotels | Number of Rooms | Three Months Ended December 31, |                                |                 |            | Three Months Ended December 31, |                                |                 |            | Actual % Variance | Comparable % Variance |
|--|------------------|-----------------|---------------------------------|--------------------------------|-----------------|------------|---------------------------------|--------------------------------|-----------------|------------|-------------------|-----------------------|
|  |                  |                 | Actual 2016                     | Non-comparable adjustment 2016 | Comparable 2016 | % of Total | Actual 2015                     | Non-comparable adjustment 2015 | Comparable 2015 | % of Total |                   |                       |
| Atlanta, GA Area                       | 10               | 1,920           | \$ 7,380                        | \$ 1                           | \$ 7,381        | 7.1%       | \$ 7,059                        | \$ (317)                       | \$ 6,742        | 6.6%       | 4.5%              | 9.5%                  |
| Boston, MA Area                        | 3                | 915             | 5,954                           |                                | 5,954           | 5.7%       | 5,632                           |                                | 5,632           | 5.5%       | 5.7%              | 5.7%                  |
| Dallas / Ft. Worth Area                | 7                | 1,518           | 5,952                           |                                | 5,952           | 5.7%       | 6,133                           |                                | 6,133           | 6.0%       | (3.0)%            | (3.0)%                |
| Houston, TX Area                       | 3                | 692             | 2,444                           |                                | 2,444           | 2.4%       | 3,934                           |                                | 3,934           | 3.8%       | (37.9)%           | (37.9)%               |
| Los Angeles, CA Metro Area             | 6                | 1,619           | 7,702                           | 17                             | 7,719           | 7.4%       | 6,979                           | (547)                          | 6,432           | 6.3%       | 10.4%             | 20.0%                 |
| Miami, FL Metro Area                   | 3                | 587             | 2,586                           |                                | 2,586           | 2.5%       | 2,540                           |                                | 2,540           | 2.5%       | 1.8%              | 1.8%                  |
| Minneapolis - St. Paul, MN-WI Area     | 4                | 809             | 3,929                           |                                | 3,929           | 3.8%       | 2,905                           | 822                            | 3,727           | 3.6%       | 35.2%             | 5.4%                  |
| Nashville, TN Area                     | 1                | 673             | 5,800                           |                                | 5,800           | 5.6%       | 4,730                           |                                | 4,730           | 4.6%       | 22.6%             | 22.6%                 |
| New York / New Jersey Metro Area       | 6                | 1,741           | 6,844                           | 10                             | 6,854           | 6.6%       | 7,406                           | (455)                          | 6,951           | 6.8%       | (7.6)%            | (1.4)%                |
| Orlando, FL Area                       | 3                | 734             | 2,144                           | 2                              | 2,146           | 2.1%       | 4,914                           | (2,714)                        | 2,200           | 2.1%       | (56.4)%           | (2.5)%                |
| Philadelphia, PA Area                  | 3                | 648             | 1,677                           |                                | 1,677           | 1.6%       | 1,695                           |                                | 1,695           | 1.7%       | (1.1)%            | (1.1)%                |
| San Diego, CA Area                     | 2                | 410             | 1,351                           |                                | 1,351           | 1.3%       | 1,343                           |                                | 1,343           | 1.3%       | 0.6%              | 0.6%                  |
| San Francisco - Oakland, CA Metro Area | 6                | 1,368           | 7,905                           |                                | 7,905           | 7.6%       | 7,180                           |                                | 7,180           | 7.0%       | 10.1%             | 10.1%                 |
| Tampa, FL Area                         | 3                | 680             | 2,353                           |                                | 2,353           | 2.3%       | 2,312                           |                                | 2,312           | 2.3%       | 1.8%              | 1.8%                  |
| Washington DC - MD -                   | 9                | 2,304           | 9,303                           |                                | 9,303           | 9.0%       | 9,971                           | (238)                          | 9,733           | 9.5%       | (6.7)%            | (4.4)%                |

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|                  |     |        |            |                  |        |            |            |            |        |        |        |  |
|------------------|-----|--------|------------|------------------|--------|------------|------------|------------|--------|--------|--------|--|
| VA Area          |     |        |            |                  |        |            |            |            |        |        |        |  |
| Other Areas      | 54  | 9,395  | 30,396     | 30,396           | 29.3%  | 32,158     | (717)      | 31,441     | 30.4%  | (5.5)% | (3.3)% |  |
| <b>Total</b>     |     |        |            |                  |        |            |            |            |        |        |        |  |
| <b>Portfolio</b> | 123 | 26,013 | \$ 103,720 | \$ 30 \$ 103,750 | 100.0% | \$ 106,891 | \$ (4,166) | \$ 102,725 | 100.0% | (3.0)% | 1.0%   |  |

NOTES:

(1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition.

Adjustments have been made to the pre-acquisition results as indicated below.

(a) Management fee expense was adjusted to reflect current contractual rates.

(3) The above information does not reflect the operations of Orlando WorldQuest Resort.

(4) See Exhibit 1 for reconciliation of net income (loss) to hotel EBITDA.

## ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES

## HOTEL REVPAR BY MARKET

(unaudited)

| Region                                 | Number of Hotels | Number of Rooms | Year Ended December 31, |                                 |                  |                  |                                 |                  |                   |                       |
|--|------------------|-----------------|-------------------------|---------------------------------|------------------|------------------|---------------------------------|------------------|-------------------|-----------------------|
|  |                  |                 | Actual 2016             | Non-comparable adjustments 2016 | Comparable 2016  | Actual 2015      | Non-comparable adjustments 2015 | Comparable 2015  | Actual % Variance | Comparable % Variance |
| Atlanta, GA Area                       | 10               | 1,920           | \$ 116.65               | \$ (98.79)                      | \$ 117.23        | \$ 108.61        | \$ 144.33                       | \$ 113.11        | 7.4%              | 3.6%                  |
| Boston, MA Area                        | 3                | 915             | 167.80                  |                                 | 167.80           | 186.61           | 101.12                          | 166.08           | (10.1)%           | 1.0%                  |
| Dallas / Ft. Worth Area                | 7                | 1,518           | 110.08                  |                                 | 110.08           | 108.33           | 115.68                          | 108.75           | 1.6%              | 1.2%                  |
| Houston, TX Area                       | 3                | 692             | 100.62                  |                                 | 100.62           | 113.01           | 115.98                          | 113.23           | (11.0)%           | (11.1)%               |
| Los Angeles, CA Metro Area             | 6                | 1,619           | 126.35                  | (97.02)                         | 130.24           | 107.68           | (73.84)                         | 112.04           | 17.3%             | 16.2%                 |
| Miami, FL Metro Area                   | 3                | 587             | 130.23                  |                                 | 130.23           | 127.33           |                                 | 127.33           | 2.3%              | 2.3%                  |
| Minneapolis - St. Paul, MN-WI Area     | 4                | 809             | 130.74                  |                                 | 130.74           | 107.32           | 173.81                          | 126.20           | 21.8%             | 3.6%                  |
| Nashville, TN Area                     | 1                | 673             | 197.61                  |                                 | 197.61           | 177.93           | 149.75                          | 172.99           | 11.1%             | 14.2%                 |
| New York / New Jersey Metro Area       | 6                | 1,741           | 111.53                  | (85.36)                         | 112.44           | 110.39           | 49.63                           | 108.39           | 1.0%              | 3.7%                  |
| Orlando, FL Area                       | 3                | 734             | 99.63                   | (91.88)                         | 104.46           | 91.01            | (80.91)                         | 106.13           | 9.5%              | (1.6)%                |
| Philadelphia, PA Area                  | 3                | 648             | 102.34                  |                                 | 102.34           | 94.84            |                                 | 94.84            | 7.9%              | 7.9%                  |
| San Diego, CA Area                     | 2                | 410             | 118.52                  |                                 | 118.52           | 112.33           |                                 | 112.33           | 5.5%              | 5.5%                  |
| San Francisco - Oakland, CA Metro Area | 6                | 1,368           | 152.40                  |                                 | 152.40           | 146.54           |                                 | 146.54           | 4.0%              | 4.0%                  |
| Tampa, FL Area                         | 3                | 680             | 111.89                  |                                 | 111.89           | 102.04           | 122.12                          | 103.83           | 9.7%              | 7.8%                  |
| Washington DC - MD - VA Area           | 9                | 2,304           | 129.19                  | (74.36)                         | 132.08           | 127.99           | (39.46)                         | 130.02           | 0.9%              | 1.6%                  |
| Other Areas                            | 54               | 9,395           | 106.56                  | (126.59)                        | 106.39           | 106.30           | 97.11                           | 105.31           | 0.2%              | 1.0%                  |
| <b>Total Portfolio</b>                 | <b>123</b>       | <b>26,013</b>   | <b>\$ 118.87</b>        | <b>\$ (93.77)</b>               | <b>\$ 119.83</b> | <b>\$ 114.19</b> | <b>\$ 185.33</b>                | <b>\$ 116.15</b> | <b>4.1%</b>       | <b>3.2%</b>           |

## NOTES:

(1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold



during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition.

