

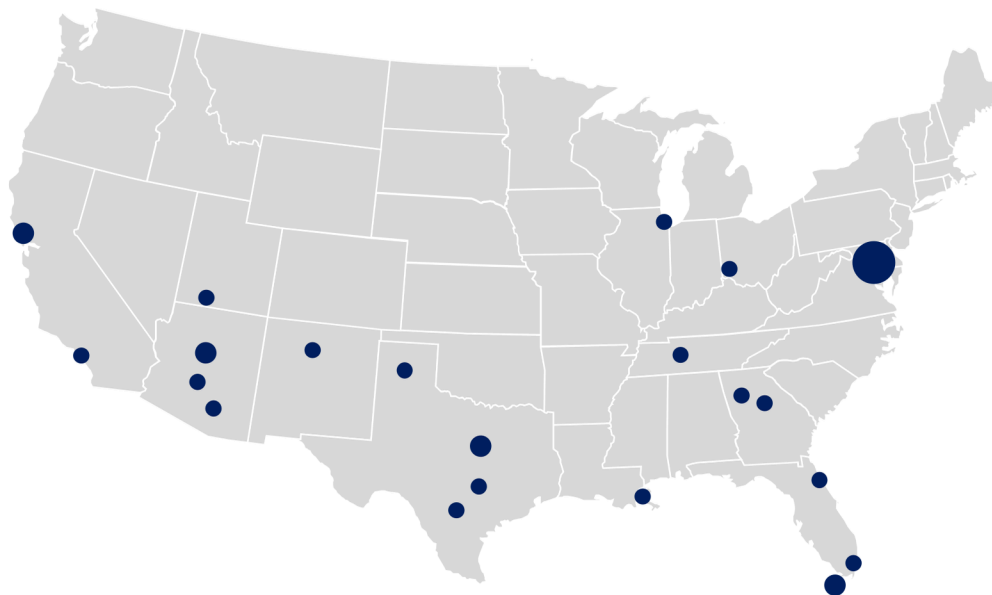


REMINGTON EXPERIENCE & TRACK RECORD

REMINGTON: THE LEADING BOUTIQUE, LIFESTYLE OPERATOR

Remington currently provides management and pre-opening support for 37 full-service, boutique, lifestyle assets, including 17 pure independents and 20 soft-branded hotels, across the U.S., Costa Rica, Puerto Rico, and Dominican Republic, with a proven track record of success in driving results upon takeover.

We achieve this success at transition by immediately right-sizing all operating expenses and only increasing those in lock-step with revenue generation. Our Commercial Strategy team works closely at the corporate, regional and property levels to aggressively implement near- and long-term sales strategies.



RELEVANT EXPERIENCE & TRACK RECORD

CURRENT ASSETS:

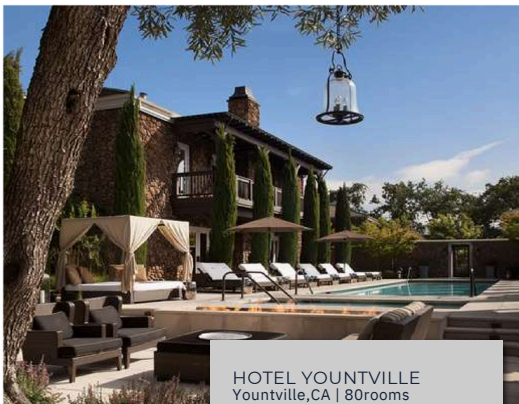
- Autograph Collection San Antonio (U/C)
- Autograph Collection Sarchi Costa Rica (U/C)
- Bardessono Resort & Spa
- Cameo Beverly Hills, LXR Hotel
- Curio Amarillo Downtown (U/C)
- Historic Inns of Annapolis
- Hotel Indigo Atlanta Midtown
- Hotel Indigo Baltimore Downtown
- Hotel Miramar
- Hotel Yountville
- Kimpton Napa Oxbow (U/C)
- La Concha Key West, Autograph Collection
- LaMare Hotel & Residences Miami Brickell (U/C)
- La Posada de Santa Fe, Tribute Portfolio
- Larimar City Resort –Dual Branded (U/C)
- Lakeway Resort & Spa
- Le Meridien Fort Worth
- Le Pavilion Hotel, Tribute Portfolio
- Margaritaville Ocean City (U/C)
- Murrieta Hot Springs Resort
- Norfolk Tribute Portfolio Hotel (U/C)
- Ocean Cove Resort, LXR (U/C)
- Palace Suites Punta Cana (U/C)
- Pier House Resort & Spa
- Salt Ranch Nashville (U/C)
- Seahorse Oceanfront Inn
- Sedona Hotel, Tapestry Collection (U/C)
- Senna House Scottsdale, Curio Collection
- Sky Rock Sedona, Tribute Portfolio
- The Ashton Hotel
- The Churchill
- The Melrose
- The Municipal, Tribute Portfolio (U/C)
- The Leo Kent, Tribute Portfolio
- The Len Resort, Autograph Collection Lake Oconee (U/C)
- The Silversmith
- Ventana Hotel, Tribute Portfolio (U/C)

