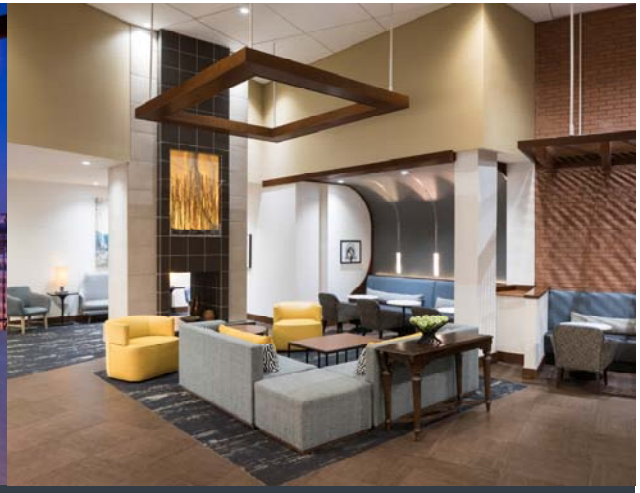








APPLE HOSPITALITY REIT

INVESTOR PRESENTATION

DECEMBER 2019 • NYSE: APLE





FORWARD-LOOKING STATEMENTS

Certain statements made in this presentation are forward-looking statements. These forward-looking statements include statements regarding our intent, belief or current expectations and are based on various assumptions. These statements involve substantial risks and uncertainties. Actual results or events could differ materially from the plans, intentions and expectations disclosed in the forward-looking statements that we make. Forward-looking statements may include, but are not limited to, statements regarding net asset value and potential trading prices. Words such as "anticipates," "believes," "expects," "estimates," "projects," "plans," "intends," "may," "will," "would," "outlook," "strategy," and similar expressions are intended to identify forward-looking statements, although not all forward-looking statements contain these identifying words. Actual results or outcomes may differ materially from those contemplated by the forward-looking statement. Further, forward-looking statements speak only as of the date they are made, and we undertake no obligation to update or reverse any forward-looking statement to reflect changed assumptions or the occurrence of unanticipated events or changes to future operating results, unless required to do so by law. Factors that might cause such differences include, but are not limited to, the ability of Apple Hospitality REIT, Inc. (the "Company," "Apple Hospitality," "Apple" or "APLE") to effectively acquire and dispose of properties; the ability of Apple Hospitality to successfully integrate recent and pending transactions and implement its operating strategy; changes in general political, economic and competitive conditions and specific market conditions; adverse changes in the real estate and real estate capital markets; financing risks; litigation risks; regulatory proceedings or inquiries; changes in laws or regulations or interpretations of current laws and regulations that impact Apple Hospitality's business, assets or classification as a real estate investment trust; or other risks detailed in filings made by Apple Hospitality with the Securities and Exchange Commission ("SEC"). Although Apple Hospitality believes that the assumptions underlying the forward-looking statements contained herein are reasonable, any of the assumptions could be inaccurate, and therefore there can be no assurance that such statements included in this presentation will prove to be accurate. In light of the significant uncertainties inherent in the forward-looking statements included herein, the inclusion of such information should not be regarded as a representation by Apple Hospitality or any other person that the results or conditions described in such statements or the objectives and plans of Apple Hospitality will be achieved.

Cover photos: Hilton Garden Inn, Birmingham, AL; Home2 Suites, Atlanta, GA; Hyatt Place, Jacksonville, FL; Hampton Inn & Suites, Atlanta, GA; SpringHill Suites, Burbank, CA; Courtyard, Chandler, AZ

APPLE HOSPITALITY REIT

APPLE HOSPITALITY REIT, INC. OVERVIEW



SpringHill Suites, Burbank, CA

235 HOTELS

30,101 GUEST ROOMS

34 STATES

87 MARKETS

13 BRANDS

99% ROOMS-FOCUSED

4 years AVERAGE EFFECTIVE AGE

EXCHANGE: TICKER	NYSE: APLE
DIVIDEND YIELD at 9/30/2019	7.2% yield, annual rate of $1.20 per share, paid monthly
AVERAGE TRADING VOLUME TTM 9/30/19	1.3 Million shares per day
EQUITY MARKET CAP at 9/30/2019	$3.7 Billion
NET DEBT at 9/30/2019	$1.3 Billion, 27% total debt/total capitalization
NET DEBT + EQUITY MARKET CAP at 9/30/2019	$5.1 Billion
COMPARABLE HOTELS REVENUE TTM 9/30/2019[1]	$1.3 Billion
COMPARABLE HOTELS ADJUSTED HOTEL EBITDA MARGIN TTM 9/30/2019[1]	37.1%
2018 CAPEX	$71 Million
MANAGEMENT TEAM	18 years average industry experience
EXECUTIVE TARGET COMPENSATION STRUCTURE	80% executive target compensation incentive based

(1) See following pages for reconciliation to actual revenue and net income.

Note: Hotel portfolio statistics as of October 31, 2019. Market categorization based on STR designation. Average Effective Age calculated as of September 30, 2019 and represents years since hotels were built or last renovated. Total debt/total capitalization calculation based on (as of September 30, 2019) total debt outstanding divided by total debt outstanding plus equity market capitalization (Equity Market Cap) based on the Company's closing share price of $16.58 and outstanding common shares.

MISSION

We are a leading real estate investment company committed to increasing shareholder value through the distribution of attractive dividends and long-term capital appreciation.

VALUES

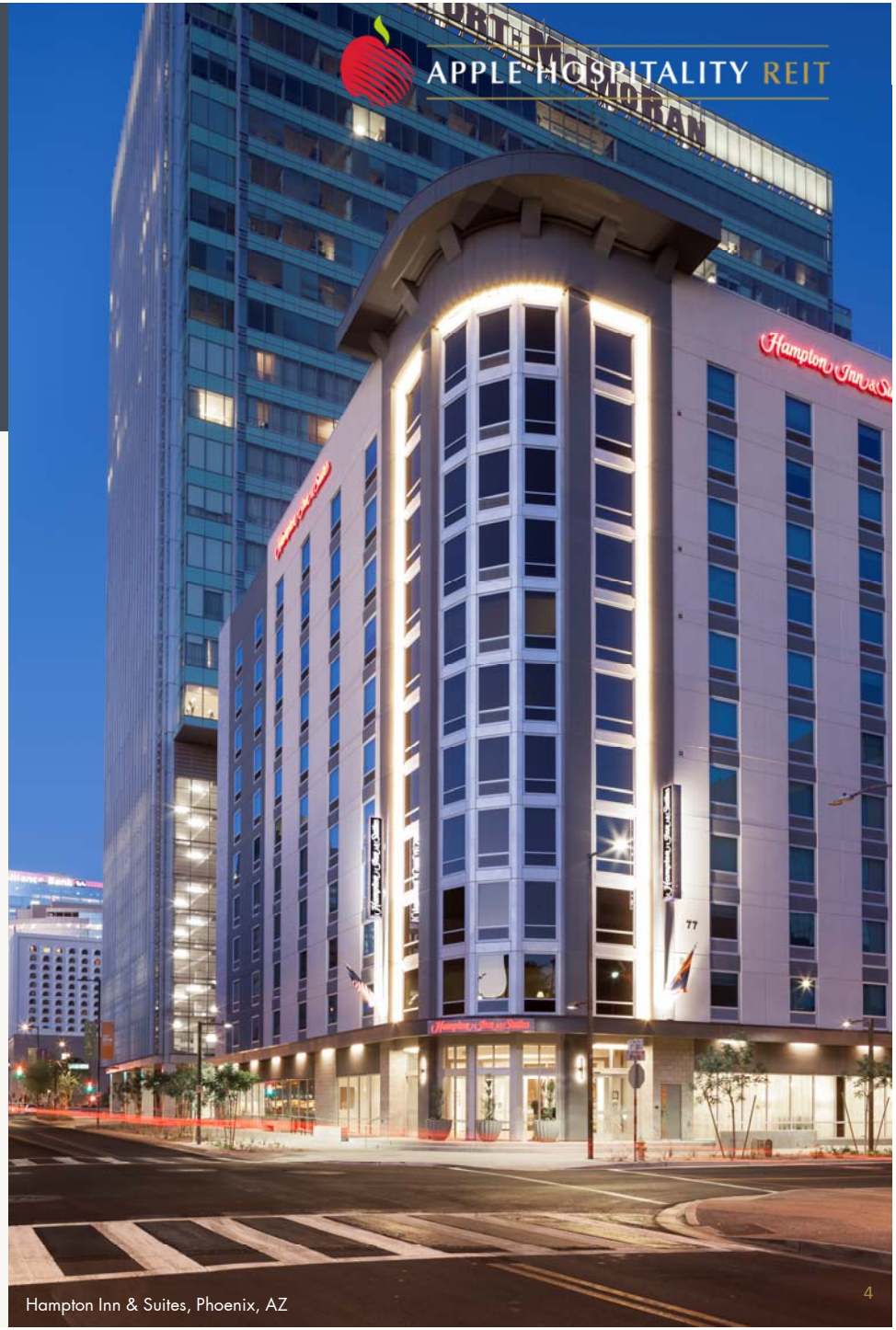
Hospitality – We are thoughtful in our interactions with others and know that strong, caring relationships are the core of our industry.

Resolve – We are passionate about the work we do and are steadfast in our commitment to our shareholders.

Excellence – We are driven to succeed and improve through innovation and perseverance.

Integrity – We are trustworthy and accountable.

Teamwork – We support and empower one another, embracing diversity of opinion and background.



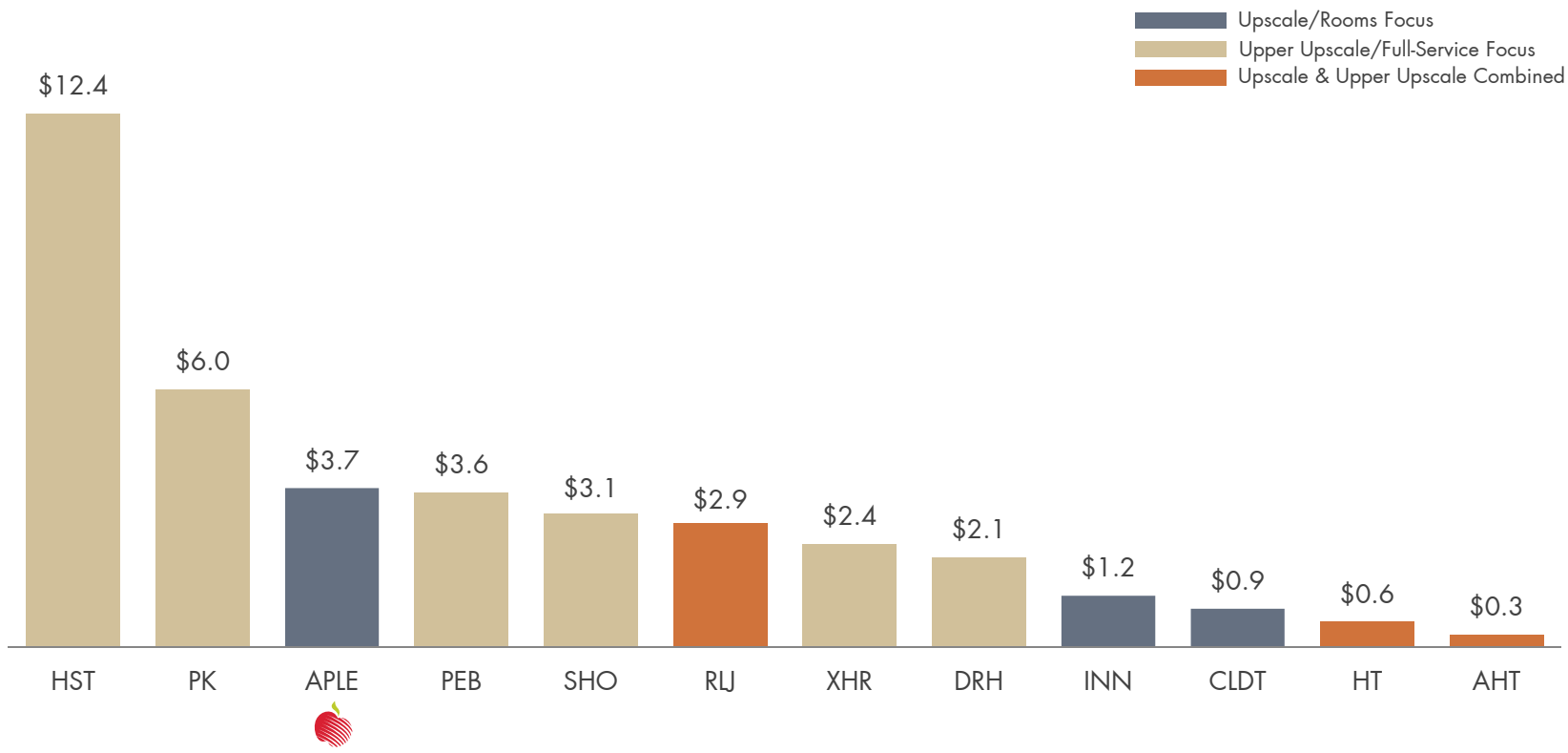
Hampton Inn & Suites, Phoenix, AZ

APPLE HOSPITALITY REIT

MANAGEMENT TEAM WITH DEEP INDUSTRY EXPERIENCE OVER MULTIPLE HOTEL CYCLES

- Average executive tenure with the Apple REIT Companies is 18 years
- Established and operated 8 public hospitality REITs
- Raised and invested approximately $7 billion in hotel assets
- Purchased 434 hotels
- Managed over $850 million in CapEx and renovation spending
- Sold 4 REITs in 3 transactions totaling $2.7 billion
- Merged 3 REITs and listed Company on NYSE
- Completed $1.3 billion Apple REIT Ten merger
- Representation on over 30 brand and industry advisory boards and councils

EQUITY MARKET CAPITALIZATION ($ in billions)

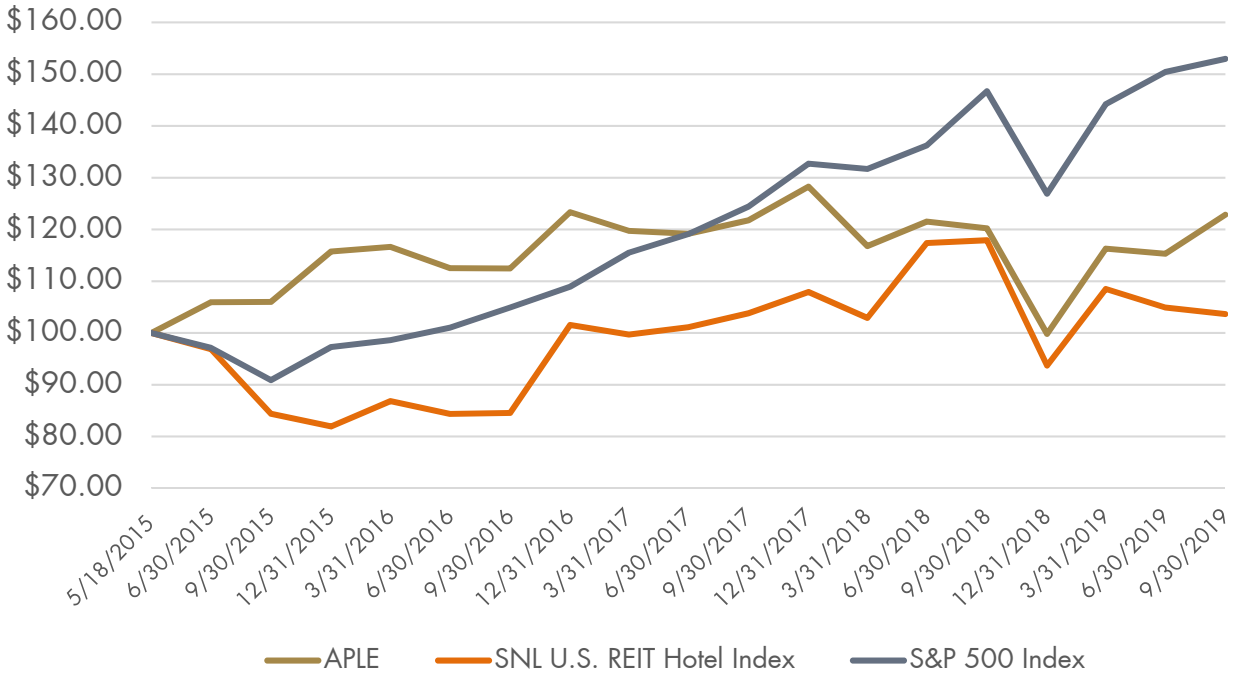


Largest publicly traded rooms-focused lodging REIT

Source: Public filings and share prices as of September 30, 2019.

