Hampton Inn & Suites – **Austin Downtown**

SUMMIT
HOTEL PROPERTIES

Investor Presentation

MARCH 2026

Element – **Miami Brickell**

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Forward looking statements

We make forward-looking statements in this presentation that are subject to risks and uncertainties. These forward-looking statements include information about possible or assumed future results of our business, financial condition, liquidity, results of operations, plans, and objectives. When we use the words “believe,” “expect,” “anticipate,” “estimate,” “plan,” “continue,” “intend,” “should,” “may,” or similar expressions, we intend to identify forward-looking statements. Statements regarding the following subjects, among others, may be forward-looking by their nature:

- our ability to increase our dividend per share of common stock;
- the state of the U.S. economy generally or in specific geographic regions in which we operate, and the effect of general economic conditions on the lodging industry and our business in particular;
- market trends in our industry, interest rates, real estate values and the capital markets;
- our business and investment strategy and, particularly, our ability to identify and complete hotel acquisitions and dispositions;
- our projected operating results;
- actions and initiatives of the U.S. government and changes to U.S. government policies and the execution and impact of such actions, initiatives and policies;
- our ability to manage our relationships with our management companies and franchisors;
- our ability to maintain our existing and future financing arrangements;
- changes in the value of our properties;
- the impact of and changes in governmental regulations, tax law and rates, accounting guidance and similar matters;
- our ability to satisfy the requirements for qualification as a REIT under the U.S. Tax Code;
- our ability to repay or refinance our indebtedness as it matures or becomes callable by lenders;
- the availability of qualified personnel;
- our ability to make distributions to our stockholders in the future;
- the general volatility of the market price of our securities; and
- the degree and nature of our competition.

Forward-looking statements are based on our beliefs, assumptions and expectations of our future performance, taking into account information currently available to us. You should not place undue reliance on these forward-looking statements. These beliefs, assumptions and expectations can change as a result of many possible events or factors, not all of which are known to us. These factors are discussed under “Item 1A. Risk Factors” in our Annual Report on Form 10-K for the year ended December 31, 2025, and in other documents we have filed with the Securities and Exchange Commission. If a change occurs, our business, financial condition, liquidity and results of operations may vary materially from those expressed in our forward-looking statements. Any forward-looking statement is effective only as of the date on which it is made. New risks and uncertainties arise over time, and it is not possible for us to predict those events or how they may affect us. Except as required by law we are not obligated to, and do not intend to, publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

Additionally, this presentation contains certain unaudited historical and pro forma information and metrics which are based or calculated from historical data that is maintained or produced by Summit or third parties. This presentation contain statistics and other data that may have been obtained from, or compiled from, information made available by third-parties.

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Summit Hotel Properties (NYSE: INN) is a leading publicly-traded REIT focused on owning lodging assets with efficient operating models

Rooms Focused Operating Model	Industry-Leading Portfolio	Market Diversification	Controlling Cost, Enhancing Value	Well-Positioned Balance Sheet
94 Lodging Assets [1]	**94%** Marriott, Hyatt, Hilton [2]	**41** Markets [1]	**2.1%** 2025 Operating Expense Growth [3]	No Debt Maturities [3] until **2028**
14,226 Guestrooms [1]	**93%** Upscale and Upper Midscale [1]		**43%** GOP Margin [1,3]	**61%** Fixed Rate Capital Structure Including Preferred [3]
76% Urban and Suburban Exposure [2]	**117** Portfolio RevPAR Index [1,4]	**86%** Top 50 Markets [2]	**~$250M** 3-year Capex Investment [5]	**96%** Unencumbered Hotels [1]

1. Based on 94 lodging assets owned as of February 28, 2026.
2. Based on guestroom count for the 94 lodging assets owned as of February 28, 2026.
3. Based on pro forma financials for the year ended December 31, 2025. Debt as of February 26, 2026.
4. Based on STR data for the twelve months ending December 31, 2025.
5. Consolidated capital investment over the past 3 years.

Canopy by Hilton – Dallas Frisco Station

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Investment Thesis

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Proven Investment Strategy

AC Hotel – **Oklahoma City Bricktown**

01 Efficient operating model & best-in-class platform drives profitability

02 Premier portfolio with broad geographic diversification and concentration in high growth urban locations and sun belt markets

03 Targeted capital allocation strategy with proven track record of external growth and capital recycling

04 Well-positioned balance sheet and liquidity profile

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Efficient operating model and best-in-class platform *drives profitability*

Summit's operating platform is built on its expertise and experience in revenue and asset management, design and construction, and capital allocation all underpinned by robust business intelligence and data analytics

In-house Revenue Management

- Consistent on-site presence and collaboration with local management
- Industry benchmarking and data analysis
- Analyzing forward-looking data to proactively manage demand patterns

Acquisitions & Development

- Deep network of industry relationships facilitates off market transactions
- Leverage in-house asset management and design & construction to optimize market positioning and capital investment
- Partnership with GIC facilitates expanded acquisition opportunities and enhanced underwriting rigor
- Selective mezzanine financing program with purchase options expands our shadow pipeline

In-house Asset Management

- Intensive asset management process provides better oversight and accountability of management companies
- Exhaustive due diligence approach facilitates value creation

In-house Design & Construction

- Continuous renovation planning and oversight to ensure minimum revenue displacement
- Cost savings driven by fewer outsourcing needs for renovation activity
- In-house design leads to more customized renovations which drives higher ROIs on capital investments

Independent Management Companies

- Flexible and favorable management terms across eleven different management companies
- High degree of engagement with key management company personnel
- Use of independent platforms eliminates conflicts of interest

Investment & Business Intelligence

- Business intelligence tools facilitate real-time data analytics
- Data analytics used to implement revenue and asset management strategies designed to maximize hotel profitability

Efficient operating model and best-in-class platform *drives profitability*

- Rooms revenue driven model enhances GOP and EBITDA margins
- Lower nominal expense growth across cycles
- Restructured operating model leads to lower FTE run rate going forward
- Proprietary, in-house revenue management platform partners with management companies to more effectively yield manage the portfolio and drive profitability
- Complexing of management and sales teams across the portfolio creates both revenue and expense synergies
- Utilization of best practices from multiple hotel management partners drives operational efficiencies
- Strong connectivity, representation and influence with all major brand partners through leadership roles on owner advisory councils

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AC Hotel – **Atlanta Downtown**

