AMERICAN HOTEL
INCOME PROPERTIES

AMERICAN HOTEL INCOME PROPERTIES REIT LP

Management's Discussion and Analysis

For the three months ended March 31, 2026 and 2025
(Expressed in U.S. Dollars)

BASIS OF PRESENTATION

The following Management's Discussion and Analysis ("**MD&A**"), dated May 14, 2026, should be read in conjunction with the cautionary statement regarding forward-looking information below, as well as the unaudited condensed consolidated interim financial statements and notes thereto for the three months ended March 31, 2026 and 2025 (the "**Interim Financial Statements**") and the audited consolidated financial statements and the notes thereto for the years ended December 31, 2025 and 2024 (the "**Annual Financial statements**", and together with the interim Financial Statements, the "Financial Statements"). The Annual Financial Statements have been prepared in compliance with IFRS® Accounting Standards as issued by the International Accounting Standards Board ("**IFRS**") and the Interim Financial Statements have been prepared in accordance with International Accounting Standard ("**IAS**") 34, Interim Financial Reporting as issued by the International Accounting Standards Board ("**IASB**") incorporating interpretations issued by the Interpretations Committee ("**IFRIC**"). This MD&A is intended to provide readers with management's assessment of the performance of American Hotel Income Properties REIT LP ("**AHIP**"), as well as its financial position and future prospects. Additional information relating to AHIP, including periodic quarterly reports and the annual information form for the year ended December 31, 2025 (the "**AIF**"), filed with the Canadian securities regulatory authorities, is available on SEDAR+ at www.sedarplus.com.

All amounts presented in this MD&A are in United States dollars ("**U.S. dollars**") unless otherwise indicated.

As previously disclosed, AHIP has restated certain amounts previously reported in its 2024 interim financial statements. This MD&A reflects the restatements retroactively. See "Restatements of Prior Periods" for further information.

FORWARD-LOOKING INFORMATION

This MD&A contains forward-looking information and financial outlook within the meaning of applicable securities laws. Forward-looking information and financial outlook generally can be identified by words such as "anticipate", "believe", "continue", "expect", "estimates", "intend", "may", "outlook", "objective", "plans", "should", "will" and similar expressions suggesting future outcomes or events. Forward-looking information and financial outlook include, but are not limited to, statements made or implied relating to the objectives of AHIP, AHIP's strategies to achieve those objectives and AHIP's beliefs, plans, estimates, projections and intentions and similar statements concerning anticipated future events, results, circumstances, performance or expectations that are not historical facts. Forward-looking information and financial outlook in this MD&A include, but are not limited to, statements with respect to: AHIP management's expectation as to the impacts on AHIP's business of the seasonal nature of the lodging industry, inflation and competition; AHIP's planned capital expenditures, including AHIP's expected means of funding such expenditures; AHIP's expectations regarding the effects of its planned capital expenditures; AHIP's expectations with respect to the performance of its hotel portfolio; AHIP's expectations with respect to inflation, labour supply, labour costs, interest rates, and other market financial and macroeconomic conditions in 2026 and the expected impacts thereof on AHIP's financial position and performance, including on ADR, occupancy and RevPAR, NOI and NOI margins; AHIP's belief that recent proposed and enacted U.S. policies and surrounding tariffs, trade restrictions, change in government policies add to the uncertainty of macroeconomic conditions and inflation; AHIP's expectations of modest growth and continued volatility in the U.S. economy; AHIP's expectation that same property revenue growth will be low in 2026 due to mixed economic conditions in the U.S.; higher operating expenses and pressure on NOI margins are expected to persist in 2026; AHIP's strategic initiatives and the intended outcomes thereof, including strengthening AHIP's financial position and improving unitholder value; AHIP's expectations with respect to the macroeconomic and operating environment, including certain specific expectations for the 2026 fiscal year; AHIP's objective to raise sufficient capital to address the remaining Series C Shares and the Debentures and the potential strategies for doing so; the Strategic Review and the possibility of a transaction or initiative involving AHIP, which may result in further hotel sales to enhance liquidity, reduce debt and manage future financial obligations; additional hotels being under consideration for sale; and the factors that are expected to impact the number of hotels sold, including the outcome of the Strategic Review; the possibility that future asset sales will result in U.S. Subsidiary Inc. failing to meet the minimum net worth covenants required under certain of AHIP's non-recourse CMBS and Portfolio loans; AHIP's planned property dispositions, including the expected terms and timing thereof and the financial impact thereof on AHIP (including the estimated amount and uses of the proceeds from such dispositions); AHIP not having any debt maturities until the fourth quarter of 2026, and its intended means of addressing such debt maturities; AHIP's forecast cash inflows from operations are not expected to be sufficient to meet certain of AHIP's financial obligations as they become due , resulting in a potential cash shortfall, and management's plans to address such shortfall; the intended benefits and risks to AHIP of U.S. Subsidiary Inc. ceasing to qualify as a REIT under the Code and instead being treated as taxable C corporation; AHIP's intentions and expectations with respect to the NCIB and ASPP and their impact on unitholders; the timing of the termination of the Master Hotel Management Agreement and individual hotel management agreements, and AHIP's properties remaining under the management of the Master Hotel Manager and its subsidiaries until such date; AHIP's long-term overall borrowing strategy; the possibility that AHIP may utilize non-recourse foreclosure processes where loan value at maturity is greater than the ability to refinance the loan and market value of the hotel; the key liquidity risks facing AHIP and its planned strategies for dealing with same; AHIP remaining focused on creating long-term value for its Unitholders;

AHIP being in the process of curing a default under a Marriott franchise agreement by seeking to improve the performance of the applicable hotel; AHIP's expectation that the East Coast Sale will complete in the second quarter of 2026, which will contribute to the CMBS loan in respect of which a breach has occurred to be repaid in full; statements with respect AHIP's intended status under tax legislation in the U.S. and Canada; and the statement that AHIP's stated long-term objectives will result from the Strategic Review.