APLE TRADING

Total Return Performance May 18, 2015 to September 30, 2019



Total Return	
APLE	+22.9%
S&P 500 Index	+53.0%
SNL U.S. REIT Hotel Index	+3.6%

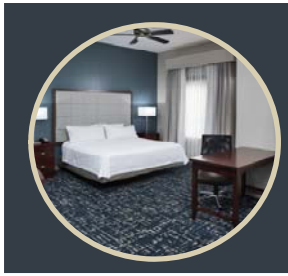
APLE Capital Markets 2017 – 9/30/2019	
Average Share Issue Price (total issued - $140 million)	$19.56
Average Share Buyback Price (total repurchased - $109 million)	$15.83

Total APLE Dividends Since Listing on May 18, 2015 = $5.50 per share or $1.2 billion[1]

Note: Graph compares the cumulative total shareholder return of the Company's common shares to the cumulative total returns of the Standard and Poor's 500 Stock Index ("S&P 500 Index") and the SNL U.S. REIT Hotel Index for the period from May 18, 2015, the date of the Company's Listing, to September 30, 2019. The SNL U.S. REIT Hotel Index is comprised of publicly traded REITs which focus on investments in hotel properties. The graph assumes an initial investment of $100 in the Company's common shares and in each of the indices, and also assumes the reinvestment of dividends. Source: S&P Global Market Intelligence

(1) Through December 3, 2019.

PROVEN INVESTMENT STRATEGY



Concentrate on Upscale, rooms-focused hotels



Align with the best brands in the rooms-focused category



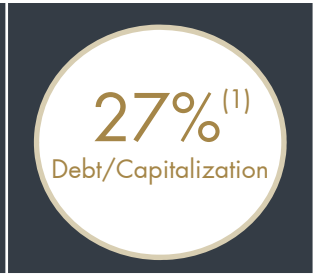
Pursue broad geographic diversification



Hire industry-leading operators and maximize performance through benchmarking and asset management



Enhance portfolio through accretive acquisitions, opportunistic dispositions and strategic reinvestment



Maintain a strong, flexible balance sheet

Focused on Profitability

- Management team with extensive transaction and operations experience
- Strong regional and national operators
- Analytical data-driven approach to drive property level results
- Scale to negotiate attractive national contracts
- Strategic revenue management to optimize mix of business and maximize bottom-line performance

Structured to Reduce Risk

- Invested in Marriott®, Hilton® and Hyatt® branded hotels which benefit from strong reservation systems and loyalty programs
- Focused on Upscale category with industry-leading brands where simple operations yield high margins
- Broad geographic diversification reduces portfolio volatility
- Well-maintained portfolio with average effective age of 4 years
- Low debt provides security through cycles

Poised for Outperformance

- Simple operating model of rooms-focused hotels mitigates volatility in cash flows
- Unique management agreement structure aligns owner and operator to maximize performance in all market environments
- Brand-affiliated hotel margins have outperformed through economic cycles.(2)
- Portfolio optimization strengthens geographic diversification and enhances capital investment strategy
- Balance sheet strength enables management to pursue opportunities in marketplace

(1) Total debt/total capitalization calculation based on (as of September 30, 2019) total debt outstanding divided by total debt outstanding plus equity market capitalization based on the Company's closing share price of $16.58 and outstanding common shares.
(2) Based on U.S. Hotels HOST Almanac published by STR Analytics (2000 – 2019).

WHY SELECT-SERVICE HOTELS?

99% of APLE's Hotels are Rooms-Focused

Less:

- Rooms to fill
- Square footage to manage
- Staff
- Maintenance
- Complex
- Volatility

+

More:

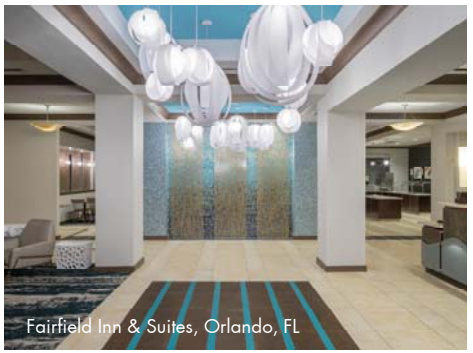
- Consumer demand
- Easily renovated
- Lender/buyer appeal
- Consistency in operations
- Adaptable to change

=

Resulting Operating Margins 37.2%(1)


Hilton Garden Inn, Nashville, TN


Hampton Inn & Suites, Phoenix, AZ

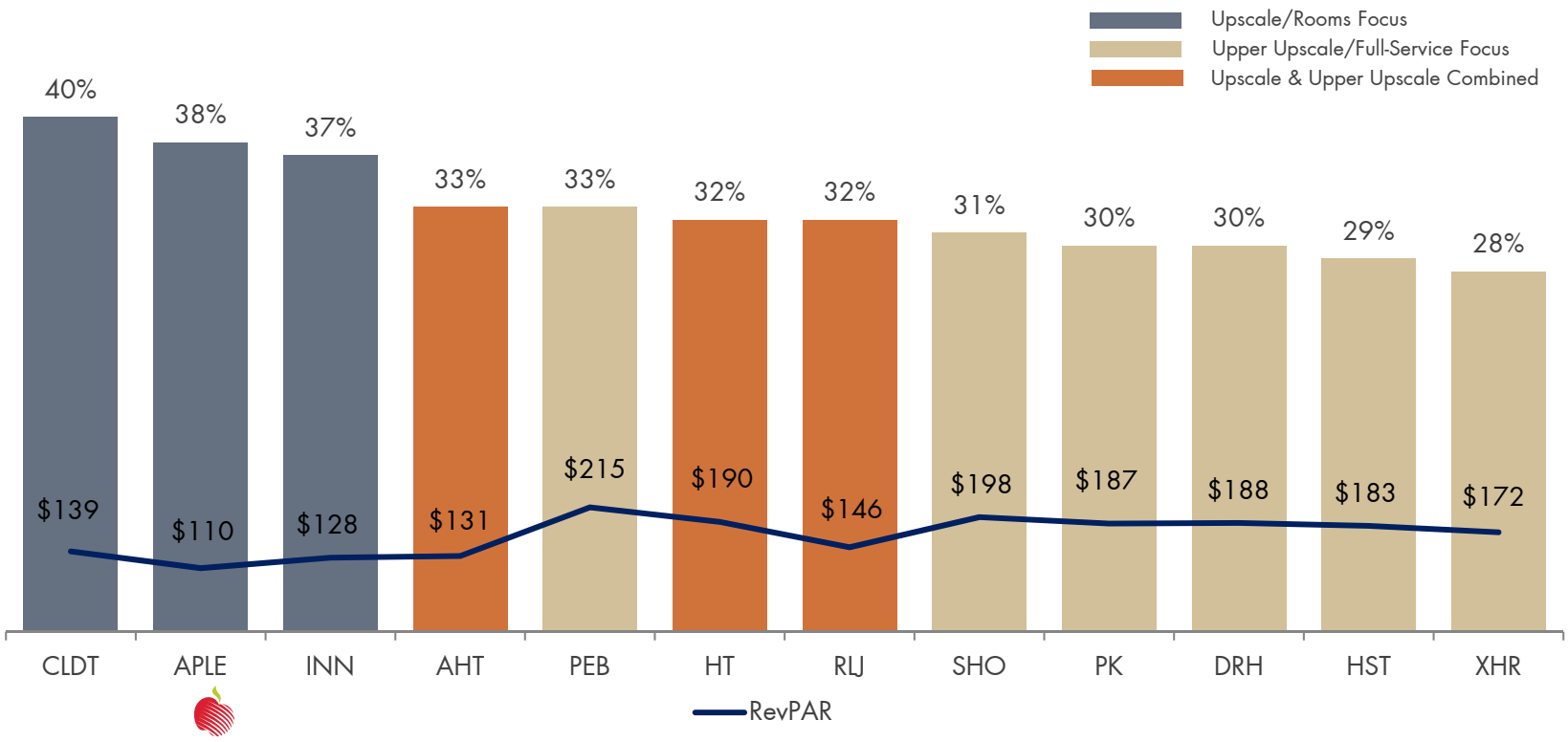

Fairfield Inn & Suites, Orlando, FL


Courtyard, Fort Worth, TX

(1) Apple Hospitality's average annual Hotel EBITDA margin for the five years ended December 31, 2018.

EFFICIENT HOTEL OPERATIONS

YTD September 30, 2019 Hotel EBITDA Margin and RevPAR Comparison



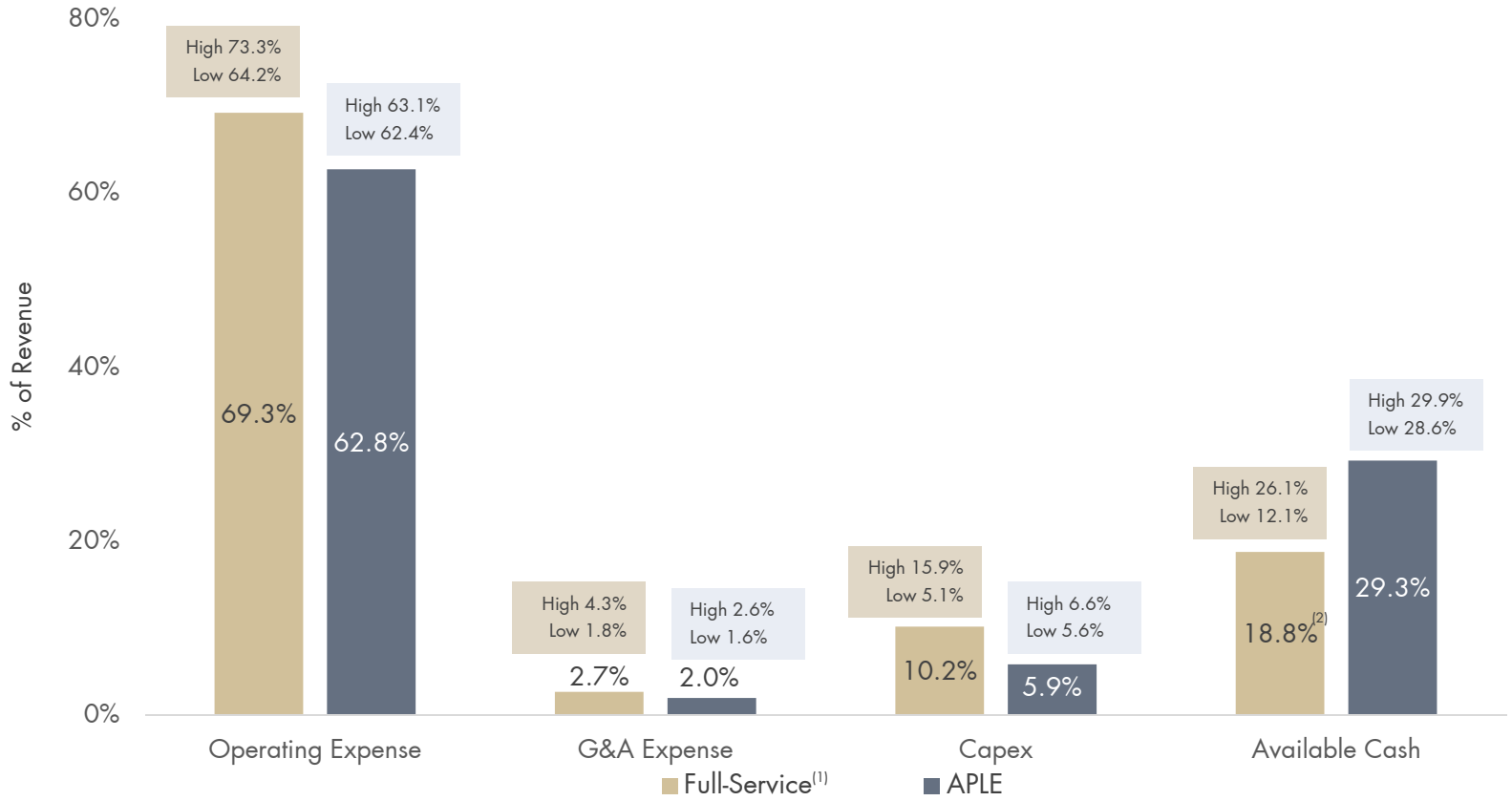
Higher operating margins provide a more stable cash flow stream

Source: Public company filings as of September 30, 2019.

APPLE HOSPITALITY REIT

ADVANTAGES OF A ROOMS-FOCUSED REIT

as Compared to Full-Service REITs with Scale

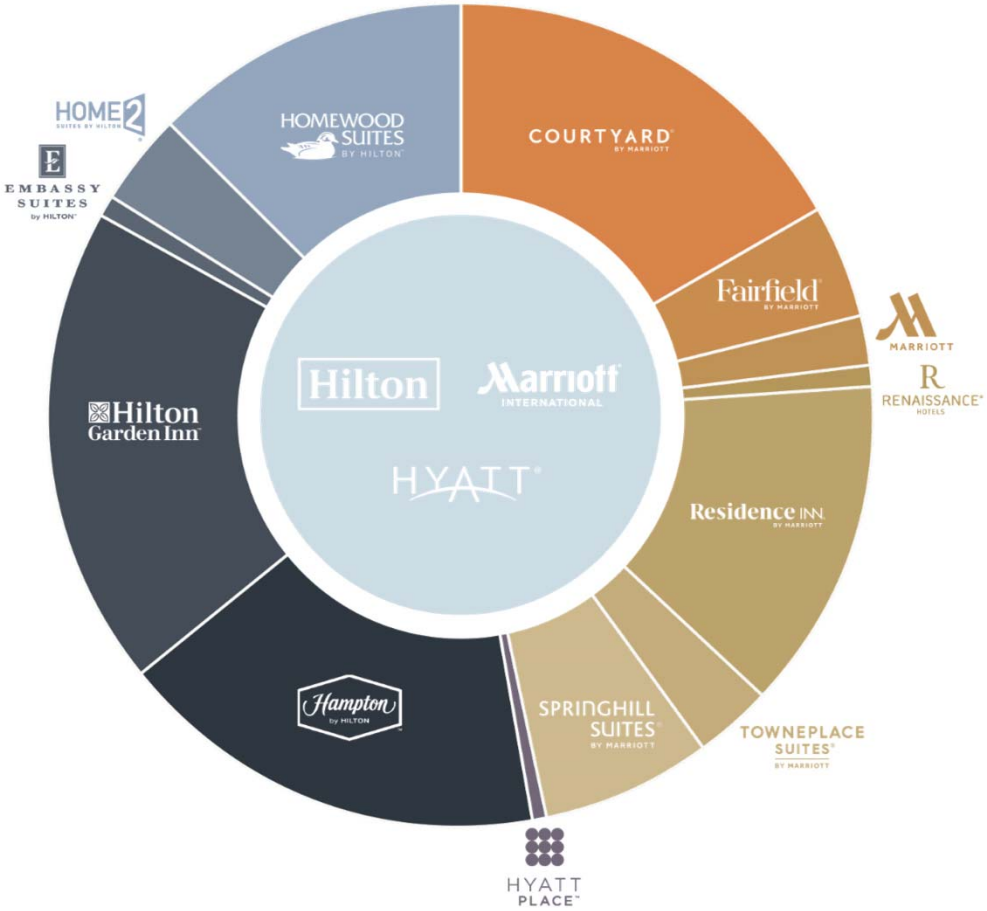


Note: Graph based on average operating results for five years ended December 31, 2018.
(1) Average operating results include HST, PEB, PK, RLJ and SHO. RLJ includes Upscale and Upper Upscale hotels. Highs and lows are from individual companies during last five years.
(2) Includes ~1.0% for average equity investments.