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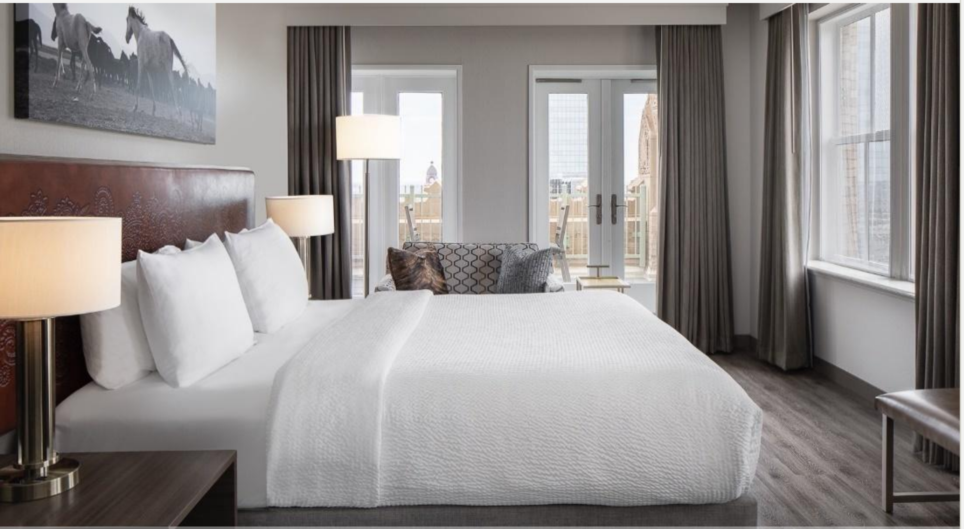
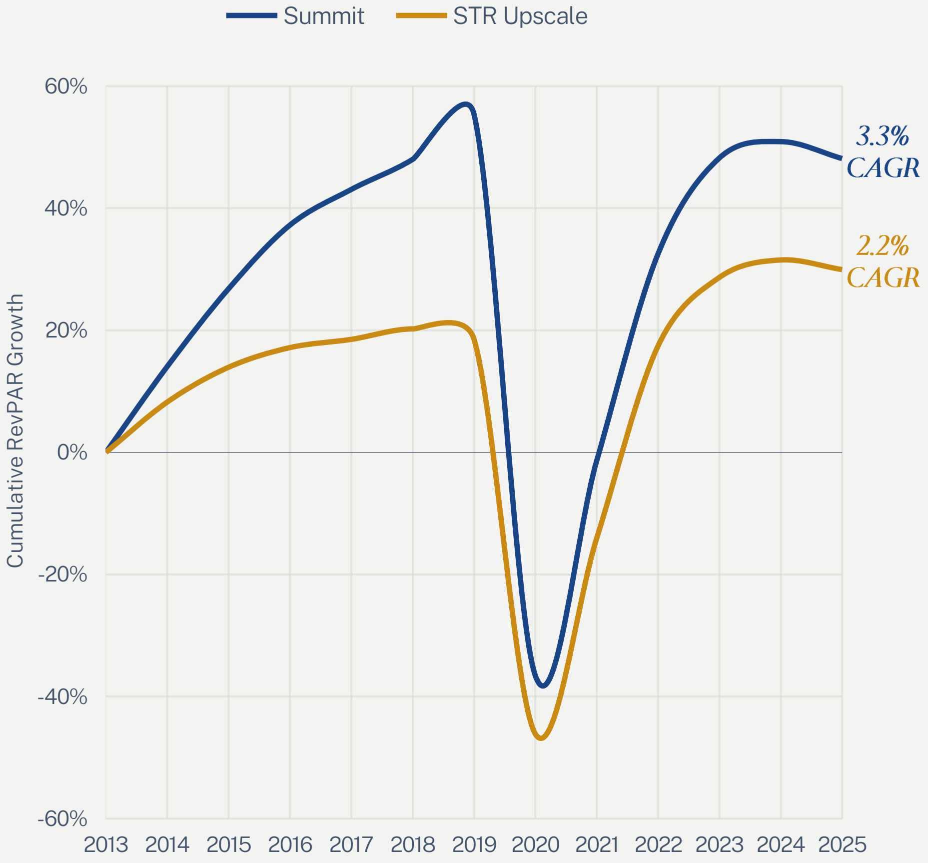
Efficient operating model and best-in-class platform *drives profitability*

Summit has a track record of outperformance with cumulative RevPAR growth exceeding the STR Upscale chain scale benchmark by a **110-basis point** CAGR over the past 12 years



Courtyard – **Fort Worth Downtown Blackstone**

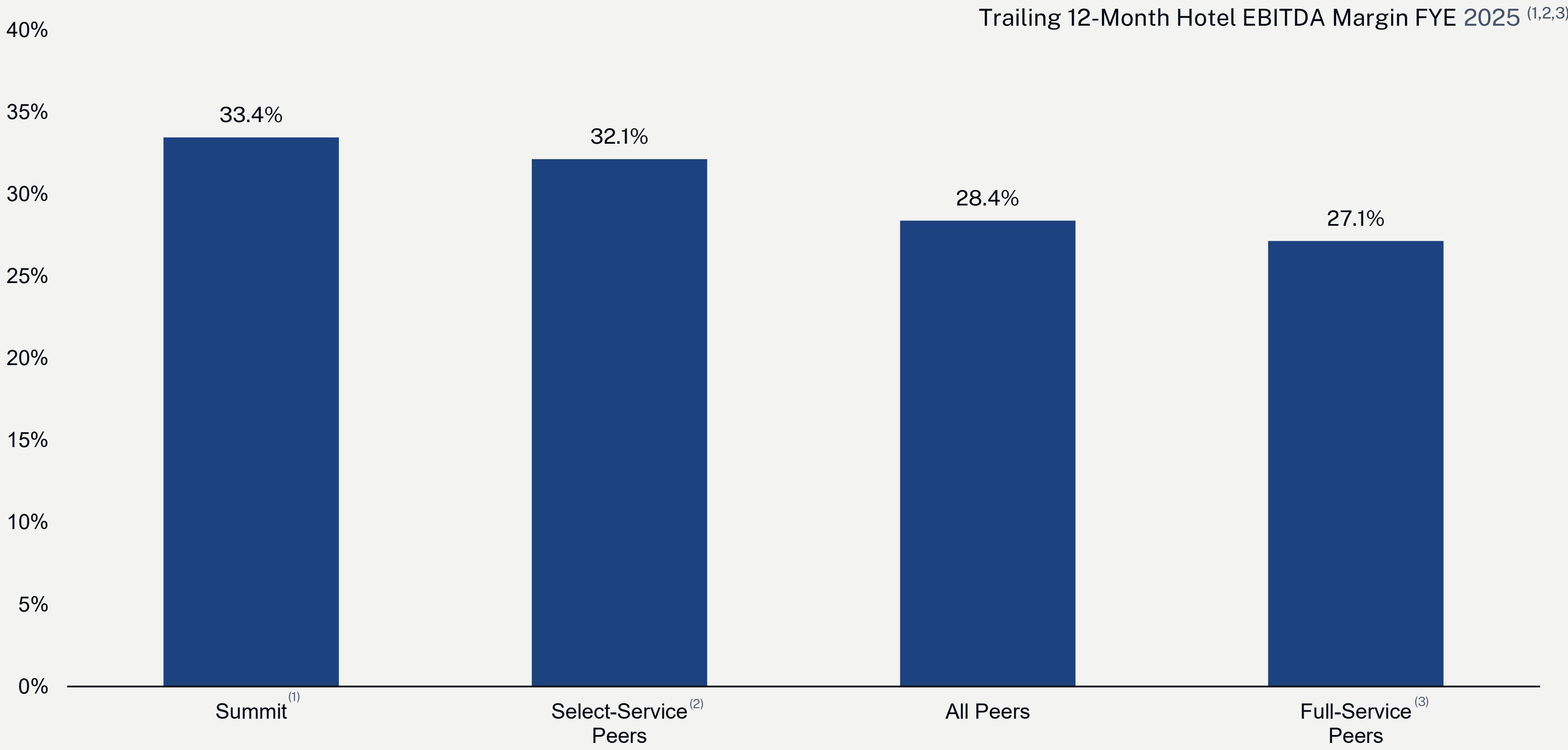
Cumulative RevPAR Growth: Summit Pro Forma Portfolio vs. STR Upscale (1)