Although AHIP believes that the expectations reflected in the forward-looking information and financial outlook contained in this MD&A are reasonable, AHIP can give no assurance that these expectations will prove to be correct. The estimates and assumptions, which may prove to be incorrect, include, but are not limited to, the various assumptions set forth in this MD&A as well as the following: inflation and labour shortages will negatively impact the U.S. economy, U.S. hotel industry and AHIP's business; AHIP will continue to have sufficient funds to meet its financial obligations; AHIP's strategies with respect to completion of capital projects, addressing future financial obligations, and divestiture of assets will be successful and achieve their intended effects; AHIP will complete its currently planned divestitures on the terms currently contemplated and in accordance with the timing currently contemplated, including the East Coast Sale; AHIP will be able to repay in full the non-recourse CMBS loan in respect of which a covenant breach has occurred; AHIP will meet its objective of generating sufficient capital to address the remaining Series C Shares and the Debentures; AHIP will continue in operation as a going concern for the foreseeable future and will be able to realize its assets and discharge its liabilities in the normal course of business; AHIP's strategies to address its potential cash shortfall will be successful; AHIP will realize the anticipated benefits of U.S. Subsidiary Inc. ceasing to qualify as a REIT under the Code and instead being treated as taxable C corporation; the ability of AHIP to achieve the anticipated benefits of the NCIB; that Units will trade below their value from time to time; that AHIP will complete purchases of Units pursuant to the NCIB and ASPP; AHIP will continue to have good relationships with its brand partners; AHIP will be able to retain a replacement hotel manager on reasonable terms and in accordance with the necessary timing; and no further disputes will arise between the parties prior to the termination of the Master Hotel Management Agreement; capital markets will provide AHIP with readily available access to equity and/or debt financing on terms acceptable to AHIP, including the ability to refinance maturing debt as it becomes due on terms acceptable to AHIP; AHIP will be successful in curing the existing default under a certain Marriott franchise agreement; AHIP's future level of indebtedness will remain consistent with AHIP's current expectations; the useful lives and replacement cost of AHIP's assets being consistent with management's estimates thereof; the SIFT Measures in the Tax Act (as defined below) will continue to not apply to AHIP; the impact of the current economic climate and the current global financial conditions on AHIP's operations, including AHIP's financing capability and asset value, will remain consistent with AHIP's current expectations; there will be no material changes to tax laws, government and environmental regulations adversely affecting AHIP's operations, financing capability, structure or distributions; conditions in the international and, in particular, the U.S. hotel and lodging industry, including competition for acquisitions; and will be consistent with the current economic climate.

Forward-looking information and financial outlook involve significant risks and uncertainties and should not be read as guarantees of future performance or results as actual results may differ materially from those expressed or implied in such forward-looking information and financial outlook, accordingly undue reliance should not be placed on such forward-looking information or financial outlook. Those risks and uncertainties include, among other things, risks related to: AHIP may not achieve its expected performance levels in 2026; inflation and labour shortages may continue to negatively impact AHIP's financial performance and position; risk of an economic recession in the U.S.; AHIP's brand partners may impose revised service standards and capital requirements which are adverse to AHIP; the current breach under the non-recourse CMBS loan may result in additional interest and penalties and other recourse by the lender; PIP and other capital projects may not commence or complete in accordance with currently expected timing and may suffer from increased material and labour costs; AHIP's strategic initiatives with respect to strengthening AHIP's financial position, addressing future financial obligations and divestures of assets may not be successful and may not achieve their intended outcomes; AHIP may not complete its currently planned divestures on the terms currently contemplated or in accordance with the timing currently contemplated, or at all; AHIP may not meet its objective of generating sufficient capital to address the remaining Series C Shares and the Debentures; AHIP may not receive acceptable offers on some or all of the properties it is currently marketing; AHIP may not complete a transaction or initiative that creates or improves unitholder value as result of the Strategic Review or otherwise; if AHIP's strategies to address its 2026 balance sheet obligations are not successful, conditions and events currently exist that cast significant doubt on AHIP's ability to continue as a going concern; accordingly, AHIP may not be able to continue as a going concern; the Financial Statements do not reflect the adjustment to the carrying values of assets and liabilities or to the classification of items in the consolidated statement of financial position that would be necessary were the going concern assumption not appropriate (such adjustments could be material); the possibility that future asset sales will result in U.S. Subsidiary Inc. failing to meet the minimum net worth covenants required under certain of AHIP's non-recourse CMBS and Portfolio loans; AHIP may not realize the expected benefits of causing the U.S. Subsidiary Inc. to cease to qualify as a REIT under the Code or such benefits may be less than anticipated; AHIP may not be successful in reducing its leverage; there is no guarantee that monthly distributions will be reinstated, and if reinstated, as to the timing thereof or what the amount of the monthly distribution will be; AHIP may not be able to refinance