CONCENTRATED BRAND OWNERSHIP

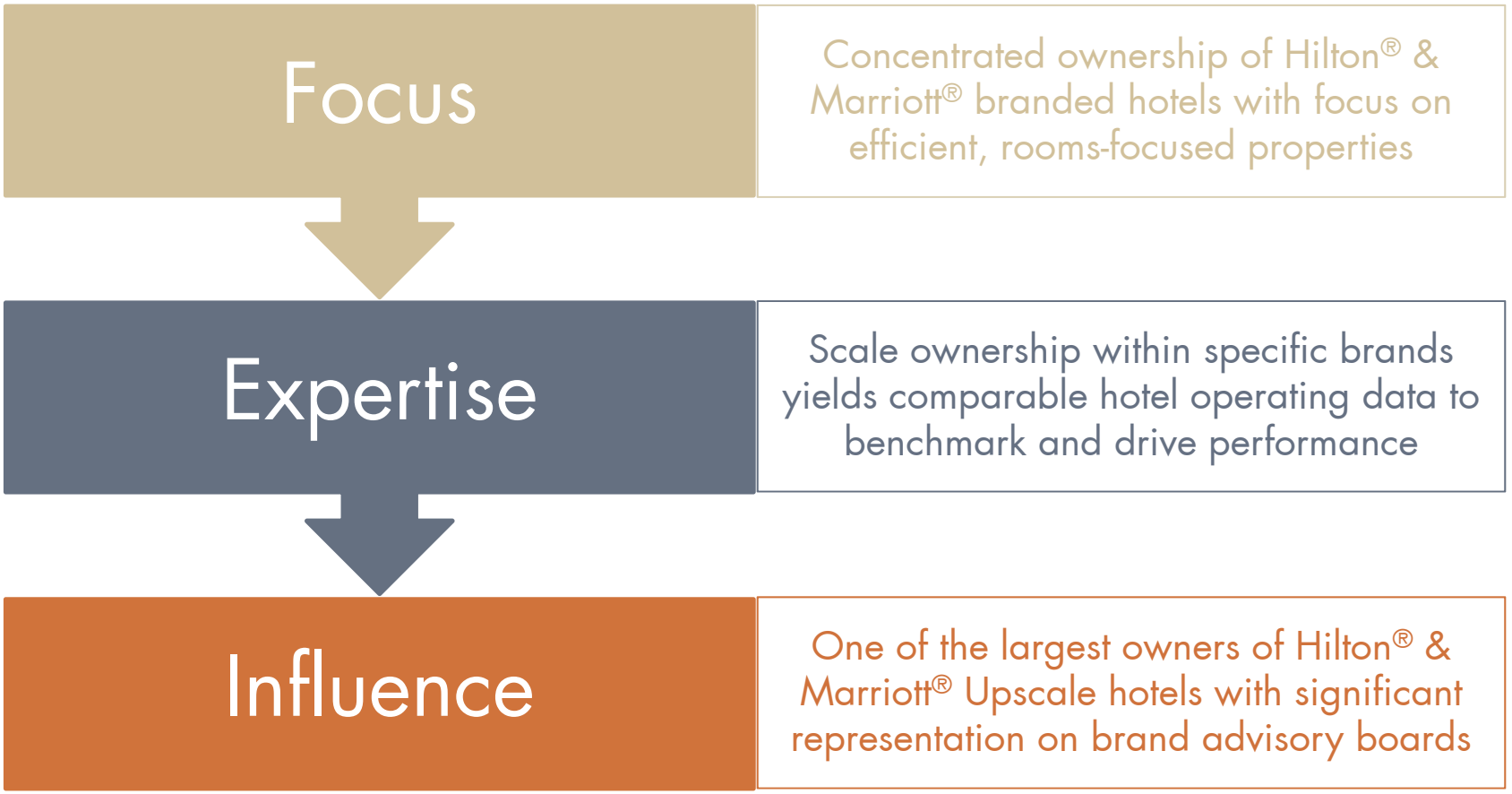
Apple Hospitality's Hotels Benefit from Industry-Leading Brand Affiliation

RevPAR Premiums	rooms-focused brands outperform comparable hotels across North America
Institutional Brands	foster strong resale market, financing flexibility, and investor confidence
Premier System Standards	drive consistent quality, award-winning service, innovative design, and modern amenities
Brand Channels Deliver Guests	estimated that approximately 70% of all North American bookings come directly from brand channels(1)
Global Distribution	nearly 14,000 hotels worldwide with locations in more than 110 countries and territories creates strong consumer awareness
Strong Loyalty Programs	approximately 250 million members combined account for more than 50% of North American room nights(1)
Effective Brand Segmentation	wide array of hospitality choices with variety of brands that appeal to broad range of travelers

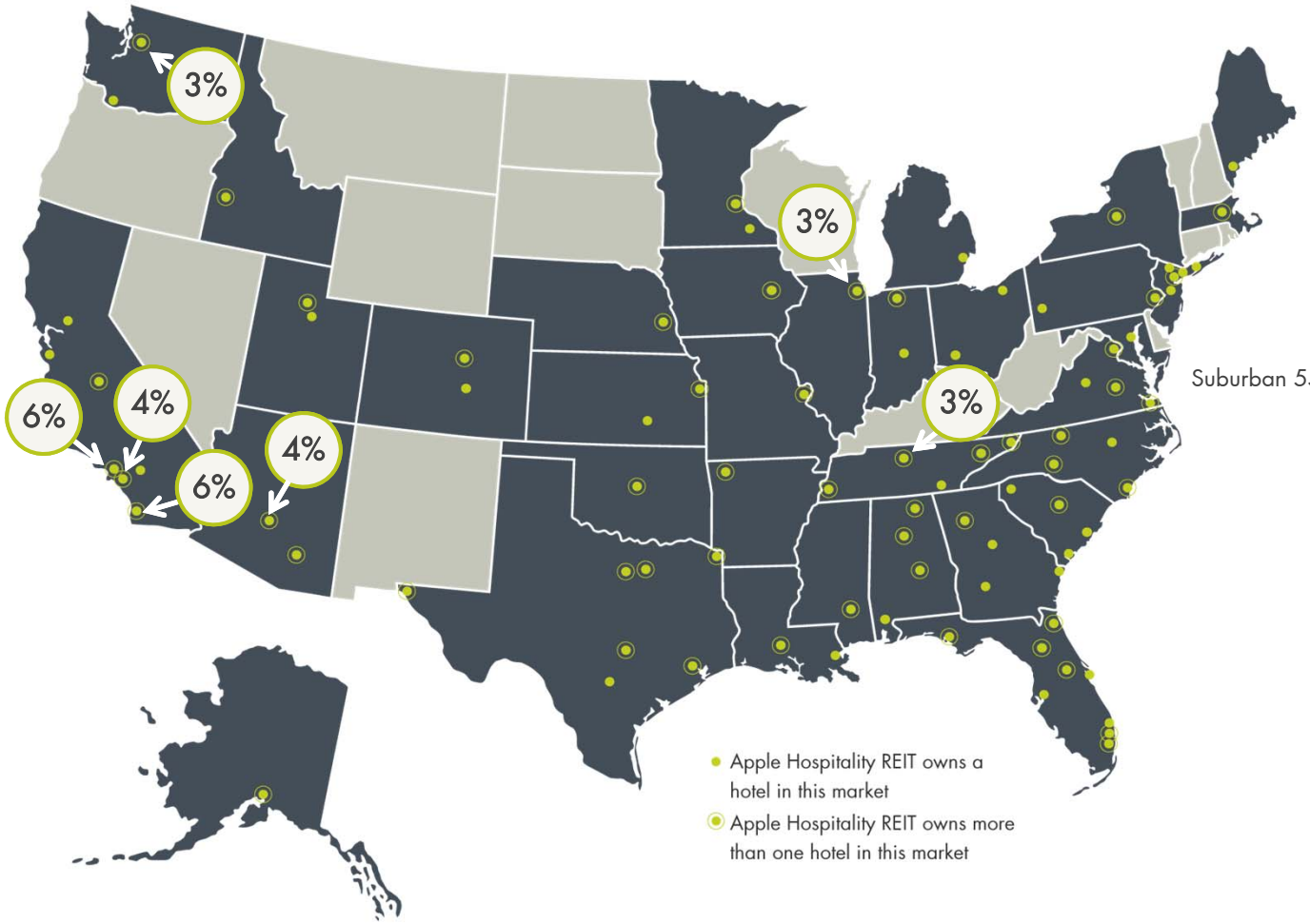


Source: Marriott, Hilton and Hyatt. Graph statistics are based on the number of branded guest rooms owned by Apple Hospitality as of September 30, 2019.
(1) Booking percentages based on Marriott and Hilton data.

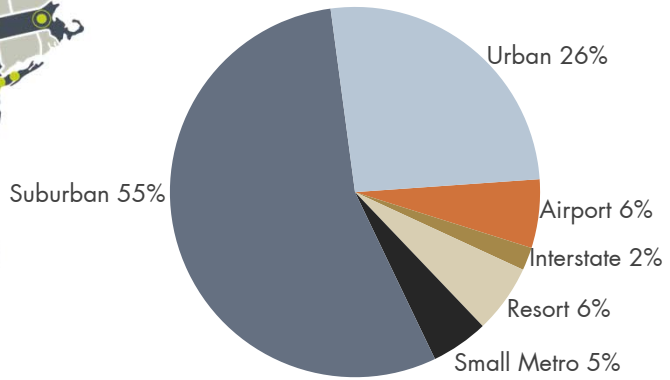
BENEFITS OF CONCENTRATED BRAND STRATEGY



BROAD GEOGRAPHIC DIVERSIFICATION



Adjusted Hotel EBITDA contribution by location type



Disciplined strategy of investing in urban, high-end suburban and developing markets where diverse demand generators and proximity to guest amenities drive strong, consistent performance.

Note: Highlighted markets represent largest markets in Apple Hospitality's portfolio, based on Comparable Hotels Adjusted Hotel EBITDA contribution for the nine months ended September 30, 2019. Comparable Hotels Adjusted Hotel EBITDA contribution by location type based on the nine months ended September 30, 2019. Market and location categorizations based on STR designations.

BENEFITS OF SCALE OWNERSHIP

Largest Rooms-Focused Publicly Traded Lodging REIT



Unparalleled Access to Performance Data

Current ownership of 235[1] hotels and more than 425 historically provides unique ability to identify areas of opportunity and implement best practices

Unique variable fee management contracts based on balanced scorecard results



Economies of Scale

Volume purchasing discounts

Insurance risk diversification results in favorable pricing

Fixed cost efficiencies



Risk Diversification

Not dependent on concentrated number of markets

Broad base of demand generators

Smaller assets require fewer guests to maximize profitability



Influence

Representation on over 30 brand and industry advisory boards and councils

Access to valuable data and experience to support brand initiatives

Scale ownership within management company portfolios

(1) As of October 31, 2019.

MANAGEMENT COMPANIES

APLE's Unique Management Company Contract Structure

Better aligns owner and manager to maximize performance in all market environments

Variable Management Fee
2.5% - 3.5% of Revenues Based on Property's Balanced Scorecard Performance

Balanced Scorecard Metrics

- Gross operating profit vs budget
- STR market index targets
- Brand and TripAdvisor guest satisfaction scores
- Flow-through targets
- Forecast accuracy

Over 80% of our hotels operate under this structure
Contract terms average two years and are terminable upon sale

Industry Standard Structure

Base Management Fee
Typically 3% of Revenues
+
Incentive Management Fee
% of Operating Profit if > a Fixed Rate of Return
Based on Purchase Price

Top 10 APLE Hospitality Operators 9/30/19

Company Name	Total # of Properties[1]	% of APLE Portfolio[2]	APLE's % of Operator's Portfolio[2]
LBA	42	18%	58%
White Lodging	28	12%	29%
Dimension	23	10%	33%
McKibbon	18	8%	22%
Western	17	7%	49%
Marriott	14	6%	2%
Raymond	14	6%	41%
North Central	10	4%	42%
Vista Host	10	4%	30%
Crestline	9	4%	8%
All Others	49	21%	9% on average

- 100% of Apple Hospitality's portfolio operated by third-party property managers
- 94% independent of brand management[2]
- 23 operating companies provide a platform for comparative analytics and shared best practices
- 20% of operators' portfolios represented by Apple Hospitality on average, excluding brands[2]

(1) Number of properties managed for Apple Hospitality.
(2) Calculated based on number of hotels managed by operator at September 30, 2019.

PORTFOLIO ACTIVITY UNDER CONTRACT AT 10/31/19[1]

($ in thousands)

UNDER CONTRACT FOR PURCHASE

LOCATION	NUMBER OF HOTELS	NUMBER OF GUEST ROOMS	ESTIMATED GROSS CONTRACT PURCHASE PRICE
Hampton Inn & Suites by Hilton® and Home2 Suites by Hilton® Cape Canaveral, FL[2][3]	2	224	$46,700
Hyatt House® and Hyatt Place® Tempe, AZ[2][3]	2	254	63,300
Hilton Garden Inn® Madison, WI[2]	1	176	49,600
Courtyard by Marriott® Denver, CO[2]	1	182	49,100
TOTAL	**6**	**836**	**$208,700**

UNDER CONTRACT FOR SALE

LOCATION	NUMBER OF HOTELS	NUMBER OF GUEST ROOMS	EXPECTED CLOSING DATE	ESTIMATED GROSS CONTRACT SALES PRICE
Courtyard by Marriott® Winston-Salem, NC	1	122	4Q/2019	$6,700
Hampton Inn by Hilton® Fort Lauderdale, FL	1	109	4Q/2019	20,000
SpringHill Suites by Marriott® Sanford, FL	1	105	1Q/2020	13,000
TOTAL	**3**	**336**		**$39,700**



Hyatt Place and Hyatt House Tempe, AZ



Hilton Garden Inn, Madison, WI

(1) There are many conditions to closing that have not yet been satisfied and there can be no assurance that closings on these hotels will occur under the outstanding purchase and sale contracts.
(2) These hotels are under development. Number of rooms shown are expected number of rooms upon completion.
(3) These two hotels comprise a dual-branded property at one location.

