



Apple Hospitality REIT Reports Results of Operations for Third Quarter 2017

RICHMOND, Va. (November 6, 2017) – Apple Hospitality REIT, Inc. (NYSE: APLE) (the “Company” or “Apple Hospitality”) today announced results of operations for the third quarter of 2017.

Selected Statistical and Financial Data As of and For the Three and Nine Months Ended September 30 (Unaudited) (in thousands, except statistical and per share amounts)⁽¹⁾

| | Three Months Ended September 30, | | | Nine Months Ended September 30, | | |
|---|-------------------------------------|------------|----------|------------------------------------|------------|-----------|
| | 2017 | 2016 | % Change | 2017 | 2016 | % Change |
| Net income | \$ 62,824 | \$ 13,694 | 358.8% | \$ 184,795 | \$ 103,098 | 79.2% |
| Net income per share | \$ 0.28 | \$ 0.07 | 300.0% | \$ 0.83 | \$ 0.57 | 45.6% |
| Adjusted EBITDA | \$ 120,400 | \$ 104,084 | 15.7% | \$ 345,465 | \$ 283,208 | 22.0% |
| Comparable Hotels Adjusted Hotel EBITDA | \$ 125,094 | \$ 123,399 | 1.4% | \$ 360,078 | \$ 364,251 | (1.1%) |
| Comparable Hotels Adjusted Hotel EBITDA Margin | 38.9% | 38.9% | - | 38.5% | 39.5% | (100 bps) |
| Modified funds from operations (MFFO) | \$ 107,943 | \$ 93,706 | 15.2% | \$ 308,474 | \$ 253,384 | 21.7% |
| MFFO per share | \$ 0.48 | \$ 0.49 | (2.0%) | \$ 1.38 | \$ 1.41 | (2.1%) |
| ADR (Actual) | \$ 136.73 | \$ 136.04 | 0.5% | \$ 135.97 | \$ 135.88 | 0.1% |
| Occupancy (Actual) | 80.0% | 80.2% | (0.2%) | 78.7% | 78.9% | (0.3%) |
| RevPAR (Actual) | \$ 109.45 | \$ 109.07 | 0.3% | \$ 106.96 | \$ 107.18 | (0.2%) |
| Comparable Hotels ADR | \$ 136.83 | \$ 134.79 | 1.5% | \$ 135.84 | \$ 134.88 | 0.7% |
| Comparable Hotels Occupancy | 80.2% | 80.4% | (0.2%) | 78.8% | 78.7% | 0.1% |
| Comparable Hotels RevPAR | \$ 109.77 | \$ 108.32 | 1.3% | \$ 107.10 | \$ 106.20 | 0.8% |
| Distributions paid | \$ 66,905 | \$ 57,227 | 16.9% | \$ 200,716 | \$ 161,940 | 23.9% |
| Distributions paid per share | \$ 0.30 | \$ 0.30 | - | \$ 0.90 | \$ 0.90 | - |
| Total debt outstanding | \$ 1,306,836 | | | | | |
| Total debt to total capitalization ⁽²⁾ | 23.7% | | | | | |

(1) Explanations of and reconciliations to net income of Adjusted EBITDA, Comparable Hotels Adjusted Hotel EBITDA and MFFO are included below.

(2) Total debt outstanding divided by total debt outstanding plus equity market capitalization based on the Company’s closing share price of \$18.91 on September 30, 2017.

Comparable Hotels is defined as the 236 hotels owned and held for use by the Company as of September 30, 2017. 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.

Justin Knight, President and Chief Executive Officer of Apple Hospitality REIT, commented, “We are pleased to have produced solid Comparable Hotels RevPAR growth of 1.3 percent and a strong Comparable Hotels Adjusted Hotel EBITDA Margin of 38.9 percent during the third quarter of this year, despite modest growth in business travel. We continue to enhance our portfolio through strategic transactions that we believe will increase shareholder value over the long term and are pleased to have acquired five well-located, select-service hotels and sold three full-service assets in the last year. With locations in 88 markets and a focus on the upscale segment of the industry, we believe we are well positioned for any economic environment.”

Mr. Knight continued, “While the damage to our hotels from hurricanes Harvey and Irma was not material, the storms had a devastating impact on numerous communities. We are incredibly proud of the operating teams at our hotels in the paths of the storms. Our hotel associates, some with catastrophic damage to their own homes, worked tirelessly to ensure the safety and comfort of our guests and we commend them for their hard work and continued efforts to aid in the rebuilding of their communities.”

Hotel Portfolio Overview

Apple Hospitality owns a highly diversified hotel portfolio, which helps insulate the revenue stream of the Company from regional economic dislocations that may occur from time to time. As of October 31, 2017, Apple Hospitality owned 238 hotels with 30,187 rooms, comprised of 117 Marriott® branded hotels and 121 Hilton® branded hotels, with locations in 88 markets throughout 34 states.

Transactional Activity

Acquisitions

On September 12, 2017, Apple Hospitality acquired the newly-constructed, dual-branded Hilton Garden Inn® and Home2 Suites by Hilton® property in Birmingham, Alabama, with a combined total of 210 rooms, for a gross purchase price of approximately \$38 million.

On October 13, 2017, the Company acquired an existing 179-room Residence Inn by Marriott® in Portland, Maine, for a gross purchase price of approximately \$56 million.

On October 20, 2017, the Company acquired an existing 136-room Residence Inn by Marriott® in the Murray suburb of Salt Lake City, Utah, for a gross purchase price of approximately \$26 million.

Effective September 1, 2016, Apple Hospitality completed its merger with Apple REIT Ten, Inc. (“Apple Ten”). The merger added 56 Marriott® and Hilton® branded primarily select-service and extended-stay hotels with 7,209 guestrooms 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 Ten shareholders, and assumed approximately \$257 million of debt.

Dispositions

On October 5, 2017, the Company completed the sale of the 316-room Marriott® in Fairfax, Virginia, for a gross sales price of approximately \$42 million. The sale resulted in an estimated gain of approximately \$0.3 million, which will be recognized in the fourth quarter of 2017.

Capital Improvements

Apple Hospitality consistently reinvests in its hotels to maintain and enhance each property’s relevance and competitive position within its respective market. During the nine months ended September 30, 2017, the Company invested approximately \$42 million in capital expenditures. The Company plans to continue to reinvest in its hotels and anticipates investing an additional \$25 million in capital improvements during the remainder of 2017, which includes various scheduled renovation projects for approximately 15 properties.

Balance Sheet

As of September 30, 2017, Apple Hospitality had approximately \$1.3 billion of total outstanding indebtedness with a current combined weighted average interest rate of approximately 3.5 percent for the remainder of 2017. Excluding unamortized debt issuance costs and fair value adjustments, the Company's total outstanding indebtedness is comprised of approximately \$430 million in property-level debt secured by 28 hotels and \$877 million outstanding on its unsecured credit facilities. In July 2017, the Company entered into an unsecured \$85 million seven-year term loan. The net proceeds from the term loan were used to pay down borrowings on the Company's revolving credit facility. The term loan is subject to requirements and covenants similar to the Company's unsecured \$965 million credit facility. The interest rate for the term loan is equal to an annual rate of the one month LIBOR plus a margin ranging from 1.80 percent to 2.60 percent, depending upon the Company's leverage ratio. In conjunction with the term loan, the Company entered into interest rate swap agreements to effectively fix the interest rate on the \$85 million term loan at 3.76 percent. Apple Hospitality's undrawn capacity on its unsecured credit facilities at September 30, 2017, was approximately \$323 million. The Company's total debt to total capitalization at September 30, 2017, was approximately 24 percent, which provides Apple Hospitality with financial flexibility to fund capital requirements and pursue opportunities in the marketplace.

Shareholder Distributions

Apple Hospitality paid distributions of \$0.30 per common share during the three-month period ended September 30, 2017. Based on the Company's common share closing price of \$18.92 on November 2, 2017, the annualized distribution of \$1.20 per common share represents an annual yield of approximately 6.3 percent. The Company's Board of Directors, in consultation with management, will continue to regularly monitor the Company's distribution rate relative to the performance of its hotels, capital improvement needs, varying economic cycles, acquisitions, and dispositions. At its discretion, the Company's Board of Directors may make adjustments as determined to be prudent in relation to other cash requirements of the Company.