debt obligations as they become due or may do so on terms less favorable to AHIP than under AHIP's existing loan agreements; refinanced loans may be refinanced at significantly higher interest rates; the failure to realize the anticipated benefits of the NCIB; the risk that the market price of the Units will be too high to permit purchases under the NCIB and/or ASPP; a failure to execute purchases under the NCIB and ASPP; the outcome of the Claim and the counter-claim under the HMAs cannot be predicted, and may be determined in a manner unfavorable to AHIP, which may have a substantial negative impact on AHIP's financial position and results of operations; the financial terms of the engagement of any replacement hotel manager cannot be determined at this time and could less advantageous to AHIP than the terms of the Master Hotel Management Agreement and the individual hotel management agreements with the Master Hotel Manager and its subsidiaries; AHIP may suffer operational disruption in the course of any replacement of the Master Hotel Manager and the individual hotel managers, which disruption could be material; and further disputes could arise between AHIP and its subsidiaries and the Master Hotel Manager and its subsidiaries in the future; AHIP may not be successful in curing the existing default under certain Marriott franchise agreement, which if not cured could result in the termination of the related franchise agreement, and ultimately a default under the CMBS loan agreement for such hotel resulting in acceleration of the related CMBS loans, forced foreclosure proceedings and claims for damages against AHIP; general economic conditions and consumer confidence and impacts of current international conflicts, including on the price of oil and in turn cost of travel and inflation; the growth in the U.S. hotel and lodging industry; prices for the Units and debentures; liquidity; tax risks; ability to access debt and capital markets; financing risks; changes in interest rates; the financial condition of, and AHIP's relationships with, its external hotel manager and franchisors; real property risks, including environmental risks; the degree and nature of competition; ability to acquire accretive hotel investments; environmental matters; and changes in legislation. Additional information about risks and uncertainties is contained in this MD&A and in AHIP's most recently filed AIF, available on SEDAR+ at www.sedarplus.com.

To the extent any forward-looking information constitutes a "financial outlook" within the meaning of applicable securities laws, such information is being provided to investors to assist in their understanding of: estimated proceeds from the planned disposition of certain hotel properties and the expected use thereof and impact thereon on AHIP's financial position; and management's expectations for certain aspects of AHIP's financial performance for 2026.

The forward-looking information and financial outlook contained in this MD&A are expressly qualified in their entirety by these cautionary statements. As described in Note 2(c) to the Financial Statements, conditions and events exist that cast significant doubt on AHIP's ability to continue as a going concern. This material uncertainty is primarily related to liquidity constraints and upcoming debt obligations. Management's assessment of these conditions and its plans to address them are discussed further under "Liquidity and Capital Resources". All forward-looking information and the financial outlook in this MD&A are made as of May 14, 2026 and all financial outlook has been approved by management of AHIP. AHIP does not undertake any obligation to update any such forward-looking information or financial outlook, resulting from new information, future events or otherwise, except as required by applicable law.

The Board of Directors of AHIP's General Partner, upon recommendation of its Audit Committee, approved the contents of this MD&A effective on May 14, 2026.

NON-IFRS AND OTHER FINANCIAL MEASURES

Management believes the following non-IFRS financial measures, non-IFRS ratios, capital management measures and supplementary financial measures are relevant measures to monitor and evaluate AHIP's financial and operating performance. These measures and ratios do not have any standardized meaning prescribed by IFRS and are therefore unlikely to be comparable to similar measures presented by other issuers. These measures and ratios are included to provide investors and management additional information and alternative methods for assessing AHIP's financial and operating results and should not be considered in isolation or as a substitute for performance measures prepared in accordance with IFRS.

NON-IFRS FINANCIAL MEASURES

FFO: FFO measures operating performance and is calculated in accordance with Real Property Association of Canada's ("**REALPAC**") definition. FFO – basic is calculated by adjusting income (loss) and comprehensive income (loss) for depreciation and amortization, gain or loss on disposal of property, IFRIC 21 property taxes, fair value gain or loss, impairment of property, deferred income tax, and other applicable items. FFO – diluted is calculated as FFO – basic plus the interest, accretion, and amortization on convertible debentures if convertible debentures are dilutive. The most comparable IFRS measure to FFO is loss and comprehensive loss, for which a reconciliation is provided in this MD&A.

AFFO: AFFO is defined as a recurring economic earnings measure and calculated in accordance with REALPAC's definition. AFFO – basic is calculated as FFO – basic less maintenance capital expenditures. AFFO – diluted is calculated as FFO – diluted less maintenance capital expenditures. The most comparable IFRS measure to AFFO is loss and comprehensive loss, for which a reconciliation is provided in this MD&A.

Normalized FFO: calculated as FFO adjusting for non-recurring items. For the three months ended March 31, 2026 and March 31, 2025 normalized FFO was equal to FFO as there were no non-recurring items. The most comparable IFRS measure to normalized FFO is loss and comprehensive loss, for which a reconciliation is provided in this MD&A.

Normalized NOI: For the three months ended March 31, 2026 and March 31, 2025 normalized NOI was equal to NOI as there were no non-recurring items. The most comparable IFRS measure to normalized NOI is NOI, for which a reconciliation is provided in this MD&A.

Hotel EBITDA: calculated by adjusting NOI for hotel management fees. The most comparable IFRS measure to hotel EBITDA is NOI, for which a reconciliation is provided in this MD&A.

EBITDA: calculated by adjusting NOI for hotel management fees and general administrative expenses. The sum of hotel management fees and general administrative expenses is equal to corporate and administrative expenses in the Financial Statements. The most comparable IFRS measure to EBITDA is NOI, for which a reconciliation is provided in this MD&A.

Debt: calculated as the sum of term loans, revolving credit facility (where applicable) and Portfolio Loan, the face value of convertible debentures, unamortized portion of debt financing costs, and lease liabilities. The most comparable IFRS measure to debt is total liabilities, for which a reconciliation is provided in this MD&A.

Gross book value: calculated as the sum of total assets, accumulated depreciation and impairment on property, buildings and equipment, and accumulated amortization on intangible assets. The most comparable IFRS measure to gross book value is total assets, for which a reconciliation is provided in this MD&A.

Interest expense: calculated by adjusting finance costs for gain/loss on debt settlement, amortization of debt financing costs, accretion of debenture liability, amortization of debenture costs, dividends on series B preferred shares, and accretion of management fee because interest expense excludes certain non-cash accounting items and dividends on preferred shares. The most comparable IFRS measure to interest expense is finance costs, for which a reconciliation is provided in this MD&A.