APPLE HOSPITALITY REIT

DEVELOPMENT STRATEGY

Unique Take-Out Contracts for Development Projects with Trusted Developers Add Value

59 Hotels

Total number of development projects in current portfolio[1]

90 Hotels

Total number of development projects in Apple REIT Companies' history[2]

Benefits

- Involvement in location, brand selection and customization
- Choice of developer ensures quality and operational enhancements
- Potential for shared construction savings with many transactions
- Lock-in price over development period, no construction cost risk
- Enhance age of portfolio
- Avoid cost of development staff
- Take out provides developer lower cost of capital
- No financing during development, maintaining balance sheet flexibility



Residence Inn, Dania Beach, FL

Operating Results 2015 – 2018 Development Hotels Acquired 2014 – 2017[3]	
Average Annual Hotel EBITDA Margin %	41.0%
Average Annual RevPAR	$113.34
Average Annual Return on Investment (after 4% capex reserve)	9.7%

(1) Total number of development projects owned by Apple Hospitality REIT as of October 31, 2019.
(2) Total number of development projects owned by the various Apple REIT Companies since the first hospitality REIT in 1999.
(3) New hotel included in average beginning in year after purchase.

DEVELOPMENT STRATEGY

Market Comparisons of Take-Out Contracts for Development Projects



Homewood Suites by Hilton Cape Canaveral, FL

Date of Purchase	4/29/2016
Price per Key	$162,000

Comparable Market Transaction:
In 2019, a Residence Inn by Marriott built in 2006 sold for $249,000 per key.



Home2 Suites by Hilton Atlanta, GA

Date of Purchase	7/1/2016
Price per Key	$192,000

Comparable Market Transactions:
From 2017 - 2019, four select-service hotels, built between 2011 and 2016, were sold in the market with average price per key of $224,000.



Home2 Suites by Hilton and Hilton Garden Inn Birmingham, AL

Date of Purchase	9/12/2017
Price per Key	$181,000

Comparable Market Transaction:
In 2017, a Courtyard by Marriott built in 2005 sold for $246,000 per key.



Courtyard by Marriott Fort Worth, TX

Date of Purchase	2/2/2017
Price per Key	$147,000

Comparable Market Transaction:
In 2017, a Courtyard by Marriott built in 1999 sold for $197,000 per key.

Source: Comparable market transaction data from Real Capital Analytics and public filings.

WELL-MAINTAINED PORTFOLIO

Leads to Traveler Satisfaction Outperformance



4.3 out of 5.00
weighted average TripAdvisor® rating(1)

Consistent reinvestment provides for strong customer satisfaction and more predictable future capital needs

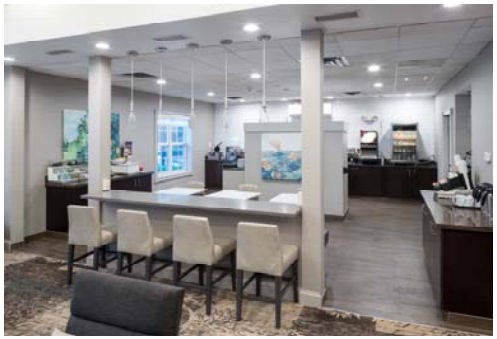
4 Years

Quality portfolio with average effective age of 4 years.(2)
95% of APLE's hotels were built or renovated in last 8 years.

Upscale and Upper Midscale Reinvestment Statistics(3)	
Average Annual Spend as % of Revenue	5.7%
Average % of Hotels Renovated Annually	12.0%
Average % of Room Nights Out of Service for Renovations	< 1.0%
Cumulative Spend	$530 million

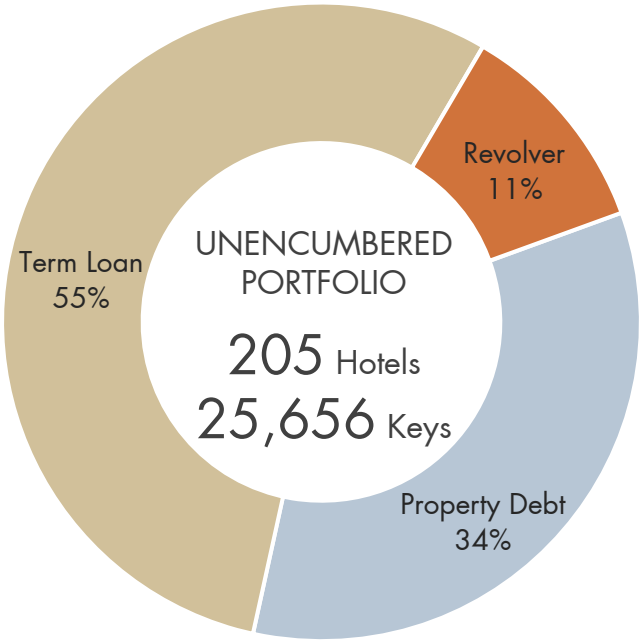
(1) The TripAdvisor® rating is based on lifetime scores for the Apple Hospitality portfolio of hotels through September 30, 2019.
(2) Average Effective Age represents years since hotels were built or last renovated. Average actual age of hotels is 13 years.
(3) Statistics based on all Upscale and Upper Midscale hotels owned by the Company, Apple REIT Seven, Inc., Apple REIT Eight, Inc., or Apple REIT Ten, Inc. for the period owned. Statistics based on the period 2011 – 2019 (Forecast).

STRATEGIC REINVESTMENT

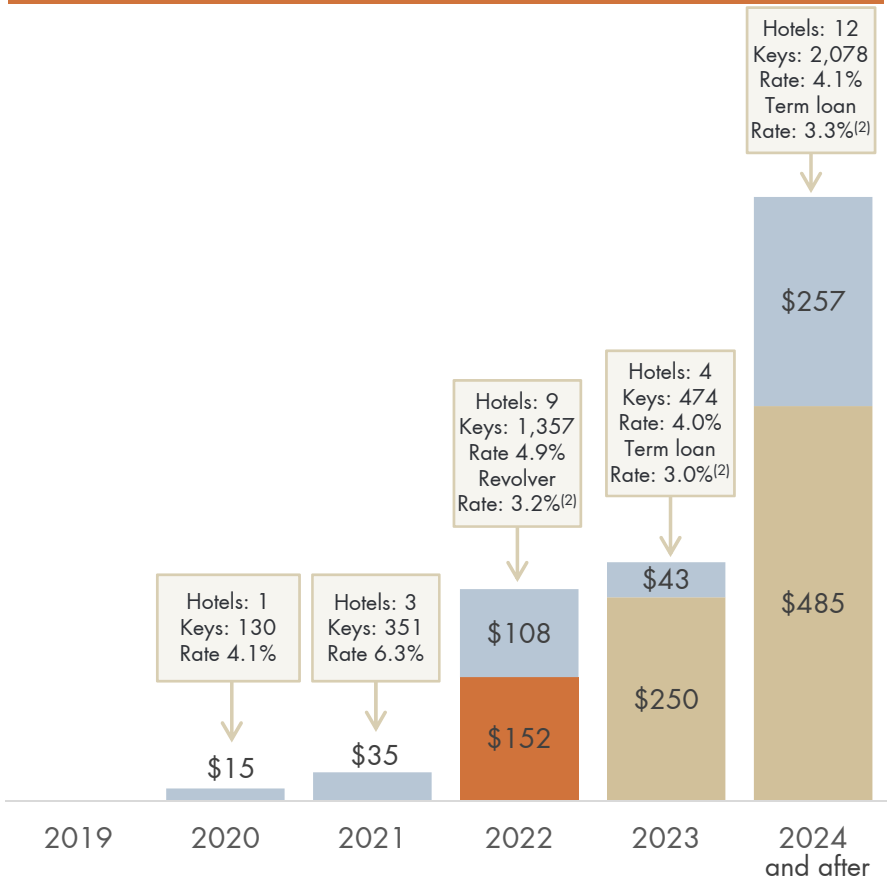
	Before	After
Hampton Inn & Suites by Hilton® Memphis, TN Project completed 2019		
Residence Inn by Marriott® Westford, MA Project completed 2019		
Hampton Inn & Suites by Hilton® Austin, TX Project completed 2019		

FLEXIBLE BALANCE SHEET

Debt Composition[1]



Debt Maturity Schedule[1] ($ in millions)



Low debt and staggered maturities facilitate agile balance sheet strategy

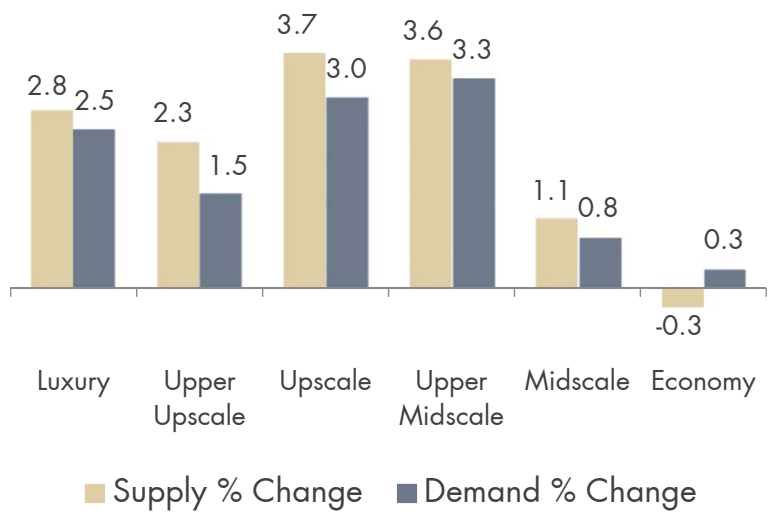
(1) Based on outstanding balance as of September 30, 2019, excluding unamortized fair value adjustment of assumed debt and unamortized debt issuance costs. Excludes yearly amortization.
(2) Interest rate includes effect of interest rate swaps and LIBOR rate in effect at September 30, 2019.

INDUSTRY FUNDAMENTALS

U.S. Hotel Forecast
% Change vs. Prior Year

	2019			2020		
	STR	CBRE	PwC	STR	CBRE	PwC
Supply	2.0%	2.0%	2.0%	2.0%	1.9%	2.0%
Demand	1.8%	2.0%	1.8%	1.5%	1.3%	1.9%
RevPAR	0.8%	0.8%	0.7%	0.5%	0.7%	0.5%

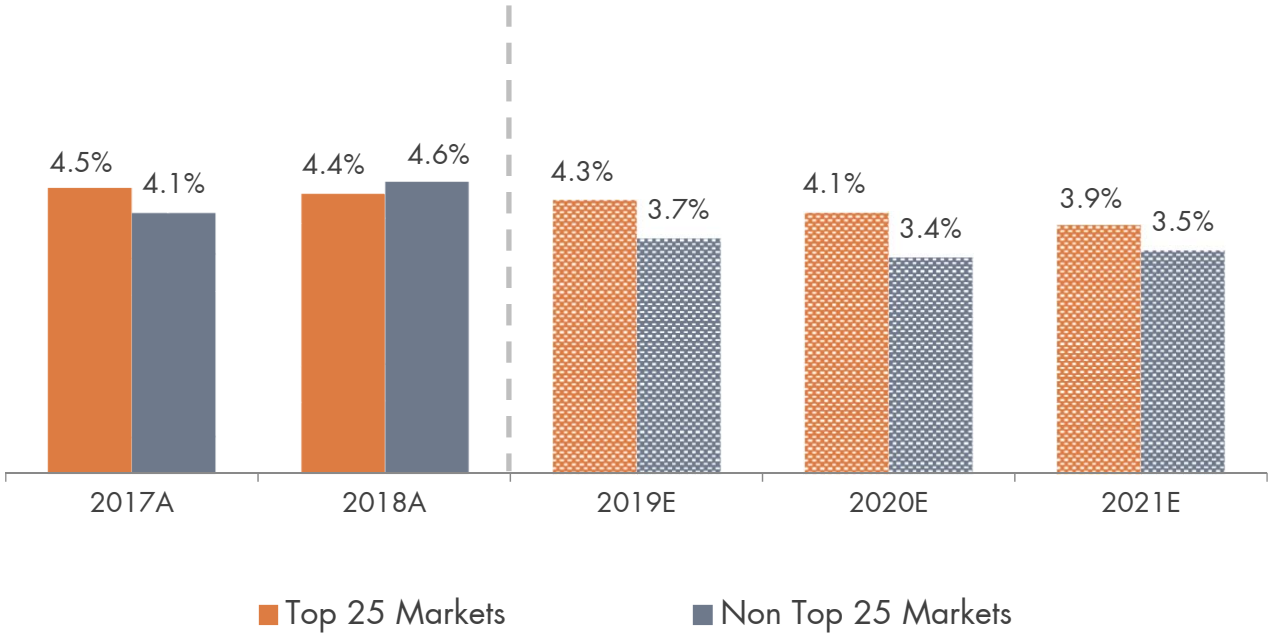
STR U.S. Supply and Demand % Change by Class
October 2019 YTD



Sources: STR and Tourism Economics 2019/2020 U.S. Hotel Forecast as of October 2019; CBRE Hotels Hotel Horizons December 2019 – February 2020 Edition; PwC Hospitality Directions US November 2019; and STR Monthly Hotel Review October 2019

SUPPLY PICTURE

Upscale and Upper Midscale Supply Growth by Market



Sources: STR and Tourism Economics as of October 30, 2019. This analysis includes Upscale and Upper Midscale projects in the Final Planning and In Construction phases of the STR Pipeline as of October 30, 2019 with available projected completion dates. These completion dates are subject to change, and new projects may enter the pipeline to be completed by 2021 that are not currently in those two phases.

EXAMPLE OF OUTPERFORMANCE

Peak to Trough for 2001 Recession[1]	Change in RevPAR	Change in EBITDA per Room	EBITDA % Change/ RevPAR % Change
Limited-Service Hotels	(7.0%)	(25.0%)	3.6x
Full-Service Hotels	(10.6%)	(33.7%)	3.2x

Peak to Trough for 2009 Recession[2]	Change in RevPAR	Change in EBITDA per Room	EBITDA % Change/ RevPAR % Change
Limited-Service Hotels	(19.6%)	(38.7%)	2.0x
Full-Service Hotels	(21.5%)	(42.2%)	2.0x
Apple REIT Six	**(17.9%)**	**(28.7%)**	**1.6x**

Source: U.S. Hotels HOST Almanac published by STR Analytics (2000 – 2011) and Apple REIT Six, Inc. public filings.
HOST Almanac definitions:

Full-Service Hotel - Generally mid-price, upscale or luxury hotels with a restaurant, lounge facilities and meeting space as well as minimum service levels often including bell service and room service. These hotels report food and beverage revenue.

Limited-Service Hotel - Hotels with rooms-only operations, (i.e., without food and beverage service) or hotels that offer a bedroom and bathroom for the night, but very few other services and amenities. These hotels are often in the mid-price, and budget or economy groups and do not report food and beverage revenue. There are also upscale or luxury hotels that do not manage their food and beverage operations (e.g., leased to a third party) that are categorized as Limited-Service hotels.