2017 Outlook

Apple Hospitality is providing its operational and financial outlook for 2017. This outlook, which is based on management's current view of both operating and economic fundamentals of the Company's existing portfolio of hotels, does not take into account any unanticipated developments in its business or changes in its operating environment, nor does it take into account any unannounced hotel acquisitions or dispositions. Comparable Hotels RevPAR Growth and Comparable Hotels Adjusted Hotel EBITDA Margin % guidance include properties acquired, including those acquired through the Apple Ten merger, as if the hotels were owned as of January 1, 2016, and exclude completed dispositions since January 1, 2016. For the full year 2017, the Company anticipates:

| | 2017 Guidance⁽¹⁾ | |
|--|------------------------------------|-----------------|
| | Low-End | High-End |
| Net income | \$206 Million | \$223 Million |
| Comparable Hotels RevPAR Growth | 0.0% | 1.5% |
| Comparable Hotels Adjusted Hotel EBITDA Margin % | 36.8% | 37.5% |
| Adjusted EBITDA | \$425 Million | \$440 Million |

(1) Explanations of and reconciliations to net income guidance of Adjusted EBITDA guidance are included below.

Earnings Call

The Company will host a quarterly conference call for investors and interested parties on Tuesday, November 7, 2017, at 10:00 a.m. Eastern Time. The conference call will be accessible by telephone and the Internet. To access the call, participants from within the U.S. should dial (877) 407-9039, and participants from outside the U.S. should dial (201) 689-8470. Participants may also access the call via live webcast by visiting the Investor Information section of the Company's website at ir.applehospitalityreit.com. A replay of the call will be available from approximately 1:00 p.m. Eastern Time on November 7, 2017, through 11:59 p.m. Eastern Time on November 21, 2017. To access the replay, the domestic dial-in number is (844) 512-2921, the international dial-in number is (412) 317-6671, and the passcode is 13671610. The archive of the webcast will be available on the Company's website for a limited time.

About Apple Hospitality REIT, Inc.

Apple Hospitality REIT, Inc. (NYSE: APLE) is a publicly traded real estate investment trust (REIT) that owns one of the largest portfolios of upscale, select-service hotels in the United States. The Company's portfolio consists of 238 hotels, with more than 30,000 guestrooms, diversified across the Hilton® and Marriott® families of brands with locations in urban, high-end suburban and developing markets throughout 34 states. For more information, please visit www.applehospitalityreit.com.

Apple Hospitality REIT 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"); Adjusted EBITDA ("Adjusted EBITDA"); 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, Adjusted EBITDA, 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, Adjusted EBITDA, and Adjusted Hotel EBITDA, as calculated by the Company, may not be comparable to FFO, MFFO, EBITDA, Adjusted EBITDA, 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. Reconciliations of these non-GAAP financial measures to net income (loss) are provided in the following pages.

Forward-Looking Statements Disclaimer

Certain statements contained in this press release other than historical facts may be considered forward-looking statements. These forward-looking statements are predictions and generally can be identified by use of statements that include phrases such as "may," "believe," "expect," "anticipate," "intend," "estimate," "project," "target," "goal," "plan," "should," "will," "predict," "potential," "outlook," "strategy," and similar expressions that convey the uncertainty of future events or outcomes. Such statements involve known and unknown risks, uncertainties, and other factors which may cause the actual results, performance, or achievements of Apple Hospitality to be materially different from future results, performance or achievements expressed or implied by such forward-looking statements. Such factors include, but are not limited to, the ability of Apple Hospitality to effectively acquire and dispose of properties; the ability of Apple Hospitality to successfully integrate 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; the outcome of current and future litigation, including any legal proceedings that have been or may be instituted against Apple Hospitality or others; regulatory proceedings or inquiries; and 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. 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 press release 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. In addition, Apple Hospitality's qualification as a real estate investment trust involves the application of highly technical and complex provisions of the Internal Revenue Code. Readers should carefully review Apple Hospitality's financial statements and the notes thereto, as well as the risk factors described in Apple Hospitality's filings with the Securities and Exchange Commission, including, but not limited to, in the section entitled "Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2016. Any forward-looking statement that Apple Hospitality makes speaks only as of the date of such statement. Apple Hospitality undertakes no obligation to publicly update or revise any forward-looking statements or cautionary factors, as a result of new information, future events, or otherwise, except as required by law.

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For additional information or to receive press releases by email, visit www.applehospitalityreit.com.

Apple Hospitality REIT, Inc.
Consolidated Balance Sheets
(in thousands, except share data)

| | September 30, 2017 | December 31, 2016 |
|--|-------------------------------|------------------------------|
| | (unaudited) | |
| Assets | | |
| Investment in real estate, net of accumulated depreciation of \$686,787 and \$557,597, respectively | \$ 4,742,590 | \$ 4,823,489 |
| Assets held for sale | 40,626 | 39,000 |
| Restricted cash-furniture, fixtures and other escrows | 30,299 | 29,425 |
| Due from third party managers, net | 52,354 | 31,460 |
| Other assets, net | 48,018 | 56,509 |
| Total Assets | \$ 4,913,887 | \$ 4,979,883 |
| Liabilities | | |
| Revolving credit facility | \$ 216,700 | \$ 270,000 |
| Term loans | 655,988 | 570,934 |
| Mortgage debt | 432,783 | 497,029 |
| Accounts payable and other liabilities | 104,467 | 124,856 |
| Total Liabilities | 1,409,938 | 1,462,819 |
| 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 223,060,840 and 222,938,648 shares, respectively | 4,455,390 | 4,453,205 |
| Accumulated other comprehensive income | 5,218 | 4,589 |
| Distributions greater than net income | (956,659) | (940,730) |
| Total Shareholders' Equity | 3,503,949 | 3,517,064 |
| Total Liabilities and Shareholders' Equity | \$ 4,913,887 | \$ 4,979,883 |

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, 2017.

Apple Hospitality REIT, Inc.
Consolidated Statements of Operations and Comprehensive Income
(Unaudited) (in thousands, except per share data)

| | Three Months Ended | | Nine Months Ended | |
|--|--------------------|------------------|-------------------|-------------------|
| | September 30, | | September 30, | |
| | 2017 | 2016 | 2017 | 2016 |
| Revenues: | | | | |
| Room | \$ 302,298 | \$ 255,269 | \$ 877,974 | \$ 698,759 |
| Other | 22,628 | 21,202 | 71,581 | 59,835 |
| Total revenue | <u>324,926</u> | <u>276,471</u> | <u>949,555</u> | <u>758,594</u> |
| Expenses: | | | | |
| Operating | 79,975 | 69,082 | 235,474 | 187,370 |
| Hotel administrative | 24,842 | 20,866 | 74,895 | 57,921 |
| Sales and marketing | 25,488 | 21,329 | 75,867 | 59,244 |
| Utilities | 12,036 | 10,543 | 31,982 | 25,862 |
| Repair and maintenance | 12,199 | 10,478 | 36,394 | 29,167 |
| Franchise fees | 13,974 | 11,834 | 40,611 | 32,212 |
| Management fees | 11,315 | 9,205 | 33,072 | 26,189 |
| Property taxes, insurance and other | 17,598 | 14,787 | 52,346 | 40,315 |
| Ground lease | 2,831 | 2,615 | 8,486 | 7,587 |
| General and administrative | 5,350 | 2,623 | 18,255 | 12,511 |
| Transaction and litigation costs (reimbursements) | - | 36,452 | (2,586) | 37,861 |
| Loss on impairment of depreciable real estate assets | - | 5,471 | 7,875 | 5,471 |
| Depreciation | 44,110 | 37,343 | 131,770 | 104,651 |
| Total expenses | <u>249,718</u> | <u>252,628</u> | <u>744,441</u> | <u>626,361</u> |
| Operating income | 75,208 | 23,843 | 205,114 | 132,233 |
| Interest and other expense, net | (12,024) | (10,156) | (35,590) | (28,519) |
| Gain (loss) on sale of real estate | (157) | - | 15,983 | - |
| Income before income taxes | 63,027 | 13,687 | 185,507 | 103,714 |
| Income tax benefit (expense) | (203) | 7 | (712) | (616) |
| Net income | <u>\$ 62,824</u> | <u>\$ 13,694</u> | <u>\$ 184,795</u> | <u>\$ 103,098</u> |
| Other comprehensive income (loss): | | | | |
| Interest rate derivatives | 259 | 4,261 | 629 | (7,934) |
| Comprehensive income | <u>\$ 63,083</u> | <u>\$ 17,955</u> | <u>\$ 185,424</u> | <u>\$ 95,164</u> |
| Basic and diluted net income per common share | <u>\$ 0.28</u> | <u>\$ 0.07</u> | <u>\$ 0.83</u> | <u>\$ 0.57</u> |
| Weighted average common shares outstanding - basic and diluted | 223,057 | 190,563 | 223,052 | 180,004 |

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, 2017.