NON-IFRS RATIOS:

FFO per Unit – basic/diluted: calculated as FFO – basic/diluted divided by weighted average number of Units outstanding - basic/diluted respectively for the reporting periods.

Normalized FFO per Unit – basic/diluted: calculated as normalized FFO – basic/diluted divided by weighted average number of Units outstanding - basic/diluted respectively for the reporting periods.

AFFO per Unit – basic/diluted: calculated as AFFO – basic/diluted divided by weighted average number of Units outstanding - basic/diluted respectively for the reporting periods.

NOI margin: calculated as NOI divided by total revenue.

Hotel EBITDA margin: calculated as hotel EBITDA divided by total revenue.

EBITDA margin: calculated as EBITDA divided by total revenue.

Capitalization rate ("**Cap Rate**"): calculated as 2024 annual hotel EBITDA for properties sold in 2025 and 2025 annual Hotel EBITDA for properties sold or under contract for sale in 2026, after adjusting for an industry standard 4% furniture, fixtures, and equipment ("**FF&E**") reserve, divided by the actual and estimated gross proceeds of the asset dispositions.

Implied capitalization rate ("**Implied Cap Rate**"): calculated as 2025 annual hotel EBITDA, after adjusting for an industry standard 4% FF&E reserve, for the portfolio of 30 hotel properties divided by the enterprise value.

CAPITAL MANAGEMENT MEASURES:

Debt to gross book value: calculated as debt divided by gross book value. Debt to gross book value is a primary measure of capital management and leverage.

Debt to EBITDA: calculated as debt divided by the trailing twelve months ("**TTM**") EBITDA. Debt to EBITDA measures the amount of income generated and is available to pay down debt before covering interest, taxes, depreciation, and amortization expenses.

Interest coverage ratio: calculated as TTM EBITDA divided by interest expense for the trailing twelve months. The interest coverage ratio is a measure of AHIP's ability to service the interest requirements of its outstanding debt.

SUPPLEMENTARY FINANCIAL MEASURES:

Occupancy is a major driver of room revenue as well as food and beverage revenues. Fluctuations in occupancy are normally accompanied by fluctuations in most categories of variable hotel operating expenses, including housekeeping and other labour costs. Higher ADR increases room revenue with limited impact on hotel operating expenses. Increase in RevPAR attributable to increase in occupancy may reduce EBITDA and EBITDA margins, while increase in RevPAR attributable to increase in ADR typically result in increases in EBITDA and EBITDA margins.

Occupancy: calculated as the total number of hotel rooms sold divided by the total number of rooms available for the reporting periods. Occupancy is a metric commonly used in the hotel industry to measure the utilization of hotels' available capacity.

Average daily rate ("**ADR**")**:** calculated as total room revenue divided by total number of rooms sold for the reporting periods. ADR is a metric commonly used in the hotel industry to indicate the average revenue earned per occupied room in a given time period.

Revenue per available room ("**RevPAR**")**:** calculated as occupancy multiplied by ADR for the reporting periods.

Same property ADR, occupancy, RevPAR, and NOI margin: measured for properties owned by AHIP for both the current reporting periods and the same periods in 2025.

Enterprise value: is a supplementary financial measure and is calculated as the sum of (i) total debt obligations as reflected on the March 31, 2026 Statement of Financial Position, (ii) AHIP's market capitalization (which is calculated as the Canadian dollar closing price of the Units on the TSX as of March 31, 2026, converted to US dollars at a foreign exchange rate of CDN$1.39 to US$1, multiplied by the total number of Units issued and outstanding as at such date), and (iii) face value of Series C Shares, less (iv) the amount of unrestricted cash and cash equivalents reflected on the March 31, 2026 Statement of Financial Position.

BUSINESS OVERVIEW

AHIP is a limited partnership formed under the *Limited Partnerships Act* (Ontario) to invest in hotel real estate properties in the United States ("**U.S.**") and engaged in ownership of a portfolio of premium branded, select-service hotels in secondary markets with diverse demand generators. AHIP was established pursuant to the terms of AHIP's Limited Partnership Agreement dated October 12, 2012, which was most recently amended and restated on June 17, 2021, and amended on May 8, 2024 and June 26, 2025 (the "**Limited Partnership Agreement**"). AHIP's general partner is American Hotel Income Properties REIT (GP) Inc. (the "**General Partner**"). AHIP's head office and address for service is Suite 810 – 925 West Georgia Street, Vancouver, B.C., Canada V6C 3L2.

The principal business of AHIP is to issue limited partnership units ("**Units**") and to acquire and hold shares of American Hotel Income Properties REIT Inc. (the "**U.S. Subsidiary Inc.**"). The U.S. Subsidiary Inc. was established for the purposes of acquiring and owning hotel real estate properties in the U.S.

AHIP's long-term objectives will result from the strategic review announced on May 4, 2026.

AHIP's Units trade on the Toronto Stock Exchange ("**TSX**") under the symbol HOT.UN (Canadian dollar ticker) and HOT.U (U.S. dollar ticker) as well as on the OTCQX International Marketplace in the U.S. under the symbol AHOTF (U.S. dollar ticker). AHIP's Debentures trade on the TSX under the symbol HOT.DB.V (U.S. dollar ticker). AHIP's hotel portfolio consists of Premium Branded hotels, which are select-service hotel properties that have franchise agreements with international hotel brands, including Marriott International Inc. ("**Marriott**"), Hilton Worldwide ("**Hilton**"), and InterContinental Hotels Group ("**IHG**"). These brands provide global distribution, targeted brand segmentation, large loyalty programs, and premier information technology system standards.