1. Based on the Smith Travel Research Lodging Review RevPAR growth and growth in the pro forma RevPAR reported by Summit in each applicable period.

Efficient operating model and focused cost discipline has resulted in *superior margin performance*

Summit outperformed select service peer average by +130 bps and full-service peer average by +630 bps



1. Summit based on the pro forma financials for the trailing 12 months ending December 31, 2025, for the 95 lodging assets owned as of December 31, 2025.
2. Select-service peer data based on the financials ending December 31, 2025, for comparable portfolio revenue and hotel EBITDA reported for the following peers: APLE, CLDT, and RLJ.
3. Full-service peer data based on the financials ending December 31, 2025, for comparable portfolio revenue and hotel EBITDA reported for the following peers: AHT, BHR, DHR, HST, PEB, PK, RHP, and XHR. Full-service peer data based on the financials ending September 30, 2025, for comparable portfolio revenue and hotel EBITDA reported for the following peers: SHO.

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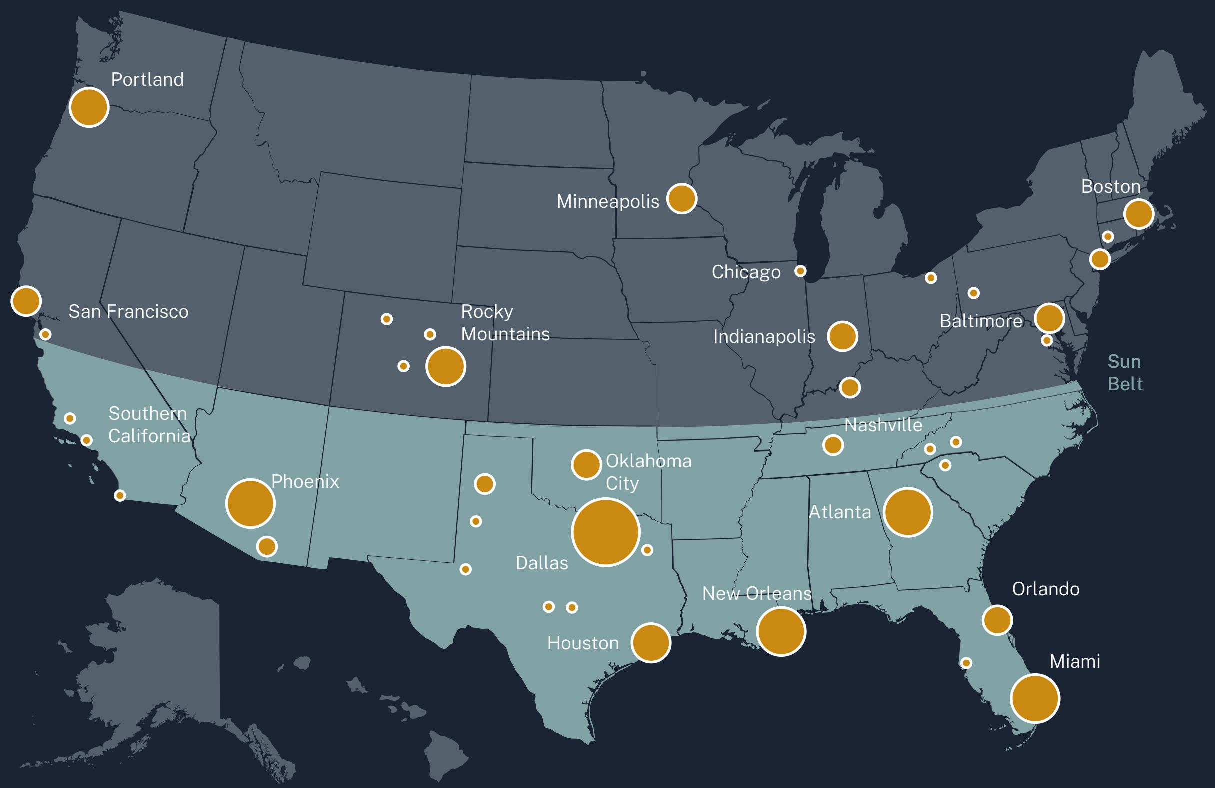
Premier portfolio with broad *geographic diversification & concentration* in high growth sun belt markets

No single asset contributes more than 3% to our portfolio Hotel EBITDA. Within the Dallas-Fort Worth MSA, each individual market contributes <5% of portfolio Hotel EBITDA. (1)

U.S. Markets	# of Rooms	% of Portfolio (2)
Top 25	8,971	63%
Top 50	12,393	87%
Sun Belt	8,694	63%
Urban	7,293	51%
Total	14,226	100%



Current lodging assets

1. Based on trailing twelve-month EBITDA as of December 31, 2025, for 94 lodging assets owned as of February 28, 2026.
2. Based on guestroom count as a percent of the total MSA for 94 lodging assets owned as of February 28, 2026.
Note: Guestroom count used to determine circle size.