Apple Hospitality REIT, Inc.
Comparable Hotels Operating Metrics and Statistical Data
(Unaudited) (in thousands except statistical data)

| | Three Months Ended | | | Nine Months Ended | | |
|---|--------------------|-------------------|----------|-------------------|-------------------|-----------|
| | September 30, | | | September 30, | | |
| | 2017 | 2016 | % Change | 2017 | 2016 | % Change |
| Room revenue | \$ 299,987 | \$ 294,296 | 1.9% | \$ 867,213 | \$ 855,115 | 1.4% |
| Other revenue | 21,871 | 22,651 | (3.4%) | 67,949 | 67,651 | 0.4% |
| Total revenue | 321,858 | 316,947 | 1.5% | 935,162 | 922,766 | 1.3% |
| Total operating expenses | 196,764 | 193,548 | 1.7% | 575,084 | 558,515 | 3.0% |
| Adjusted Hotel EBITDA | \$ 125,094 | \$ 123,399 | 1.4% | \$ 360,078 | \$ 364,251 | (1.1%) |
| Adjusted Hotel EBITDA Margin % | 38.9% | 38.9% | - | 38.5% | 39.5% | (100 bps) |
| ADR (Comparable Hotels) | \$ 136.83 | \$ 134.79 | 1.5% | \$ 135.84 | \$ 134.88 | 0.7% |
| Occupancy (Comparable Hotels) | 80.2% | 80.4% | (0.2%) | 78.8% | 78.7% | 0.1% |
| RevPAR (Comparable Hotels) | \$ 109.77 | \$ 108.32 | 1.3% | \$ 107.10 | \$ 106.20 | 0.8% |
| ADR (Actual) | \$ 136.73 | \$ 136.04 | 0.5% | \$ 135.97 | \$ 135.88 | 0.1% |
| Occupancy (Actual) | 80.0% | 80.2% | (0.2%) | 78.7% | 78.9% | (0.3%) |
| RevPAR (Actual) | \$ 109.45 | \$ 109.07 | 0.3% | \$ 106.96 | \$ 107.18 | (0.2%) |
| <u>Reconciliation to Actual Results</u> | | | | | | |
| Total Revenue (Actual) | \$ 324,926 | \$ 276,471 | | \$ 949,555 | \$ 758,594 | |
| Revenue from acquisitions prior to ownership | - | 49,452 | | - | 191,165 | |
| Revenue from dispositions/assets held for sale | (3,017) | (8,929) | | (14,248) | (26,996) | |
| Lease revenue intangible amortization | (51) | (47) | | (145) | 3 | |
| Comparable Hotels Total Revenue | <u>\$ 321,858</u> | <u>\$ 316,947</u> | | <u>\$ 935,162</u> | <u>\$ 922,766</u> | |
| Adjusted Hotel EBITDA (AHEBITDA) (Actual) | \$ 125,750 | \$ 106,707 | | \$ 363,720 | \$ 295,719 | |
| AHEBITDA from acquisitions prior to ownership | - | 18,985 | | - | 75,552 | |
| AHEBITDA from dispositions/assets held for sale | (656) | (2,293) | | (3,642) | (7,020) | |
| Comparable Hotels AHEBITDA | <u>\$ 125,094</u> | <u>\$ 123,399</u> | | <u>\$ 360,078</u> | <u>\$ 364,251</u> | |

Note:
Comparable Hotels is defined as the 236 hotels owned and held for use by the Company as of September 30, 2017. 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 is included in the following pages.

Apple Hospitality REIT, Inc.
Comparable Hotels Quarterly Operating Metrics and Statistical Data
(Unaudited) (in thousands except statistical data)

| | Three Months Ended | | | | | | | |
|---|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | 12/31/2015 | 3/31/2016 | 6/30/2016 | 9/30/2016 | 12/31/2016 | 3/31/2017 | 6/30/2017 | 9/30/2017 |
| Room revenue | \$ 244,192 | \$ 260,563 | \$ 300,256 | \$ 294,296 | \$ 251,554 | \$ 264,521 | \$ 302,705 | \$ 299,987 |
| Other revenue | 22,583 | 21,431 | 23,569 | 22,651 | 22,588 | 21,670 | 24,408 | 21,871 |
| Total revenue | <u>266,775</u> | <u>281,994</u> | <u>323,825</u> | <u>316,947</u> | <u>274,142</u> | <u>286,191</u> | <u>327,113</u> | <u>321,858</u> |
| Total operating expenses | <u>171,683</u> | <u>175,794</u> | <u>189,173</u> | <u>193,548</u> | <u>177,017</u> | <u>182,066</u> | <u>196,254</u> | <u>196,764</u> |
| Adjusted Hotel EBITDA | <u>\$ 95,092</u> | <u>\$ 106,200</u> | <u>\$ 134,652</u> | <u>\$ 123,399</u> | <u>\$ 97,125</u> | <u>\$ 104,125</u> | <u>\$ 130,859</u> | <u>\$ 125,094</u> |
| Adjusted Hotel EBITDA Margin % | 35.6% | 37.7% | 41.6% | 38.9% | 35.4% | 36.4% | 40.0% | 38.9% |
| ADR (Comparable Hotels) | \$ 126.57 | \$ 132.62 | \$ 136.99 | \$ 134.79 | \$ 127.68 | \$ 133.00 | \$ 137.41 | \$ 136.83 |
| Occupancy (Comparable Hotels) | 71.8% | 73.8% | 82.0% | 80.4% | 72.5% | 74.6% | 81.6% | 80.2% |
| RevPAR (Comparable Hotels) | \$ 90.85 | \$ 97.89 | \$ 112.34 | \$ 108.32 | \$ 92.58 | \$ 99.25 | \$ 112.15 | \$ 109.77 |
| ADR (Actual) | \$ 127.04 | \$ 133.16 | \$ 138.16 | \$ 136.04 | \$ 127.81 | \$ 133.39 | \$ 137.56 | \$ 136.73 |
| Occupancy (Actual) | 71.9% | 74.1% | 82.2% | 80.2% | 72.4% | 74.4% | 81.5% | 80.0% |
| RevPAR (Actual) | \$ 91.36 | \$ 98.66 | \$ 113.59 | \$ 109.07 | \$ 92.52 | \$ 99.27 | \$ 112.10 | \$ 109.45 |
| <u>Reconciliation to Actual Results</u> | | | | | | | | |
| Total Revenue (Actual) | \$ 213,033 | \$ 224,487 | \$ 257,636 | \$ 276,471 | \$ 282,431 | \$ 292,925 | \$ 331,704 | \$ 324,926 |
| Revenue from acquisitions prior to ownership | 62,799 | 65,479 | 76,234 | 49,452 | - | - | - | - |
| Revenue from dispositions/assets held for sale | (9,024) | (8,069) | (9,998) | (8,929) | (8,242) | (6,687) | (4,544) | (3,017) |
| Lease revenue intangible amortization | (33) | 97 | (47) | (47) | (47) | (47) | (47) | (51) |
| Comparable Hotels Total Revenue | <u>\$ 266,775</u> | <u>\$ 281,994</u> | <u>\$ 323,825</u> | <u>\$ 316,947</u> | <u>\$ 274,142</u> | <u>\$ 286,191</u> | <u>\$ 327,113</u> | <u>\$ 321,858</u> |
| Adjusted Hotel EBITDA (AHEBITDA) (Actual) | \$ 74,790 | \$ 83,438 | \$ 105,574 | \$ 106,707 | \$ 99,291 | \$ 105,832 | \$ 132,138 | \$ 125,750 |
| AHEBITDA from acquisitions prior to ownership | 22,825 | 24,494 | 32,073 | 18,985 | - | - | - | - |
| AHEBITDA from dispositions/assets held for sale | (2,523) | (1,732) | (2,995) | (2,293) | (2,166) | (1,707) | (1,279) | (656) |
| Comparable Hotels AHEBITDA | <u>\$ 95,092</u> | <u>\$ 106,200</u> | <u>\$ 134,652</u> | <u>\$ 123,399</u> | <u>\$ 97,125</u> | <u>\$ 104,125</u> | <u>\$ 130,859</u> | <u>\$ 125,094</u> |

Note:
Comparable Hotels is defined as the 236 hotels owned and held for use by the Company as of September 30, 2017. 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 is included in the following pages.