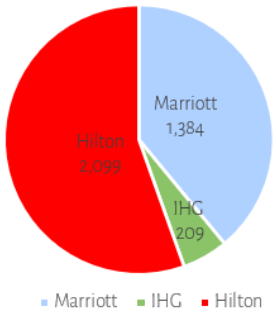
As of March 31, 2026, AHIP owned 30 hotels with a total of 3,692 guestrooms located in 13 states across the United States.

AHIP's premium branded hotels by chain scale segment as at March 31, 2026 is shown below:

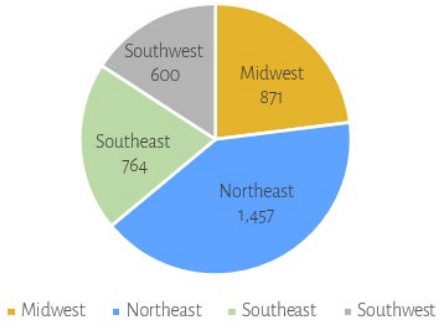
Chain Scale Segments	AHIP's Premium Branded Hotels	Number of Hotels	Number of Rooms	Room Percentage By Segment
Upper Upscale	Embassy Suites	4	1,006	27.2%
Upscale	Courtyard, Hilton Garden Inn, Homewood Suites, Residence Inn, Springhill Suites, Staybridge Suites	13	1,450	39.3%
Upper Midscale	Fairfield Inn, Hampton Inn, Holiday Inn Express, TownePlace Suites, Home2 Suites	13	1,236	33.5%
Total Premium Branded Hotels		**30**	**3,692**	**100%**

AHIP's number of rooms by brand and by region as at March 31, 2026 are shown below. Midwest Region includes Kentucky, Minnesota, North Dakota, and Ohio. Northeast Region includes Connecticut, Maryland, New Jersey, Pennsylvania, and Virginia. Southeast Region includes Florida, North Carolina, and Tennessee. Southwest Region includes Arizona, and Texas.

Rooms by Brand



Rooms by Region



2026 FIRST QUARTER HIGHLIGHTS

- Same Property ADR[(1)] was $142 for the first quarter of 2026 an increase of 2.2% compared to $139 for the same period of 2025.
- Same Property Occupancy[(1)] was 68.7% for the first quarter of 2026, a decrease of 30 bps compared to 69.0% for the same period of 2025.
- Same Property RevPAR[(1)] was $98 for the first quarter of 2026, an increase of 2.1% compared to $96 for the same period of 2025.
- Same property NOI was $8.7 million for the first quarter of 2026, a decrease of 13.1% compared to $10.1 million for the same period of 2025.
- Same property NOI margin was 24.1% for the first quarter of 2026, a decrease of 430 bps compared to 28.4% for the same period of 2025.
- RevPAR increased by 5.4% to $97 for the first quarter of 2026, compared to $92 for the same period of 2025.
- Diluted FFO per unit and normalized diluted FFO per unit were ($0.03) for the first quarter of 2026, compared to ($0.02) for the same period of 2025.
- Revenue decreased 25.2% to $36.4 million for the first quarter of 2026, compared to $48.6 million for the same period of 2025.
- NOI decreased 35.0% to $8.2 million for the first quarter of 2026, compared to $12.7 million for the same period of 2025.
- AHIP had $28.6 million in available liquidity as at March 31, 2026, compared to $51.5 million as at December 31, 2025. The available liquidity of $28.6 million was comprised of an unrestricted cash balance of $15.5 million and borrowing availability of $13.1 million under the Portfolio Loan for capital improvements related to the properties secured by the loan.
- AHIP has no debt maturities until the fourth quarter of 2026.
- On March 13, 2026, AHIP redeemed $25.0 million of the $50.0 million stated face value of the Series C Shares.
- As of May 4, 2026, AHIP announced a review of strategic alternatives to maximize unitholder value. This review may result in further hotel sales to enhance liquidity, reduce debt and manage future financial obligations.

2026 FIRST QUARTER REVIEW

FINANCIAL AND OPERATIONAL HIGHLIGHTS

For the three months ended March 31, 2026, ADR increased 5.0% to $142, and occupancy increased by 70 bps to 68.6%, compared to the three months ended March 31, 2025. Overall, improved ADR and occupancy resulted in an increase of 5.4% in RevPAR to $97, compared to the three months ended March 31, 2025. The improved performance is attributable to the disposition of hotel properties with lower-than-average portfolio RevPAR and an increase in same property ADR of 2.2%.

NOI was $8.2 million for the three months ended March 31, 2026, decreases of 35.0% compared to NOI of $12.7 for the three months ended March 31, 2025. The decrease in NOI was primarily due to the disposition of the eighteen hotel properties completed in 2025.

NOI margin was 22.7% for the three months ended March 31, 2026, a decrease of 340 bps compared to 26.1% for the same period of 2025. The decrease in NOI margin was due to higher operating expenses as a result of increases in room labour expenses, utilities, and maintenance expenses partially offset by the disposal of underperforming hotels.

Diluted FFO per unit for the three months ended March 31, 2026, was ($0.03) compared to diluted FFO per unit of ($0.02) for the three months ended March 31, 2025. The decrease in diluted FFO per unit was mainly due to lower NOI as a result of sold properties, higher operating expenses on same properties, partially offset by a reduction in the weighted average number of Units outstanding and lower corporate and administrative expenses in the current year.

SAME PROPERTY KPIs

The following table summarizes key performance indicators ("**KPIs**") for the portfolio for the five most recent quarters with a comparison to the same period in the prior year on a same-property basis.