Lodging industry set up for favorable *supply & demand dynamics* for the foreseeable future

Muted Total US supply growth expected to average <1% from 2026-2030, ~120 bps below the long-run average [3]

CBRE [1]	Total US		
February 2026	Supply Growth	Demand Growth	Variance
2020	-4.0%	-36.0%	*-3,200 bps*
2021	4.9%	37.5%	*3,260 bps*
2022	1.7%	10.6%	*890 bps*
2023	0.2%	1.0%	*80 bps*
2024	0.5%	0.6%	*10 bps*
2025	0.7%	-0.5%	*-120 bps*
2026E	0.7%	0.5%	*-20 bps*
2027E	0.9%	0.9%	*0 bps*
2028E	0.8%	1.2%	*40 bps*
2029E	0.7%	1.2%	*50 bps*
2030E	0.8%	1.2%	*40 bps*
2026-2030 Avg	**0.8%**	**1.1%**	***30 bps***

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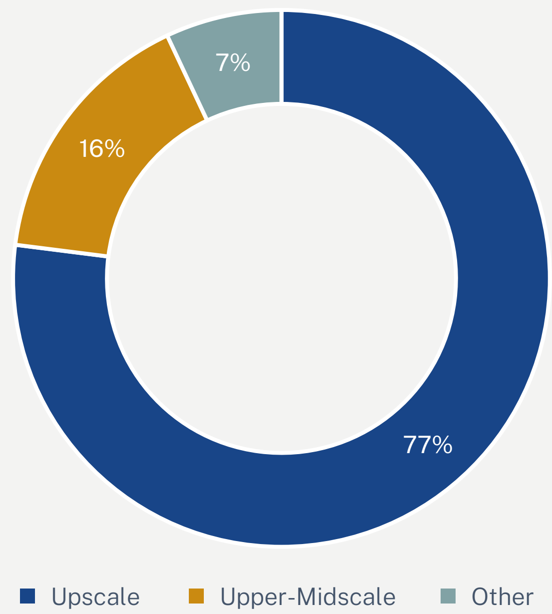
Summit Portfolio Chain Scale Breakdown [2]

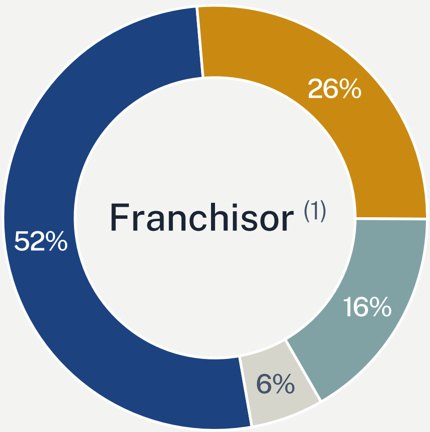


Total U.S. demand growth forecasted to exceed supply growth by *~30 bps* through 2030

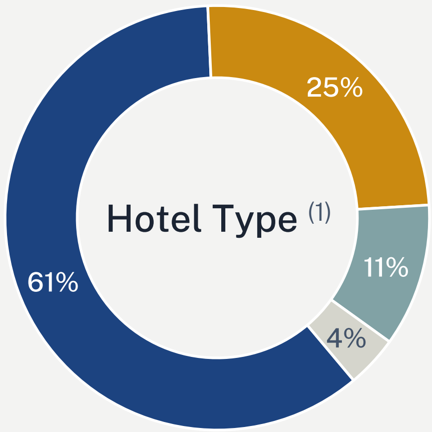
1. Based on CBRE Hotel Trends, Q4 2025 data as of February 2026.
2. Based on guestroom count for the 94 lodging assets owned as of February 28, 2026.
3. Long-run average assumes Total US supply growth of 2%

Premier portfolio with *industry-leading brands* offering diverse and distinctive accommodations and experiences

Summit believes in the value of brand loyalty and partners with leading global brands that provide access to millions of enrolled loyalty members. We believe guests value premium standards, exceptional service, diverse types of stay offerings, and ease of reservation that result in a positive guest experience and recurring stays.



Marriott | Hilton | HYATT | Other



Premium select service | Extended stay

COURTYARD | Hilton Garden Inn | Hampton | HYATT PLACE

HOMEWOOD SUITES | Residence Inn | canopy | AC HOTELS

Compact full service | Lifestyle

Hyatt Place – **Chicago Downtown**

1. Based on guestroom count for the 94 lodging assets owned as of February 28, 2026.


Canopy by Hilton – **New Orleans Downtown**

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Capital Allocation

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Targeted capital allocation strategy with proven track record of *transaction driven* value creation

Acquisitions

- Locations in "Markets that Matter" with favorable supply/demand dynamics and multiple demand generators
- Efficient operating models and value-add opportunities
- Target product types that appeal to evolving guest preferences

Dispositions

- Identify markets with unfavorable supply/demand dynamics
- Hotels with functional obsolescence or large capital needs that do not meet return thresholds

Onera Fredericksburg – Monarch

Joint Venture with GIC

- Owns 39 hotels totaling 5,503 guestrooms with a well-respected global real estate investor further validates Summit's platform and operating model
- Facilitates external growth strategy and creates a pipeline for future growth
- Fee stream enhances yields and overall returns (expected to cover ~15% of 2026E cash G&A)

Opportunistic development & mezzanine lending activity

- Higher risk-adjusted returns and utilization of in-house development expertise
- Mezzanine lending program provides alternative pipeline for growth which typically earns current yields of 10%-14%
- Provides for the future option to acquire assets at a fixed price

Flexible balance sheet

- Maintain liquidity, flexibility and a well-balanced maturity ladder
- 61% fixed rate debt and preferred equity capital structure
- Precedent for creative structuring and accretive issuance of OP units to preserve liquidity while remaining transactional

Share Repurchase

- Authorized $50 million share repurchase program to opportunistically return capital to shareholders
- In 2025, the company repurchased $15.4 million (~3%) of outstanding shares at an average price of $4.30

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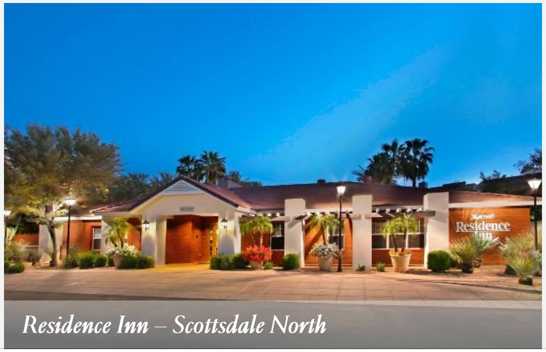
Recent transaction activity *accretive to earnings, portfolio quality, and growth profile*

Acquisitions completed in 2023 and 2024 have generated an approximate 390 basis point NOI yield premium and an approximate 70% RevPAR premium compared to dispositions since 2023, while also enabling the company to avoid approximately $60 million in capital expenditures.

	Recent Acquisitions	Recent Dispositions	
Guestrooms	565	1,699	
Price ($M)	$139	$200	
Year 1 Capex ($M)	$2	$60	*Foregone Capex*
Year 1 RevPAR	$143	$86 [3]	*~70% Premium*
NOI Cap Rate	8.5% [1]	4.6% [2]	*~390 bps*



1. Based on 2024 Net Operating Income.
2. Based on the trailing twelve-month Net Operating Income immediately prior to sale.
3. Based on the trailing twelve-month RevPAR immediately prior to sale.