Apple Hospitality REIT, Inc.
Same Store Hotels Operating Metrics and Statistical Data
(Unaudited) (in thousands except statistical data)

| | Three Months Ended | | | Nine Months Ended | | |
|--------------------------------|--------------------|------------------|----------|-------------------|-------------------|-----------|
| | September 30, | | | September 30, | | |
| | 2017 | 2016 | % Change | 2017 | 2016 | % Change |
| Room revenue | \$ 230,819 | \$ 227,863 | 1.3% | \$ 665,311 | \$ 662,984 | 0.4% |
| Other revenue | 17,069 | 17,896 | (4.6%) | 53,692 | 53,789 | (0.2%) |
| Total revenue | <u>247,888</u> | <u>245,759</u> | 0.9% | <u>719,003</u> | <u>716,773</u> | 0.3% |
| Total operating expenses | <u>152,069</u> | <u>150,336</u> | 1.2% | <u>444,179</u> | <u>435,212</u> | 2.1% |
| Adjusted Hotel EBITDA | <u>\$ 95,819</u> | <u>\$ 95,423</u> | 0.4% | <u>\$ 274,824</u> | <u>\$ 281,561</u> | (2.4%) |
| Adjusted Hotel EBITDA Margin % | 38.7% | 38.8% | (10 bps) | 38.2% | 39.3% | (110 bps) |
| ADR (Same Store Hotels) | \$ 138.86 | \$ 136.60 | 1.7% | \$ 137.09 | \$ 136.09 | 0.7% |
| Occupancy (Same Store Hotels) | 80.2% | 80.5% | (0.4%) | 79.0% | 79.0% | - |
| RevPAR (Same Store Hotels) | \$ 111.42 | \$ 110.02 | 1.3% | \$ 108.23 | \$ 107.49 | 0.7% |
| ADR (Actual) | \$ 136.73 | \$ 136.04 | 0.5% | \$ 135.97 | \$ 135.88 | 0.1% |
| Occupancy (Actual) | 80.0% | 80.2% | (0.2%) | 78.7% | 78.9% | (0.3%) |
| RevPAR (Actual) | \$ 109.45 | \$ 109.07 | 0.3% | \$ 106.96 | \$ 107.18 | (0.2%) |

Reconciliation to Actual Results

| | | | | |
|---|-------------------|-------------------|-------------------|-------------------|
| Total Revenue (Actual) | \$ 324,926 | \$ 276,471 | \$ 949,555 | \$ 758,594 |
| Revenue from acquisitions | (73,970) | (23,880) | (216,159) | (23,880) |
| Revenue from dispositions/assets held for sale | (3,017) | (6,785) | (14,248) | (17,944) |
| Lease revenue intangible amortization | (51) | (47) | (145) | 3 |
| Same Store Hotels Total Revenue | <u>\$ 247,888</u> | <u>\$ 245,759</u> | <u>\$ 719,003</u> | <u>\$ 716,773</u> |
| Adjusted Hotel EBITDA (AHEBITDA) (Actual) | \$ 125,750 | \$ 106,707 | \$ 363,720 | \$ 295,719 |
| AHEBITDA from acquisitions | (29,275) | (9,490) | (85,254) | (9,490) |
| AHEBITDA from dispositions/assets held for sale | (656) | (1,794) | (3,642) | (4,668) |
| Same Store Hotels AHEBITDA | <u>\$ 95,819</u> | <u>\$ 95,423</u> | <u>\$ 274,824</u> | <u>\$ 281,561</u> |

Note:
Same Store Hotels is defined as the 177 hotels owned and held for use by the Company as of January 1, 2016 and during the entirety of the periods being compared. This information has not been audited.

Reconciliation of net income to non-GAAP financial measures is included in the following pages.

Apple Hospitality REIT, Inc.
Same Store Hotels Quarterly Operating Metrics and Statistical Data
(Unaudited) (in thousands except statistical data)

| | Three Months Ended | | | | | | |
|---|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | 3/31/2016 | 6/30/2016 | 9/30/2016 | 12/31/2016 | 3/31/2017 | 6/30/2017 | 9/30/2017 |
| Room revenue | \$ 202,285 | \$ 232,836 | \$ 227,863 | \$ 193,850 | \$ 202,007 | \$ 232,485 | \$ 230,819 |
| Other revenue | 17,156 | 18,737 | 17,896 | 18,361 | 17,243 | 19,380 | 17,069 |
| Total revenue | <u>219,441</u> | <u>251,573</u> | <u>245,759</u> | <u>212,211</u> | <u>219,250</u> | <u>251,865</u> | <u>247,888</u> |
| Total operating expenses | <u>137,197</u> | <u>147,679</u> | <u>150,336</u> | <u>137,389</u> | <u>140,244</u> | <u>151,866</u> | <u>152,069</u> |
| Adjusted Hotel EBITDA | <u>\$ 82,244</u> | <u>\$ 103,894</u> | <u>\$ 95,423</u> | <u>\$ 74,822</u> | <u>\$ 79,006</u> | <u>\$ 99,999</u> | <u>\$ 95,819</u> |
| Adjusted Hotel EBITDA Margin % | 37.5% | 41.3% | 38.8% | 35.3% | 36.0% | 39.7% | 38.7% |
| ADR (Same Store Hotels) | \$ 133.16 | \$ 138.23 | \$ 136.60 | \$ 128.69 | \$ 133.43 | \$ 138.65 | \$ 138.86 |
| Occupancy (Same Store Hotels) | 74.2% | 82.2% | 80.5% | 72.7% | 74.7% | 81.8% | 80.2% |
| RevPAR (Same Store Hotels) | \$ 98.75 | \$ 113.66 | \$ 110.02 | \$ 93.60 | \$ 99.70 | \$ 113.45 | \$ 111.42 |
| ADR (Actual) | \$ 133.16 | \$ 138.16 | \$ 136.04 | \$ 127.81 | \$ 133.39 | \$ 137.56 | \$ 136.73 |
| Occupancy (Actual) | 74.1% | 82.2% | 80.2% | 72.4% | 74.4% | 81.5% | 80.0% |
| RevPAR (Actual) | \$ 98.66 | \$ 113.59 | \$ 109.07 | \$ 92.52 | \$ 99.27 | \$ 112.10 | \$ 109.45 |
| <u>Reconciliation to Actual Results</u> | | | | | | | |
| Total Revenue (Actual) | \$ 224,487 | \$ 257,636 | \$ 276,471 | \$ 282,431 | \$ 292,925 | \$ 331,704 | \$ 324,926 |
| Revenue from acquisitions | - | - | (23,880) | (61,931) | (66,941) | (75,248) | (73,970) |
| Revenue from dispositions/assets held for sale | (5,143) | (6,016) | (6,785) | (8,242) | (6,687) | (4,544) | (3,017) |
| Lease revenue intangible amortization | 97 | (47) | (47) | (47) | (47) | (47) | (51) |
| Same Store Hotels Total Revenue | <u>\$ 219,441</u> | <u>\$ 251,573</u> | <u>\$ 245,759</u> | <u>\$ 212,211</u> | <u>\$ 219,250</u> | <u>\$ 251,865</u> | <u>\$ 247,888</u> |
| Adjusted Hotel EBITDA (AHEBITDA) (Actual) | \$ 83,438 | \$ 105,574 | \$ 106,707 | \$ 99,291 | \$ 105,832 | \$ 132,138 | \$ 125,750 |
| AHEBITDA from acquisitions | - | - | (9,490) | (22,303) | (25,119) | (30,860) | (29,275) |
| AHEBITDA from dispositions/assets held for sale | (1,194) | (1,680) | (1,794) | (2,166) | (1,707) | (1,279) | (656) |
| Same Store Hotels AHEBITDA | <u>\$ 82,244</u> | <u>\$ 103,894</u> | <u>\$ 95,423</u> | <u>\$ 74,822</u> | <u>\$ 79,006</u> | <u>\$ 99,999</u> | <u>\$ 95,819</u> |

Note:
Same Store Hotels is defined as the 177 hotels owned and held for use by the Company as of January 1, 2016 and during the entirety of the periods being compared. This information has not been audited.

Reconciliation of net income to non-GAAP financial measures is included in the following pages.

Apple Hospitality REIT, Inc.
Reconciliation of Net Income (Loss) to EBITDA, Adjusted EBITDA and Adjusted Hotel EBITDA
(Unaudited) (in thousands)

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.

The Company considers the exclusion or inclusion of certain additional items from EBITDA (Adjusted EBITDA) useful, including (i) the exclusion of transaction and litigation costs (reimbursements), gains or losses from sales of real estate, and the loss on impairment of depreciable real estate assets, as these items do not represent ongoing operations, and (ii) the exclusion of non-cash straight-line ground lease expense, as this expense does not reflect the underlying performance of the related hotels.

The Company further excludes actual corporate-level general and administrative expense for the Company from Adjusted EBITDA (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.