(3) The above information does not reflect the operations of Orlando WorldQuest Resort.

## ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES

### HOTEL EBITDA BY MARKET

(unaudited)

| Region                                 | Number of Hotels | Number of Rooms | Year Ended December 31, |                                |                 |            | Year Ended December 31, |                                |                 |            | Actual % Variance | Comparable % Variance |
|--|------------------|-----------------|-------------------------|--------------------------------|-----------------|------------|-------------------------|--------------------------------|-----------------|------------|-------------------|-----------------------|
|  |                  |                 | Actual 2016             | Non-comparable adjustment 2016 | Comparable 2016 | % of Total | Actual 2015             | Non-comparable adjustment 2015 | Comparable 2015 | % of Total |                   |                       |
| Atlanta, GA Area                       | 10               | 1,920           | \$ 32,776               | \$ (645)                       | \$ 32,131       | 6.8%       | \$ 24,278               | \$ 4,359                       | \$ 28,637       | 6.3%       | 35.0%             | 12.2%                 |
| Boston, MA Area                        | 3                | 915             | 25,665                  |                                | 25,665          | 5.4%       | 23,004                  | 2,445                          | 25,449          | 5.6%       | 11.6%             | 0.8%                  |
| Dallas / Ft. Worth Area                | 7                | 1,518           | 26,180                  |                                | 26,180          | 5.5%       | 24,011                  | 1,946                          | 25,957          | 5.7%       | 9.0%              | 0.9%                  |
| Houston, TX Area                       | 3                | 692             | 11,282                  |                                | 11,282          | 2.4%       | 13,075                  | 1,403                          | 14,478          | 3.2%       | (13.7)%           | (22.1)%               |
| Los Angeles, CA Metro Area             | 6                | 1,619           | 36,135                  | (2,972)                        | 33,163          | 7.0%       | 28,519                  | (1,690)                        | 26,829          | 5.9%       | 26.7%             | 23.6%                 |
| Miami, FL Metro Area                   | 3                | 587             | 11,920                  |                                | 11,920          | 2.5%       | 11,445                  |                                | 11,445          | 2.5%       | 4.2%              | 4.2%                  |
| Minneapolis - St. Paul, MN-WI Area     | 4                | 809             | 16,975                  |                                | 16,975          | 3.6%       | 10,010                  | 5,858                          | 15,868          | 3.5%       | 69.6%             | 7.0%                  |
| Nashville, TN Area                     | 1                | 673             | 25,527                  |                                | 25,527          | 5.4%       | 17,793                  | 2,975                          | 20,768          | 4.6%       | 43.5%             | 22.9%                 |
| New York / New Jersey Metro Area       | 6                | 1,741           | 30,652                  | (747)                          | 29,905          | 6.3%       | 29,912                  | (295)                          | 29,617          | 6.5%       | 2.5%              | 1.0%                  |
| Orlando, FL Area                       | 3                | 734             | 15,181                  | (5,622)                        | 9,559           | 2.0%       | 20,357                  | (10,312)                       | 10,045          | 2.2%       | (25.4)%           | (4.8)%                |
| Philadelphia, PA Area                  | 3                | 648             | 8,192                   |                                | 8,192           | 1.7%       | 7,011                   |                                | 7,011           | 1.5%       | 16.8%             | 16.8%                 |
| San Diego, CA Area                     | 2                | 410             | 7,219                   |                                | 7,219           | 1.5%       | 6,631                   |                                | 6,631           | 1.5%       | 8.9%              | 8.9%                  |
| San Francisco - Oakland, CA Metro Area | 6                | 1,368           | 34,559                  |                                | 34,559          | 7.3%       | 32,058                  |                                | 32,058          | 7.0%       | 7.8%              | 7.8%                  |
| Tampa, FL Area                         | 3                | 680             | 11,595                  |                                | 11,595          | 2.4%       | 8,983                   | 1,262                          | 10,245          | 2.3%       | 29.1%             | 13.2%                 |
| Washington DC - MD -                   | 9                | 2,304           | 46,134                  | (927)                          | 45,207          | 9.5%       | 44,458                  | (200)                          | 44,258          | 9.7%       | 3.8%              | 2.1%                  |

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|                  |     |        |            |             |            |        |            |           |            |        |       |      |  |
|------------------|-----|--------|------------|-------------|------------|--------|------------|-----------|------------|--------|-------|------|--|
| VA Area          |     |        |            |             |            |        |            |           |            |        |       |      |  |
| Other Areas      | 54  | 9,395  | 148,102    | (1,557)     | 146,545    | 30.8%  | 132,913    | 13,050    | 145,963    | 32.0%  | 11.4% | 0.4% |  |
| <b>Total</b>     |     |        |            |             |            |        |            |           |            |        |       |      |  |
| <b>Portfolio</b> | 123 | 26,013 | \$ 488,094 | \$ (12,470) | \$ 475,624 | 100.0% | \$ 434,458 | \$ 20,801 | \$ 455,259 | 100.0% | 12.3% | 4.5% |  |

NOTES:

(1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition.

Adjustments have been made to the pre-acquisition results as indicated below:

(a) Management fee expense was adjusted to reflect current contractual rates.

(3) The above information does not reflect the operations of Orlando WorldQuest Resort.

(4) See Exhibit 1 for reconciliation of net income (loss) to hotel EBITDA.

## ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES

## TOTAL ENTERPRISE VALUE

December 31, 2016

(in thousands except share price)

(unaudited)

|   | December 31,<br>2016 |
|---|----------------------|
| End of quarter common shares outstanding                  | 96,377               |
| Partnership units outstanding (common share equivalents)* | 18,755               |
| Combined common shares and partnership units outstanding  | 115,132              |
| Common stock price at quarter end                         | \$ 7.76              |
| <b>Market capitalization at quarter end</b>               | <b>\$ 893,425</b>    |
| Series A preferred stock                                  | \$ 41,430            |
| Series D preferred stock                                  | \$ 236,718           |
| Series F preferred stock                                  | \$ 120,000           |
| Series G preferred stock                                  | \$ 155,000           |
| Debt on balance sheet date                                | \$ 3,773,604         |
| Joint venture partner's share of consolidated debt        | \$ (2,063)           |
| Net working capital (see below)                           | \$ (525,290)         |
| <b>Total enterprise value (TEV)</b>                       | <b>4,692,824</b>     |
| <b>Ashford Inc. Investment:</b>                           |                      |
| Common stock owned at end of quarter                      | 598                  |
| Common stock price at quarter end                         | \$ 43.14             |
| <b>Market value of Ashford Inc. investment</b>            | <b>\$ 25,805</b>     |
| Cash and cash equivalents                                 | \$ 347,984           |
| Restricted cash   | \$ 144,239           |
| Accounts receivable, net                                  | \$ 44,922            |
| Prepaid expenses  | \$ 17,878            |
| Investment in securities                                  | \$ 104,075           |
| Due from affiliates, net                                  | \$ (17,250)          |
| Due from third-party hotel managers, net                  | \$ 10,641            |
| Market value of Ashford Inc. investment                   | \$ 25,805            |
| <b>Total current assets</b>                               | <b>\$ 678,294</b>    |
| Accounts payable, net & accrued expenses                  | \$ 128,239           |
| Dividends payable   | \$ 24,765            |
| <b>Total current liabilities</b>                          | <b>\$ 153,004</b>    |
| <b>Net working capital**</b>                              | <b>\$ 525,290</b>    |

\* Total units outstanding = 19.4 million; impacted by current conversion factor.

\*\* Includes the Company's pro rata share of net working capital in joint ventures.