Same Property KPIs	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025
ADR	**$142**	$137	$144	$144	$139
Change compared to same period in prior year - % increase/(decrease)	**2.2%**	1.5%	0.4%	(1.5%)	(0.6%)
Occupancy	**68.7%**	69.0%	74.5%	75.4%	69.0%
Change compared to same period in prior year - bps increase/(decrease)	**(30)**	(80)	64	(182)	129
RevPAR	**$98**	$95	$107	$109	$96
Change compared to same period in prior year - % increase/(decrease)	**2.1%**	1.1%	1.3%	(3.8%)	1.2%
NOI	**$8,748**	$7,069	$ 11,412	$ 13,642	$ 10,071
Change compared to same period in prior year - % increase/(decrease)	**(13.1%)**	(21.8%)	(10.4%)	(7.8%)	(5.2%)
NOI Margin	**24.1%**	19.8%	28.5%	33.9%	28.4%
Change compared to same period in prior year - bps increase/(decrease)	**(430)**	(560)	(392)	(174)	(154)

In the first quarter of 2026, same property ADR was $142, an increase of 2.2% compared to the same period in 2025. Same property occupancy decreased by 30 bps to 68.7% in the current quarter, compared to the same period in 2025. The increase in same property ADR is primarily attributable to improved retail segment, partially offset by a reduction in government travel. Overall, the increase in same property ADR was partially offset by a small decrease in same property occupancy.

Same property NOI decreased by 13.1% and same property NOI margin decreased by 430 bps in the current quarter, compared to the same period in 2025. The decrease in same property NOI and NOI margin was primarily driven by increases in room labour, food and beverage expenses and utility expenses. Two of the Embassy Suites properties were sold following the end of the quarter (see "Hotel Dispositions" below).

PERFORMANCE BY HOTEL SEGMENTS

Select service properties represent 44.7% of AHIP's portfolio by room count as at March 31, 2026. For the three months ended March 31, 2026, RevPAR for these properties was $89, an increase of 1.1% compared to $88 for the same period in 2025. The improved performance is primarily attributable to improvements in the retail segment partially offset by reductions in group segment.

Extended stay properties represent 28.1% of AHIP's portfolio by room count as at March 31, 2026. For the three months ended March 31, 2026, RevPAR for these properties was $98, an increase of 1.0% compared to $97 for the same period in 2025. The improved performance is primarily attributable to the disposition of hotel properties with lower-than-average portfolio RevPAR and improved business travel.

AHIP's four Embassy Suites properties represent 27.2% of the portfolio by room count as at March 31, 2026. For the three months ended March 31, 2026, RevPAR for these properties was $111, an increase of 12.1% compared to $99 for the same period in 2025, as a result of improvements in leisure, business and food and beverage.

HOTEL DISPOSITIONS

2026 Hotel Dispositions Summary

Hotel	Location	Gross Proceeds (millions of dollars)	Keys	Gross proceeds per key	Cap Rate [1] on 2025 annual hotel EBITDA	Actual / Expected Closing Date
Completed Dispositions:						
TownePlace Suites Pittsburgh Airport Robinson Township	Pittsburgh, PA	$8.3	93	$89,000	9.0%	January 20, 2026
Total completed in Q1 2026		**$8.3**	**93**	**$89,000**	**9.0%**	
Embassy Suites Cleveland Rockside	Independence, OH	$22.0	271	$81,000	9.2%	April 1, 2026
Embassy Suites Columbus Dublin	Dublin, OH	$37.0	284	$130,000	8.9%	April 1, 2026
Total completed to date in Q2 2026		**$59.0**	**555**	**$106,000**	**9.0%**	
Total completed to date in 2026		**$67.3**	**648**	**$104,000**	**9.0%**	
Properties under contract:						
Springhill Suites Arundel Mills BWI Airport	Hanover, MD	$9.3	128	$73,000	3.4%	Q2 2026
Hilton Garden Inn Baltimore White Marsh	Baltimore, MD	$12.5	155	$81,000	6.9%	Q2 2026
Homewood Suites Dover Rockaway	Dover, NJ	$9.3	108	$86,000	6.8%	Q2 2026
Homewood Suites Allentown West Fogelsville	Allentown, PA	$13.4	108	$124,000	6.1%	Q2 2026
Embassy Suites Tempe	Tempe, AZ	$22.3	224	$99,000	7.0%	Q2 2026
Holiday Inn Express & Suites Fort Myers East	Fort Myers, FL	$11.6	111	$105,000	3.8%	Q3 2026
Total under contract		**$78.4**	**834**	**$94,000**	**5.9%**	

[1] See "Non-IFRS and Other Financial Measures"

During the three months ended March 31, 2026, AHIP completed the disposition of one hotel property for total gross proceeds of $8.3 million. After adjusting for an industry standard 4% FF&E reserve, the sales price for the one hotel property sold in Q1 2026, represents a Cap Rate of 9.0% on 2025 annual hotel EBITDA. The net proceeds from this disposition were used to repay a portion of the Portfolio Loan and added to AHIP's cash balances.

AHIP's enterprise value as at March 31, 2026, reflects an implied Cap Rate of 8.7% on 2025 annual hotel EBITDA for the portfolio of 30 hotel properties, based on the Canadian dollar closing price of $0.46 per unit on the TSX on March 31, 2026, and converted to US dollars at a foreign exchange rate of CDN$1.39 to US$1.

At March 31, 2026 and the date of the MD&A, AHIP has six hotel properties under purchase and sale agreements ("PSAs") and classified as held for sale: Holiday Inn Express & Suites Fort Myers in Fort Myers, FL Embassy Suites Tempe in Tempe, and four hotel properties (the "**East Coast Sale**") comprised of Springhill Suites Arundel Mills BWI Airport in Hanover, MD; Hilton Garden Inn Baltimore White Marsh in Baltimore, MD; Homewood Suites Dover Rockaway in Dover, NJ; and Homewood Suites Allentown West Fogelsville Allentown in PA. These sales are expected to close in the second and third quarter of 2026. Upon closing, these sales would represent total gross proceeds of $78.4 million at a blended Cap Rate of 5.9% on 2025 annual hotel EBITDA.