The following table reconciles the Company's GAAP net income (loss) to EBITDA, Adjusted EBITDA and Adjusted Hotel EBITDA on a quarterly basis from December 31, 2015 through September 30, 2017.

| | Three Months Ended | | | | | | | |
|---|--------------------|-----------|------------|------------|------------|------------|------------|------------|
| | 12/31/2015 | 3/31/2016 | 6/30/2016 | 9/30/2016 | 12/31/2016 | 3/31/2017 | 6/30/2017 | 9/30/2017 |
| Net income (loss) | \$ (17,792) | \$ 34,686 | \$ 54,718 | \$ 13,694 | \$ 41,554 | \$ 34,365 | \$ 87,606 | \$ 62,824 |
| Depreciation | 33,244 | 33,484 | 33,824 | 37,343 | 43,512 | 43,767 | 43,893 | 44,110 |
| Amortization of favorable and unfavorable leases, net | 133 | 262 | 119 | 132 | 161 | 165 | 168 | 165 |
| Interest and other expense, net | 8,867 | 8,803 | 9,560 | 10,156 | 11,507 | 11,717 | 11,849 | 12,024 |
| Income tax (benefit) expense | 26 | 263 | 360 | (7) | (185) | 250 | 259 | 203 |
| EBITDA | 24,478 | 77,498 | 98,581 | 61,318 | 96,549 | 90,264 | 143,775 | 119,326 |
| Transaction and litigation costs (reimbursements) | (710) | 293 | 1,116 | 36,452 | (2,872) | - | (2,586) | - |
| (Gain) Loss on sale of real estate | 72 | - | - | - | 153 | - | (16,140) | 157 |
| Loss on impairment of depreciable real estate assets | 45,000 | - | - | 5,471 | - | 7,875 | - | - |
| Non-cash straight-line ground lease expense | 819 | 819 | 817 | 843 | 940 | 939 | 938 | 917 |
| Adjusted EBITDA | \$ 69,659 | \$ 78,610 | \$ 100,514 | \$ 104,084 | \$ 94,770 | \$ 99,078 | \$ 125,987 | \$ 120,400 |
| General and administrative expense | 5,131 | 4,828 | 5,060 | 2,623 | 4,521 | 6,754 | 6,151 | 5,350 |
| Adjusted Hotel EBITDA | \$ 74,790 | \$ 83,438 | \$ 105,574 | \$ 106,707 | \$ 99,291 | \$ 105,832 | \$ 132,138 | \$ 125,750 |

Apple Hospitality REIT, Inc.
2017 Guidance Reconciliation of Net Income to EBITDA and Adjusted EBITDA
(Unaudited) (in thousands)

The guidance of net income, EBITDA and Adjusted EBITDA are forward-looking statements and are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors which may cause actual results and performance to differ materially from those expressed or implied by these forecasts. Although the Company believes the expectations reflected in the forecasts are based upon reasonable assumptions, there can be no assurance that the expectations will be achieved or that the results will not be materially different. Risks that may affect these assumptions and forecasts include, but are not limited to, the following: changes in political, economic, competitive and specific market conditions; the amount and timing of acquisitions and dispositions of hotel properties; the level of capital expenditures may change significantly, which will directly affect the level of depreciation expense, interest expense and net income; the amount and timing of debt repayments may change significantly based on market conditions, which will directly affect the level of interest expense and net income; the amount and timing of transactions involving the Company's common stock may change based on market conditions; and other risks and uncertainties associated with the Company's business described herein and in filings with the Securities and Exchange Commission, including the Company's Annual Report on Form 10-K for the year ended December 31, 2016.

The following table reconciles the Company's GAAP net income guidance to EBITDA and Adjusted EBITDA guidance for the year ended December 31, 2017.

| | Year Ended December 31, 2017 | |
|---|-------------------------------------|-------------------|
| | Low-End | High-End |
| Net income | \$ 206,200 | \$ 223,200 |
| Depreciation | 176,000 | 175,000 |
| Amortization of favorable and unfavorable leases, net | 675 | 675 |
| Interest and other expense, net | 48,500 | 47,000 |
| Income tax expense | 850 | 1,350 |
| EBITDA | <u>432,225</u> | <u>447,225</u> |
| Transaction and litigation reimbursements | (2,600) | (2,600) |
| Gain on sale of real estate | (16,200) | (16,200) |
| Loss on impairment of depreciable real estate assets | 7,875 | 7,875 |
| Non-cash straight-line ground lease expense | 3,700 | 3,700 |
| Adjusted EBITDA | <u>\$ 425,000</u> | <u>\$ 440,000</u> |

Apple Hospitality REIT, Inc.
Reconciliation of Net Income to FFO and MFFO
(Unaudited) (in thousands)

The Company calculates and presents FFO in accordance with standards established by the National Association of Real Estate Investment Trusts (“NAREIT”), which defines FFO as net income (computed in accordance with generally accepted accounting principles (“GAAP”)), excluding gains or losses from sales of real estate, extraordinary items as defined by GAAP, the cumulative effect of changes in accounting principles, plus real estate related depreciation, amortization and impairments, and adjustments for unconsolidated partnerships and joint ventures. 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 further adjusts FFO (MFFO) for certain additional items that are not in NAREIT’s definition of FFO, including: (i) the exclusion of transaction and litigation costs (reimbursements), as these costs do not represent ongoing operations, and (ii) the exclusion of non-cash straight-line ground lease expense, as this expense does 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.

The following table reconciles the Company’s GAAP net income to FFO and MFFO for the three and nine months ended September 30, 2017 and 2016.

| | Three Months Ended | | Nine Months Ended | |
|---|---------------------------|------------------|--------------------------|-------------------|
| | September 30, | | September 30, | |
| | 2017 | 2016 | 2017 | 2016 |
| Net income | \$ 62,824 | \$ 13,694 | \$ 184,795 | \$ 103,098 |
| Depreciation of real estate owned | 43,880 | 37,114 | 131,081 | 103,962 |
| (Gain) loss on sale of real estate | 157 | - | (15,983) | - |
| Loss on impairment of depreciable real estate assets | - | 5,471 | 7,875 | 5,471 |
| Amortization of favorable and unfavorable leases, net | 165 | 132 | 498 | 513 |
| Funds from operations | 107,026 | 56,411 | 308,266 | 213,044 |
| Transaction and litigation costs (reimbursements) | - | 36,452 | (2,586) | 37,861 |
| Non-cash straight-line ground lease expense | 917 | 843 | 2,794 | 2,479 |
| Modified funds from operations | <u>\$ 107,943</u> | <u>\$ 93,706</u> | <u>\$ 308,474</u> | <u>\$ 253,384</u> |

Apple Hospitality REIT, Inc.
Debt Summary
(Unaudited) (\$ in thousands)
September 30, 2017

| | October 1 - December 31, | | | | | | | | Fair Market |
|---------------------------------------|-------------------------------------|-------------|-------------|-------------|-------------|-------------------|--------------|----|--------------------|
| | 2017 | 2018 | 2019 | 2020 | 2021 | Thereafter | Total | | Value |
| Total debt: | | | | | | | | | |
| Maturities | \$ 2,701 | \$ 11,071 | \$ 248,408 | \$ 451,164 | \$ 95,311 | \$ 498,181 | \$ 1,306,836 | \$ | \$ 1,307,025 |
| Average interest rates | 3.5% | 3.5% | 3.5% | 3.8% | 4.0% | 4.0% | | | |
| Variable rate debt: | | | | | | | | | |
| Maturities | \$ - | \$ - | \$ 216,700 | \$ 425,000 | \$ 50,000 | \$ 185,000 | \$ 876,700 | \$ | \$ 877,783 |
| Average interest rates ⁽¹⁾ | 3.0% | 3.0% | 3.0% | 3.1% | 3.3% | 3.4% | | | |
| Fixed rate debt: | | | | | | | | | |
| Maturities | \$ 2,701 | \$ 11,071 | \$ 31,708 | \$ 26,164 | \$ 45,311 | \$ 313,181 | \$ 430,136 | \$ | \$ 429,242 |
| Average interest rates | 4.5% | 4.5% | 4.5% | 4.5% | 4.4% | 4.3% | | | |

(1) The average interest rate gives effect to interest rate swaps, as applicable.

Note:

See further information on the Company's indebtedness in the Company's Quarterly Report on Form 10-Q for the quarter ended September 30, 2017.

Apple Hospitality REIT, Inc.
Comparable Hotels Operating Metrics Top 20 Markets⁽¹⁾
Three Months ended September 30
(Unaudited)

