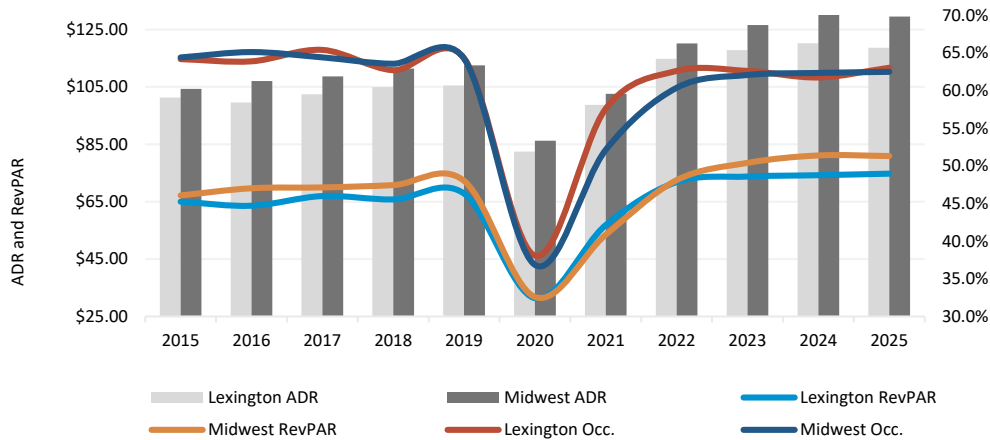


# Lexington Hotel Market

## Market Operating Performance

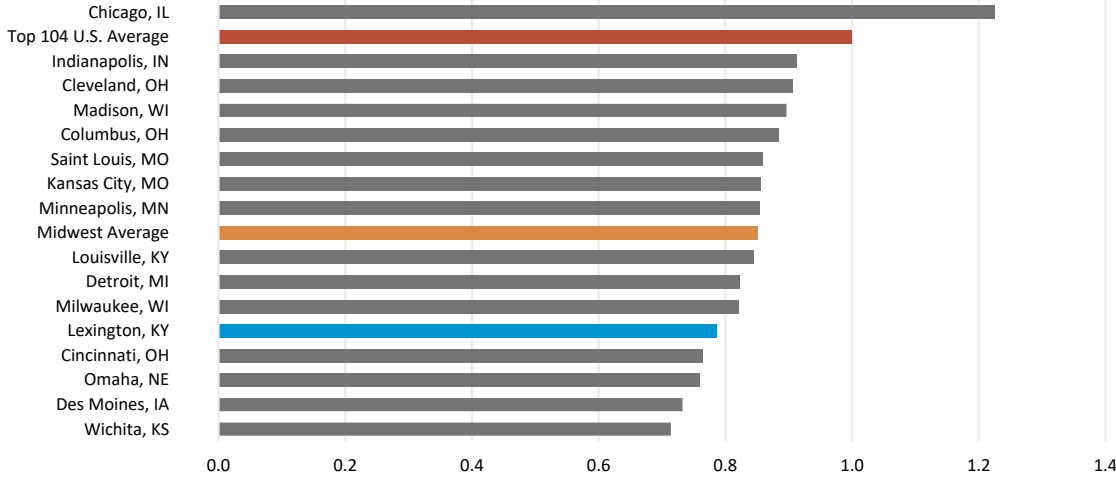
Midwest Market includes 16 major cities in Illinois, Indiana, Iowa, Kansas, Kentucky, Michigan, Minnesota, Missouri, Nebraska, Ohio, and Wisconsin.



YTD % Change	
Lexington RevPAR	0.0%
Midwest RevPAR	-0.7%
Top 104 U.S. Markets RevPAR	-1.2%