GIC Joint Venture *Overview* and *Investment Highlights*

Joint venture with *highly-respected* global real estate investor

- Further validates Summit's investment thesis and operating platform

Opportunistic investment approach

- No pre-defined investment size parameters
- Eliminates forced buying or selling
- Allows for opportunistic deployment and recycling of capital

Facilitates external growth & creates pipeline for *future growth*

- Fee stream effectively reduces Summit's overall cost of capital
- Acquire deep asset and market knowledge base which facilitates seamless integration if Summit acquires unowned interest

Joint venture fee structure provides *enhanced investment returns*

- Asset management fee
- Project management fee
- Promoted interest potential
- Equal to ~15% Cash Corp G&A in 2026E

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Joint Venture Formed in 2019

- 51% Summit / 49% GIC
- Summit as General Partner & Asset Manager

Invested $275MM in Year 1

- Acquired Hampton Inn & Suites Silverthorne for $26MM
- Acquired 4-Hotel Portfolio for $249MM

Six-Hotel Portfolio Contributed to the Joint Venture

- $249MM Gross Transaction Value
- Summit sold 49% interest to the Joint Venture

Acquired two hotels for $59MM in 2021

- Acquired Residence Inn Steamboat Springs for $33MM
- Acquired Embassy Suites Tucson Paloma Village for $26MM

NewcrestImage Portfolio Acquired for $822MM in 2022

- 27 Hotels, 2 Parking Garages, and Financial Incentives
- Attractive basis and increased exposure to high-growth markets
- Discount to estimated replacement cost

Hilton Garden Inn San Francisco Sold for $75MM in 2022

- Resulted in $21MM gain on sale during the 2.5-year hold period
- Sold at 1.0% cap rate on T12 financials

Acquired two hotels for $43MM in 2023

- Acquired Residence Inn Scottsdale North for $29MM
- Acquired Nordic Lodge Steamboat Springs for $14MM

2024 Two-Hotel Portfolio Acquisition for $96MM

- 250-guestroom Hampton Inn Boston – Logan Airport
- 149-guestroom Hilton Garden Inn Tysons Corner
- Attractive going-in NOI yield of 8.8% for 2024

2024 to 2026 Opportunistic Dispositions

- Four hotels totaling 475 guestrooms sold for an aggregate $53MM at a 5.0% blended cap rate on T12 financials including foregone capex

Strategic CapEx Investment

Summit's in-house design, construction & asset management teams deliver comprehensive renovations while ensuring minimal revenue displacement to gain meaningful market share and grow EBITDA.

Proven track record & *ongoing commitment* to reinvesting in the portfolio

- Over $250MM in consolidated capital expenditures invested over the past 3 years resulting in a portfolio that is in excellent physical condition
- Significant capital investment affords the Company timing flexibility on future renovations without risking downward pressure on operating results
- 2026 forecasted capex spend of $55 million to $65 million on a pro rata basis

In-house *construction, design & procurement* expertise

- Team of engineers, architects, project managers, designers, and buyers that collectively have decades of experience
- Offers continuous planning and oversight to optimize project timing and minimize revenue displacement
- In-house design and purchasing expertise provides for more cost-efficient renovations while achieving better finished product

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Recently Completed Renovations	Renovation Type
Homewood Suites Midland	Comprehensive Renovation
Hyatt Place Scottsdale Old Town	Comprehensive Renovation
Residence Inn New Orleans Metairie	Comprehensive Renovation
Residence Inn Atlanta Midtown	Comprehensive Renovation
Hilton Garden Inn San Jose Milpitas	Comprehensive Renovation
Hampton Inn & Suites Silverthorne	Comprehensive Renovation
Oceanside Fort Lauderdale Beach	Transformational Renovation & Rebranding
Courtyard Charlotte Downtown	Comprehensive Renovation
Hyatt House Denver Tech Center	Comprehensive Renovation
Courtyard Grapevine	Comprehensive Renovation
Courtyard New Haven	Comprehensive Renovation
Hotel Indigo Asheville	Transformational Renovation

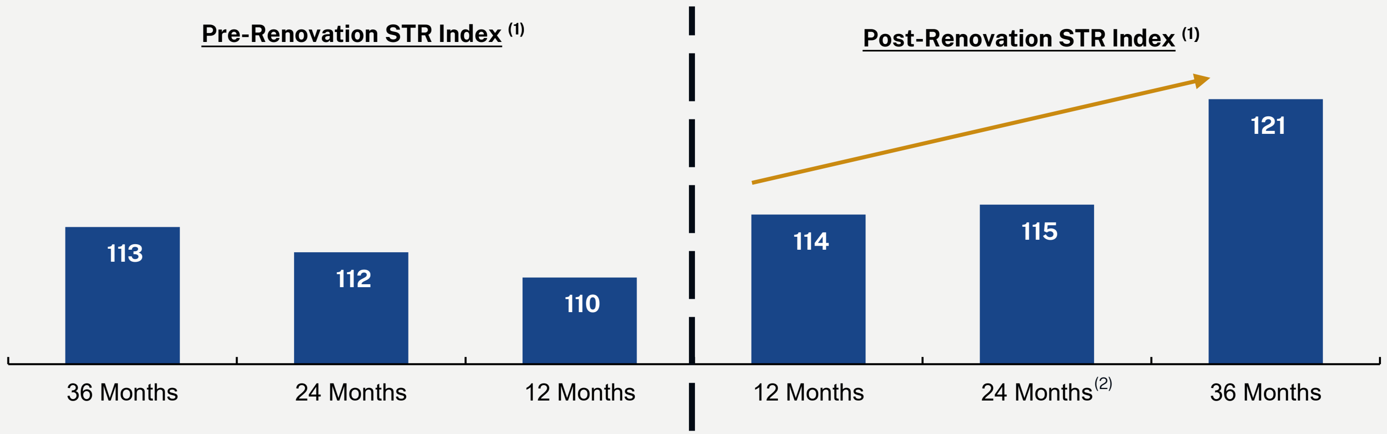
Marriott – **Boulder**

Strategic Capex Investment

The Company has invested ~$250 million in capital expenditures over the last 3 years.

- Our comprehensive hotel renovations directly contribute to a meaningful increase in market share by elevating guest satisfaction and enhancing brand perception.
- On average, in the 12 months following renovation, we achieved a 400-basis point increase in market share, which grew to 1,100 basis points over the three-year period post renovation.

Historical Renovation Performance



1. Based on STR data for 16 renovations completed since 2017.
2. Based on 15 renovations completed since 2017 (adjusted 24-month post-renovation period).