## Ashford Hospitality Trust, Inc. and Subsidiaries

## Anticipated Capital Expenditures Calendar (a)

|   | Rooms | 2016                     |                          |                          |                          | 2017                        |                             |                             |                             |
|---|-------|--------------------------|--------------------------|--------------------------|--------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
|   |       | 1st<br>Quarter<br>Actual | 2nd<br>Quarter<br>Actual | 3rd<br>Quarter<br>Actual | 4th<br>Quarter<br>Actual | 1st<br>Quarter<br>Estimated | 2nd<br>Quarter<br>Estimated | 3rd<br>Quarter<br>Estimated | 4th<br>Quarter<br>Estimated |
| Embassy Suites Austin                     | 150   | x                        | x                        | x                        |                          |                             |                             |                             |                             |
| Hilton Garden Inn Austin                  | 254   | x                        | x                        | x                        |                          |                             |                             |                             |                             |
| SpringHill Suites Jacksonville            | 102   | x                        | x                        | x                        |                          |                             |                             |                             |                             |
| Courtyard Boston Billerica                | 210   | x                        | x                        |                          |                          |                             |                             |                             |                             |
| Courtyard Irvine Foothill<br>Ranch        | 156   | x                        | x                        |                          |                          |                             |                             |                             |                             |
| Residence Inn Fairfax                     | 159   | x                        | x                        |                          |                          |                             |                             |                             |                             |
| SpringHill Suites Gaithersburg            | 162   | x                        | x                        |                          |                          |                             |                             |                             |                             |
| The Ashton                                | 39    | x                        | x                        |                          |                          |                             |                             |                             |                             |
| Towneplace Suites Manhattan<br>Beach      | 144   | x                        | x                        |                          |                          |                             |                             |                             |                             |
| Embassy Suites Houston                    | 150   | x                        |                          | x                        | x                        |                             |                             |                             |                             |
| The Churchill                             | 173   | x                        |                          | x                        | x                        |                             |                             |                             |                             |
| Courtyard Oakland Airport                 | 156   | x                        |                          |                          |                          |                             |                             |                             |                             |
| Hilton Santa Fe                           | 158   | x                        |                          |                          |                          |                             |                             |                             |                             |
| Renaissance Nashville                     | 673   | x                        |                          |                          |                          |                             |                             |                             | x                           |
| Westin Princeton                          | 296   | x                        |                          |                          |                          |                             |                             |                             | x                           |
| Embassy Suites Las Vegas                  | 220   |                          | x                        | x                        | x                        |                             |                             |                             |                             |
| Hyatt Regency Coral Gables                | 253   |                          | x                        | x                        | x                        |                             |                             |                             |                             |
| Marriott Dallas Market Center             | 265   |                          | x                        | x                        | x                        | x                           |                             |                             |                             |
| Courtyard Bloomington                     | 117   |                          | x                        | x                        |                          |                             |                             |                             |                             |
| Embassy Suites Dallas                     | 150   |                          | x                        | x                        |                          |                             |                             |                             |                             |
| Embassy Suites Orlando                    | 174   |                          | x                        | x                        |                          |                             |                             | x                           | x                           |
| Hampton Inn Lawrenceville                 | 85    |                          | x                        | x                        |                          |                             |                             |                             |                             |
| Embassy Suites Philadelphia               | 263   |                          | x                        |                          |                          |                             |                             |                             | x                           |
| Courtyard Ft. Lauderdale                  | 174   |                          |                          | x                        | x                        |                             |                             |                             |                             |
| Crowne Plaza Annapolis                    | 196   |                          |                          | x                        | x                        | x                           |                             |                             |                             |
| Embassy Suites Dulles                     | 150   |                          |                          | x                        | x                        |                             |                             |                             |                             |
| Le Pavillon New Orleans                   | 226   |                          |                          | x                        | x                        | x                           |                             |                             |                             |
| Marriott Crystal Gateway                  | 697   |                          |                          | x                        | x                        | x                           | x                           | x                           | x                           |
| Marriott San Antonio Plaza                | 251   |                          |                          | x                        |                          |                             | x                           | x                           | x                           |
| Courtyard Basking Ridge                   | 235   |                          |                          |                          | x                        | x                           | x                           |                             |                             |
| Hampton Inn Parsippany                    | 152   |                          |                          |                          | x                        | x                           | x                           |                             |                             |
| Hilton Boston Back Bay                    | 390   |                          |                          |                          | x                        | x                           |                             |                             |                             |
| Hilton Garden Inn Virginia<br>Beach       | 176   |                          |                          |                          | x                        |                             |                             |                             |                             |
| Hilton St. Petersburg                     | 333   |                          |                          |                          | x                        |                             |                             |                             |                             |
| Homewood Suites Pittsburgh<br>Southpointe | 148   |                          |                          |                          |                          | x                           | x                           |                             |                             |
| Marriott Omaha                            | 300   |                          |                          |                          | x                        | x                           |                             |                             |                             |
| Residence Inn Lake Buena<br>Vista         | 210   |                          |                          |                          | x                        | x                           |                             |                             |                             |
| Courtyard Columbus Tipton<br>Lakes        | 90    |                          |                          |                          |                          | x                           |                             |                             |                             |
| Hampton Inn Pittsburgh<br>Washington      | 103   |                          |                          |                          |                          | x                           |                             |                             |                             |
| Hyatt Regency Savannah                    | 351   |                          |                          |                          |                          | x                           | x                           |                             |                             |
| Residence Inn Stillwater                  | 101   |                          |                          |                          |                          | x                           | x                           |                             |                             |

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|  |     |   |   |   |   |
|--|-----|---|---|---|---|
| <b>Marriott DFW Airport</b>                      | 491 |   |   |   | X |
| <b>Hampton Inn Suites Columbus Easton</b>        | 145 | X | X | X | X |
| <b>Hilton Garden Inn Wisconsin Dells</b>         | 128 | X | X | X | X |
| <b>Hilton Tampa Westshore</b>                    | 238 |   | X | X | X |
| <b>Marriott RTP</b>                              | 225 |   | X | X | X |
| <b>Residence Inn Orlando Sea World</b>           | 350 |   | X | X | X |
| <b>Hilton Garden Inn Jacksonville</b>            | 119 |   |   | X | X |
| <b>Residence Inn Tampa Downtown</b>              | 109 |   |   | X | X |
| <b>Sheraton Indy City Center</b>                 | 378 |   |   | X | X |
| <b>SpringHill Suites Kennesaw</b>                | 90  |   |   | X | X |
| <b>Courtyard Crystal City Reagan</b>             | 272 |   |   |   | X |
| <b>Courtyard Denver Airport</b>                  | 202 |   |   |   | X |
| <b>Courtyard Gaithersburg</b>                    | 210 |   |   |   | X |
| <b>Embassy Suites Santa Clara Silicon Valley</b> | 257 |   |   |   | X |
| <b>Residence Inn Jacksonville</b>                | 120 |   |   |   | X |
| <b>Ritz Carlton Atlanta</b>                      | 444 |   |   |   | X |
| <b>Sheraton Anchorage</b>                        | 370 |   |   |   | X |
| <b>SpringHill Suites Centreville</b>             | 136 |   |   |   | X |
| <b>Embassy Suites Walnut Creek</b>               | 249 |   | X | X | X |
| <b>Renaissance Palm Springs</b>                  | 410 |   | X | X | X |

(a) Only hotels which have had or are expected to have significant capital expenditures that could result in displacement in 2016-2017 are included in these tables.

## ASHFORD HOSPITALITY TRUST INC. AND SUBSIDIARIES

## RECONCILIATION OF NET INCOME TO HOTEL EBITDA

(in thousands)

(unaudited)

|  | 2016<br>4th Quarter | 2016<br>3rd Quarter | 2016<br>2nd Quarter | 2016<br>1st Quarter | 2016<br>TTM |
|--|---------------------|---------------------|---------------------|---------------------|-------------|
| Net income   | \$ 31,821           | \$ 55,743           | \$ 106,459          | \$ 53,017           | \$ 247,040  |
| Income from consolidated entities<br>attributable to noncontrolling interests        | (32)                | (45)                | (35)                | 9                   | (103)       |
| Net income attributable to the Company   | 31,789              | 55,698              | 106,424             | 53,026              | 246,937     |
| Non-property adjustments   | 5,650               | 3,591               | (23,094)            | 114                 | (13,739)    |
| Interest Income  | (23)                | (11)                | (12)                | (11)                | (57)        |
| Interest expense   | 484                 | 479                 | 469                 | 467                 | 1,899       |
| Amortization of loan cost  | 124                 | 121                 | 119                 | 118                 | 482         |
| Depreciation and amortization  | 61,294              | 60,020              | 59,922              | 61,978              | 243,214     |
| Income tax expense   | 25                  | 15                  | 19                  | 26                  | 85          |
| Non-Hotel EBITDA ownership expense   | 4,345               | 2,017               | 1,421               | 1,387               | 9,170       |
| (Income) loss from consolidated entities<br>attributable to noncontrolling interests | 32                  | 45                  | 35                  | (9)                 | 103         |
| Hotel EBITDA including amounts<br>attributable to noncontrolling interest            | 103,720             | 121,975             | 145,303             | 117,096             | 488,094     |
| Non-comparable adjustments   | 30                  | (893)               | (3,987)             | (7,620)             | (12,470)    |
| Comparable Hotel EBITDA  | \$ 103,750          | \$ 121,082          | \$ 141,316          | \$ 109,476          | \$ 475,624  |