Data Source: Kalibri Labs

## RevPAR Performance Index



12<sup>th</sup> out of 16  
RevPar Index: 0.787

Data Source: Kalibri Labs

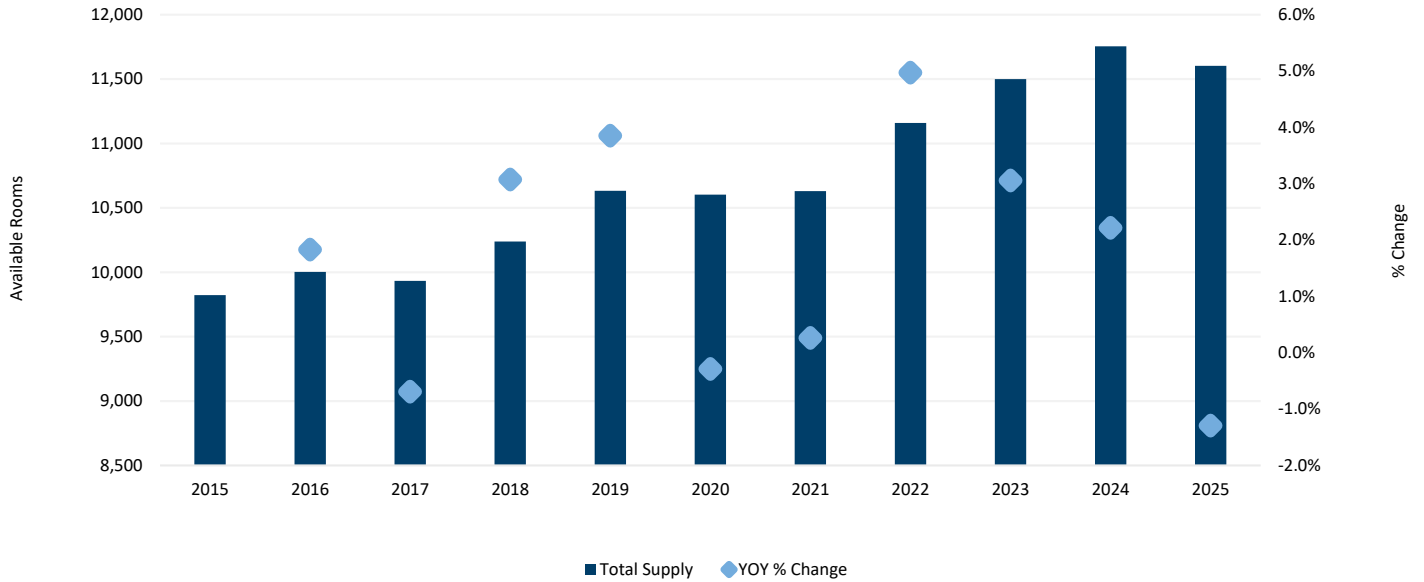
The RevPAR Performance Index compares each Midwest market's year-to-date RevPAR to the U.S. Top 104 markets' year-to-date RevPAR. The baseline of 1.0 represents the average year-to-date RevPAR of the top 104 U.S. hotel markets. A market with an average index above 1.0 indicates year-to-date RevPAR above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

<p><b>Brent Mertz, MAI</b> Senior Vice President 785-218-9599 brent.mertz@nrmk.com</p>	<p><b>John Burke</b> Senior Vice President 843-813-3265 john.burke@nrmk.com</p>	<p><b>Alexandra Chapekis, CHIA</b> Vice President 216-453-3035 alexandra.chapekis@nrmk.com</p>
--	---	--

# 4Q 2025 HOTEL MARKET REPORT

## Market Supply Overview

Available Rooms Historical Supply Trends



Data Source: Kalibri Labs

### Lexington Market Supply Update

Property	City	Room Count	Date	Developer
Staybridge Suites Lexington	Lexington	117	Jun 2022	SDP Builders
Tru by Hilton Lexington University Medical Center	Lexington	99	Sep 2022	H&W Hotels
MainStay Suites Lexington	Lexington	49	Sep 2022	-
HomeTowne Studios by Red Rood Georgetown	Georgetown	32	Oct 2022	-
Hampton Inn Nicholasville Brannon Crossing	Nicholasville	75	Mar 2023	Thoroughbred Hospitality Group, LLC
The Manchester	Lexington	125	Jun 2023	New Circle Investments
Home2 Suites by Hilton Keeneland Airport	Lexington	86	Aug 2023	Laxmi Narayan 4 LLC
TownePlace Suites Georgetown	Georgetown	93	Dec 2023	Rainmaker Hospitality LLC
Tru by Hilton Lexington Hamburg	Lexington	82	Mar 2024	Superhost Enterprises Inc.
Everhome Suites Lexington	Lexington	114	Apr 2024	-
SpringHill Suites Lexington Fritz Farm	Lexington	113	Apr 2024	Peachtree Hotel Group, LLC
Hotel Thoroughbred	Paris	19	Q2 2026	The Hinton Group LLC
Fairfield Inn & Suites Lexington Southeast (Area 5)	Lexington	111	Proposed	iVisionary
Hampton Inn & Suites Lexington North (conversion from Clarion Hotel)	Lexington	139	Proposed	Bluegrass Hotels
ECHO Suites by Wyndham Lexington	Lexington	124	Proposed	-
SpringHill Suites Lexington South/Hamburg Place	Lexington	120	Proposed	Peachtree Hotel Group, LLC
Residence Inn Lexington North	Lexington	120	Proposed	MKP Management
Keene Road Mixed Use Development	Nicholasville	50-100	Proposed	Setzer Properties
The Red Mile Hotel	Lexington	101-150	Proposed	The Red Mile
Meadow Oaks Development	Lexington	50-100	Proposed	-

Data Source: Newmark Valuation & Advisory

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