| Top 20 Markets | # of Hotels | Occupancy | | | ADR | | | RevPAR | | | % of Adjusted Hotel EBITDA |
|----------------------------|-------------|--------------|--------------|---------------|-----------------|-----------------|-------------|-----------------|-----------------|-------------|----------------------------|
| | | Q3 2017 | Q3 2016 | % Change | Q3 2017 | Q3 2016 | % Change | Q3 2017 | Q3 2016 | % Change | Q3 2017 |
| Top 20 Markets | | | | | | | | | | | |
| Los Angeles/Long Beach, CA | 8 | 92.3% | 89.9% | 2.7% | \$178.54 | \$177.40 | 0.6% | \$164.71 | \$159.40 | 3.3% | 6.4% |
| San Diego, CA | 7 | 85.0% | 83.8% | 1.4% | \$167.32 | \$159.99 | 4.6% | \$142.29 | \$134.11 | 6.1% | 6.1% |
| Chicago, IL | 8 | 82.3% | 82.6% | (0.3)% | \$130.81 | \$132.40 | (1.2)% | \$107.71 | \$109.35 | (1.5)% | 4.5% |
| Seattle, WA | 3 | 92.7% | 91.8% | 1.0% | \$235.39 | \$235.24 | 0.1% | \$218.14 | \$215.89 | 1.0% | 4.4% |
| Anaheim/Santa Ana, CA | 6 | 87.9% | 87.9% | 0.1% | \$153.03 | \$152.97 | 0.0% | \$134.56 | \$134.38 | 0.1% | 3.9% |
| Nashville, TN | 5 | 87.4% | 87.6% | (0.3)% | \$171.96 | \$168.21 | 2.2% | \$150.30 | \$147.40 | 2.0% | 3.9% |
| Norfolk/Virginia Beach, VA | 4 | 88.1% | 89.5% | (1.6)% | \$193.86 | \$194.64 | (0.4)% | \$170.72 | \$174.11 | (1.9)% | 3.3% |
| Dallas, TX | 9 | 73.9% | 78.8% | (6.3)% | \$118.44 | \$118.21 | 0.2% | \$87.48 | \$93.20 | (6.1)% | 2.6% |
| Denver, CO | 3 | 88.8% | 90.4% | (1.8)% | \$162.14 | \$163.86 | (1.1)% | \$144.02 | \$148.20 | (2.8)% | 2.5% |
| North Carolina East | 5 | 85.6% | 82.4% | 3.9% | \$136.32 | \$130.87 | 4.2% | \$116.64 | \$107.81 | 8.2% | 2.4% |
| Richmond/Petersburg, VA | 4 | 75.5% | 72.8% | 3.7% | \$146.37 | \$143.74 | 1.8% | \$110.50 | \$104.63 | 5.6% | 2.3% |
| Austin, TX | 7 | 75.9% | 77.8% | (2.5)% | \$118.75 | \$119.09 | (0.3)% | \$90.11 | \$92.66 | (2.7)% | 2.1% |
| Houston, TX | 6 | 67.6% | 60.2% | 12.3% | \$124.77 | \$117.90 | 5.8% | \$84.36 | \$70.96 | 18.9% | 1.9% |
| Omaha, NE | 4 | 76.6% | 82.1% | (6.6)% | \$131.91 | \$132.01 | (0.1)% | \$101.08 | \$108.36 | (6.7)% | 1.8% |
| Oklahoma City, OK | 4 | 79.9% | 81.1% | (1.5)% | \$130.46 | \$136.95 | (4.7)% | \$104.20 | \$111.10 | (6.2)% | 1.8% |
| Idaho | 2 | 85.4% | 86.6% | (1.3)% | \$131.48 | \$125.42 | 4.8% | \$112.30 | \$108.57 | 3.4% | 1.7% |
| Boston, MA | 4 | 83.6% | 85.6% | (2.4)% | \$136.82 | \$133.04 | 2.8% | \$114.32 | \$113.94 | 0.3% | 1.7% |
| Indiana North | 3 | 81.2% | 82.8% | (2.0)% | \$152.68 | \$146.42 | 4.3% | \$123.98 | \$121.29 | 2.2% | 1.6% |
| Washington, DC-MD-VA | 4 | 84.6% | 83.3% | 1.5% | \$123.55 | \$124.18 | (0.5)% | \$104.52 | \$103.49 | 1.0% | 1.6% |
| Kansas City, MO-KS | 5 | 83.4% | 81.1% | 2.9% | \$122.75 | \$120.66 | 1.7% | \$102.42 | \$97.80 | 4.7% | 1.6% |
| Top 20 Markets | 101 | 82.5% | 82.4% | 0.1% | \$148.22 | \$146.48 | 1.2% | \$122.22 | \$120.69 | 1.3% | 58.1% |
| All Other Markets | 135 | 78.2% | 78.5% | (0.4)% | \$125.77 | \$123.37 | 1.9% | \$98.31 | \$96.80 | 1.6% | 41.9% |
| Total Portfolio | 236 | 80.2% | 80.4% | (0.2)% | \$136.83 | \$134.79 | 1.5% | \$109.77 | \$108.32 | 1.3% | 100.0% |

(1) Based on Comparable Hotels Adjusted Hotel EBITDA contribution.

Note: Market categorization is based on STR designation.

Apple Hospitality REIT, Inc.
Comparable Hotels Operating Metrics Top 20 Markets⁽¹⁾
Nine Months ended September 30
(Unaudited)

| Top 20 Markets | # of Hotels | Occupancy | | | ADR | | | RevPAR | | | % of Adjusted Hotel EBITDA |
|----------------------------|-------------|--------------|--------------|---------------|-----------------|-----------------|-------------|-----------------|-----------------|---------------|----------------------------|
| | | YTD 2017 | YTD 2016 | % Change | YTD 2017 | YTD 2016 | % Change | YTD 2017 | YTD 2016 | % Change | YTD 2017 |
| Top 20 Markets | | | | | | | | | | | |
| Los Angeles/Long Beach, CA | 8 | 90.8% | 91.9% | (1.2)% | \$170.40 | \$180.15 | (5.4)% | \$154.67 | \$165.53 | (6.6)% | 6.1% |
| San Diego, CA | 7 | 83.3% | 79.6% | 4.6% | \$157.38 | \$151.80 | 3.7% | \$131.03 | \$120.80 | 8.5% | 5.6% |
| Anaheim/Santa Ana, CA | 6 | 86.5% | 86.3% | 0.3% | \$149.01 | \$146.48 | 1.7% | \$128.92 | \$126.39 | 2.0% | 3.9% |
| Nashville, TN | 5 | 83.5% | 87.5% | (4.6)% | \$172.27 | \$169.79 | 1.5% | \$143.82 | \$148.64 | (3.2)% | 3.8% |
| Chicago, IL | 8 | 75.2% | 74.7% | 0.6% | \$127.33 | \$129.28 | (1.5)% | \$95.74 | \$96.59 | (0.9)% | 3.8% |
| Seattle, WA | 3 | 85.9% | 85.2% | 0.8% | \$207.94 | \$198.78 | 4.6% | \$178.63 | \$169.36 | 5.5% | 3.4% |
| Dallas, TX | 9 | 75.7% | 80.0% | (5.3)% | \$121.01 | \$120.80 | 0.2% | \$91.65 | \$96.63 | (5.2)% | 3.1% |
| Phoenix, AZ | 8 | 72.8% | 72.4% | 0.6% | \$124.13 | \$120.75 | 2.8% | \$90.36 | \$87.38 | 3.4% | 3.0% |
| Richmond/Petersburg, VA | 4 | 76.2% | 72.4% | 5.2% | \$149.10 | \$145.79 | 2.3% | \$113.64 | \$105.62 | 7.6% | 2.9% |
| Austin, TX | 7 | 76.5% | 80.1% | (4.6)% | \$126.93 | \$129.77 | (2.2)% | \$97.05 | \$103.98 | (6.7)% | 2.4% |
| Denver, CO | 3 | 82.3% | 80.4% | 2.3% | \$156.27 | \$155.65 | 0.4% | \$128.57 | \$125.20 | 2.7% | 2.2% |
| Omaha, NE | 4 | 75.5% | 77.9% | (3.1)% | \$139.49 | \$142.16 | (1.9)% | \$105.31 | \$110.72 | (4.9)% | 2.1% |
| North Carolina East | 5 | 81.6% | 80.9% | 0.8% | \$123.79 | \$119.73 | 3.4% | \$100.98 | \$96.88 | 4.2% | 2.0% |
| Norfolk/Virginia Beach, VA | 4 | 79.1% | 76.9% | 2.9% | \$153.05 | \$154.62 | (1.0)% | \$121.08 | \$118.83 | 1.9% | 2.0% |
| Oklahoma City, OK | 4 | 79.1% | 80.4% | (1.6)% | \$134.50 | \$138.18 | (2.7)% | \$106.36 | \$111.03 | (4.2)% | 1.9% |
| Washington, DC-MD-VA | 4 | 79.7% | 80.6% | (1.1)% | \$133.02 | \$132.12 | 0.7% | \$106.03 | \$106.50 | (0.4)% | 1.8% |
| Houston, TX | 6 | 66.1% | 62.7% | 5.4% | \$123.00 | \$126.58 | (2.8)% | \$81.33 | \$79.41 | 2.4% | 1.7% |
| Idaho | 2 | 83.1% | 82.3% | 0.9% | \$129.39 | \$125.49 | 3.1% | \$107.51 | \$103.33 | 4.0% | 1.7% |
| Fort Worth/Arlington, TX | 5 | 73.9% | 81.4% | (9.2)% | \$130.11 | \$123.57 | 5.3% | \$96.17 | \$100.58 | (4.4)% | 1.7% |
| Miami/Hialeah, FL | 3 | 88.1% | 89.8% | (2.0)% | \$146.53 | \$154.57 | (5.2)% | \$129.02 | \$138.86 | (7.1)% | 1.6% |
| Top 20 Markets | 105 | 79.3% | 79.7% | (0.4)% | \$143.28 | \$143.11 | 0.1% | \$113.64 | \$113.99 | (0.3)% | 56.7% |
| All Other Markets | 131 | 78.4% | 77.8% | 0.7% | \$128.27 | \$126.38 | 1.5% | \$100.52 | \$98.35 | 2.2% | 43.3% |
| Total Portfolio | 236 | 78.8% | 78.7% | 0.1% | \$135.84 | \$134.88 | 0.7% | \$107.10 | \$106.20 | 0.8% | 100.0% |

(1) Based on Comparable Hotels Adjusted Hotel EBITDA contribution.