(1) Represents peak to trough over the 1999 – 2003 period.
(2) Represents peak to trough over the 2006 – 2009 period.

COMPARABLE HOTELS FINANCIAL HIGHLIGHTS

($ in thousands except statistical data)

	Three Months Ended September 30,			Nine Months Ended September 30,		
	2019	2018	% CHANGE	2019	2018	% CHANGE
RevPAR	$111.36	$110.12	1.1%	$109.64	$109.25	0.4%
Total Revenue	$330,862	$325,751	1.6%	$968,425	$957,880	1.1%
Adjusted Hotel EBITDA	$124,367	$124,032	0.3%	$366,102	$365,708	0.1%
Adjusted Hotel EBITDA Margin %	37.6%	38.1%	(50 bps)	37.8%	38.2%	(40 bps)

Note: Comparable Hotels is defined as the 233 hotels owned and held for use by the Company as of September 30, 2019. For hotels acquired during the periods noted, the Company has included, as applicable, results of those hotels for periods prior to the Company's ownership, and for dispositions and assets held for sale, results have been excluded for the Company's period of ownership. Results for periods prior to the Company's ownership have not been included in the Company's actual Consolidated Financial Statements and are included only for comparison purposes. Results included for periods prior to the Company's ownership are based on information from the prior owner of each hotel and have not been audited or adjusted. Refer to appendix for reconciliation to net income and discussion of the Company's adoption of Accounting Standards Update 2016-02, *Leases*, on January 1, 2019.

SUSTAINABILITY INITIATIVES

Formal energy management program established in 2018 to ensure that energy, water and waste management are a priority not only within the Company, but also with our management companies and brands.

Apple Hospitality Key Metrics for 2018

Over **19 million** Square Feet

251,000 MWh Energy Consumption

12.95 Total kWh per Square Foot

1,030,000 Kgals Water Consumption

12,500 Waste in Tons

22% Diversion Rate

With 12.95 total kWh per square foot as compared to an average of 26.06 total kWh per square foot reported by full-service REITs, the rooms-focused hotels we invest in are more operationally and environmentally efficient than full-service hotels.(1)

Average 2018 utility costs per occupied room

Full-Service Hotels(2)	$9.28
Limited-Service Hotels(2)(3)	$5.61
APLE	$4.93

Apple Hospitality is committed to enhancing and incorporating sustainability opportunities into our investment and asset management strategies, with a focus on minimizing our environmental impact through reductions in energy and water consumption and through improvements in waste management.



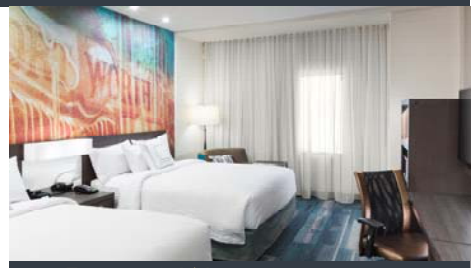
LED Lighting



Energy Management Systems



Smart Irrigation Systems



Energy & Water Conservation Guidelines

(1) Includes average of total kWh per square foot as reported for 2018 by PK, SHO, HST and HT.
(2) Based on data from U.S. Hotels HOST Almanac published by STR Analytics (2019).
(3) Average Upscale and Upper-Midscale Class

APPLE HOSPITALITY REIT

SOCIAL RESPONSIBILITY

Key Metrics for Apple Hospitality since 2017

Apple Gives, an employee-led charitable organization, was formed in 2017 to expand our impact and further advance the achievement of our corporate philanthropic goals.

400+
HOURS VOLUNTEERED
BY APPLE HOSPITALITY EMPLOYEES

75+
NON-PROFIT ORGANIZATIONS HELPED
BY APPLE HOSPITALITY

Caring for others and our communities has always been at the forefront of our values.

Apple Hospitality REIT has always been firmly committed to strengthening communities through charitable giving, by volunteering our time and talents, and by participating in the many philanthropic programs important to our employees and leaders within our industry, including our brands, the American Hotel & Lodging Association (AHLA) and our third-party management companies. We are dedicated to making a positive impact throughout our Company, the hotel industry, our local communities and the many communities our hotels serve.



Local Community Outreach

Hilton HYATT SERVE360

Brand Initiatives



Management Companies

AHLA
AMERICAN HOTEL & LODGING ASSOCIATION

Industry Involvement

GOVERNANCE

Alignment with the best interests of our shareholders is at the forefront of our values.

Corporate Governance Aligns with Shareholders

- Audit, Compensation and Corporate Governance Committees are independent
- Regular executive sessions of independent directors
- De-staggered Board allows for annual elections of directors
- Required resignation of an incumbent director not receiving majority of votes cast in election
- 80% of executive target compensation is incentive based, with 50% based on shareholder returns
- Required share ownership of:
  - 5 times base salary for CEO,
  - 3 times base salary for other executive officers, and
  - 2 times base cash compensation for directors
- Opted out of Virginia law requiring super majority vote for specified transactions

Board of Directors with Effective Experience

Glade M. Knight – Executive Chairman
Founder, Apple Hospitality REIT; Former Chairman/CEO, Cornerstone Realty NYSE:TCR

Justin G. Knight – Director
President & Chief Executive Officer, Apple Hospitality REIT

Kristian M. Gathright – Director
Executive Vice President & Chief Operating Officer, Apple Hospitality REIT

Glenn W. Bunting – Director
President, GB Corporation

Jon A. Fosheim – Lead Independent Director
Co-founder, Green Street Advisors

Blythe J. McGarvie – Director
Founder and Former Chief Executive Officer, Leadership for International Finance

Daryl A. Nickel – Director
Former Executive Vice President Lodging Development, Marriott® International

L. Hugh Redd – Director
Former Senior Vice President & Chief Financial Officer, General Dynamics

APPENDIX



TownePlace Suites, Panama City, FL

HISTORY OF APPLE REIT OWNERSHIP

	Total Hotels Owned[1]	Current Hotel Ownership[2]
Hilton Garden Inn®	59	41
Hampton by Hilton®	57	40
Courtyard by Marriott®	63	37
Homewood Suites by Hilton®	62	33
Residence Inn by Marriott®	104	33
SpringHill Suites by Marriott®	26	15
Fairfield by Marriott®	20	11
TownePlace Suites by Marriott®	21	9
Home2 Suites by Hilton®	9	9
Marriott® Hotels	7	2
Embassy Suites by Hilton®	2	2
Hyatt Place®	1	1
Renaissance® Hotels	1	1
Independent	1	1
Hilton® Hotels & Resorts	1	-
Total	**434**	**235**

Hotels in the United States[3]	# of hotels	# of rooms
Total Hotels United States	56,715	5,370,226
Total Hotels Upscale and Upper Midscale	16,696	1,909,949
Hilton®[4]	3,988	463,241
Marriott®	3,990	481,126
Hyatt®	386	53,490
Apple Hospitality Branded Ownership[5]	**234**	**30,046**

Apple Hospitality owns 3% of Hilton® and Marriott® Upscale and Upper Midscale rooms in the United States



Courtyard and Residence Inn, Richmond, VA

(1) Hotels owned by the various Apple REIT Companies since the first hospitality REIT in 1999.
(2) Hotels owned by Apple Hospitality as of October 31, 2019.
(3) Source: STR as of September 30, 2019.
(4) Excludes Doubletree by Hilton® hotels and includes Embassy Suites by Hilton® hotels.
(5) Hotels owned by Apple Hospitality as of September 30, 2019.

APPLE HOSPITALITY REIT

PORTFOLIO ACTIVITY 2015 – OCTOBER 31, 2019 ($ in thousands)

ACQUISITIONS

YEAR	NUMBER OF HOTELS	NUMBER OF GUEST ROOMS	GROSS PURCHASE PRICE
2015	7	1,051	$254,800
2016	57	7,337	1,320,000[1]
2017	6	784	161,800
2018	5	732	152,200
1/1/2019 – 10/31/2019	3	343	59,300
TOTAL	**78**	**10,247**	**$1,948,100**

DISPOSITIONS

YEAR	NUMBER OF HOTELS	NUMBER OF GUEST ROOMS	GROSS SALES PRICE
2015	19	1,883	$208,500
2016	1	226	9,900
2017	2	540	97,600
2018	3	247	15,800
1/1/2019 – 10/31/2019	9	1,054	95,000
TOTAL	**34**	**3,950**	**$426,800**

(1) Includes merger with Apple REIT Ten, which added 56 hotels with 7,209 guest rooms to the Company's portfolio. As consideration in the merger, the Company issued approximately 49 million common shares and paid approximately $94 million to the Apple REIT Ten shareholders, and assumed approximately $257 million of debt. Enterprise value of $1.3 billion reflects APLE's closing price on August 31, 2016 of $19.62 and merger consideration.

APPLE HOSPITALITY REIT, INC.
CONSOLIDATED BALANCE SHEETS
(in thousands, except share data)

	September 30, 2019 (unaudited)	December 31, 2018
Assets		
Investment in real estate, net of accumulated depreciation and amortization of $1,016,532 and $909,893, respectively	$ 4,863,873	$ 4,816,410
Assets held for sale	6,574	-
Restricted cash-furniture, fixtures and other escrows	35,287	33,632
Due from third party managers, net	40,473	29,091
Other assets, net	44,220	49,539
Total Assets	$ 4,990,427	$ 4,928,672
Liabilities		
Debt, net	$ 1,339,912	$ 1,412,242
Finance lease liabilities	215,816	-
Accounts payable and other liabilities	107,763	107,420
Total Liabilities	1,663,491	1,519,662
Shareholders' Equity		
Preferred stock, authorized 30,000,000 shares; none issued and outstanding	-	-
Common stock, no par value, authorized 800,000,000 shares; issued and outstanding 223,856,228 and 223,997,348 shares, respectively	4,493,598	4,495,073
Accumulated other comprehensive income (loss)	(10,351)	10,006
Distributions greater than net income	(1,156,311)	(1,096,069)
Total Shareholders' Equity	3,326,936	3,409,010
Total Liabilities and Shareholders' Equity	$ 4,990,427	$ 4,928,672

Note: The Consolidated Balance Sheets and corresponding footnotes can be found in the Company's Quarterly Report on Form 10-Q for the quarter ended September 30, 2019.

APPLE HOSPITALITY REIT

APPLE HOSPITALITY REIT, INC.
CONSOLIDATED STATEMENTS OF OPERATIONS AND COMPREHENSIVE INCOME
(Unaudited) (in thousands, except per share data)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2019	2018	2019	2018
Revenues:				
Room	$ 307,293	$ 307,794	$ 901,995	$ 901,652
Food and beverage	14,079	14,629	44,786	46,857
Other	10,350	9,774	29,845	26,791
Total revenue	331,722	332,197	976,626	975,300
Expenses:				
Hotel operating expense:				
Operating	80,717	81,318	236,463	238,514
Hotel administrative	25,991	25,722	78,588	77,382
Sales and marketing	29,764	27,265	88,289	80,765
Utilities	11,635	12,163	31,135	32,693
Repair and maintenance	13,430	13,204	39,337	39,133
Franchise fees	14,508	14,326	42,371	41,840
Management fees	11,548	11,250	34,049	33,781
Total hotel operating expense	187,593	185,248	550,232	544,108
Property taxes, insurance and other	19,186	19,230	57,217	55,140
Operating ground lease	425	2,818	1,253	8,580
General and administrative	9,039	3,370	25,484	16,968
Loss on impairment of depreciable real estate assets	6,467	-	6,467	3,135
Depreciation and amortization	47,887	46,169	143,946	136,752
Total expense	270,597	256,835	784,599	764,683
Gain on sale of real estate	-	-	1,052	-
Operating income	61,125	75,362	193,079	210,617
Interest and other expense, net	(14,759)	(13,140)	(46,110)	(38,269)
Income before income taxes	46,366	62,222	146,969	172,348
Income tax expense	(143)	(100)	(505)	(414)
Net income	$ 46,223	$ 62,122	$ 146,464	$ 171,934
Other comprehensive income (loss):				
Interest rate derivatives	(4,193)	1,657	(20,357)	9,689
Comprehensive income	$ 42,030	$ 63,779	$ 126,107	$ 181,623
Basic and diluted net income per common share	$ 0.21	$ 0.27	$ 0.65	$ 0.75
Weighted average common shares outstanding - basic and diluted	223,901	230,351	223,911	230,402

Note: The Consolidated Statements of Operations and Comprehensive Income and corresponding footnotes can be found in the Company's Quarterly Report on Form 10-Q for the quarter ended September 30, 2019.

APPLE HOSPITALITY REIT

THE FOLLOWING TABLE RECONCILES THE COMPANY'S GAAP NET INCOME (LOSS) TO EBITDA, EBITDAre, ADJUSTED EBITDAre AND ADJUSTED HOTEL EBITDA ON A QUARTERLY BASIS FROM DECEMBER 31, 2017 THROUGH SEPTEMBER 30, 2019
(Unaudited) (in thousands)

	Three Months Ended							
	12/31/2017	3/31/2018	6/30/2018	9/30/2018	12/31/2018	3/31/2019	6/30/2019	9/30/2019
Net income (loss)	$ (2,303)	$ 42,182	$ 67,630	$ 62,122	$ 34,152	$ 38,151	$ 62,090	$ 46,223
Depreciation and amortization	44,729	44,840	45,743	46,169	46,730	47,950	48,109	47,887
Amortization of favorable and unfavorable operating leases, net	165	206	148	146	147	31	31	31
Interest and other expense, net	11,753	11,919	13,210	13,140	12,916	15,494	15,857	14,759
Income tax expense	135	163	151	100	173	206	156	143
EBITDA	54,479	99,310	126,882	121,677	94,118	101,832	126,243	109,043
(Gain) loss on sale of real estate	(312)	-	-	-	(152)	(1,213)	161	-
Loss on impairment of depreciable real estate assets	38,000	-	3,135	-	-	-	-	6,467
EBITDAre	92,167	99,310	130,017	121,677	93,966	100,619	126,404	115,510
Non-cash straight-line operating ground lease expense	906	904	898	875	865	48	47	47
Adjusted EBITDAre	$ 93,073	$ 100,214	$ 130,915	$ 122,552	$ 94,831	$ 100,667	$ 126,451	$ 115,557
General and administrative expense	8,086	6,877	6,721	3,370	7,326	8,137	8,308	9,039
Adjusted Hotel EBITDA	$ 101,159	$ 107,091	$ 137,636	$ 125,922	$ 102,157	$ 108,804	$ 134,759	$ 124,596
Cash operating ground lease expense for leases classified as financing leases effective January 1, 2019[1]	$ 1,402	$ 1,405	$ 1,410	$ 1,432	$ 1,443	$ -	$ -	$ -

(1) Represents cash lease payments recorded to operating ground lease expense related to four of the Company's ground leases that were classified as operating leases during the noted period. Under the new lease accounting standard, effective January 1, 2019, these four ground leases are classified as finance leases, for which the Company recognizes depreciation and amortization expense and interest and other expense, net in the Company's consolidated statements of operations, instead of operating ground lease expense. Depreciation and amortization and interest expense are excluded from EBITDA and operating ground lease expense is included in EBITDA.

