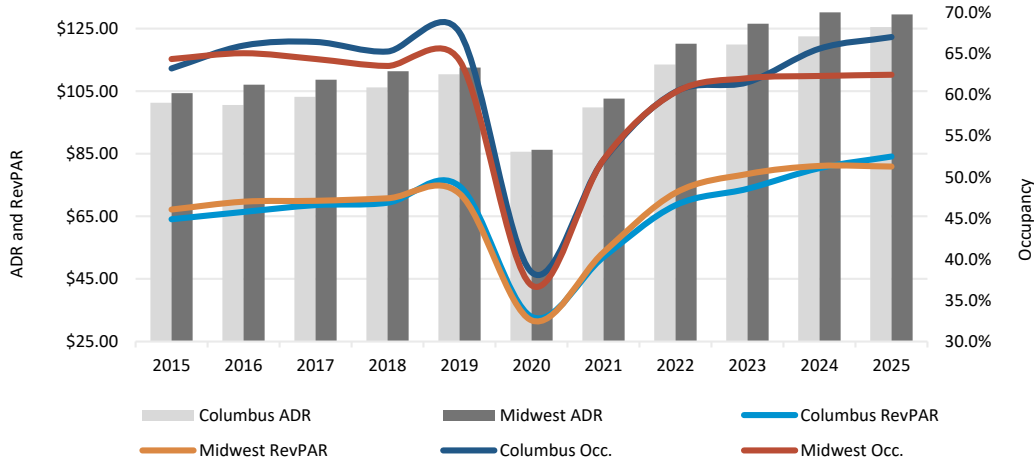


Columbus Hotel Market

Market Operating Performance

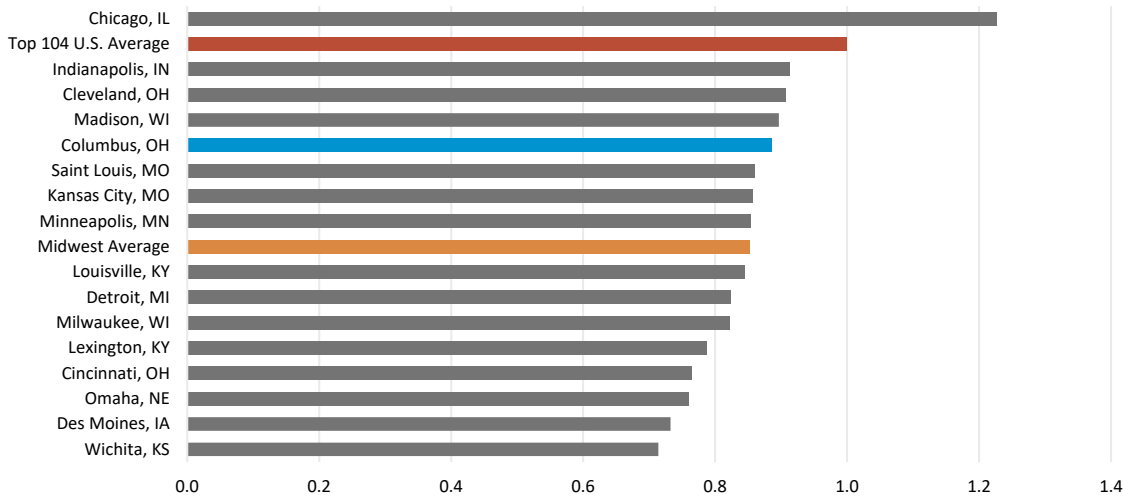
Midwest Market includes 16 major cities in Illinois, Indiana, Iowa, Kansas, Kentucky, Michigan, Minnesota, Missouri, Nebraska, Ohio, and Wisconsin.



YTD % Change	
Columbus RevPAR	4.3%
Midwest RevPAR	-0.7%
Top 104 U.S. Markets RevPAR	-1.2%