Note: Market categorization is based on STR designation.

Apple Hospitality REIT, Inc.
Comparable Hotels Operating Metrics by Region
Three Months ended September 30
(Unaudited)

| Region | # of Hotels | Occupancy | | | ADR | | | RevPAR | | | % of Adjusted Hotel EBITDA |
|------------------------|-------------|--------------|--------------|---------------|-----------------|-----------------|-------------|-----------------|-----------------|-------------|----------------------------|
| | | Q3 2017 | Q3 2016 | % Change | Q3 2017 | Q3 2016 | % Change | Q3 2017 | Q3 2016 | % Change | Q3 2017 |
| STR Region | | | | | | | | | | | |
| East North Central | 15 | 81.8% | 82.1% | (0.3)% | \$134.04 | \$134.31 | (0.2)% | \$109.69 | \$110.26 | (0.5)% | 7.9% |
| East South Central | 29 | 78.9% | 79.5% | (0.7)% | \$129.36 | \$127.38 | 1.6% | \$102.12 | \$101.23 | 0.9% | 9.3% |
| Middle Atlantic | 12 | 82.4% | 83.5% | (1.3)% | \$161.66 | \$164.81 | (1.9)% | \$133.24 | \$137.61 | (3.2)% | 4.4% |
| Mountain | 19 | 75.0% | 76.6% | (2.0)% | \$120.50 | \$117.29 | 2.7% | \$90.36 | \$89.80 | 0.6% | 7.1% |
| New England | 4 | 83.6% | 85.6% | (2.4)% | \$136.82 | \$133.04 | 2.8% | \$114.32 | \$113.94 | 0.3% | 1.7% |
| Pacific | 32 | 89.3% | 88.1% | 1.4% | \$176.25 | \$172.89 | 1.9% | \$157.43 | \$152.33 | 3.3% | 25.9% |
| South Atlantic | 62 | 81.0% | 79.6% | 1.7% | \$127.82 | \$124.86 | 2.4% | \$103.49 | \$99.44 | 4.1% | 23.8% |
| West North Central | 17 | 80.9% | 81.0% | (0.0)% | \$128.82 | \$126.64 | 1.7% | \$104.27 | \$102.54 | 1.7% | 6.4% |
| West South Central | 46 | 73.0% | 74.8% | (2.4)% | \$119.68 | \$118.75 | 0.8% | \$87.40 | \$88.85 | (1.6)% | 13.5% |
| Total Portfolio | 236 | 80.2% | 80.4% | (0.2)% | \$136.83 | \$134.79 | 1.5% | \$109.77 | \$108.32 | 1.3% | 100.0% |

Note: Region categorization is based on STR designation.

Apple Hospitality REIT, Inc.
Comparable Hotels Operating Metrics by Region
Nine Months ended September 30
(Unaudited)

| Region | # of Hotels | Occupancy | | | ADR | | | RevPAR | | | % of Adjusted Hotel EBITDA |
|------------------------|-------------|--------------|--------------|-------------|-----------------|-----------------|-------------|-----------------|-----------------|-------------|----------------------------|
| | | YTD 2017 | YTD 2016 | % Change | YTD 2017 | YTD 2016 | % Change | YTD 2017 | YTD 2016 | % Change | YTD 2017 |
| STR Region | | | | | | | | | | | |
| East North Central | 15 | 75.5% | 75.2% | 0.4% | \$129.12 | \$129.82 | (0.5)% | \$97.52 | \$97.64 | (0.1)% | 6.7% |
| East South Central | 29 | 78.3% | 78.5% | (0.2)% | \$128.15 | \$127.46 | 0.5% | \$100.32 | \$100.02 | 0.3% | 9.1% |
| Middle Atlantic | 12 | 78.1% | 77.7% | 0.4% | \$156.27 | \$161.82 | (3.4)% | \$122.01 | \$125.79 | (3.0)% | 3.7% |
| Mountain | 19 | 77.9% | 77.8% | 0.2% | \$128.57 | \$123.84 | 3.8% | \$100.19 | \$96.31 | 4.0% | 8.9% |
| New England | 4 | 76.2% | 80.3% | (5.1)% | \$132.99 | \$130.72 | 1.7% | \$101.40 | \$105.03 | (3.5)% | 1.4% |
| Pacific | 32 | 86.7% | 85.3% | 1.7% | \$165.98 | \$164.60 | 0.8% | \$143.88 | \$140.33 | 2.5% | 23.6% |
| South Atlantic | 62 | 80.3% | 79.3% | 1.3% | \$130.27 | \$128.18 | 1.6% | \$104.61 | \$101.60 | 3.0% | 25.5% |
| West North Central | 17 | 77.3% | 75.9% | 1.8% | \$127.86 | \$128.02 | (0.1)% | \$98.84 | \$97.21 | 1.7% | 6.2% |
| West South Central | 46 | 73.5% | 75.9% | (3.2)% | \$122.79 | \$123.02 | (0.2)% | \$90.24 | \$93.36 | (3.3)% | 14.9% |
| Total Portfolio | 236 | 78.8% | 78.7% | 0.1% | \$135.84 | \$134.88 | 0.7% | \$107.10 | \$106.20 | 0.8% | 100.0% |

Note: Region categorization is based on STR designation.

Apple Hospitality REIT, Inc.
Comparable Hotels Operating Metrics by Chain Scale
Three Months ended September 30
(Unaudited)

| Chain Scale/Brand | # of Hotels | Occupancy | | | ADR | | | RevPAR | | | % of Adjusted Hotel EBITDA |
|--------------------------------------|-------------|--------------|--------------|---------------|-----------------|-----------------|---------------|-----------------|-----------------|-------------|----------------------------|
| | | Q3 2017 | Q3 2016 | % Change | Q3 2017 | Q3 2016 | % Change | Q3 2017 | Q3 2016 | % Change | Q3 2017 |
| Upscale | | | | | | | | | | | |
| Courtyard | 40 | 77.2% | 76.0% | 1.6% | \$146.56 | \$146.48 | 0.1% | \$113.09 | \$111.28 | 1.6% | 21.3% |
| Hilton Garden Inn | 42 | 78.2% | 80.9% | (3.3)% | \$133.70 | \$132.26 | 1.1% | \$104.60 | \$106.95 | (2.2)% | 18.2% |
| Homewood Suites | 34 | 84.5% | 83.3% | 1.5% | \$133.21 | \$130.80 | 1.8% | \$112.60 | \$108.94 | 3.4% | 12.6% |
| Residence Inn | 32 | 83.6% | 83.3% | 0.3% | \$153.74 | \$150.86 | 1.9% | \$128.50 | \$125.69 | 2.2% | 16.4% |
| SpringHill Suites | 17 | 80.9% | 82.5% | (1.9)% | \$120.99 | \$118.40 | 2.2% | \$97.83 | \$97.63 | 0.2% | 6.5% |
| Upscale Total | 165 | 80.3% | 80.7% | (0.4)% | \$139.13 | \$137.30 | 1.3% | \$111.76 | \$110.75 | 0.9% | 75.0% |
| Upper Midscale | | | | | | | | | | | |
| Fairfield Inn/Fairfield Inn & Suites | 11 | 79.2% | 80.1% | (1.0)% | \$118.79 | \$116.24 | 2.2% | \$94.13 | \$93.07 | 1.1% | 3.4% |
| Hampton Inn/Hampton Inn & Suites | 36 | 81.0% | 81.2% | (0.3)% | \$128.73 | \$126.43 | 1.8% | \$104.24 | \$102.64 | 1.6% | 13.6% |
| Home2 Suites | 7 | 83.4% | 82.6% | 0.9% | \$127.26 | \$123.65 | 2.9% | \$106.09 | \$102.14 | 3.9% | 2.5% |
| TownePlace Suites | 12 | 77.1% | 76.5% | 0.7% | \$105.02 | \$100.34 | 4.7% | \$80.93 | \$76.80 | 5.4% | 2.9% |
| Upper Midscale Total | 66 | 80.3% | 80.4% | (0.1)% | \$123.34 | \$120.52 | 2.3% | \$99.02 | \$96.88 | 2.2% | 22.4% |
| Upper Upscale | | | | | | | | | | | |
| Embassy Suites | 2 | 92.0% | 88.2% | 4.3% | \$193.11 | \$198.80 | (2.9)% | \$177.65 | \$175.36 | 1.3% | 1.7% |
| Marriott | 2 | 63.9% | 62.0% | 3.0% | \$147.58 | \$143.21 | 3.1% | \$94.34 | \$88.84 | 6.2% | 1.3% |
| Renaissance | 1 | 98.0% | 91.5% | 7.1% | \$251.78 | \$262.08 | (3.9)% | \$246.80 | \$239.93 | 2.9% | (0.4)% |
| Upper Upscale Total | 5 | 77.9% | 74.6% | 4.3% | \$186.18 | \$187.76 | (0.8)% | \$144.98 | \$140.13 | 3.5% | 2.6% |
| Total Portfolio | 236 | 80.2% | 80.4% | (0.2)% | \$136.83 | \$134.79 | 1.5% | \$109.77 | \$108.32 | 1.3% | 100.0% |

Note: Chain scale categorization is based on STR designation.