THE FOLLOWING TABLE RECONCILES THE COMPANY'S GAAP NET INCOME TO FFO AND MFFO FOR THE THREE AND NINE MONTHS ENDED SEPTEMBER 30, 2019 AND 2018
(Unaudited) (in thousands)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2019	2018	2019	2018
Net income	$ 46,223	$ 62,122	$ 146,464	$ 171,934
Depreciation of real estate owned	46,910	45,925	140,288	136,037
Gain on sale of real estate	-	-	(1,052)	-
Loss on impairment of depreciable real estate assets	6,467	-	6,467	3,135
Funds from operations	99,600	108,047	292,167	311,106
Amortization of finance ground lease assets	725	-	2,915	-
Amortization of favorable and unfavorable operating leases, net	31	146	93	500
Non-cash straight-line operating ground lease expense	47	875	142	2,677
Modified funds from operations	$ 100,403	$ 109,068	$ 295,317	$ 314,283

APPLE HOSPITALITY REIT

APPLE HOSPITALITY REIT, INC.
COMPARABLE HOTELS OPERATING METRICS AND STATISTICAL DATA
(Unaudited) (in thousands except statistical data)

	Three Months Ended September 30,			Nine Months Ended September 30,		
	2019	2018	% Change	2019	2018	% Change
Total revenue	$ 330,862	$ 325,751	1.6%	$ 968,425	$ 957,880	1.1%
Total operating expenses	206,495	201,719	2.4%	602,323	592,172	1.7%
Adjusted Hotel EBITDA	$ 124,367	$ 124,032	0.3%	$ 366,102	$ 365,708	0.1%
Adjusted Hotel EBITDA Margin %	37.6%	38.1%	(50 bps)	37.8%	38.2%	(40 bps)
ADR (Comparable Hotels)	$ 139.32	$ 139.01	0.2%	$ 139.58	$ 138.72	0.6%
Occupancy (Comparable Hotels)	79.9%	79.2%	0.9%	78.6%	78.8%	(0.3%)
RevPAR (Comparable Hotels)	$ 111.36	$ 110.12	1.1%	$ 109.64	$ 109.25	0.4%
ADR (Actual)	$ 139.21	$ 137.77	1.0%	$ 139.13	$ 137.32	1.3%
Occupancy (Actual)	79.9%	78.9%	1.3%	78.4%	78.4%	-
RevPAR (Actual)	$ 111.17	$ 108.70	2.3%	$ 109.02	$ 107.71	1.2%
Reconciliation to Actual Results						
Total Revenue (Actual)	$ 331,722	$ 332,197		$ 976,626	$ 975,300	
Revenue from acquisitions prior to ownership	-	2,757		1,149	12,425	
Revenue from dispositions/assets held for sale	(794)	(9,137)		(9,152)	(29,647)	
Lease revenue intangible amortization	(66)	(66)		(198)	(198)	
Comparable Hotels Total Revenue	$ 330,862	$ 325,751		$ 968,425	$ 957,880	
Adjusted Hotel EBITDA (AHEBITDA) (Actual)	$ 124,596	$ 125,922		$ 368,159	$ 370,649	
AHEBITDA from acquisitions prior to ownership	-	814		310	4,342	
AHEBITDA from dispositions/assets held for sale	(229)	(2,704)		(2,367)	(9,283)	
Comparable Hotels AHEBITDA	$ 124,367	$ 124,032		$ 366,102	$ 365,708	

Note: Comparable Hotels is defined as the 233 hotels owned and held for use by the Company as of September 30, 2019. For hotels acquired during the periods noted, the Company has included, as applicable, results of those hotels for periods prior to the Company's ownership, and for dispositions and assets held for sale, results have been excluded for the Company's period of ownership. Results for periods prior to the Company's ownership have not been included in the Company's actual Consolidated Financial Statements and are included only for comparison purposes. Results included for periods prior to the Company's ownership are based on information from the prior owner of each hotel and have not been audited or adjusted. Reconciliation of net income to non-GAAP financial measures and a discussion of the Company's adoption of Accounting Standards Update No. 2016-02, *Leases*, on January 1, 2019 are included in prior pages.

APPLE HOSPITALITY REIT

APPLE HOSPITALITY REIT, INC.
COMPARABLE HOTELS QUARTERLY OPERATING METRICS AND STATISTICAL DATA
(Unaudited) (in thousands except statistical data)

	Three Months Ended							
	12/31/2017	3/31/2018	6/30/2018	9/30/2018	12/31/2018	3/31/2019	6/30/2019	9/30/2019
Total revenue	$ 287,953	$ 294,503	$ 337,626	$ 325,751	$ 289,203	$ 297,320	$ 340,243	$ 330,862
Total operating expenses	186,605	188,050	202,403	201,719	188,637	190,283	205,545	206,495
Adjusted Hotel EBITDA	$ 101,348	$ 106,453	$ 135,223	$ 124,032	$ 100,566	$ 107,037	$ 134,698	$ 124,367
Adjusted Hotel EBITDA Margin %	35.2%	36.1%	40.1%	38.1%	34.8%	36.0%	39.6%	37.6%
ADR (Comparable Hotels)	$ 131.85	$ 135.85	$ 141.01	$ 139.01	$ 133.01	$ 137.53	$ 141.67	$ 139.32
Occupancy (Comparable Hotels)	73.9%	75.0%	82.0%	79.2%	72.7%	74.1%	81.5%	79.9%
RevPAR (Comparable Hotels)	$ 97.39	$ 101.92	$ 115.59	$ 110.12	$ 96.75	$ 101.95	$ 115.49	$ 111.36
ADR (Actual)	$ 130.30	$ 134.32	$ 139.58	$ 137.77	$ 131.93	$ 136.36	$ 141.60	$ 139.21
Occupancy (Actual)	73.5%	74.6%	81.7%	78.9%	72.5%	73.9%	81.4%	79.9%
RevPAR (Actual)	$ 95.76	$ 100.18	$ 114.09	$ 108.70	$ 95.63	$ 100.71	$ 115.30	$ 111.17
Reconciliation to Actual Results								
Total Revenue (Actual)	$ 289,067	$ 298,389	$ 344,714	$ 332,197	$ 295,255	$ 303,787	$ 341,117	$ 331,722
Revenue from acquisitions prior to ownership	8,643	5,603	4,065	2,757	2,262	1,149	-	-
Revenue from dispositions/assets held for sale	(9,706)	(9,423)	(11,087)	(9,137)	(8,248)	(7,550)	(808)	(794)
Lease revenue intangible amortization	(51)	(66)	(66)	(66)	(66)	(66)	(66)	(66)
Comparable Hotels Total Revenue	$ 287,953	$ 294,503	$ 337,626	$ 325,751	$ 289,203	$ 297,320	$ 340,243	$ 330,862
Adjusted Hotel EBITDA (AHEBITDA) (Actual)	$ 101,159	$ 107,091	$ 137,636	$ 125,922	$ 102,157	$ 108,804	$ 134,759	$ 124,596
AHEBITDA from acquisitions prior to ownership	3,091	2,149	1,379	814	633	310	-	-
AHEBITDA from dispositions/assets held for sale	(2,902)	(2,787)	(3,792)	(2,704)	(2,224)	(2,077)	(61)	(229)
Comparable Hotels AHEBITDA	$ 101,348	$ 106,453	$ 135,223	$ 124,032	$ 100,566	$ 107,037	$ 134,698	$ 124,367

Note: Comparable Hotels is defined as the 233 hotels owned and held for use by the Company as of September 30, 2019. For hotels acquired during the periods noted, the Company has included, as applicable, results of those hotels for periods prior to the Company's ownership, and for dispositions and assets held for sale, results have been excluded for the Company's period of ownership. Results for periods prior to the Company's ownership have not been included in the Company's actual Consolidated Financial Statements and are included only for comparison purposes. Results included for periods prior to the Company's ownership are based on information from the prior owner of each hotel and have not been audited or adjusted. Reconciliation of net income (loss) to non-GAAP financial measures and a discussion of the Company's adoption of Accounting Standards Update No. 2016-02, *Leases*, on January 1, 2019 are included in prior pages.

APPLE HOSPITALITY REIT

APPLE HOSPITALITY REIT, INC.
SAME STORE HOTELS OPERATING METRICS AND STATISTICAL DATA
(Unaudited) (in thousands except statistical data)

	Three Months Ended September 30,			Nine Months Ended September 30,		
	2019	2018	% Change	2019	2018	% Change
Total revenue	$ 320,755	$ 316,866	1.2%	$ 937,707	$ 932,231	0.6%
Total operating expenses	199,773	196,064	1.9%	582,797	576,337	1.1%
Adjusted Hotel EBITDA	$ 120,982	$ 120,802	0.1%	$ 354,910	$ 355,894	(0.3%)
Adjusted Hotel EBITDA Margin %	37.7%	38.1%	(40 bps)	37.8%	38.2%	(40 bps)
ADR (Same Store Hotels)	$ 139.55	$ 138.97	0.4%	$ 139.32	$ 138.47	0.6%
Occupancy (Same Store Hotels)	80.1%	79.5%	0.8%	78.8%	78.9%	(0.1%)
RevPAR (Same Store Hotels)	$ 111.74	$ 110.43	1.2%	$ 109.73	$ 109.24	0.4%
ADR (Actual)	$ 139.21	$ 137.77	1.0%	$ 139.13	$ 137.32	1.3%
Occupancy (Actual)	79.9%	78.9%	1.3%	78.4%	78.4%	-
RevPAR (Actual)	$ 111.17	$ 108.70	2.3%	$ 109.02	$ 107.71	1.2%
Reconciliation to Actual Results						
Total Revenue (Actual)	$ 331,722	$ 332,197		$ 976,626	$ 975,300	
Revenue from acquisitions	(10,107)	(6,128)		(29,569)	(13,224)	
Revenue from dispositions/assets held for sale	(794)	(9,137)		(9,152)	(29,647)	
Lease revenue intangible amortization	(66)	(66)		(198)	(198)	
Same Store Hotels Total Revenue	$ 320,755	$ 316,866		$ 937,707	$ 932,231	
Adjusted Hotel EBITDA (AHEBITDA) (Actual)	$ 124,596	$ 125,922		$ 368,159	$ 370,649	
AHEBITDA from acquisitions	(3,385)	(2,416)		(10,882)	(5,472)	
AHEBITDA from dispositions/assets held for sale	(229)	(2,704)		(2,367)	(9,283)	
Same Store Hotels AHEBITDA	$ 120,982	$ 120,802		$ 354,910	$ 355,894	

Note: Same Store Hotels is defined as the 226 hotels owned and held for use by the Company as of January 1, 2018 and during the entirety of the periods being compared. This information has not been audited. Reconciliation of net income to non-GAAP financial measures and a discussion of the Company's adoption of Accounting Standards Update No. 2016-02, *Leases*, on January 1, 2019 are included in prior pages.

APPLE HOSPITALITY REIT, INC.
SAME STORE HOTELS QUARTERLY OPERATING METRICS AND STATISTICAL DATA
(Unaudited) (in thousands except statistical data)

	Three Months Ended						
	3/31/2018	6/30/2018	9/30/2018	12/31/2018	3/31/2019	6/30/2019	9/30/2019
Total revenue	$ 286,510	$ 328,855	$ 316,866	$ 280,058	$ 286,943	$ 330,009	$ 320,755
Total operating expenses	183,299	196,974	196,064	182,976	184,141	198,883	199,773
Adjusted Hotel EBITDA	$ 103,211	$ 131,881	$ 120,802	$ 97,082	$ 102,802	$ 131,126	$ 120,982
Adjusted Hotel EBITDA Margin %	36.0%	40.1%	38.1%	34.7%	35.8%	39.7%	37.7%
ADR (Same Store Hotels)	$ 135.35	$ 140.80	$ 138.97	$ 132.49	$ 136.54	$ 141.59	$ 139.55
Occupancy (Same Store Hotels)	75.0%	82.2%	79.5%	72.9%	74.3%	81.9%	80.1%
RevPAR (Same Store Hotels)	$ 101.46	$ 115.74	$ 110.43	$ 96.53	$ 101.42	$ 115.93	$ 111.74
ADR (Actual)	$ 134.32	$ 139.58	$ 137.77	$ 131.93	$ 136.36	$ 141.60	$ 139.21
Occupancy (Actual)	74.6%	81.7%	78.9%	72.5%	73.9%	81.4%	79.9%
RevPAR (Actual)	$ 100.18	$ 114.09	$ 108.70	$ 95.63	$ 100.71	$ 115.30	$ 111.17
Reconciliation to Actual Results							
Total Revenue (Actual)	$ 298,389	$ 344,714	$ 332,197	$ 295,255	$ 303,787	$ 341,117	$ 331,722
Revenue from acquisitions	(2,390)	(4,706)	(6,128)	(6,883)	(9,228)	(10,234)	(10,107)
Revenue from dispositions/assets held for sale	(9,423)	(11,087)	(9,137)	(8,248)	(7,550)	(808)	(794)
Lease revenue intangible amortization	(66)	(66)	(66)	(66)	(66)	(66)	(66)
Same Store Hotels Total Revenue	$ 286,510	$ 328,855	$ 316,866	$ 280,058	$ 286,943	$ 330,009	$ 320,755
Adjusted Hotel EBITDA (AHEBITDA) (Actual)	$ 107,091	$ 137,636	$ 125,922	$ 102,157	$ 108,804	$ 134,759	$ 124,596
AHEBITDA from acquisitions	(1,093)	(1,963)	(2,416)	(2,851)	(3,925)	(3,572)	(3,385)
AHEBITDA from dispositions/assets held for sale	(2,787)	(3,792)	(2,704)	(2,224)	(2,077)	(61)	(229)
Same Store Hotels AHEBITDA	$ 103,211	$ 131,881	$ 120,802	$ 97,082	$ 102,802	$ 131,126	$ 120,982

Note: Same Store Hotels is defined as the 226 hotels owned and held for use by the Company as of January 1, 2018 and during the entirety of the periods being compared. This information has not been audited. Reconciliation of net income to non-GAAP financial measures and a discussion of the Company's adoption of Accounting Standards Update No. 2016-02, *Leases*, on January 1, 2019 are included in prior pages.