NOTABLE INDEPENDENT, LIFESTYLE HOTELS & RESORTS

RELEVANT EXPERIENCE & TRACK RECORD



BARDESSONO RESORT
& SPA
Yountville,CA | 65rooms



HOTEL YOUNTVILLE
Yountville,CA | 80rooms



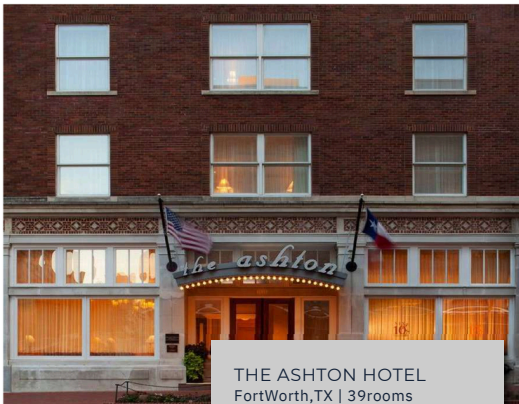
PIER HOUSE RESORT & SPA
KeyWest,FL | 142rooms



LAKEWAY RESORT & SPA
Austin,TX | 174rooms



MURRIETA HOT SPRINGS
RESORT
Murrieta,CA | 200rooms



THE ASHTON HOTEL
FortWorth,TX | 39rooms



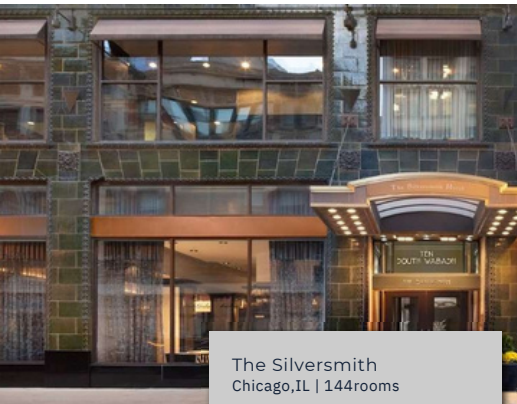
THE MELROSE
Washington,D.C. | 240 rooms



THE CHURCHILL
Washington,D.C. | 173 rooms

NOTABLE INDEPENDENT, LIFESTYLE HOTELS & RESORTS

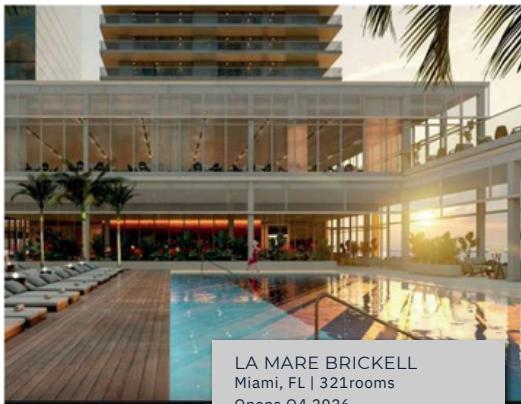
RELEVANT EXPERIENCE & TRACK RECORD



The Silversmith
Chicago, IL | 144rooms



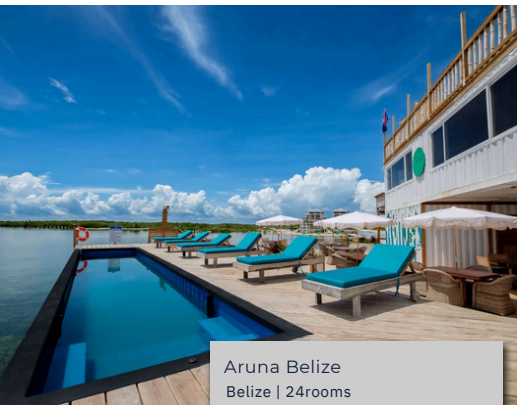
ONE OCEAN HOTEL & SPA
Atlantic Beach, FL | 193rooms
Sold July 2024



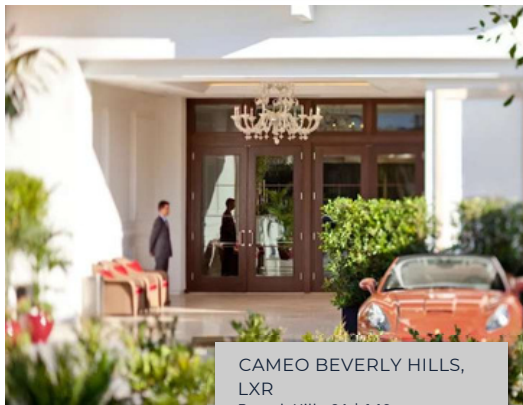
LA MARE BRICKELL
Miami, FL | 321rooms
Opens Q4 2026



LA CONCHA, AUTOGRAPH
COLLECTION
Key West, FL | 160rooms



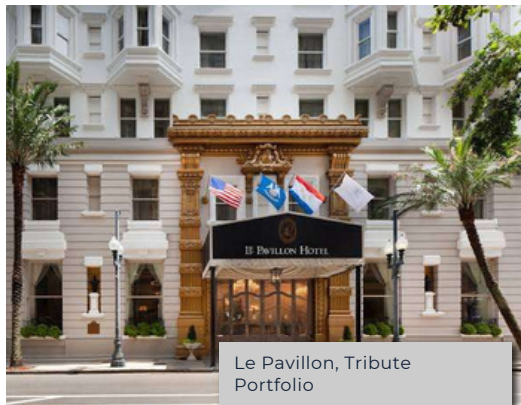
Aruna Belize
Belize | 24rooms



CAMEO BEVERLY HILLS,
LXR
Beverly Hills, CA | 143rooms



ONE GT GRAND CAYMAN
Cayman Islands | 112rooms
Opens Q4 2025



Le Pavillon, Tribute
Portfolio
New Orleans, LA | 226rooms

CASE STUDY – SENNA HOUSE, CURIO COLLECTION

Hotel Overview

- **Hotel Name:** Senna House, Curio Collection by Hilton
- **Location:** Scottsdale, Arizona
- **Opened:** 2021
- **Management Takeover:** 2023
- **Keys:** 169 rooms
- **Awards:** AAA Three Diamond, featured in Forbes



Hotel Performance

12%	19%	10%
Increase in Occupancy Index	Increase in RevPAR Index	Increase in Departmental Revenue
10%	14%	16%
Increase in Departmental Profit	Increase in GOP	Increase in NOI

*Results of 1st full year of Remington operations versus the prior year

Revenue & Profitability Strategy

- Upon assumption of management, revised business plan with revenue management and sales team to establish a rooms segmentation strategy that would support the highest RevPAR and most profitable operational model.
- Strategically signed high-rated contract business to reduce the number of room nights available, maximize transient sales, and more accurately forecast rooms expenses to drive profitability.
- Increased OTA room nights during low demand periods to drive occupancy and reduce reliance on discounted segments during high demand dates to capture stronger rates.