Apple Hospitality REIT, Inc.
Comparable Hotels Operating Metrics by Chain Scale
Nine Months ended September 30
(Unaudited)

| Chain Scale/Brand | # of Hotels | Occupancy | | | ADR | | | RevPAR | | | % of Adjusted Hotel EBITDA |
|--------------------------------------|-------------|--------------|--------------|---------------|-----------------|-----------------|---------------|-----------------|-----------------|-------------|----------------------------|
| | | YTD 2017 | YTD 2016 | % Change | YTD 2017 | YTD 2016 | % Change | YTD 2017 | YTD 2016 | % Change | YTD 2017 |
| Upscale | | | | | | | | | | | |
| Courtyard | 40 | 75.6% | 75.0% | 0.8% | \$142.01 | \$143.55 | (1.1)% | \$107.32 | \$107.61 | (0.3)% | 20.2% |
| Hilton Garden Inn | 42 | 77.0% | 78.4% | (1.8)% | \$134.79 | \$133.47 | 1.0% | \$103.75 | \$104.66 | (0.9)% | 18.8% |
| Homewood Suites | 34 | 83.1% | 82.7% | 0.5% | \$136.83 | \$135.79 | 0.8% | \$113.72 | \$112.25 | 1.3% | 13.2% |
| Residence Inn | 32 | 81.9% | 81.4% | 0.6% | \$148.24 | \$146.13 | 1.4% | \$121.39 | \$119.00 | 2.0% | 15.7% |
| SpringHill Suites | 17 | 79.1% | 78.8% | 0.3% | \$121.37 | \$119.71 | 1.4% | \$95.96 | \$94.36 | 1.7% | 6.7% |
| Upscale Total | 165 | 78.8% | 78.9% | (0.1)% | \$138.01 | \$137.22 | 0.6% | \$108.78 | \$108.24 | 0.5% | 74.6% |
| Upper Midscale | | | | | | | | | | | |
| Fairfield Inn/Fairfield Inn & Suites | 11 | 79.8% | 79.3% | 0.6% | \$119.72 | \$117.94 | 1.5% | \$95.53 | \$93.58 | 2.1% | 3.6% |
| Hampton Inn/Hampton Inn & Suites | 36 | 78.8% | 79.0% | (0.2)% | \$129.54 | \$128.65 | 0.7% | \$102.11 | \$101.58 | 0.5% | 13.6% |
| Home2 Suites | 7 | 83.5% | 84.6% | (1.2)% | \$126.36 | \$122.66 | 3.0% | \$105.55 | \$103.75 | 1.7% | 2.5% |
| TownePlace Suites | 12 | 77.1% | 77.1% | 0.1% | \$105.34 | \$101.02 | 4.3% | \$81.25 | \$77.86 | 4.4% | 3.1% |
| Upper Midscale Total | 66 | 79.1% | 79.2% | (0.0)% | \$123.83 | \$122.00 | 1.5% | \$98.00 | \$96.58 | 1.5% | 22.8% |
| Upper Upscale | | | | | | | | | | | |
| Embassy Suites | 2 | 88.2% | 83.5% | 5.7% | \$177.96 | \$180.14 | (1.2)% | \$156.98 | \$150.34 | 4.4% | 1.5% |
| Marriott | 2 | 66.4% | 63.9% | 3.9% | \$149.36 | \$148.56 | 0.5% | \$99.16 | \$94.97 | 4.4% | 1.8% |
| Renaissance | 1 | 92.8% | 86.2% | 7.6% | \$236.33 | \$253.64 | (6.8)% | \$219.23 | \$218.60 | 0.3% | (0.7)% |
| Upper Upscale Total | 5 | 77.2% | 73.4% | 5.2% | \$177.28 | \$180.80 | (1.9)% | \$136.88 | \$132.65 | 3.2% | 2.6% |
| Total Portfolio | 236 | 78.8% | 78.7% | 0.1% | \$135.84 | \$134.88 | 0.7% | \$107.10 | \$106.20 | 0.8% | 100.0% |

Note: Chain scale categorization is based on STR designation.

Apple Hospitality REIT, Inc.
Comparable Hotels Operating Metrics by Location
Three Months ended September 30
(Unaudited)

| Location | # of Hotels | Occupancy | | | ADR | | | RevPAR | | | % of Adjusted Hotel EBITDA |
|------------------------|-------------|--------------|--------------|---------------|-----------------|-----------------|-------------|-----------------|-----------------|-------------|----------------------------|
| | | Q3 2017 | Q3 2016 | % Change | Q3 2017 | Q3 2016 | % Change | Q3 2017 | Q3 2016 | % Change | Q3 2017 |
| STR Location | | | | | | | | | | | |
| Airport | 16 | 83.6% | 83.8% | (0.3)% | \$130.62 | \$125.92 | 3.7% | \$109.13 | \$105.50 | 3.4% | 6.3% |
| Interstate | 8 | 74.7% | 76.0% | (1.7)% | \$114.06 | \$117.26 | (2.7)% | \$85.17 | \$89.10 | (4.4)% | 2.5% |
| Resort | 9 | 82.5% | 82.4% | 0.2% | \$148.31 | \$145.62 | 1.8% | \$122.37 | \$119.95 | 2.0% | 5.5% |
| Small Metro/Town | 19 | 72.0% | 72.1% | (0.1)% | \$106.41 | \$105.27 | 1.1% | \$76.61 | \$75.85 | 1.0% | 4.1% |
| Suburban | 147 | 80.6% | 80.1% | 0.6% | \$133.82 | \$131.77 | 1.6% | \$107.79 | \$105.55 | 2.1% | 59.9% |
| Urban | 37 | 81.3% | 83.2% | (2.3)% | \$159.18 | \$156.82 | 1.5% | \$129.41 | \$130.44 | (0.8)% | 21.7% |
| Total Portfolio | 236 | 80.2% | 80.4% | (0.2)% | \$136.83 | \$134.79 | 1.5% | \$109.77 | \$108.32 | 1.3% | 100.0% |

Note: Location categorization is based on STR designation.

Apple Hospitality REIT, Inc.
Comparable Hotels Operating Metrics by Location
Nine Months ended September 30
(Unaudited)

| Location | # of Hotels | Occupancy | | | ADR | | | RevPAR | | | % of Adjusted Hotel EBITDA |
|------------------------|-------------|--------------|--------------|-------------|-----------------|-----------------|-------------|-----------------|-----------------|-------------|----------------------------|
| | | YTD 2017 | YTD 2016 | % Change | YTD 2017 | YTD 2016 | % Change | YTD 2017 | YTD 2016 | % Change | YTD 2017 |
| STR Location | | | | | | | | | | | |
| Airport | 16 | 83.1% | 83.6% | (0.6)% | \$133.08 | \$130.06 | 2.3% | \$110.61 | \$108.75 | 1.7% | 6.8% |
| Interstate | 8 | 73.1% | 73.7% | (0.8)% | \$112.46 | \$114.19 | (1.5)% | \$82.17 | \$84.14 | (2.3)% | 2.5% |
| Resort | 9 | 82.5% | 80.4% | 2.7% | \$145.51 | \$142.59 | 2.1% | \$120.10 | \$114.60 | 4.8% | 5.3% |
| Small Metro/Town | 19 | 73.5% | 73.6% | (0.3)% | \$113.32 | \$110.72 | 2.3% | \$83.24 | \$81.54 | 2.1% | 4.9% |
| Suburban | 147 | 78.7% | 78.3% | 0.5% | \$132.02 | \$131.87 | 0.1% | \$103.88 | \$103.28 | 0.6% | 58.6% |
| Urban | 37 | 79.9% | 80.7% | (1.0)% | \$157.80 | \$155.91 | 1.2% | \$126.02 | \$125.77 | 0.2% | 21.9% |
| Total Portfolio | 236 | 78.8% | 78.7% | 0.1% | \$135.84 | \$134.88 | 0.7% | \$107.10 | \$106.20 | 0.8% | 100.0% |

Note: Location categorization is based on STR designation.