APPLE HOSPITALITY REIT

APPLE HOSPITALITY REIT, INC. COMPARABLE HOTELS OPERATING METRICS TOP 20 MARKETS
THREE MONTHS ENDED SEPTEMBER 30 (Unaudited)

Top 20 Markets		Occupancy			ADR			RevPAR			% of Adjusted Hotel EBITDA
	# of Hotels	Q3 2019	Q3 2018	% Change	Q3 2019	Q3 2018	% Change	Q3 2019	Q3 2018	% Change	Q3 2019
Top 20 Markets											
Los Angeles/Long Beach, CA	8	90.8%	91.2%	(0.5)%	$182.29	$178.05	2.4%	$165.55	$162.44	1.9%	6.5%
San Diego, CA	7	84.1%	84.5%	(0.5)%	$166.53	$166.79	(0.2)%	$140.06	$140.95	(0.6)%	5.9%
Seattle, WA	3	91.4%	89.1%	2.5%	$226.51	$235.80	(3.9)%	$206.95	$210.08	(1.5)%	4.3%
Anaheim/Santa Ana, CA	6	85.2%	85.4%	(0.2)%	$156.29	$155.50	0.5%	$133.12	$132.73	0.3%	4.2%
Chicago, IL	8	81.5%	80.9%	0.8%	$134.36	$136.41	(1.5)%	$109.46	$110.30	(0.8)%	4.1%
Nashville, TN	5	85.7%	84.9%	0.9%	$162.85	$169.66	(4.0)%	$139.53	$144.07	(3.2)%	3.5%
Norfolk/Virginia Beach, VA	4	88.4%	86.2%	2.6%	$197.27	$196.37	0.5%	$174.43	$169.20	3.1%	3.4%
Alaska	2	91.4%	93.6%	(2.3)%	$247.49	$224.90	10.0%	$226.31	$210.42	7.5%	2.6%
Denver, CO	3	87.3%	85.9%	1.6%	$167.05	$164.18	1.7%	$145.84	$141.07	3.4%	2.5%
North Carolina East	5	83.4%	83.1%	0.4%	$152.26	$141.75	7.4%	$127.01	$117.82	7.8%	2.4%
Richmond/Petersburg, VA	4	70.6%	70.6%	(0.0)%	$148.45	$142.32	4.3%	$104.77	$100.49	4.3%	2.3%
Florida Panhandle	5	80.0%	77.7%	2.9%	$155.94	$126.90	22.9%	$124.68	$98.62	26.4%	2.3%
Portland, ME	1	93.9%	91.7%	2.5%	$256.07	$241.63	6.0%	$240.55	$221.52	8.6%	2.2%
Dallas, TX	8	73.1%	69.9%	4.5%	$117.89	$118.34	(0.4)%	$86.14	$82.77	4.1%	2.1%
Omaha, NE	4	84.2%	76.8%	9.6%	$117.82	$120.07	(1.9)%	$99.22	$92.24	7.6%	1.7%
Idaho	2	86.0%	86.2%	(0.2)%	$134.04	$125.92	6.4%	$115.21	$108.49	6.2%	1.7%
Alabama South	6	75.7%	73.8%	2.5%	$120.19	$116.37	3.3%	$90.94	$85.93	5.8%	1.6%
Washington, DC-MD-VA	4	83.4%	81.3%	2.5%	$126.08	$122.17	3.2%	$105.12	$99.35	5.8%	1.6%
Oklahoma City, OK	4	75.3%	75.6%	(0.5)%	$129.74	$131.85	(1.6)%	$97.65	$99.71	(2.1)%	1.6%
Boston, MA	4	80.4%	81.8%	(1.8)%	$137.67	$133.95	2.8%	$110.62	$109.60	0.9%	1.5%
Top 20 Markets	**93**	**82.8%**	**81.8%**	**1.2%**	**$156.29**	**$153.85**	**1.6%**	**$129.36**	**$125.81**	**2.8%**	**58.0%**
All Other Markets	**140**	**77.7%**	**77.2%**	**0.7%**	**$125.27**	**$126.71**	**(1.1)%**	**$97.38**	**$97.84**	**(0.5)%**	**42.0%**
Total Portfolio	**233**	**79.9%**	**79.2%**	**0.9%**	**$139.32**	**$139.01**	**0.2%**	**$111.36**	**$110.12**	**1.1%**	**100.0%**

Note: Comparable Hotels is defined as the 233 hotels owned and held for use by the Company as of September 30, 2019. For hotels acquired during the periods noted, the Company has included, as applicable, results of those hotels for periods prior to the Company's ownership, and for dispositions and assets held for sale, results have been excluded for the Company's period of ownership. Results for periods prior to the Company's ownership have not been included in the Company's actual Consolidated Financial Statements and are included only for comparison purposes. Results included for periods prior to the Company's ownership are based on information from the prior owner of each hotel and have not been audited or adjusted. Market categorization based on STR designation. Top 20 markets based on Comparable Hotels Adjusted Hotel EBITDA contribution.

APPLE HOSPITALITY REIT

APPLE HOSPITALITY REIT, INC. COMPARABLE HOTELS OPERATING METRICS TOP 20 MARKETS
NINE MONTHS ENDED SEPTEMBER 30 (Unaudited)

Top 20 Markets		Occupancy			ADR			RevPAR			% of Adjusted Hotel EBITDA
	# of Hotels	YTD 2019	YTD 2018	% Change	YTD 2019	YTD 2018	% Change	YTD 2019	YTD 2018	% Change	YTD 2019
Top 20 Markets											
Los Angeles/Long Beach, CA	8	88.3%	90.4%	(2.3)%	$178.35	$172.84	3.2%	$157.51	$156.19	0.9%	6.1%
San Diego, CA	7	81.5%	82.7%	(1.4)%	$161.03	$157.05	2.5%	$131.22	$129.85	1.1%	5.6%
Phoenix, AZ	9	73.9%	72.3%	2.2%	$132.83	$123.05	7.9%	$98.17	$88.99	10.3%	3.9%
Anaheim/Santa Ana, CA	6	84.3%	85.1%	(0.9)%	$149.63	$150.20	(0.4)%	$126.19	$127.88	(1.3)%	3.9%
Nashville, TN	5	84.8%	85.5%	(0.9)%	$165.67	$169.97	(2.5)%	$140.51	$145.39	(3.4)%	3.5%
Seattle, WA	3	85.7%	85.8%	(0.1)%	$197.77	$203.53	(2.8)%	$169.41	$174.58	(3.0)%	3.3%
Chicago, IL	8	75.1%	76.0%	(1.1)%	$129.34	$130.16	(0.6)%	$97.19	$98.93	(1.8)%	3.3%
Richmond/Petersburg, VA	4	73.4%	75.0%	(2.2)%	$150.21	$148.29	1.3%	$110.24	$111.24	(0.9)%	2.5%
Florida Panhandle	5	81.7%	77.9%	4.9%	$156.94	$121.71	28.9%	$128.23	$94.83	35.2%	2.4%
Dallas, TX	8	73.0%	72.0%	1.4%	$121.27	$123.14	(1.5)%	$88.47	$88.60	(0.1)%	2.3%
North Carolina East	5	85.1%	79.8%	6.6%	$135.38	$125.93	7.5%	$115.16	$100.53	14.6%	2.3%
Norfolk/Virginia Beach, VA	4	79.8%	79.8%	0.0%	$160.84	$155.69	3.3%	$128.37	$124.22	3.3%	2.1%
Alaska	2	87.9%	83.5%	5.3%	$209.99	$187.60	11.9%	$184.67	$156.67	17.9%	2.0%
Austin, TX	7	74.3%	75.0%	(0.9)%	$121.70	$124.77	(2.5)%	$90.47	$93.58	(3.3)%	2.0%
Denver, CO	3	80.6%	79.2%	1.8%	$154.90	$154.67	0.1%	$124.89	$122.55	1.9%	2.0%
Omaha, NE	4	80.8%	72.9%	10.8%	$128.58	$134.36	(4.3)%	$103.88	$98.01	6.0%	1.9%
Oklahoma City, OK	4	76.2%	76.1%	0.2%	$134.02	$136.12	(1.5)%	$102.15	$103.56	(1.4)%	1.8%
Alabama South	6	77.9%	75.3%	3.4%	$120.43	$114.85	4.9%	$93.78	$86.46	8.5%	1.7%
Fort Worth/Arlington, TX	5	76.6%	76.2%	0.5%	$132.07	$134.25	(1.6)%	$101.13	$102.24	(1.1)%	1.7%
Washington, DC-MD-VA	4	80.0%	78.7%	1.6%	$131.95	$132.00	(0.0)%	$105.54	$103.88	1.6%	1.7%
Top 20 Markets	107	79.4%	78.8%	0.8%	$146.69	$144.13	1.8%	$116.45	$113.56	2.5%	56.0%
All Other Markets	126	77.7%	78.7%	(1.2)%	$132.56	$133.48	(0.7)%	$103.06	$105.08	(1.9)%	44.0%
Total Portfolio	233	78.6%	78.8%	(0.3)%	$139.58	$138.72	0.6%	$109.64	$109.25	0.4%	100.0%

Note: Comparable Hotels is defined as the 233 hotels owned and held for use by the Company as of September 30, 2019. For hotels acquired during the periods noted, the Company has included, as applicable, results of those hotels for periods prior to the Company's ownership, and for dispositions and assets held for sale, results have been excluded for the Company's period of ownership. Results for periods prior to the Company's ownership have not been included in the Company's actual Consolidated Financial Statements and are included only for comparison purposes. Results included for periods prior to the Company's ownership are based on information from the prior owner of each hotel and have not been audited or adjusted. Market categorization based on STR designation. Top 20 markets based on Comparable Hotels Adjusted Hotel EBITDA contribution.

APPLE HOSPITALITY REIT

APPLE HOSPITALITY REIT, INC. COMPARABLE HOTELS OPERATING METRICS BY REGION
THREE MONTHS ENDED SEPTEMBER 30 (Unaudited)

Region		Occupancy			ADR			RevPAR			% of Adjusted Hotel EBITDA
	# of Hotels	Q3 2019	Q3 2018	% Change	Q3 2019	Q3 2018	% Change	Q3 2019	Q3 2018	% Change	Q3 2019
STR Region											
East North Central	15	79.3%	80.3%	(1.3)%	$133.13	$137.61	(3.3)%	$105.54	$110.48	(4.5)%	6.7%
East South Central	30	81.1%	79.6%	1.9%	$129.88	$131.76	(1.4)%	$105.33	$104.91	0.4%	10.2%
Middle Atlantic	12	82.3%	82.9%	(0.7)%	$164.87	$162.48	1.5%	$135.72	$134.77	0.7%	5.4%
Mountain	21	76.2%	75.1%	1.4%	$122.94	$117.97	4.2%	$93.62	$88.58	5.7%	8.2%
New England	5	84.1%	84.6%	(0.5)%	$174.36	$166.34	4.8%	$146.68	$140.66	4.3%	3.7%
Pacific	33	87.9%	88.1%	(0.2)%	$179.67	$177.89	1.0%	$157.97	$156.68	0.8%	27.4%
South Atlantic	58	79.1%	79.4%	(0.4)%	$131.62	$130.30	1.0%	$104.09	$103.46	0.6%	21.1%
West North Central	18	82.3%	79.1%	4.1%	$124.54	$125.85	(1.0)%	$102.55	$99.53	3.0%	6.3%
West South Central	41	73.2%	70.7%	3.5%	$119.03	$120.53	(1.2)%	$87.08	$85.16	2.3%	11.0%
Total Portfolio	**233**	**79.9%**	**79.2%**	**0.9%**	**$139.32**	**$139.01**	**0.2%**	**$111.36**	**$110.12**	**1.1%**	**100.0%**

Note: Comparable Hotels is defined as the 233 hotels owned and held for use by the Company as of September 30, 2019. For hotels acquired during the periods noted, the Company has included, as applicable, results of those hotels for periods prior to the Company's ownership, and for dispositions and assets held for sale, results have been excluded for the Company's period of ownership. Results for periods prior to the Company's ownership have not been included in the Company's actual Consolidated Financial Statements and are included only for comparison purposes. Results included for periods prior to the Company's ownership are based on information from the prior owner of each hotel and have not been audited or adjusted. Region categorization based on STR designation.

APPLE HOSPITALITY REIT

APPLE HOSPITALITY REIT, INC. COMPARABLE HOTELS OPERATING METRICS BY REGION
NINE MONTHS ENDED SEPTEMBER 30 (Unaudited)

Region		Occupancy			ADR			RevPAR			% of Adjusted Hotel EBITDA
	# of Hotels	YTD 2019	YTD 2018	% Change	YTD 2019	YTD 2018	% Change	YTD 2019	YTD 2018	% Change	YTD 2019
STR Region											
East North Central	15	73.1%	75.5%	(3.1)%	$128.41	$130.88	(1.9)%	$93.85	$98.77	(5.0)%	5.4%
East South Central	30	79.8%	79.3%	0.7%	$130.93	$131.35	(0.3)%	$104.45	$104.10	0.3%	10.3%
Middle Atlantic	12	78.1%	79.3%	(1.6)%	$159.87	$157.86	1.3%	$124.79	$125.21	(0.3)%	4.5%
Mountain	21	77.3%	76.7%	0.8%	$132.62	$127.60	3.9%	$102.54	$97.84	4.8%	9.9%
New England	5	73.6%	76.2%	(3.5)%	$151.98	$148.09	2.6%	$111.84	$112.90	(0.9)%	2.3%
Pacific	33	85.2%	86.0%	(1.0)%	$170.75	$167.08	2.2%	$145.42	$143.68	1.2%	24.6%
South Atlantic	58	79.8%	80.9%	(1.3)%	$136.56	$134.80	1.3%	$108.99	$108.99	0.0%	23.9%
West North Central	18	78.6%	75.2%	4.5%	$125.82	$128.28	(1.9)%	$98.84	$96.47	2.5%	6.1%
West South Central	41	73.9%	73.2%	0.9%	$124.15	$126.17	(1.6)%	$91.69	$92.39	(0.8)%	13.0%
Total Portfolio	**233**	**78.6%**	**78.8%**	**(0.3)%**	**$139.58**	**$138.72**	**0.6%**	**$109.64**	**$109.25**	**0.4%**	**100.0%**

Note: Comparable Hotels is defined as the 233 hotels owned and held for use by the Company as of September 30, 2019. For hotels acquired during the periods noted, the Company has included, as applicable, results of those hotels for periods prior to the Company's ownership, and for dispositions and assets held for sale, results have been excluded for the Company's period of ownership. Results for periods prior to the Company's ownership have not been included in the Company's actual Consolidated Financial Statements and are included only for comparison purposes. Results included for periods prior to the Company's ownership are based on information from the prior owner of each hotel and have not been audited or adjusted. Region categorization based on STR designation.

APPLE HOSPITALITY REIT

APPLE HOSPITALITY REIT, INC. COMPARABLE HOTELS OPERATING METRICS BY CHAIN SCALE
THREE MONTHS ENDED SEPTEMBER 30 (Unaudited)

Chain Scale/Brand		Occupancy			ADR			RevPAR			% of Adjusted Hotel EBITDA
	# of Hotels	Q3 2019	Q3 2018	% Change	Q3 2019	Q3 2018	% Change	Q3 2019	Q3 2018	% Change	Q3 2019
Upscale											
Courtyard	36	77.2%	76.6%	0.8%	$150.45	$147.70	1.9%	$116.15	$113.08	2.7%	19.1%
Hilton Garden Inn	41	79.1%	77.8%	1.6%	$133.65	$134.27	(0.5)%	$105.66	$104.46	1.1%	17.3%
Homewood Suites	33	83.2%	83.6%	(0.5)%	$134.23	$136.22	(1.5)%	$111.74	$113.92	(1.9)%	11.3%
Hyatt Place	1	78.4%	88.1%	(11.0)%	$101.23	$98.10	3.2%	$79.36	$86.45	(8.2)%	0.2%
Residence Inn	33	83.0%	83.0%	0.0%	$156.02	$156.03	(0.0)%	$129.56	$129.56	(0.0)%	18.4%
SpringHill Suites	15	80.4%	81.4%	(1.3)%	$122.09	$122.02	0.1%	$98.16	$99.38	(1.2)%	5.9%
Upscale Total	**159**	**80.3%**	**80.0%**	**0.3%**	**$140.77**	**$140.61**	**0.1%**	**$113.00**	**$112.49**	**0.5%**	**72.2%**
Upper Midscale											
Fairfield Inn/Fairfield Inn & Suites	11	75.4%	73.8%	2.1%	$113.84	$116.99	(2.7)%	$85.79	$86.38	(0.7)%	2.9%
Hampton Inn/Hampton Inn & Suites	40	80.5%	77.9%	3.4%	$131.75	$133.44	(1.3)%	$106.10	$103.94	2.1%	14.5%
Home2 Suites	9	81.1%	84.3%	(3.7)%	$140.50	$136.36	3.0%	$114.02	$114.89	(0.8)%	4.1%
TownePlace Suites	9	80.6%	77.5%	4.0%	$118.57	$108.20	9.6%	$95.55	$83.82	14.0%	3.0%
Upper Midscale Total	**69**	**79.8%**	**77.9%**	**2.4%**	**$128.73**	**$128.47**	**0.2%**	**$102.74**	**$100.09**	**2.6%**	**24.5%**
Upper Upscale											
Embassy Suites	2	88.3%	90.1%	(2.1)%	$212.44	$201.83	5.3%	$187.56	$181.93	3.1%	1.8%
Marriott	2	61.0%	59.9%	1.8%	$144.98	$141.01	2.8%	$88.45	$84.50	4.7%	1.0%
Renaissance	1	95.2%	95.3%	(0.1)%	$260.20	$254.16	2.4%	$247.69	$242.13	2.3%	0.5%
Upper Upscale Total	**5**	**74.8%**	**74.7%**	**0.2%**	**$193.80**	**$187.43**	**3.4%**	**$144.98**	**$140.00**	**3.6%**	**3.3%**
Total Portfolio	**233**	**79.9%**	**79.2%**	**0.9%**	**$139.32**	**$139.01**	**0.2%**	**$111.36**	**$110.12**	**1.1%**	**100.0%**

Note: Comparable Hotels is defined as the 233 hotels owned and held for use by the Company as of September 30, 2019. For hotels acquired during the periods noted, the Company has included, as applicable, results of those hotels for periods prior to the Company's ownership, and for dispositions and assets held for sale, results have been excluded for the Company's period of ownership. Results for periods prior to the Company's ownership have not been included in the Company's actual Consolidated Financial Statements and are included only for comparison purposes. Results included for periods prior to the Company's ownership are based on information from the prior owner of each hotel and have not been audited or adjusted. Chain scale categorization based on STR designation.