## NOTES:

(1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition. Adjustments have been made to the pre-acquisition results as indicated below:

(a) Management fee expense was adjusted to reflect current contractual rates

## ASHFORD HOSPITALITY TRUST INC. AND SUBSIDIARIES

## RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA

(in thousands)

(unaudited)

|   | Three months Ended December 31, 2016           |  |             |                                 |                          |                                      |
|---|--|--|-------------|---------------------------------|--------------------------|--------------------------------------|
|   | Hotel<br>Properties<br>Not Under<br>Renovation | Hotel<br>Properties<br>Under<br>Renovation | Hotel Total | Orlando<br>WorldQuest<br>Resort | Corporate /<br>Allocated | Ashford<br>Hospitality<br>Trust Inc. |
| Net income (loss)   | \$ 27,445                                      | \$ 4,376                                   | \$ 31,821   | \$ 162                          | \$ (88,623)              | \$ (56,640)                          |
| Income from consolidated entities attributable to noncontrolling interests                    | (32)   |  | (32)        |                                 | 30                       | (2)                                  |
| Net loss attributable to redeemable noncontrolling interests in operating partnership         |  |  |             |                                 | 9,738                    | 9,738                                |
| Net income (loss) attributable to the Company   | 27,413   | 4,376                                      | 31,789      | 162                             | (78,855)                 | (46,904)                             |
| Non-property adjustments  | 5,777  | (127)                                      | 5,650       |                                 | (5,650)                  |                                      |
| Interest income   | (23)   |  | (23)        |                                 | (79)                     | (102)                                |
| Interest expense  | 484  |  | 484         |                                 | 49,219                   | 49,703                               |
| Amortization of loan cost   | 124  |  | 124         |                                 | 5,973                    | 6,097                                |
| Depreciation and amortization   | 49,455   | 11,839                                     | 61,294      | 109                             | 49                       | 61,452                               |
| Income tax expense (benefit)  | (49)   | 74   | 25          |                                 | 291                      | 316                                  |
| Non-Hotel EBITDA ownership expense  | 3,672  | 673  | 4,345       | (7)                             | (4,338)                  |                                      |
| (Income) loss from consolidated entities attributable to noncontrolling interests             | 32   |  | 32          |                                 | (32)                     |                                      |
| Hotel EBITDA including amounts attributable to noncontrolling interest                        | 86,885   | 16,835                                     | 103,720     | 264                             | (33,422)                 | 70,562                               |
| Less: EBITDA adjustments attributable to non-controlling interest                             | (47)   |  | (47)        |                                 | (43)                     | (90)                                 |
| (Income) loss from consolidated entities attributable to noncontrolling interests             | (32)   |  | (32)        |                                 | 32                       |                                      |
| Net income (loss) attributable to redeemable noncontrolling interest in operating partnership |  |  |             |                                 | (9,738)                  | (9,738)                              |
| Equity in loss of unconsolidated entities   |  |  |             |                                 | (107)                    | (107)                                |
| Company's portion of EBITDA of Ashford Inc.   |  |  |             |                                 | 387                      | 387                                  |
| Company's portion of EBITDA of OpenKey  |  |  |             |                                 | (109)                    | (109)                                |

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|   |    |        |    |        |    |         |    |     |    |          |    |        |
|---|----|--------|----|--------|----|---------|----|-----|----|----------|----|--------|
| Hotel EBITDA attributable to the Company and OP unitholders | \$ | 86,806 | \$ | 16,835 | \$ | 103,641 | \$ | 264 | \$ | (43,000) | \$ | 60,905 |
| Non-comparable adjustments                                  |    | 30     |    |        |    | 30      |    |     |    |          |    |        |
| Comparable Hotel EBITDA                                     | \$ | 86,915 | \$ | 16,835 | \$ | 103,750 |    |     |    |          |    |        |

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NOTES:

(1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition. Adjustments have been made to the pre-acquisition results as indicated below:

(a) Management fee expense was adjusted to reflect current contractual rates.

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## ASHFORD HOSPITALITY TRUST INC. AND SUBSIDIARIES

## RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA

(in thousands)

(unaudited)

Three months Ended December 31, 2015

|   | Hotel<br>Properties<br>Not Under<br>Renovation | Hotel<br>Properties<br>Under<br>Renovation | Hotel Total | Orlando<br>WorldQuest<br>Resort | Corporate /<br>Allocated | Ashford<br>Hospitality<br>Trust Inc. |
|---|--|--|-------------|---------------------------------|--------------------------|--------------------------------------|
| Net income (loss)   | \$ 33,546                                      | \$ 9,759                                   | \$ 43,305   | \$ 108                          | \$ (69,540)              | \$ (26,127)                          |
| Income from consolidated entities<br>attributable to noncontrolling<br>interests                    | (8)  |  | (8)         |                                 | 30                       | 22                                   |
| Net loss attributable to redeemable<br>noncontrolling interests in operating<br>partnership         |  |  |             |                                 | 4,113                    | 4,113                                |
| Net income (loss) attributable to the<br>Company  | 33,538   | 9,759                                      | 43,297      | 108                             | (65,397)                 | (21,992)                             |
| Non-property adjustments  |  |  |             |                                 |                          |                                      |
| Interest income   | (7)  | (2)  | (9)         |                                 | (14)                     | (23)                                 |
| Interest expense  | 456  |  | 456         |                                 | 47,296                   | 47,752                               |
| Amortization of loan cost   | 116  |  | 116         |                                 | 5,657                    | 5,773                                |
| Depreciation and amortization   | 51,757   | 9,239                                      | 60,996      | 145                             | 48                       | 61,189                               |
| Income tax expense (benefit)  | 59   | 59   | 118         |                                 | (43)                     | 75                                   |
| Non-Hotel EBITDA ownership<br>expense   | 1,922  | (13)                                       | 1,909       | (1)                             | (1,908)                  |                                      |
| (Income) loss from consolidated<br>entities attributable to noncontrolling<br>interests             | 8  |  | 8           |                                 | (8)                      |                                      |
| Hotel EBITDA including amounts<br>attributable to noncontrolling interest                           | 87,849   | 19,042                                     | 106,891     | 252                             | (14,369)                 | 92,774                               |
| Less: EBITDA adjustments<br>attributable to non-controlling<br>interest                             | (65)   |  | (65)        |                                 | (24)                     | (89)                                 |
| (Income) loss from consolidated<br>entities attributable to noncontrolling<br>interests             | (8)  |  | (8)         |                                 | 8                        |                                      |
| Net income (loss) attributable to<br>redeemable noncontrolling interest in<br>operating partnership |  |  |             |                                 | (4,113)                  | (4,113)                              |
| Equity in loss of unconsolidated<br>entities  |  |  |             |                                 | (759)                    | (759)                                |
| Company's portion of EBITDA of<br>Ashford Inc.  |  |  |             |                                 | 846                      | 846                                  |
| Hotel EBITDA attributable to the<br>Company and OP unitholders                                      | \$ 87,776                                      | \$ 19,042                                  | \$ 106,818  | \$ 252                          | \$ (18,411)              | \$ 88,659                            |

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|                            |           |           |    |         |
|----------------------------|-----------|-----------|----|---------|
| Non-comparable adjustments | (4,166)   |           |    | (4,166) |
| Comparable Hotel EBITDA    | \$ 83,683 | \$ 19,042 | \$ | 102,725 |

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NOTES:

(1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition. Adjustments have been made to the pre-acquisition results as indicated below:

(a) Management fee expense was adjusted to reflect current contractual rates.