CASE STUDY – BARDESSONO HOTEL & SPA

Hotel Overview

- **Hotel Name:** Bardessono Hptell & Spa
- **Location:** Yountville, California - Napa Valley Area
- **Opened:** 2009
- **Management Takeover:** 2015
- **Keys:** 65 rooms
- **Awards:** Forbes Four Stars, AAA Four Diamond, and Two MICHELIN keys



Hotel Performance

64%	\$1,005	\$644
Average Occupancy	Average DAR	Average RevPAR
105%	\$212	16%
Average RevPAR Index	Average F&B Revenue POR	Average GOP Margin

*From the period 2019 thru 2024

Proven & Consistent Results

- With consistent alignment between Remington's commercial strategy team, above-property operations team, and a collaborative mindset with ownership, Remington consistently evolves pricing and marketing strategies based on consumer changes, seasonality, and sales trends.
- Committed to continuously reinvesting in the physical assets, the preventative maintenance program ensures that the property remains in top condition, preserving quality and driving guest satisfaction
- With a people-centric culture, Remington continues to invest in its associates and attract the best talent. Taking care of our team continues to maintain strong associate engagement and in turn, provide consistent, exemplary service to guests.

CASE STUDY – SKY ROCK SEDONA, TRIBUTE PORTFOLIO

Hotel Overview

- **Hotel Name:** Sky Rock Sedona, Tribute Portfolio by Marriott
- **Location:** Sedona, Arizona
- **Opened:** 1995, converted April 2024
- **Management Takeover:** 2022
- **Keys:** 109 rooms
- **Awards:** AAA Three Diamond



Hotel Performance

15%	20%	157%
Increase in RevPAR	Increase in RevPAR Index	Increase in F&B Revenue
24%	13%	44%
Increase in Departmental Profit	Increase in GOP	Increase in NOI

*For the 12-month period pre-repositioning to the 12-month period following repositioning

Strategic & Collaborative Positioning

- Overhauled and re-concepted Food & Beverage offerings and on-property activations to enhance guest experience, increase guest spend and their overall time on-property.
- Through alignment and collaboration with ownership and Remington's operations team, Remington devised a strategic business plan crafted to capture transient demand and optimize rate strategy with a newly-crafted and concerted sales effort.
- Executed a comprehensive expense audit to identify cost-savings opportunities and areas of investment that would produce superior profit margins.

CASE STUDY – LE MERIDIEN FORT WORTH

Hotel Overview

- **Hotel Name:** Le Meridien Fort Worth
- **Location:** Fort Worth, Texas
- **Opened:** 2024
- **Assumed Management:** 2024
- **Keys:** 188 rooms
- **Awards:** Designated “Historic Hotel of America” in 2024, top ranked Le Meridien in brand intent to recommend-July 2025



Hotel Performance

+8pts	+\$40	+\$32
Occupancy	ADR	RevPAR
+22pts	+\$760k	+5%
RevPAR Index	Total Revenue	Food & Beverage Revenue

*Results of first 4 months of operations after the property launched in September 2024 against budget

Pre-Development Strategy & Implementation

- In collaboration with the developer and Remington's Food & Beverage team, conceptualized a tailored ground floor and a one-of-a-kind rooftop dining experience to drive F&B revenues and bolster non-guest foot traffic.
- Leveraged market experience and foresight to mitigate convention demand loss due to convention center construction and capture group business while progressing a coordinated sales effort for business transient demand.
- Advised on operational floor planning for improved efficiency and a local flair design style to cement the property as the premier transient and group hotel in downtown Fort Worth for years to come.

CASE STUDY – LA POSADA DE SANTA FE, TRIBUTE

Hotel Overview

- **Hotel Name:** La Posada de Santa Fe, Tribute Portfolio by Marriott
- **Location:** Santa Fe, New Mexico
- **Opened:** 1940
- **Management Takeover:** 2018
- **Keys:** 157 rooms
- **Awards:** AAA Three Diamond



Hotel Performance

13%
Increase in Revenue

9%
Increase in RevPAR
Index

61%
Increase in GOP Flow
Thru

*Results after 6 months of Remington assumed management

Revenue & Profitability Strategy

- Transitioned management from third-party operator and completed a comprehensive audit of brand systems and OTA & discount channels to identify areas for improvement in rooms segmentation
- Developed a refreshed rate strategy and sales approach to eliminate unnecessary OTA promotions and re-vamp group pricing to drive group business.
- Implemented variable discounting by day-of-week and seasonality to improve rate strategy and increased lead time on advanced purchase rate from 3 to 14 days.