Courtyard Oceanside Fort Lauderdale Beach

The Courtyard Fort Lauderdale Beach recently completed a transformative renovation and has been rebranded as the modern Courtyard Oceanside Fort Lauderdale Beach. The completely redesigned resort will offer an unparalleled coastal experience, vast ocean views, and expanded amenities. Highlights of the project include:

- **Modern Coastal Guestrooms:** Each of the 261 guestrooms have been redesigned to reflect the local market and its South Florida location. Floor-to-ceiling windows offer views of either Fort Lauderdale Beach or the Intracoastal Waterway, paired with upgraded amenities designed to appeal to leisure and business travelers alike.
- **Panoramic Poolside Bar & New Sundeck:** The newly branded and renovated Seabreeze Poolside Bar, features an upgraded pool deck, fire pits, and cabana service, all set against panoramic views of Fort Lauderdale Beach and the Atlantic Ocean.
- **“The Mast” Restaurant:** The hotel’s re-concepted restaurant, the “The Mast,” offers breakfast, lunch and dinner, overlooking both the hotel’s pool and the Atlantic Ocean.
- **Redesigned Public Spaces:** The redesigned lobby now boasts stylish, modern decor, and inviting spaces ideal for socializing or relaxing with a welcoming atmosphere. The new and spacious fitness center offers a variety of cardio and strength training options, and a retail shop has been incorporated into the redesign that will provide guests with many conveniences during their stay.

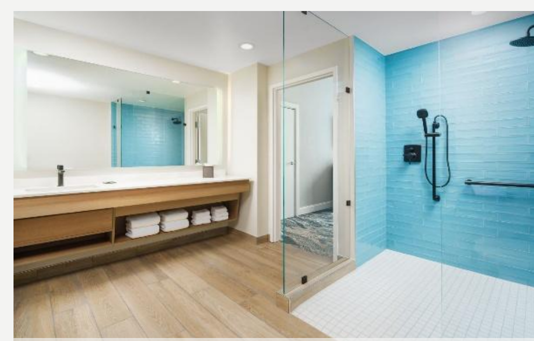
Beachfront Resort

Exterior

Seaside Patio

Governor’s Suite Dining Room

Governor’s Suite Bedroom



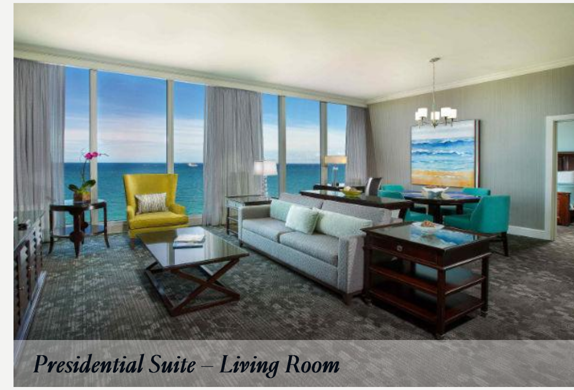
Governor’s Suite Bathroom

Courtyard Oceanside Fort Lauderdale Beach

Before Renovation

King Guest Room – Intracoastal

Hotel Lobby



Presidential Suite – Living Room

After Renovation

King Guest Room – Intracoastal

Hotel Lobby

Presidential Suite – Living Room

Onera Fredericksburg

Onera Fredericksburg recently added 23 custom-built, hard-sided, and climate-controlled units. The expansion includes:

- **15 luxury units** that build on the property's signature architectural innovation and showcase unobstructed views of the surrounding Hill Country landscape. New unit concepts (pictured below) include the Cypress Lodge, Diamond, Monolith, Post Oak, Quonset, Spiral, and Winecup, each designed to offer a unique and immersive guest experience. Units sleep between two and six guests and feature private hot tubs, with select units offering private plunge pools.
- **The Great Lodge**, an eight-room lodge consisting of one-bedroom suites, each with a private hot tub, that can be booked individually or as a full block. The lodge features a private pool, sauna, and a well-appointed communal great room ideal for group getaways, family gatherings, and corporate retreats.

The Great Lodge Exterior

Monolith Exterior

Diamond Exterior

The Great Lodge Interior

Monolith Interior

Winecup Exterior

Hotel Indigo – Asheville Downtown

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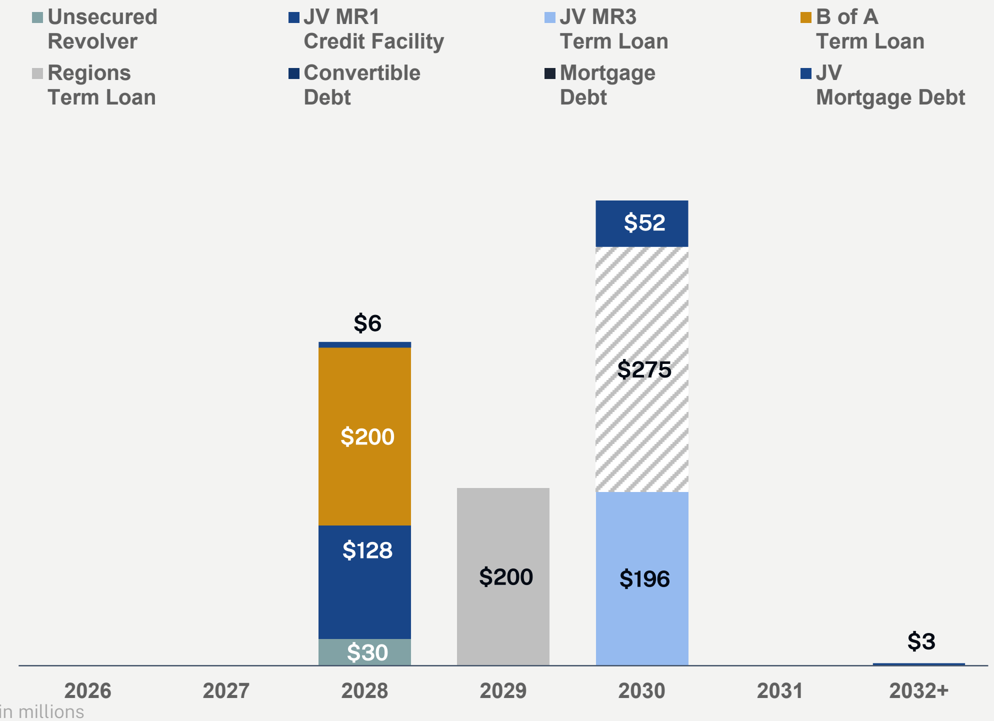
Balance Sheet

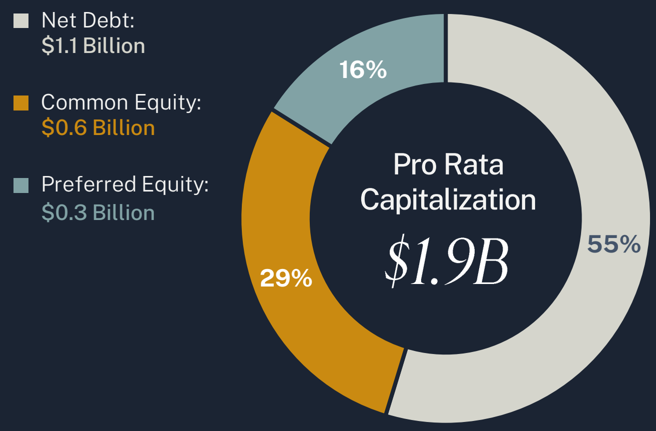
Well-positioned balance sheet

No debt maturities until 2028 and ample liquidity

Pro Forma Debt Maturity Schedule [1]