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## ASHFORD HOSPITALITY TRUST INC. AND SUBSIDIARIES

## RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA

(in thousands)

(unaudited)

|   | Year Ended December 31, 2016          |                                   |             |                           |                       |                                |
|---|---------------------------------------|-----------------------------------|-------------|---------------------------|-----------------------|--------------------------------|
|   | Hotel Properties Not Under Renovation | Hotel Properties Under Renovation | Hotel Total | Orlando WorldQuest Resort | Corporate / Allocated | Ashford Hospitality Trust Inc. |
| Net income (loss)   | \$ 208,871                            | \$ 38,169                         | \$ 247,040  | \$ 1,233                  | \$ (307,055)          | \$ (58,782)                    |
| Income from consolidated entities attributable to noncontrolling interests                    | (103)                                 |                                   | (103)       |                           | 117                   | 14                             |
| Net loss attributable to redeemable noncontrolling interests in operating partnership         |                                       |                                   |             |                           | 12,483                | 12,483                         |
| Net income (loss) attributable to the Company   | 208,768                               | 38,169                            | 246,937     | 1,233                     | (294,455)             | (46,285)                       |
| Non-property adjustments  | (13,726)                              | (13)                              | (13,739)    |                           | 13,739                |                                |
| Interest income   | (55)                                  | (2)                               | (57)        |                           | (274)                 | (331)                          |
| Interest expense  | 1,899                                 |                                   | 1,899       |                           | 197,971               | 199,870                        |
| Amortization of loan cost   | 482                                   |                                   | 482         |                           | 23,615                | 24,097                         |
| Depreciation and amortization   | 200,680                               | 42,534                            | 243,214     | 455                       | 194                   | 243,863                        |
| Income tax expense (benefit)  | 11                                    | 74                                | 85          |                           | 1,447                 | 1,532                          |
| Non-Hotel EBITDA ownership expense  | 8,666                                 | 504                               | 9,170       | 53                        | (9,223)               |                                |
| (Income) loss from consolidated entities attributable to noncontrolling interests             | 103                                   |                                   | 103         |                           | (103)                 |                                |
| Hotel EBITDA including amounts attributable to noncontrolling interest                        | 406,828                               | 81,266                            | 488,094     | 1,741                     | (67,089)              | 422,746                        |
| Less: EBITDA adjustments attributable to non-controlling interest                             | (246)                                 |                                   | (246)       |                           | (117)                 | (363)                          |
| (Income) loss from consolidated entities attributable to noncontrolling interests             | (103)                                 |                                   | (103)       |                           | 103                   |                                |
| Net income (loss) attributable to redeemable noncontrolling interest in operating partnership |                                       |                                   |             |                           | (12,483)              | (12,483)                       |
| Equity in loss of unconsolidated entities   |                                       |                                   |             |                           | 1,048                 | 1,048                          |
| Company's portion of EBITDA of Ashford Inc.   |                                       |                                   |             |                           | 180                   | 180                            |
|   |                                       |                                   |             |                           | (303)                 | (303)                          |

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|   |    |          |         |        |          |         |         |       |    |          |    |         |
|---|----|----------|---------|--------|----------|---------|---------|-------|----|----------|----|---------|
| Company's portion of EBITDA of OpenKey                      |    |          |         |        |          |         |         |       |    |          |    |         |
| Hotel EBITDA attributable to the Company and OP unitholders |    |          |         |        |          |         |         |       |    |          |    |         |
|   | \$ | 406,479  | \$      | 81,266 | \$       | 487,745 | \$      | 1,741 | \$ | (78,661) | \$ | 410,825 |
| Non-comparable adjustments                                  |    | (12,470) |         |        | (12,470) |         |         |       |    |          |    |         |
| Comparable Hotel EBITDA                                     |    | \$       | 394,358 | \$     | 81,266   | \$      | 475,624 |       |    |          |    |         |

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NOTES:

(1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition. Adjustments have been made to the pre-acquisition results as indicated below:

(a) Management fee expense was adjusted to reflect current contractual rates.

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## ASHFORD HOSPITALITY TRUST INC. AND SUBSIDIARIES

## RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA

(in thousands)

(unaudited)

|   | Year Ended December 31, 2015                   |  |             |                                 |                          | Ashford<br>Hospitality<br>Trust Inc. |
|---|--|--|-------------|---------------------------------|--------------------------|--------------------------------------|
|   | Hotel<br>Properties<br>Not Under<br>Renovation | Hotel<br>Properties<br>Under<br>Renovation | Hotel Total | Orlando<br>WorldQuest<br>Resort | Corporate /<br>Allocated |                                      |
| Net income (loss)   | \$ 149,073                                     | \$ 48,018                                  | \$ 197,091  | \$ 1,114                        | \$ 108,207               | \$ 306,412                           |
| Income from consolidated entities<br>attributable to noncontrolling<br>interests                    | (90)   |  | (90)        |                                 | 120                      | 30                                   |
| Net loss attributable to redeemable<br>noncontrolling interests in operating<br>partnership         |  |  |             |                                 | (35,503)                 | (35,503)                             |
| Net income (loss) attributable to the<br>Company  | 148,983  | 48,018                                     | 197,001     | 1,114                           | 72,824                   | 270,939                              |
| Non-property adjustments  | 21,080   | (1)  | 21,079      |                                 | (21,079)                 |                                      |
| Interest income   | (30)   | (4)  | (34)        |                                 | (56)                     | (90)                                 |
| Interest expense  | 1,380  |  | 1,380       |                                 | 167,454                  | 168,834                              |
| Amortization of loan cost   | 342  |  | 342         |                                 | 18,338                   | 18,680                               |
| Depreciation and amortization   | 178,086  | 31,563                                     | 209,649     | 564                             | 197                      | 210,410                              |
| Income tax expense (benefit)  | 119  | 59   | 178         |                                 | 4,532                    | 4,710                                |
| Non-Hotel EBITDA ownership<br>expense   | 5,214  | (441)                                      | 4,773       | 11                              | (4,784)                  |                                      |
| (Income) loss from consolidated<br>entities attributable to<br>noncontrolling interests             | 90   |  | 90          |                                 | (90)                     |                                      |
| Hotel EBITDA including amounts<br>attributable to noncontrolling<br>interest                        | 355,264  | 79,194                                     | 434,458     | 1,689                           | 237,336                  | 673,483                              |
| Less: EBITDA adjustments<br>attributable to non-controlling<br>interest                             | (229)  |  | (229)       |                                 | (102)                    | (331)                                |
| (Income) loss from consolidated<br>entities attributable to<br>noncontrolling interests             | (90)   |  | (90)        |                                 | 90                       |                                      |
| Net income (loss) attributable to<br>redeemable noncontrolling interest<br>in operating partnership |  |  |             |                                 | 35,503                   | 35,503                               |
| Equity in loss of unconsolidated<br>entities  |  |  |             |                                 | 3,445                    | 3,445                                |
| Company's portion of EBITDA of<br>Ashford Inc.  |  |  |             |                                 | 828                      | 828                                  |

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|   |    |         |    |        |    |         |        |       |    |         |    |         |
|---|----|---------|----|--------|----|---------|--------|-------|----|---------|----|---------|
| Company's portion of EBITDA of Ashford Prime                |    |         |    |        |    | 7,640   | 7,640  |       |    |         |    |         |
| Company's portion of EBITDA of Highland JV                  |    |         |    |        |    | 11,982  | 11,982 |       |    |         |    |         |
| Hotel EBITDA attributable to the Company and OP unitholders | \$ | 354,945 | \$ | 79,194 | \$ | 434,139 | \$     | 1,689 | \$ | 296,722 | \$ | 732,550 |
| Non-comparable adjustments                                  |    | 15,137  |    | 5,664  |    | 20,801  |        |       |    |         |    |         |
| Comparable Hotel EBITDA                                     | \$ | 370,401 | \$ | 84,858 | \$ | 455,259 |        |       |    |         |    |         |

NOTES:

(1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition. Adjustments have been made to the pre-acquisition results as indicated below:

(a) Management fee expense was adjusted to reflect current contractual rates.

**ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES**  
**RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA**

(in thousands)

(unaudited)