Projects Under Development

VENTANA KANAB, TRIBUTE PORTFOLIO

Hotel Overview

- **Hotel Name:** Ventana Kanab, Tribute Portfolio by Marriott
- **Location:** Kanab, Utah – Zion National Park Area
- **Opening:** 2027
- **Project Phase:** Under Construction
- **Keys:** 320 units - 120 hotel keys & 200 for-sale villas in rental pool participation



Hotel Performance

67%	\$574	\$382
Occupancy	ADR	RevPAR
\$61M+	\$12M+	42%+
Total Revenue	Food & Beverage Revenue	GOP Margin

*Stabilized year projections

Project Overview

- Located in the heart of southern Utah's adventure corridor near Zion National Park, this Tribute Portfolio hotel development will offer a unique blend of hospitality and ownership opportunities. The project includes 120 hotel keys and 200 for-sale branded residences, designed to cater to both short-term guests and long-term lifestyle investors. Phase 1 of the villas has fully sold out, reflecting strong market demand, and Phase 2 is set to launch soon at a significant premium. Surrounded by the dramatic landscapes of Kanab, the resort will provide guests and owners with access to world-class hiking, outdoor recreation, and the natural beauty that defines the region—all within a thoughtfully branded, design-forward hospitality experience.

THE LEN RESORT LAKE OCONEE, AUTOGRAPH COLLECTION

Hotel Overview

- **Hotel Name:** The Len Resort Lake Oconee, Autograph Collection
- **Location:** Lake Oconee, Georgia
- **Opening:** 2028
- **Project Phase:** Pre-Construction
- **Keys:** 190 Units – 141 hotel keys & 49 for-sale condos in rental pool participation



Hotel Performance

66%	\$691	\$459
Occupancy	ADR	RevPAR
\$49M+	\$13M+	43%+
Total Revenue	Food & Beverage Revenue	GOP Margin

*Stabilized year projections

Project Overview

- Situated on the scenic shores of Lake Oconee in Georgia, and nestled between Athens and Atlanta, The Len will offer 141 hotel rooms and 49 for-sale branded residences that will participate in a managed rental pool. Lake Oconee, spanning over 19,000 acres, is celebrated for its natural beauty and abundant recreational opportunities, making it a prime destination for boating, fishing, and water sports. The resort is designed to blend seamlessly with its lakeside surroundings, providing guests and owners with a tranquil retreat that emphasizes outdoor living, relaxation, and access to one of Georgia's most cherished natural landscapes.

OCEANCOVE RESORT, LXR RESORTS BY HILTON

Hotel Overview

- **Hotel Name:** OceanCove Resort, LXR Resort by Hilton
- **Location:** Manuel Antonio, Costa Rica –Manuel Antonio National Park
- **Opening:** 2027
- **Project Phase:** Pre-Construction
- **Keys:** 170 Units –50 hotel keys, & 120 for-sale villas & condos participating in rental pool



Hotel Performance

71% **\$1,639** **\$1,167**

Occupancy

ADR

RevPAR

\$72M+ **\$5M+** **69%+**

Total Revenue

Food & Beverage
Revenue

GOP Margin

*Stabilized year projections

Project Overview

- This eco-centric resort development is located near Costa Rica's iconic Manuel Antonio National Park, offering a sustainability-driven experience tailored to eco-tourists and nature lovers. The resort will feature 32 thoughtfully designed hotel rooms and 18 private bungalows, each with its own plunge pool, alongside 120 for-sale branded villas and condos that will participate in a rental pool program. Guests and owners alike will enjoy access to immersive eco-tourism activities and a signature restaurant showcasing robust, locally inspired cuisine. The entire property is designed to harmonize with the surrounding rainforest, emphasizing environmental stewardship and authentic Costa Rican hospitality.

CONTACT

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