On April 1, 2026, AHIP completed the sale of the Embassy Suites Cleveland Rockside in OH and Embassy Suites Colombus Dublin in OH. These two hotels, which were classified as held for sale at March 31, 2026, plus an additional hotel now unencumbered, were previously part of a $58.3 million CMBS loan which was fully repaid at closing. The total gross proceeds are $59.0 million at a blended Cap rate of 9.0% on 2025 annual EBTIDA. AHIP used the net proceeds from the sale of these hotels to repay the CMBS Loan secured by three hotel properties.

LEVERAGE AND LIQUIDITY

KPIs	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025
Debt-to-GBV[(1)]	**50.1%**	**48.7%**	**48.7%**	**48.7%**	**48.7%**
Debt-to-EBITDA[(1)]	**10.4x**	**9.4x**	**9.1x**	**8.1x**	**7.9x**

[(1)] See "Non-IFRS and Other Financial Measures"

Debt to gross book value was 50.1% as at March 31, 2026, an increase of 140 bps compared to December 31, 2025. Debt to EBITDA as at March 31, 2026 was 10.4x, an increase of 1.0x compared to December 31, 2025. The change in debt to gross book value and debt to EBITDA ratios was driven by reduction in unrestricted cash balances from the Series C Share redemption of $25.0 million and use of net proceeds from completed dispositions to reduce outstanding debt.

As at March 31, 2026, AHIP had an unrestricted cash balance of $15.5 million compared to $36.4 million as at December 31, 2025. The decrease in cash was primarily due to the redemption of $25.0 million of the $50.0 million outstanding Series C Shares. As at March 31, 2026 AHIP held a restricted cash balance of $22.9 million and had an additional $13.1 million available under the Portfolio Loan for capital improvements related to the properties secured by the loan.

CAPITAL IMPROVEMENTS

AHIP's capital projects include hotel brand mandated property improvement plans ("**PIPs**") and FF&E improvements. Select projects may generate positive return on investment through the refreshment and upgrade of guest-facing items, ensuring that each property maintains its competitive advantage in the marketplace. AHIP currently has one hotel project in the construction phase, one hotel project in the pre-construction phase, and two hotel projects in the design phase for future renovations.

Actual capital spend on PIPs and FF&E was $1.3 million and $1.0 million, respectively, for the three months ended March 31, 2026. The majority of this capital spend was funded through restricted cash contributed by AHIP in prior periods. PIP spend was focused on the renovation at the Fairfield Inn & Suites, South Hill VA which was substantially complete at the end of the first quarter of 2026 and to prepare for the renovation of the Hampton Inn Emporia VA renovation planned for the second quarter of 2026.

INITIATIVES TO STRENGTHEN FINANCIAL POSITION AND IMPROVE UNITHOLDER VALUE

The Board of Directors (the "**Board**"), together with management, have implemented a plan to strengthen AHIP's financial position and to improve unitholder value. Certain initiatives, and progress made to date, are outlined below.

REVIEW OF STRATEGIC ALTERNATIVES

On May 4, 2026, AHIP announced that its Board initiated a review of strategic alternatives (the "**Strategic Review**") to maximize unitholder value. During the Strategic Review, the Board will analyze and evaluate a range of alternatives. AHIP has retained Robert W. Baird & Co. Incorporated ("**Baird**") as financial advisor to advise AHIP in connection with its Strategic Review.

AHIP has not established a definitive timeline to complete the Strategic Review or any potential transaction, and no decisions have been reached at this time. There can be no assurance that the engagement of Baird or the Strategic Review will result in any transaction or initiative or, if a transaction or initiative is undertaken, as to the terms or timing of such a transaction or initiative. AHIP does not currently intend to disclose further developments in connection with or arising from the Strategic Review or in connection with any transaction, initiative or related matter, unless and until it is determined that disclosure is necessary or appropriate.

ADDRESSING 2026 BALANCE SHEET OBLIGATIONS

AHIP has made significant progress on its plan to reduce debt and improve the quality of its portfolio through asset sales and loan refinancings. AHIP disposed of eighteen hotel properties in 2025 for total gross proceeds of $160.9 million and three hotel properties to date in 2026 for total gross proceeds of $67.3 million, which has improved the overall portfolio asset quality, while also significantly reducing leverage. AHIP also completed two loan refinancings in 2025 for total gross proceeds of $144.3 million. The net proceeds from these sales along with a portion of the proceeds from the loan refinancings, were used to repay the CMBS loans secured by those properties, a portion of the Portfolio Loan and to redeem $25.0 million of the outstanding Series C Shares. These transactions significantly improved the overall duration of AHIP's outstanding loans.

AHIP has no secured debt maturing until the fourth quarter of 2026, with a $22.3 million CMBS loan maturing in November 2026. AHIP is currently marketing each hotel in this portfolio for sale. Effective January 28, 2026, the dividend rate on the $50.0 million outstanding Series C Preferred Shares of U.S. Subsidiary Inc. ("**Series C Shares**") increased from 9.0% to 14.0% per annum and certain other provisions under the Investor Rights Agreement apply which may reduce AHIP's flexibility until such time as the Series C Shares have been fully redeemed. On March 13, 2026, AHIP redeemed $25.0 million of the $50.0 million stated face value of the Series C Shares, which results in a remaining $25.0 million stated face value. These restrictions are summarized below under the heading "Restrictions Under the Investor Rights Agreement". AHIP's 6.0% unsecured subordinated convertible debentures (the "**Debentures**") mature on December 31, 2026.

Regarding potential dispositions, AHIP currently has six hotels under contract for sale with additional hotels under consideration for sale. As noted above the Board is currently conducting the Strategic Review through which the Board is considering a range of alternatives, which may include additional asset sales. The number of potential hotel dispositions will be dependent on the outcome of the Strategic Review as well as; regional market factors, hotel performance, hotel size, nature and value of any offers and whether any portion of the remaining Series C Shares and/or Debentures are recapitalized. The continuation of AHIP as a going concern is subject to the successful implementation of the above strategies. See "Liquidity and Capital Resources" for additional information.