Pro Forma Capital Structure [1,2]



Pro Forma Key Highlights [1,2]

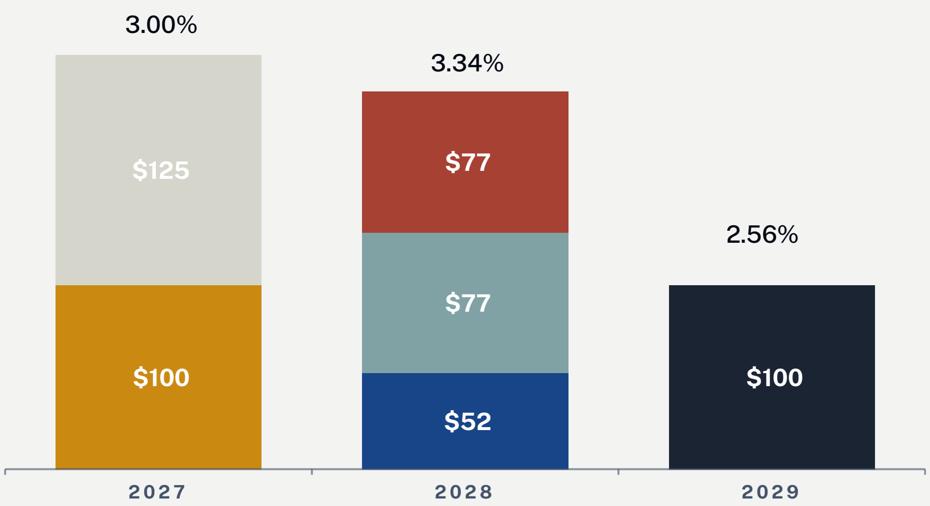
Liquidity (Revolver Availability + Cash) [1, 3]	~$240M
Pro Rata Net Debt Outstanding	$1.1B
Pro Rata Net Debt / Total Enterprise Value	55%
Avg. Length to Maturity [5]	3.4 Yrs
Pro Forma Weighted Avg. Cost of Debt	5.5%
Fixed Charge Coverage Ratio [4]	2.2x

1. Based on financials and pro rata debt as of February 26, 2026. Assumes fully-extended maturity dates for all loans.
2. Summit's market close price as of February 26, 2026. Amounts are pro rata.
3. Revolving credit facility availability reflects a liquidity enhancement option available for the Company to exercise in its sole discretion.
4. Based on 2025 Adjusted EBITDAre of $174.9 million and fixed charges of pro rata principal, interest expense, and preferred dividends on a pro forma basis..

Balance sheet well-positioned for *current environment*

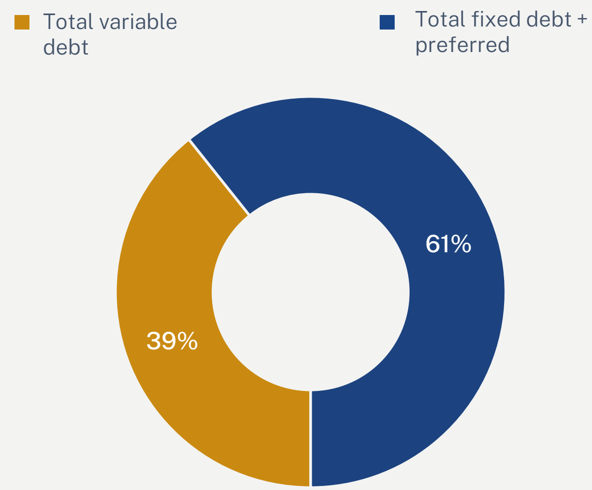
Extended Swap Maturities ($ million) (1)

Blended rate of 3.02% with an average maturity of nearly 2 years for swaps in effect



Limited Variable-Rate Debt Exposure (1)

61% of pro rata debt and preferred with fixed interest rates



1. Based on financials as of December 31, 2025, and pro rata debt as of February 26, 2026. Assumes fully-extended maturity dates for all loans. .

AC Hotel by Marriott – **Houston Downtown**

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Operating Update

Q4 2025 / 2025 *Highlights*

Operating Performance & Market Share Growth

- Q4 same store RevPAR trends improved sequentially by ~220 basis points resulting in RevPAR decline of (1.6)%.
- During the fourth quarter, RevPAR index increased by nearly 220 basis points to 117.
- Non-rooms revenue increased ~9% in the fourth quarter driven by food and beverage sales and resort and amenity fees.

Strong Expense Management

- FY'25 operating expenses increased ~2% mitigating EBITDA losses.
- Continued progress in reducing contract labor and employee turnover. Turnover rates at year-end 2025 have declined approximately 24% from year-end 2024.

Balance Sheet

- 61% of capital structure fixed after giving effect to swap portfolio.
- No maturities until 2028.
- Convertible senior notes refinanced with $275 million delayed draw term loan.
- Executed $425 million forward dated swaps to replace expiring swaps at SOP in December 2025 ($125mm) and the GIC JV in January 2026 ($300mm). Pro forma weighted average swap SOFR rate of 3.02%.

Capital Recycling

- Completed the sale of the Courtyard Kansas City Country Club Plaza and the Courtyard Amarillo Downtown, which was owned in the GIC joint venture, for a combined sales price of $39 million, representing a blended 4.3% capitalization rate including foregone required capital expenditures. [2]
- Completed the sale of Hilton Garden Inn Longview, Texas, which was owned in the GIC joint venture, for a sales price of $12.3 million and a 6.7% capitalization rate including foregone required capital expenditures. [3]

Common Dividend

- Quarterly cash dividend rate of $0.08 per share representing a 6.9% annualized dividend yield [1].

1. Based on closing price as of February 26, 2026.
2. Pro Rata net proceeds from the transaction were $24 million.
3. Asset sale was completed subsequent to quarter end. Pro Rata net proceeds from the transaction were $2.4 million.

Hyatt House – **Orlando Universal**

Summit's 2026 Outlook

The Company is providing its outlook for the full-year 2026 based on 94 lodging assets owned as of January 1, 2026, excluding the recently sold Hilton Garden Inn Longview, Texas. The three hotels sold since the beginning of 2025 contributed $3.0 million of Consolidated EBITDA and $1.6 million of Adjusted EBITDAre during the calendar year 2025. There are no additional acquisitions, dispositions, or capital markets activities assumed in the Company's full year 2026 outlook.

Full Year 2025	Low	High
Pro Forma RevPAR Growth [1]	0.00%	3.00%
Adjusted EBITDA	$167,000	$181,000
Adjusted FFO	$89,000	$103,500
Adjusted FFO per Diluted Unit	$0.73	$0.85
Capital Expenditures, Pro Rata	$55,000	$65,000

Residence Inn – Steamboat Springs

1. All pro forma information includes operating and financial results for 94 lodging assets owned as of February 28, 2026, and excludes the financial results of hotels sold by the Company after January 1, 2025 .