Three Months Ended December 31, 2016

|  | Atlanta, GA Area | Boston MA Area | Dallas / Fort Worth Area | Houston TX Area | Los Angeles, CA Metro Area | Miami Area | Minneapolis - St. Paul, WI Area | Nashville, TN Area | New Jersey / New York Metro Area | Orlando, FL Area | Philadelphia, PA Area | San Diego, CA Area | San Francisco - Oakland, CA Area | Washington, DC - MD - VA Area | Other Areas | Total Portfolio |           |
|--|------------------|----------------|--------------------------|-----------------|----------------------------|------------|---------------------------------|--------------------|----------------------------------|------------------|-----------------------|--------------------|----------------------------------|-------------------------------|-------------|-----------------|-----------|
| Net income (loss)  | \$ 3,546         | \$ 2,467       | \$ 2,856                 | \$ 686          | \$ 11,284                  | \$ (228)   | \$ 1,357                        | \$ 3,405           | \$ 2,259                         | \$ 875           | \$ 132                | \$ 297             | \$ 5,785                         | \$ 1,044                      | \$ 3,524    | \$ (7,468)      | \$ 31,821 |
| Income from consolidated entities attributable to noncontrolling interest                      |                  |                |                          |                 |                            |            |                                 |                    |                                  |                  |                       |                    |                                  |                               |             | (32)            | (32)      |
| Net (income) loss attributable to redeemable noncontrolling interests in operating partnership |                  |                |                          |                 |                            |            |                                 |                    |                                  |                  |                       |                    |                                  |                               |             |                 |           |
| Net income attributable to the Company   | 3,546            | 2,467          | 2,856                    | 686             | 11,284                     | (228)      | 1,357                           | 3,405              | 2,259                            | 875              | 132                   | 297                | 5,785                            | 1,044                         | 3,524       | (7,500)         | 31,789    |
| Non-property adjustments   | 22               |                |                          |                 | (7,506)                    |            |                                 |                    |                                  | 58               |                       |                    |                                  |                               | 223         | 12,853          | 5,650     |
| Interest income  |                  |                | (1)                      |                 | (1)                        |            | (9)                             |                    | (2)                              | (2)              |                       |                    | (3)                              |                               | (3)         | (2)             | (23)      |
| Interest expense   |                  |                |                          |                 |                            |            |                                 |                    |                                  |                  |                       |                    |                                  |                               |             | 484             | 484       |
| Amortization of loan cost  |                  |                |                          |                 |                            |            |                                 |                    |                                  |                  |                       |                    |                                  |                               |             | 124             | 124       |
| Depreciation and amortization  | 3,768            | 3,182          | 2,910                    | 1,703           | 3,987                      | 1,629      | 2,541                           | 2,435              | 4,485                            | 1,209            | 1,403                 | 1,049              | 2,174                            | 1,147                         | 5,624       | 22,048          | 61,294    |
| Income tax expense   |                  |                |                          |                 |                            |            |                                 |                    | 74                               |                  | 29                    |                    |                                  |                               |             | (78)            | 25        |
| Non-Hotel EBITDA ownership expense   | 44               | 305            | 187                      | 55              | (62)                       | 1,185      | 40                              | (40)               | 28                               | 4                | 113                   | 5                  | (51)                             | 162                           | (65)        | 2,435           | 4,345     |
| Income from consolidated entities attributable to noncontrolling interest                      |                  |                |                          |                 |                            |            |                                 |                    |                                  |                  |                       |                    |                                  |                               |             | 32              | 32        |
|  | 7,380            | 5,954          | 5,952                    | 2,444           | 7,702                      | 2,586      | 3,929                           | 5,800              | 6,844                            | 2,144            | 1,677                 | 1,351              | 7,905                            | 2,353                         | 9,303       | 30,396          | 103,720   |

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EBITDA  
including  
amounts  
attributable to  
noncontrolling  
interest

|                            |   |  |    |  |    |  |   |  |    |
|----------------------------|---|--|----|--|----|--|---|--|----|
| Non-comparable adjustments | 1 |  | 17 |  | 10 |  | 2 |  | 30 |
|----------------------------|---|--|----|--|----|--|---|--|----|

Comparable

|              |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |           |            |
|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|------------|
| Hotel EBITDA | \$ 7,381 | \$ 5,954 | \$ 5,952 | \$ 2,444 | \$ 7,719 | \$ 2,586 | \$ 3,929 | \$ 5,800 | \$ 6,854 | \$ 2,146 | \$ 1,677 | \$ 1,351 | \$ 7,905 | \$ 2,353 | \$ 9,303 | \$ 30,396 | \$ 103,750 |
|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|------------|

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NOTES:

- (1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.
- (2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition. Adjustments have been made to the pre-acquisition results as indicated below:
- (a) Management fee expense was adjusted to reflect current contractual rates.
-



**ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES**  
**RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA**

(in thousands)

(unaudited)

Three Months Ended December 31, 2015

|  | Atlanta, GA Area | Boston MA Area | Dallas / North Texas Area | Houston TX Area | Los Angeles, CA Metro Area | Miami Area | Minneapolis - St. Paul, MN Area | New York / New Jersey Metro Area | New York / New Jersey Metro Area | Orlando FL Area | Philadelphia, PA Area | San Diego, CA Area | San Francisco - Oakland, CA Area | Washington, DC - MD - VA Area | Other Areas | Total Portfolio |           |
|--|------------------|----------------|---------------------------|-----------------|----------------------------|------------|---------------------------------|----------------------------------|----------------------------------|-----------------|-----------------------|--------------------|----------------------------------|-------------------------------|-------------|-----------------|-----------|
| Net income (loss)  | \$ 2,715         | \$ 2,555       | \$ 3,058                  | \$ 2,054        | \$ 2,237                   | \$ 822     | \$ 777                          | \$ 2,553                         | \$ 2,719                         | \$ 2,672        | \$ 240                | \$ 275             | \$ 4,597                         | \$ 792                        | \$ 5,055    | \$ 10,184       | \$ 43,305 |
| Income from consolidated entities attributable to noncontrolling interest                      |                  |                |                           |                 |                            |            |                                 |                                  |                                  |                 |                       |                    |                                  |                               |             | (8)             | (8)       |
| Net (income) loss attributable to redeemable noncontrolling interests in operating partnership |                  |                |                           |                 |                            |            |                                 |                                  |                                  |                 |                       |                    |                                  |                               |             |                 |           |
| Net income attributable to the Company   | 2,715            | 2,555          | 3,058                     | 2,054           | 2,237                      | 822        | 777                             | 2,553                            | 2,719                            | 2,672           | 240                   | 275                | 4,597                            | 792                           | 5,055       | 10,176          | 43,297    |
| Non-property adjustments   |                  |                |                           |                 |                            |            |                                 |                                  |                                  |                 |                       |                    |                                  |                               |             |                 |           |
| Interest income  |                  |                |                           |                 | (1)                        | (1)        |                                 | (2)                              | (1)                              |                 |                       | (1)                |                                  | (2)                           | (1)         | (9)             | (9)       |
| Interest expense   |                  |                |                           |                 |                            |            |                                 |                                  |                                  |                 |                       |                    |                                  |                               |             | 456             | 456       |
| Amortization of loan cost  |                  |                |                           |                 |                            |            |                                 |                                  |                                  |                 |                       |                    |                                  |                               |             | 116             | 116       |
| Depreciation and amortization  | 4,128            | 3,049          | 3,048                     | 1,687           | 4,747                      | 1,300      | 2,081                           | 2,155                            | 4,725                            | 2,190           | 1,294                 | 1,050              | 2,394                            | 1,488                         | 5,011       | 20,649          | 60,996    |
| Income tax expense   | 7                |                |                           |                 |                            |            |                                 | (4)                              | 59                               |                 | 24                    |                    |                                  |                               | 9           | 23              | 118       |
| Non-Hotel EBITDA ownership expense   | 209              | 28             | 27                        | 193             | (4)                        | 419        | 47                              | 26                               | (95)                             | 53              | 137                   | 18                 | 190                              | 32                            | (102)       | 731             | 1,909     |
| Income from consolidated entities attributable to noncontrolling interest                      |                  |                |                           |                 |                            |            |                                 |                                  |                                  |                 |                       |                    |                                  |                               |             | 8               | 8         |
|  | 7,059            | 5,632          | 6,133                     | 3,934           | 6,979                      | 2,540      | 2,905                           | 4,730                            | 7,406                            | 4,914           | 1,695                 | 1,343              | 7,180                            | 2,312                         | 9,971       | 32,158          | 106,891   |

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EBITDA  
including  
amounts  
attributable to  
noncontrolling  
interest

|                               |       |       |     |       |         |       |       |         |
|-------------------------------|-------|-------|-----|-------|---------|-------|-------|---------|
| Non-comparable<br>adjustments | (317) | (547) | 822 | (455) | (2,714) | (238) | (717) | (4,166) |
|-------------------------------|-------|-------|-----|-------|---------|-------|-------|---------|

Comparable

|              |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |           |            |
|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|------------|
| Hotel EBITDA | \$ 6,742 | \$ 5,632 | \$ 6,133 | \$ 3,934 | \$ 6,432 | \$ 2,540 | \$ 3,727 | \$ 4,730 | \$ 6,951 | \$ 2,200 | \$ 1,695 | \$ 1,343 | \$ 7,180 | \$ 2,312 | \$ 9,733 | \$ 31,441 | \$ 102,725 |
|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|------------|

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NOTES:

- (1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.
  - (2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition. Adjustments have been made to the pre-acquisition results as indicated below:
    - (a) Management fee expense was adjusted to reflect current contractual rates.
-

## ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES

## RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA

(in thousands)

