



# NEWS RELEASE

Date: October 31, 2025

## XENIA HOTELS & RESORTS REPORTS THIRD QUARTER 2025 RESULTS

Orlando, FL – October 31, 2025 – Xenia Hotels & Resorts, Inc. (NYSE: XHR) (“Xenia” or the “Company”) today announced results for the quarter ended September 30, 2025.

### Third Quarter 2025 Highlights

- **Net Loss:** Net loss attributable to common stockholders was \$13.7 million, or \$0.14 per share
- **Adjusted EBITDAre:** \$42.2 million, decreased 4.6% compared to the third quarter of 2024
- **Adjusted FFO per Diluted Share:** \$0.23, decreased 8.0% compared to the third quarter of 2024
- **Same-Property Occupancy:** 66.3%, decreased 100 basis points compared to the third quarter of 2024
- **Same-Property ADR:** \$248.09, increased 1.6% compared to the third quarter of 2024
- **Same-Property RevPAR:** \$164.50, flat compared to the third quarter of 2024
- **Same-Property Total RevPAR:** \$289.76, increased 3.7% compared to the third quarter of 2024
- **Same-Property Hotel EBITDA:** \$47.0 million, increased 0.7% compared to the third quarter of 2024
- **Same-Property Hotel EBITDA Margin:** 19.9%, decreased 60 basis points compared to the third quarter of 2024
- **Dividends:** The Company declared its third quarter dividend of \$0.14 per share for stockholders of record on September 30, 2025.
- **Capital Markets Activities:** The Company repurchased a total of 974,645 shares of common stock at a weighted-average price of \$12.66 per share for a total consideration of approximately \$12.3 million.

### Year-to-Date 2025 Highlights

- **Net Income:** Net income attributable to common stockholders was \$57.0 million, or \$0.57 per share
- **Adjusted EBITDAre:** \$194.7 million, increased 9.4% compared to the same period in 2024
- **Adjusted FFO per Diluted Share:** \$1.31, increased 9.2% compared to the same period in 2024
- **Same-Property Occupancy:** 69.4%, increased 80 basis points compared to the same period in 2024
- **Same-Property ADR:** \$264.90, increased 2.4% compared to the same period in 2024
- **Same-Property RevPAR:** \$183.84, increased 3.7% compared to the same period in 2024













