Data Source: Kalibri Labs

RevPAR Performance Index



5th out of 16
RevPar Index: 0.885

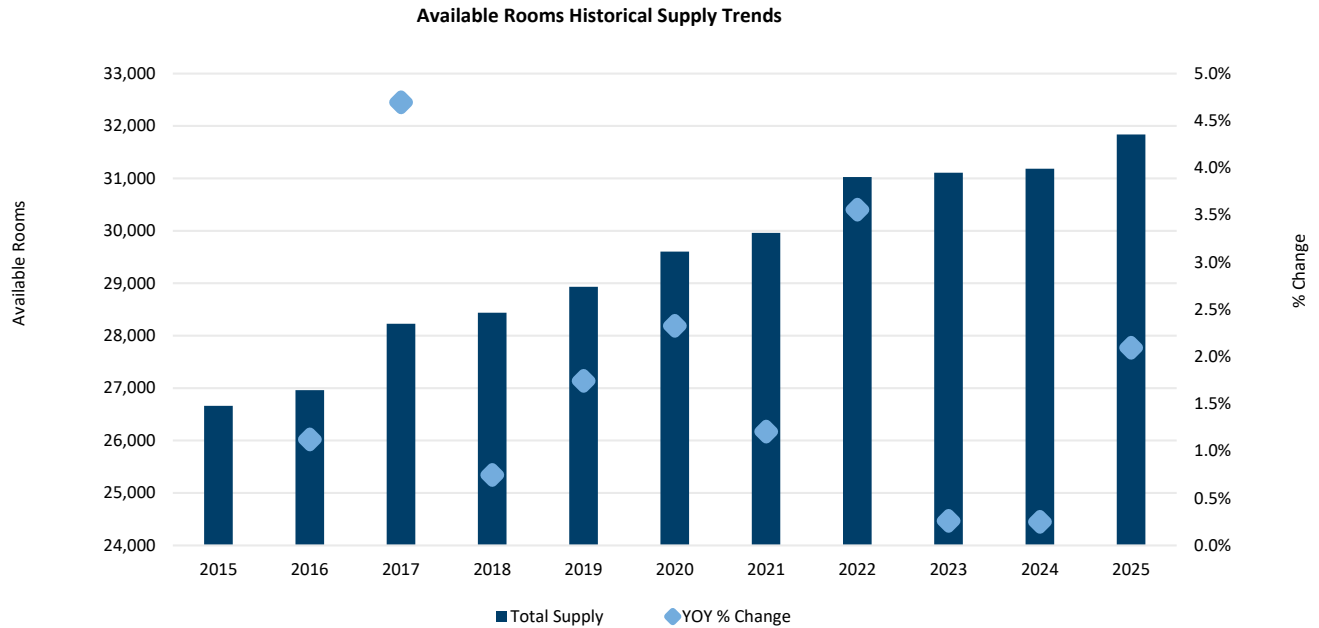
Data Source: Kalibri Labs

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

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4Q 2025 HOTEL MARKET REPORT

Market Supply Overview



Data Source: Kalibri Labs

Columbus Market Supply Update

Property	City	Room Count	Date	Developer
Fairfield Inn & Suites by Marriott Canal Winchester	Canal Winchester	82	Mar 2022	-
Hyatt Place Polaris	Polaris	120	Jun 2022	The Witness Group
DoubleTree by Hilton Dublin (conversion from Crowne Plaza)	Dublin	175	Sep 2022	The Witness Group
Hilton Columbus Convention Center (Expansion)	Columbus	463	Oct 2022	Franklin County Convention Facilities Authority
Junto Hotel (Phase I of Scioto Peninsula Downtown District)	Columbus	198	Jun 2023	RockBridge Capital/Columbus Downtown Develop. Corp.
Holmes Inn & Suites	Pataskala	24	Sep 2023	-
Candlewood Suites (conversion from old Hampton Inn building)	Columbus	102	Jun 2024	Kautilya Sunbury Hotel LLC
Tru by Hilton East Broad	Columbus	91	Aug 2024	Indus Hotels
Home2 Suites Columbus Easton	Columbus	115	Dec 2024	-
Wyndham Columbus (conversion from DoubleTree)	Worthington	306	Dec 2024	-
Home2 Suites Reynoldsburg Columbus East	Reynoldsburg	117	Jan 2025	General Hotels Corporation
SpringHill Suites Columbus West	Columbus	80	Aug 2025	-
Holiday Inn Express & Suites	New Albany	96	Sep 2025	Stenwood Development
Staybridge Suites Columbus North Easton	Columbus	114	Q1 2026	-
Hollywood Casino Columbus Hotel	Columbus	203	Q2 2026	Penn National Gaming, Inc.
Home2 Suites Hilliard TruePoint	Hilliard	105	Q2 2026	Equity Inc.
North Market Hotel - Merchant Building	Columbus	212	Q3 2026	RockBridge Capital/Edwards Companies
Unsinkable Hotel Columbus	Columbus	52	Proposed	Historical Hospitality Group, Inc.
North Pearl Street Mixed-Use Development Hotel	Columbus	150	Proposed	Crawford Hoying Development Partners
TownePlace Suites Reynoldsburg	Reynoldsburg	104	Proposed	Taylor Square Hotel Group, LLC
Tempo by Hilton Dublin Bridge Park	Dublin	150	Proposed	Indus Hotels
Home2 Suites OSU	Columbus	117	Proposed	Indus Hotels
Hotel Swisher conversion	Somerset	15	Proposed	-
Silo at Water and Light Hotel	Marysville	60	Proposed	Connect Realty

Data Source: Newmark Valuation & Advisory

4Q 2025 HOTEL MARKET REPORT

Columbus Market Supply Update

Property	City	Room Count	Date	Developer
Hamlet at Sugar Run	New Albany	130	Proposed	Steiner and Associates
Northport Residential Hotel	Sunbury	130	Proposed	Village Communities
Hyatt House North High Street	Columbus	100	Proposed	Sintel Hotels
DeMonye's Greenhouse Extended-Stay Hotel	Columbus	125	Proposed	Rocky Point Partners
Independent Boutique Hotel	Powell	16	Proposed	Transform Construction
OSU Mixed-Use Hotel	Columbus	50-100	Proposed	Crawford Hoying Development Partners
Mixed-Use Hotel	Obetz	50-100	Proposed	-
West Jefferson Hotel	West Jefferson	50-100	Proposed	-
Kenny Road Hotel	Columbus	50-100	Proposed	Sintel Hotels
Alton Place Village	Hilliard	101-150	Proposed	-
Middle West Spirits Campus Expansion Hotel	Columbus	50-100	Proposed	Middle West Spirits
Scioto Peninsula Downtown District Hotel B	Columbus	101-150	Proposed	Columbus Downtown Development Corporation
Cosgray Commons Hotels	Dublin	50-100	Proposed	-
Bridge Street Hotel	Dublin	101-150	Proposed	Indus Hotels
CMR/CH Hotel, Condos and Restaurant	Dublin	101-150	Proposed	Crawford Hoying Development Partners
Sunbury Gateway Hotel	Sunbury	50-100	Proposed	Cody Coughlin Company/Wilcox Communities
Henrick Farmhouse Inn	Delaware	Unknown	Proposed	-



ABOUT HOSPITALITY, GAMING & LEISURE

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

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

Hotels and Resorts

Gaming Facilities

**Stadiums, Sports
& Entertainment
Facilities**

**Conference, Expo
& Convention
Centers**

Golf Courses

Marinas

**Ski and Village
Resorts**

**Water Parks,
Amusement Parks
& Attractions**

Data Source: Newmark Valuation & Advisory

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