APPLE HOSPITALITY REIT

APPLE HOSPITALITY REIT, INC. COMPARABLE HOTELS OPERATING METRICS BY CHAIN SCALE
NINE MONTHS ENDED SEPTEMBER 30 (Unaudited)

Chain Scale/Brand		Occupancy			ADR			RevPAR			% of Adjusted Hotel EBITDA
	# of Hotels	YTD 2019	YTD 2018	% Change	YTD 2019	YTD 2018	% Change	YTD 2019	YTD 2018	% Change	YTD 2019
Upscale											
Courtyard	36	76.2%	76.7%	(0.7)%	$146.70	$144.67	1.4%	$111.72	$110.94	0.7%	18.5%
Hilton Garden Inn	41	77.7%	76.9%	1.1%	$135.60	$135.92	(0.2)%	$105.40	$104.47	0.9%	17.8%
Homewood Suites	33	82.9%	83.1%	(0.3)%	$138.73	$140.33	(1.1)%	$115.04	$116.66	(1.4)%	12.4%
Hyatt Place	1	76.6%	87.6%	(12.5)%	$107.66	$102.60	4.9%	$82.49	$89.88	(8.2)%	0.2%
Residence Inn	33	80.2%	81.6%	(1.7)%	$149.54	$149.54	0.0%	$119.93	$122.00	(1.7)%	16.3%
SpringHill Suites	15	77.6%	79.3%	(2.1)%	$123.76	$125.20	(1.1)%	$96.09	$99.34	(3.3)%	5.9%
Upscale Total	**159**	**78.8%**	**79.2%**	**(0.5)%**	**$140.20**	**$140.22**	**(0.0)%**	**$110.42**	**$111.03**	**(0.6)%**	**71.1%**
Upper Midscale											
Fairfield Inn/Fairfield Inn & Suites	11	75.5%	76.7%	(1.6)%	$117.82	$119.06	(1.0)%	$88.90	$91.34	(2.7)%	3.2%
Hampton Inn/Hampton Inn & Suites	40	78.0%	77.2%	1.1%	$136.09	$135.84	0.2%	$106.21	$104.90	1.2%	15.2%
Home2 Suites	9	82.9%	83.0%	(0.2)%	$139.97	$130.24	7.5%	$115.98	$108.16	7.2%	4.1%
TownePlace Suites	9	79.0%	79.1%	(0.1)%	$118.74	$108.03	9.9%	$93.82	$85.43	9.8%	3.0%
Upper Midscale Total	**69**	**78.3%**	**78.0%**	**0.4%**	**$131.87**	**$129.29**	**2.0%**	**$103.29**	**$100.86**	**2.4%**	**25.5%**
Upper Upscale											
Embassy Suites	2	88.6%	86.9%	2.0%	$196.22	$186.87	5.0%	$173.91	$162.41	7.1%	1.7%
Marriott	2	64.6%	65.5%	(1.2)%	$148.66	$145.45	2.2%	$96.10	$95.20	0.9%	1.4%
Renaissance	1	93.6%	92.7%	0.9%	$245.47	$241.07	1.8%	$229.70	$223.57	2.7%	0.3%
Upper Upscale Total	**5**	**76.6%**	**76.3%**	**0.3%**	**$185.51**	**$179.50**	**3.3%**	**$142.04**	**$137.03**	**3.7%**	**3.4%**
Total Portfolio	**233**	**78.6%**	**78.8%**	**(0.3)%**	**$139.58**	**$138.72**	**0.6%**	**$109.64**	**$109.25**	**0.4%**	**100.0%**

Note: Comparable Hotels is defined as the 233 hotels owned and held for use by the Company as of September 30, 2019. For hotels acquired during the periods noted, the Company has included, as applicable, results of those hotels for periods prior to the Company's ownership, and for dispositions and assets held for sale, results have been excluded for the Company's period of ownership. Results for periods prior to the Company's ownership have not been included in the Company's actual Consolidated Financial Statements and are included only for comparison purposes. Results included for periods prior to the Company's ownership are based on information from the prior owner of each hotel and have not been audited or adjusted. Chain scale categorization based on STR designation.

APPLE HOSPITALITY REIT

APPLE HOSPITALITY REIT, INC. COMPARABLE HOTELS OPERATING METRICS BY LOCATION
THREE MONTHS ENDED SEPTEMBER 30 (Unaudited)

Location		Occupancy			ADR			RevPAR			% of Adjusted Hotel EBITDA
	# of Hotels	Q3 2019	Q3 2018	% Change	Q3 2019	Q3 2018	% Change	Q3 2019	Q3 2018	% Change	Q3 2019
STR Location											
Airport	18	81.1%	83.4%	(2.8)%	$127.72	$129.77	(1.6)%	$103.57	$108.29	(4.4)%	5.7%
Interstate	6	81.7%	77.4%	5.7%	$112.44	$111.84	0.5%	$91.91	$86.53	6.2%	1.8%
Resort	9	82.4%	80.4%	2.5%	$147.80	$151.69	(2.6)%	$121.74	$121.89	(0.1)%	5.2%
Small Metro/Town	16	76.0%	74.0%	2.8%	$112.47	$106.79	5.3%	$85.51	$79.01	8.2%	4.3%
Suburban	142	79.6%	79.4%	0.2%	$136.65	$135.93	0.5%	$108.75	$107.93	0.8%	56.1%
Urban	42	80.8%	78.7%	2.7%	$157.99	$158.50	(0.3)%	$127.63	$124.71	2.3%	26.9%
Total Portfolio	**233**	**79.9%**	**79.2%**	**0.9%**	**$139.32**	**$139.01**	**0.2%**	**$111.36**	**$110.12**	**1.1%**	**100.0%**

APPLE HOSPITALITY REIT, INC. COMPARABLE HOTELS OPERATING METRICS BY LOCATION
NINE MONTHS ENDED SEPTEMBER 30 (Unaudited)

Location		Occupancy			ADR			RevPAR			% of Adjusted Hotel EBITDA
	# of Hotels	YTD 2019	YTD 2018	% Change	YTD 2019	YTD 2018	% Change	YTD 2019	YTD 2018	% Change	YTD 2019
STR Location											
Airport	18	81.6%	83.9%	(2.8)%	$131.87	$133.72	(1.4)%	$107.57	$112.18	(4.1)%	6.3%
Interstate	6	77.4%	73.9%	4.7%	$111.21	$110.74	0.4%	$86.05	$81.85	5.1%	1.6%
Resort	9	83.0%	81.6%	1.8%	$152.24	$152.15	0.1%	$126.43	$124.16	1.8%	5.7%
Small Metro/Town	16	78.9%	75.1%	5.0%	$120.07	$115.16	4.3%	$94.71	$86.54	9.4%	5.2%
Suburban	142	78.0%	78.8%	(1.0)%	$135.79	$134.72	0.8%	$105.91	$106.10	(0.2)%	55.5%
Urban	42	78.1%	77.9%	0.3%	$157.67	$157.29	0.2%	$123.21	$122.58	0.5%	25.7%
Total Portfolio	**233**	**78.6%**	**78.8%**	**(0.3)%**	**$139.58**	**$138.72**	**0.6%**	**$109.64**	**$109.25**	**0.4%**	**100.0%**

Note: Comparable Hotels is defined as the 233 hotels owned and held for use by the Company as of September 30, 2019. For hotels acquired during the periods noted, the Company has included, as applicable, results of those hotels for periods prior to the Company's ownership, and for dispositions and assets held for sale, results have been excluded for the Company's period of ownership. Results for periods prior to the Company's ownership have not been included in the Company's actual Consolidated Financial Statements and are included only for comparison purposes. Results included for periods prior to the Company's ownership are based on information from the prior owner of each hotel and have not been audited or adjusted. Location categorization based on STR designation.

DEFINITIONS

Non-GAAP Financial Measures

The Company considers the following non-GAAP financial measures useful to investors as key supplemental measures of its operating performance: Funds from Operations ("FFO"); Modified FFO ("MFFO"); Earnings Before Interest, Income Taxes, Depreciation and Amortization ("EBITDA"); Earnings Before Interest, Income Taxes, Depreciation and Amortization for Real Estate ("EBITDAre"); Adjusted EBITDAre ("Adjusted EBITDAre"); and Adjusted Hotel EBITDA ("Adjusted Hotel EBITDA"). These non-GAAP financial measures should be considered along with, but not as alternatives to, net income (loss), cash flow from operations or any other operating GAAP measure. FFO, MFFO, EBITDA, EBITDAre, Adjusted EBITDAre and Adjusted Hotel EBITDA are not necessarily indicative of funds available to fund the Company's cash needs, including its ability to make cash distributions. Although FFO, MFFO, EBITDA, EBITDAre, Adjusted EBITDAre and Adjusted Hotel EBITDA, as calculated by the Company, may not be comparable to FFO, MFFO, EBITDA, EBITDAre, Adjusted EBITDAre and Adjusted Hotel EBITDA, as reported by other companies that do not define such terms exactly as the Company defines such terms, the Company believes these supplemental measures are useful to investors when comparing the Company's results between periods and with other REITs.

EBITDA, EBITDAre, Adjusted EBITDAre and Adjusted Hotel EBITDA

EBITDA is a commonly used measure of performance in many industries and is defined as net income (loss) excluding interest, income taxes, depreciation and amortization. The Company believes EBITDA is useful to investors because it helps the Company and its investors evaluate the ongoing operating performance of the Company by removing the impact of its capital structure (primarily interest expense) and its asset base (primarily depreciation and amortization). In addition, certain covenants included in the agreements governing the Company's indebtedness use EBITDA, as defined in the specific credit agreement, as a measure of financial compliance.

In addition to EBITDA, the Company also calculates and presents EBITDAre in accordance with standards established by the National Association of Real Estate Investment Trusts ("Nareit"), which defines EBITDAre as EBITDA, excluding gains and losses from the sale of certain real estate assets (including gains and losses from change in control), plus real estate related impairments, and adjustments to reflect the entity's share of EBITDAre of unconsolidated affiliates. The Company presents EBITDAre because it believes that it provides further useful information to investors in comparing its operating performance between periods and between REITs that report EBITDAre using the Nareit definition.

The Company also considers the exclusion of non-cash straight-line operating ground lease expense from EBITDAre useful, as this expense does not reflect the underlying performance of the related hotels (Adjusted EBITDAre).

The Company further excludes actual corporate-level general and administrative expense for the Company from Adjusted EBITDAre (Adjusted Hotel EBITDA) to isolate property-level operational performance over which the Company's hotel operators have direct control. The Company believes Adjusted Hotel EBITDA provides useful supplemental information to investors regarding operating performance and is used by management to measure the performance of the Company's hotels and effectiveness of the operators of the hotels.

DEFINITIONS (CONTINUED)

FFO and MFFO

The Company calculates and presents FFO in accordance with standards established by Nareit, which defines FFO as net income (loss) (computed in accordance with generally accepted accounting principles ("GAAP")), excluding gains and losses from the sale of certain real estate assets (including gains and losses from change in control), extraordinary items as defined by GAAP, and the cumulative effect of changes in accounting principles, plus real estate related depreciation, amortization and impairments, and adjustments for unconsolidated affiliates. 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 real estate industry investors consider FFO to be helpful in evaluating a real estate company's operations. The Company further believes that by excluding the effects of these items, FFO is useful to investors in comparing its operating performance between periods and between REITs that report FFO using the Nareit definition. FFO as presented by the Company is applicable only to its common shareholders, but does not represent an amount that accrues directly to common shareholders.

The Company calculates MFFO by further adjusting FFO for the exclusion of amortization of finance ground lease assets, amortization of favorable and unfavorable operating leases, net and non-cash straight-line operating ground lease expense, as these expenses do not reflect the underlying performance of the related hotels. The Company presents MFFO when evaluating its performance because it believes that it provides further useful supplemental information to investors regarding its ongoing operating performance.

COMPARABLE HOTELS

Comparable Hotels is defined as the 233 hotels owned and held for use by the Company as of September 30, 2019. For hotels acquired during the periods noted, the Company has included, as applicable, results of those hotels for periods prior to the Company's ownership, and for dispositions and assets held for sale, results have been excluded for the Company's period of ownership. Results for periods prior to the Company's ownership have not been included in the Company's actual Consolidated Financial Statements and are included only for comparison purposes. Results included for periods prior to the Company's ownership are based on information from the prior owner of each hotel and have not been audited or adjusted.

SAME STORE HOTELS

Same Store Hotels is defined as the 226 hotels owned and held for use by the Company as of January 1, 2018 and during the entirety of the periods being compared. This information has not been audited.

ADOPTION OF ACCOUNTING STANDARD UPDATE NO. 2016-02, *LEASES* (TOPIC 842)

On January 1, 2019, the Company adopted the Financial Accounting Standards Board's Accounting Standards Update No. 2016-02, *Leases* (Topic 842). Under the new lease accounting standard, the Company classified four ground leases as finance leases that were previously classified as operating leases in accordance with the previous accounting standard. During the three and nine months ended September 30, 2019, the Company recognized amortization expense of approximately $0.7 million and $2.9 million, respectively, and interest expense, net, of approximately $1.5 million and $5.4 million, respectively, in the Company's consolidated statement of operations related to these finance leases. Under the previous accounting standard, the Company would have recognized approximately $1.3 million and $4.6 million of cash operating ground lease expense and $0.6 million and $2.8 million of non-cash straight-line ground lease expense and amortization of intangible lease expense during the three and nine months ended September 30, 2019, respectively, for these four ground leases.

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