(unaudited)

|  | Year Ended December 31, 2016 |                 |                         |                  |                            |                      |                                    |                    |                              |                  |                       |                    |  |                |                              |             |
|--|------------------------------|-----------------|-------------------------|------------------|----------------------------|----------------------|------------------------------------|--------------------|------------------------------|------------------|-----------------------|--------------------|--|----------------|------------------------------|-------------|
|  | Atlanta, GA Area             | Boston, MA Area | Dallas / Ft. Worth Area | Houston, TX Area | Los Angeles, CA Metro Area | Miami, FL Metro Area | Minneapolis - St. Paul, MN-WI Area | Nashville, TN Area | New York / Jersey Metro Area | Orlando, FL Area | Philadelphia, PA Area | San Diego, CA Area | San Francisco - Oakland, CA Metro Area | Tampa, FL Area | Washington DC - MD - VA Area | Other Areas |
| Net income (loss)  | \$ 21,394                    | \$ 11,940       | \$ 14,750               | \$ 4,241         | \$ 25,838                  | \$ 4,512             | \$ 7,030                           | \$ 16,154          | \$ 17,797                    | \$ 22,516        | \$ 2,543              | \$ 2,982           | \$ 24,990                              | \$ 6,565       | \$ 20,213                    | \$ 43,575   |
| Income from consolidated entities attributable to noncontrolling interest                      |                              |                 |                         |                  |                            |                      |                                    |                    |                              |                  |                       |                    |  |                |                              | (103)       |
| Net (income) loss attributable to redeemable noncontrolling interests in operating partnership |                              |                 |                         |                  |                            |                      |                                    |                    |                              |                  |                       |                    |  |                |                              |             |
| Net income attributable to the Company   | 21,394                       | 11,940          | 14,750                  | 4,241            | 25,838                     | 4,512                | 7,030                              | 16,154             | 17,797                       | 22,516           | 2,543                 | 2,982              | 24,990                                 | 6,565          | 20,213                       | 43,472      |
| Non-property adjustments   | (3,978)                      |                 |                         |                  | (7,506)                    |                      |                                    |                    | (5,482)                      | (13,379)         |                       |                    |  |                | 5,262                        | 11,344      |
| Interest income  |                              |                 | (1)                     |                  | (2)                        | (1)                  | (11)                               |                    | (8)                          | (7)              | (1)                   | (1)                | (8)                                    |                | (10)                         | (7)         |
| Interest expense   |                              |                 |                         |                  |                            |                      |                                    |                    |                              |                  |                       |                    |  |                |                              | 1,899       |
| Amortization of loan cost  |                              |                 |                         |                  |                            |                      |                                    |                    |                              |                  |                       |                    |  |                |                              | 482         |
| Depreciation and amortization  | 14,902                       | 13,096          | 11,354                  | 6,882            | 17,919                     | 5,813                | 9,872                              | 9,373              | 17,900                       | 5,755            | 5,498                 | 4,199              | 9,336                                  | 4,684          | 21,414                       | 85,217      |
| Income tax expense   |                              |                 |                         |                  |                            |                      |                                    |                    | 74                           |                  | 29                    |                    |  |                |                              | (18)        |
| Non-Hotel EBITDA ownership expense   | 458                          | 629             | 77                      | 159              | (114)                      | 1,596                | 84                                 |                    | 371                          | 296              | 123                   | 39                 | 241                                    | 346            | (745)                        | 5,610       |
| Income from consolidated entities attributable to noncontrolling interest                      |                              |                 |                         |                  |                            |                      |                                    |                    |                              |                  |                       |                    |  |                |                              | 103         |

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|  |           |           |           |           |           |           |           |           |           |          |          |          |           |           |           |            |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|----------|----------|-----------|-----------|-----------|------------|
| EBITDA including amounts attributable to noncontrolling interest | 32,776    | 25,665    | 26,180    | 11,282    | 36,135    | 11,920    | 16,975    | 25,527    | 30,652    | 15,181   | 8,192    | 7,219    | 34,559    | 11,595    | 46,134    | 148,102    |
| Non-comparable adjustments                                       | (645)     |           |           |           | (2,972)   |           |           |           | (747)     | (5,622)  |          |          |           |           | (927)     | (1,557)    |
| Comparable Hotel EBITDA  | \$ 32,131 | \$ 25,665 | \$ 26,180 | \$ 11,282 | \$ 33,163 | \$ 11,920 | \$ 16,975 | \$ 25,527 | \$ 29,905 | \$ 9,559 | \$ 8,192 | \$ 7,219 | \$ 34,559 | \$ 11,595 | \$ 45,207 | \$ 146,545 |

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### NOTES:

(1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels

acquired during the period offset by results from hotels sold during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition. Adjustments have been made to the pre-acquisition results as indicated below:

(a) Management fee expense was adjusted to reflect current contractual rates.

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**ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES**  
**RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA**

(in thousands)

(unaudited)

Year Ended December 31, 2015

|  | Atlanta, GA Area | Boston, MA Area | Dallas / Ft Worth Area | Houston, TX Area | Los Angeles, CA Metro Area | Miami, FL Area | Minneapolis - St. Paul, MN WI Area | Nashville, TN Area | New Jersey / New York Metro Area | Orlando, FL Area | Philadelphia, PA Area | San Diego, CA Area | San Francisco - Oakland, CA Area | Tampa, FL Area | Washington, DC - MD - VA Area | Other Areas |
|--|------------------|-----------------|------------------------|------------------|----------------------------|----------------|------------------------------------|--------------------|----------------------------------|------------------|-----------------------|--------------------|----------------------------------|----------------|-------------------------------|-------------|
| Net income (loss)  | \$ 10,957        | \$ 13,805       | \$ 12,723              | \$ 6,552         | \$ 10,846                  | \$ 5,896       | \$ 3,653                           | \$ 10,516          | \$ 13,907                        | \$ 11,888        | \$ 1,783              | \$ 2,414           | \$ 22,515                        | \$ 3,562       | \$ 24,350                     | \$ 41,724   |
| Income from consolidated entities attributable to noncontrolling interest                      |                  |                 |                        |                  |                            |                |                                    |                    |                                  |                  |                       |                    |                                  |                |                               | (90)        |
| Net (income) loss attributable to redeemable noncontrolling interests in operating partnership |                  |                 |                        |                  |                            |                |                                    |                    |                                  |                  |                       |                    |                                  |                |                               |             |
| Net income attributable to the Company   | 10,957           | 13,805          | 12,723                 | 6,552            | 10,846                     | 5,896          | 3,653                              | 10,516             | 13,907                           | 11,888           | 1,783                 | 2,414              | 22,515                           | 3,562          | 24,350                        | 41,634      |
| Non-property adjustments   |                  |                 |                        |                  |                            |                |                                    |                    |                                  |                  |                       |                    |                                  |                |                               |             |
| Interest income  |                  |                 | (1)                    |                  | (3)                        | (2)            |                                    |                    | (7)                              | (5)              |                       |                    | (1)                              |                | (11)                          | (4)         |
| Interest expense   |                  |                 |                        |                  |                            |                |                                    |                    |                                  |                  |                       |                    |                                  |                |                               | 1,380       |
| Amortization of loan cost  |                  |                 |                        |                  |                            |                |                                    |                    |                                  |                  |                       |                    |                                  |                |                               | 342         |
| Depreciation and amortization  | 12,938           | 9,003           | 11,104                 | 6,094            | 17,477                     | 4,830          | 6,303                              | 6,959              | 15,989                           | 8,160            | 4,896                 | 4,195              | 9,321                            | 5,133          | 18,195                        | 69,052      |
| Income tax expense   | 7                |                 |                        |                  |                            |                |                                    | (4)                | 59                               |                  | 24                    |                    |                                  |                | 9                             | 83          |
| Non-Hotel EBITDA ownership expense   | 376              | 196             | 185                    | 429              | 199                        | 721            | 54                                 | 322                | (36)                             | 314              | 308                   | 22                 | 223                              | 288            | (902)                         | 2,074       |
| Income from consolidated entities attributable to noncontrolling interest                      |                  |                 |                        |                  |                            |                |                                    |                    |                                  |                  |                       |                    |                                  |                |                               | 90          |
|  | 24,278           | 23,004          | 24,011                 | 13,075           | 28,519                     | 11,445         | 10,010                             | 17,793             | 29,912                           | 20,357           | 7,011                 | 6,631              | 32,058                           | 8,983          | 44,458                        | 132,913     |

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EBITDA  
including  
amounts  
attributable to  
noncontrolling  
interest

|                            |           |           |           |           |           |           |           |           |           |           |          |          |           |           |           |            |
|----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|----------|-----------|-----------|-----------|------------|
| Non-comparable adjustments | 4,359     | 2,445     | 1,946     | 1,403     | (1,690)   | 5,858     | 2,975     | (295)     | (10,312)  |           |          |          |           | 1,262     | (200)     | 13,050     |
| Comparable Hotel EBITDA    | \$ 28,637 | \$ 25,449 | \$ 25,957 | \$ 14,478 | \$ 26,829 | \$ 11,445 | \$ 15,868 | \$ 20,768 | \$ 29,617 | \$ 10,045 | \$ 7,011 | \$ 6,631 | \$ 32,058 | \$ 10,245 | \$ 44,258 | \$ 145,963 |

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NOTES:

(1) The above comparable information assumes the 123 hotel properties owned and included in the Company's operations at December 31, 2016, were owned as of the beginning of each of the periods presented. Non-comparable adjustments include pre-acquisition results from hotels acquired during the period offset by results from hotels sold during the period.