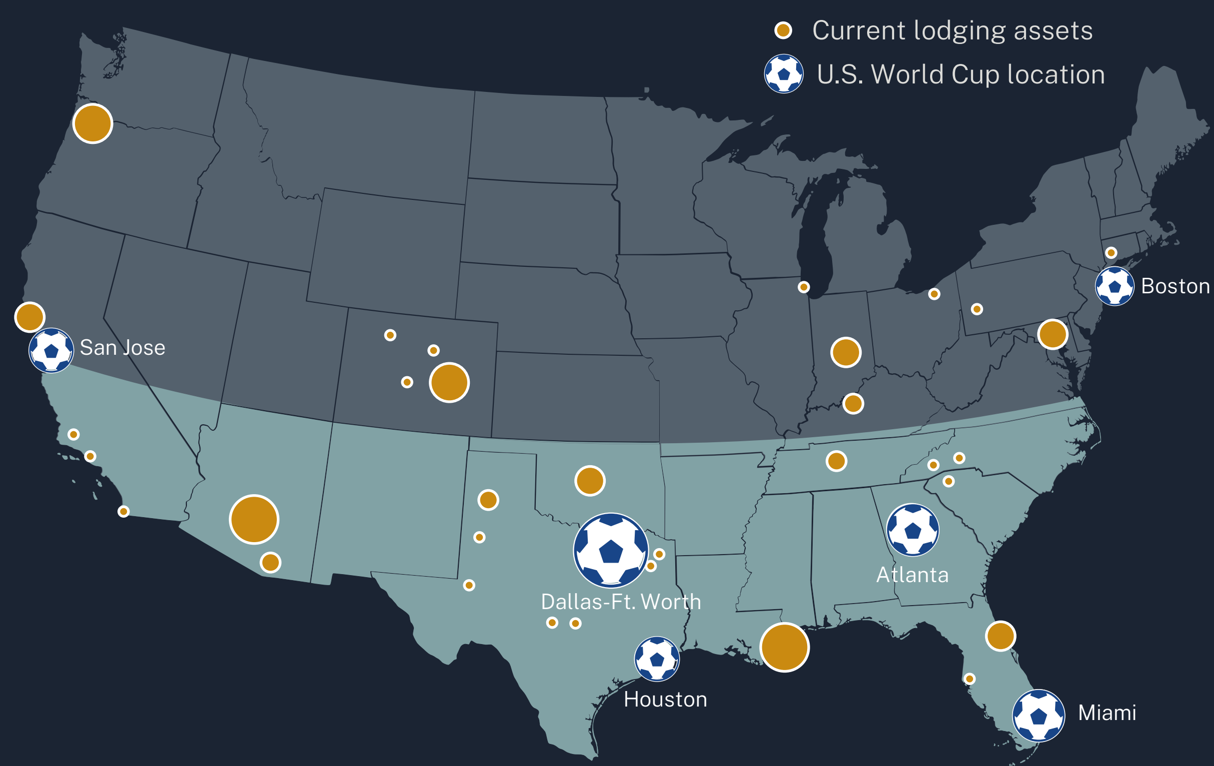
Summit portfolio positioned *to benefit from World Cup & other special event driven demand in 2026*

2026 FIFA World Cup Key Stats:

- Largest World Cup in history based on field of teams
- ~$5B estimated economic impact across North America[(1)]
- Expected to drive strong inbound international and domestic demand

Summit World Cup Portfolio Exposure

U.S. Market	# of Matches	INN # Hotels / Rooms
Dallas-Ft. Worth	9	15 / 2,098
Atlanta	8	4 / 744
Boston	7	3 / 548
Houston	7	3 / 567
Miami	7	4 / 688
San Jose	6	1 / 161
Total	**44**	**30 / 4,806**
% of Total	**56%**	**32% / 33%**



Additional '26 Special Event Drivers in Summit Markets

- Miami: College Football National Championship, 1/19/26
- San Jose: Superbowl LIX, 2/8/26
- Houston & Miami: World Baseball Classic, 3/5 – 3/17/26
- Phoenix: NCAA Women's Final Four, 4/3 – 4/5/26
- Indianapolis: NCAA Men's Final Four, 4/4 – 4/6/26
- Pittsburgh: NFL Draft, 4/23 – 4/25/26
- Boston, D.C., & Baltimore: America's 250th Anniversary, 7/4/26

1. The American Hotel & Lodging Association's 2025 State of the Industry Report

Embassy Suites – Amarillo Downtown

SUMMIT

Appendix

Experienced Leadership
Driving Success

SUMMIT
HOTEL PROPERTIES

Jonathan Stanner

President & Chief Executive Officer

Mr. Stanner joined Summit Hotel Properties in April 2017 and most recently served as the company's Executive Vice President and Chief Financial Officer.

Prior to joining Summit, Mr. Stanner was Chief Executive Officer at Strategic Hotels & Resorts, a former NYSE-listed company acquired by an affiliate of The Blackstone Group in 2015. During his tenure at Strategic Hotels & Resorts from 2005 to 2015, Mr. Stanner also held various other senior positions with the company, including Chief Financial Officer, Senior Vice President - Capital Markets, Acquisitions, and Treasurer and Director of Corporate Finance. Prior to his time at Strategic Hotels, Mr. Stanner was an investment banking analyst for Banc of America Securities.

Mr. Stanner holds both a B.S. in Management and an MBA from the Krannert School of Management at Purdue University.

William ("Trey") Conkling

Executive Vice President & Chief Financial Officer

Mr. Conkling joined Summit Hotel Properties in May 2021 as the Company's Executive Vice President & Chief Financial Officer.

Prior to joining Summit, Mr. Conkling served as a Managing Director in the Real Estate, Gaming & Lodging Investment Banking group for Bank of America Merrill Lynch, where he oversaw the successful execution of transaction volume in excess of $190 billion including capital markets and mergers and acquisitions. Prior to his time at Bank of America Merrill Lynch, Mr. Conkling was with the investment banking unit of Bear, Stearns & Co. and previously worked in asset management for Host Hotels & Resorts.

Mr. Conkling earned a B.S. in Hotel and Restaurant Administration from Cornell University, School of Hotel Administration and an MBA from Cornell University, Johnson Graduate School of Management.

Adam Wudel

Executive Vice President, Corporate Development

Mr. Wudel joined Summit Hotel Properties in 2008. With 17 years at Summit, Mr. Wudel has held senior leadership roles across finance, capital markets, and treasury, and today leads corporate development, portfolio strategy, and investment initiatives.

Mr. Wudel earned a B.S. in Business Administration from North Dakota State University.

Embassy Suites – **Tucson Paloma Village**

SUMMIT

HOTEL PROPERTIES