(2) All pre-acquisition information was obtained from the prior owner. The Company performed a limited review of the information as part of its analysis of the acquisition. Adjustments have been made to the pre-acquisition results as indicated below:

(a) Management fee expense was adjusted to reflect current contractual rates.

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ASHFORD HOSPITALITY TRUST, INC. AND SUBSIDIARIES

RECONCILIATION OF NET INCOME (LOSS) TO HOTEL EBITDA

(in thousands)

(unaudited)

Year Ended December 31, 2016

|  | Morgan Stanley<br>1 & 2 - 8 hotels | Cantor<br>Commercial<br>Stanley Real Estate -<br>MIP - 5 hotels | Column<br>Financial<br>Lakewood - 1 hotel | JPMorgan Chase<br>Patillon - 1 hotel | BAML<br>Atlanta - 1 hotel | US Bank<br>Indigo - 1 hotel | Morgan Stanley<br>Stanley - 1 hotel | Morgan Stanley<br>Arbor - 1 hotel | BAML<br>Atlanta - 1 hotel | Morgan Stanley<br>Pool A - 7 hotels | Morgan Stanley<br>Pool B - 4 hotels | BAML<br>Pool - 1 hotels | Morgan Stanley<br>Back Bay - 1 hotel | Morgan Stanley<br>Boston - 1 hotels | Morgan Stanley<br>Princeton - 1 hotels | NorthStar<br>Wisconsin Dells - 1 hotel | HGI |
|--|------------------------------------|---|---|--------------------------------------|---------------------------|-----------------------------|-------------------------------------|-----------------------------------|---------------------------|-------------------------------------|-------------------------------------|-------------------------|--------------------------------------|-------------------------------------|--|--|-----|
| Net income (loss)  | \$ 24,394                          | \$ 11,096   | \$ (631)                                  | \$ 40,837                            | \$ 105                    | \$ (626)                    | \$ 747                              | \$ 1,290                          | \$ 1,967                  | \$ 2,099                            | \$ 14,384                           | \$ (2,481)              | \$ 20,869                            | \$ 8,791                            | \$ 17,971                              | \$ 751                                 |     |
| Income from consolidated entities attributable to noncontrolling interest                      |                                    |   |   |                                      |                           |                             |                                     |                                   |                           |                                     |                                     |                         |                                      |                                     |  |  |     |
| Net (income) loss attributable to redeemable noncontrolling interests in operating partnership |                                    |   |   |                                      |                           |                             |                                     |                                   |                           |                                     |                                     |                         |                                      |                                     |  |  |     |
| Net income (loss) attributable to the Company  | 24,394                             | 11,096  | (631)                                     | 40,837                               | 105                       | (626)                       | 747                                 | 1,290                             | 1,967                     | 2,099                               | 14,384                              | (2,481)                 | 20,869                               | 8,791                               | 17,971                                 | 751                                    |     |
| Non-property adjustments   | (225)                              |   |   | 9,085                                |                           | 114                         |                                     |                                   |                           |                                     | 4,096                               | 5,262                   | (135)                                |                                     |  |  |     |
| Interest income  | (19)                               |   |   |                                      |                           |                             |                                     |                                   |                           |                                     |                                     | (1)                     | (6)                                  |                                     |  |  |     |
| Interest expense   | 3                                  |   | 1,838                                     |                                      |                           |                             |                                     | 58                                |                           |                                     |                                     |                         |                                      |                                     |  |  |     |
| Amortization of loan cost  |                                    |   | 482                                       |                                      |                           |                             |                                     |                                   |                           |                                     |                                     |                         |                                      |                                     |  |  |     |
| Depreciation and amortization  | 20,571                             | 12,232  | 1,852                                     | 64,341                               | 2,314                     | 2,744                       | 1,396                               | 10,441                            | 1,849                     | 2,911                               | 18,550                              | 4,836                   | 25,178                               | 5,496                               | 11,439                                 | 759                                    |     |
| Income tax expense   |                                    |   |   |                                      |                           |                             |                                     |                                   |                           |                                     |                                     |                         |                                      |                                     |  |  |     |
| Non-Hotel EBITDA ownership expense   | 606                                | 265   | 13  | 2,369                                | 62                        | 360                         | 74                                  | 385                               | 17                        | 45                                  | 1,399                               | 211                     | 2,833                                | 399                                 | 28                                     | 106                                    |     |
| Income from consolidated entities attributable to noncontrolling interest                      |                                    |   |   |                                      |                           |                             |                                     |                                   |                           |                                     |                                     |                         |                                      |                                     |  |  |     |
| Hotel EBITDA including amounts attributable to noncontrolling                                  | 45,330                             | 23,593  | 3,554                                     | 116,632                              | 2,481                     | 2,592                       | 2,217                               | 12,174                            | 3,833                     | 5,055                               | 38,429                              | 7,827                   | 48,739                               | 14,686                              | 29,438                                 | 1,616                                  |     |

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interest

Non-comparable adjustments

(927)

Comparable

Hotel EBITDA \$ 45,330 \$ 23,593 \$ 3,554 \$ 116,632 \$ 2,481 \$ 2,592 \$ 2,217 \$ 12,174 \$ 3,833 \$ 5,055 \$ 38,429 \$ 6,900 \$ 48,739 \$ 14,686 \$ 29,438 \$ 1,616

|  |                  |                 |                 |                    |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|--|------------------|-----------------|-----------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | <b>Omni</b>      |                 | <b>Deutsche</b> |                    |                     |                     |                     | <b>Morgan</b>       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|  | <b>American</b>  | <b>GACC</b>     | <b>Bank W</b>   | <b>GACC</b>        | <b>GACC</b>         | <b>Key Bank</b>     | <b>Stanley</b>      | <b>Pool</b>         | <b>Morgan</b>       | <b>Morgan</b>       |                     | <b>BAML</b>         | <b>BAML</b>         | <b>NorthStar</b>    |                     |                     |                     |                     |                     |                     |
|  | <b>JP Morgan</b> | <b>Bank - 1</b> | <b>Gateway</b>  | <b>Minneapolis</b> | <b>Jacksonville</b> | <b>Manchester</b>   | <b>Manchester</b>   | <b>C1 - 3</b>       | <b>Stanley</b>      | <b>Stanley</b>      | <b>BAML</b>         | <b>Pool 5 - 2</b>   | <b>Pool 4</b>       | <b>Chinesville</b>  | <b>Waltham</b>      | <b>Union</b>        | <b>Unencumbered</b> | <b>18 hotels</b>    | <b>1 hotel</b>      | <b>1 hotel</b>      |
|  | <b>18 hotels</b> | <b>1 hotel</b>  | <b>1 hotel</b>  | <b>1 hotel</b>     | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> | <b>RI - 1 hotel</b> |

Net income (loss)

\$ 36,179 \$ 607 \$ 8,726 \$ 3,623 \$ 734 \$ 519 \$ 242 \$ 5,290 \$ 1,847 \$ 2,409 \$ 4,632 \$ 2,072 \$ 9,597 \$ 2,493 \$ 27,225 \$ (718) \$ 24,507

Income from consolidated entities attributable to noncontrolling interest

(73) (30)

Net (income) loss attributable to redeemable noncontrolling interests in operating partnership

Net income (loss) attributable to the Company

36,179 607 8,726 3,623 734 446 212 5,290 1,847 2,409 4,632 2,072 9,597 2,493 27,225 (718) 24,507

Non-property adjustments

(7,506) (1,590) (22,840) (13,936)

Interest income

(11) (1) (9) (5) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)

Interest expense

Amortization of loan cost

Depreciation and amortization

27,360 441 7,113 3,300 905 886 681 2,812 448 1,266 3,821 949 875 626 2,255 2,567 243

Income tax expense

103 (36) 18 (36) 18 (36) 18 (36) 18 (36) 18 (36) 18 (36) 18 (36) 18 (36) 18

Non-Hotel EBITDA ownership expense

281 9 (1,204) 12 126 9 8 65 34 52 39 17 6 28 375 141 9

Income from consolidated entities attributable to noncontrolling interest

73 30

Hotel EBITDA including amounts attributable to noncontrolling interest

**63,912 1,057 14,634 6,926 1,765 1,378 949 8,167 2,329 3,727 8,487 3,037 2,972 1,557 7,014 1,987 488**

Non-comparable adjustments

(2,972) (1,557) (7,014) (12,543)

Comparable

Hotel EBITDA \$ 63,912 \$ 1,057 \$ 14,634 \$ 6,926 \$ 1,765 \$ 1,378 \$ 949 \$ 8,167 \$ 2,329 \$ 3,727 \$ 8,487 \$ 3,037 \$ 2,972 \$ 1,557 \$ 7,014 \$ 1,987 \$ 488

NOTES:



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