AMENDMENT TO THE LP AGREEMENT TO FACILITATE CHANGE IN U.S. TAX STATUS

On June 26, 2025, unitholders approved an amendment to the LP Agreement to clarify that the Board has the discretion to cause the U.S. Subsidiary Inc. to cease to qualify as a real estate investment trust ("**REIT**") under the United States Internal Revenue Code of 1986, as amended (the "**Code**") and the Board subsequently determined that doing so would be in the best interests of AHIP.

AHIP subsequently took the necessary steps in 2025 to cause the U.S. Subsidiary Inc. to cease to qualify as a REIT under the Code. As a result of such action, the U.S. Subsidiary Inc. will not be subject to the REIT rules under the Code in respect of its 2025 fiscal year or future years, including among other rules the requirement to distribute at least 90% of U.S. Subsidiary Inc.'s taxable income to its stockholders. For further information, see "Taxation" and "Risk Factors" below.

NORMAL COURSE ISSUER BID AND AUTOMATIC SECURITIES PURCHASE PLAN

AHIP believes that its Units are currently trading, or due to market volatility, may trade in a price range that does not adequately reflect their underlying value based on AHIP's assets, business prospects and financial position. Accordingly, depending upon future price movements and other factors, AHIP may purchase outstanding Units from time to time, provided that the repurchase of Units at such market prices continue to be an appropriate use of AHIP's resources and will benefit remaining unitholders by increasing their proportionate equity interest in AHIP.

In December 2025, the TSX approved AHIP's notice of intention to make a normal course issuer bid (the "**2026 NCIB**"). The notice provides that AHIP may, during the twelve-month period commencing December 30, 2025 and ending December 29, 2026, purchase up to 6,801,276 Units trading under the symbols HOT.UN and HOT.U, representing 10% of the "public float" (as defined in the TSX Company Manual) as of December 22, 2025. AHIP also entered into an Automatic Securities Purchase Plan ("**ASPP**") with a designated broker. The ASPP allows for the purchase of Units under the 2026 NCIB when AHIP would ordinarily not be permitted to purchase Units due to regulatory restrictions and customary self-imposed blackout periods.

AHIP's strategic investor HCI-BGO Victora JB LP (the "**Investor**"), a joint venture limited partnership of BentallGreenOak Real Estate Advisors LP and Highgate Capital Investments, LP, has provided its consent to the 2026 NCIB under the terms of the Investor Rights Agreement between AHIP, the Investor and certain of their respective affiliates, subject to the aggregate purchase price of the Units acquired under the 2026 NCIB not exceeding CAD$4.1 million. The Investor also previously consented to the 2025 NCIB.

As of the date of the MD&A, AHIP had purchased 0.3 million Units for CDN$0.2 million under the 2026 NCIB at an average purchase price per Unit of CDN$0.48, all of which have been cancelled.

SETTLEMENT WITH AIMBRIDGE

On April 17, 2026, AHIP and certain of its subsidiaries entered into a settlement agreement (the "**Settlement Agreement**") with One Lodging Management LLC, a subsidiary of Aimbridge Hospitality (the "**Master Hotel Manager**") and certain of its subsidiaries to resolve the previously disclosed dispute between the parties. The Settlement Agreement achieves AHIP's objectives of financial relief and a specific end date for the management of AHIP's portfolio by the Master Hotel Manager. The Settlement Agreement provides for a reduction in currently deferred termination fees, a reduction in future termination fees and waiver of all deferred management fees. Under the Settlement Agreement, AHIP made a one-time payment of $2.3 million to the Master Hotel Manager to settle a current liability of $6.2 million in respect of currently deferred termination fees.

The Master Hotel Management Agreement between AHIP and the Master Hotel Manager (the "**Master Hotel Management Agreement**") and all individual hotel management agreements between their respective subsidiaries that govern the management of AHIP's portfolio of properties are to be terminated on January 31, 2027, subject to a three-month extension right which may be exercised by AHIP in advance. Until such date, AHIP's properties will remain under management by the Master Hotel Manager and its subsidiaries pursuant to the Master Hotel Management Agreement and the individual hotel management agreements under their respective current terms, except as modified by the Settlement Agreement.

OUTLOOK

AHIP expects modest growth and continued volatility in the U.S. economy in 2026. Same property revenue growth is expected to be low in 2026 due to mixed economic conditions in the U.S. Higher operating expenses from higher labour, utilities and food costs are expected to reduce NOI margins in 2026. Recent proposed and enacted U.S. policies surrounding tariffs, trade restrictions and immigration are contributing to macroeconomic uncertainty and inflation.

MARKET ENVIRONMENT

The U.S. lodging industry's performance is normally correlated to the performance of the U.S. economy as measured by key metrics such as gross domestic product ("**GDP**") growth, employment levels and corporate profits. Macroeconomic data for 2026 is mixed with an uncertain outcome to GDP. Macroeconomic impacts of inflation, unemployment rates and interest rates each have an impact on operating expenses and costs of financing.

SELECTED INFORMATION

(thousands of dollars, except per Unit amounts)	March 31, 2026	March 31, 2025
Revenue	**36,364**	48,615
Income from operating activities	**4,661**	6,684
Loss and comprehensive loss	**(9,982)**	(22,370)
NOI [2]	**8,246**	12,683
NOI Margin [2]	**22.7%**	26.1%
Hotel EBITDA [1]	**7,284**	11,502
Hotel EBITDA Margin [1]	**20.0%**	23.7%
EBITDA [1]	**5,104**	9,130
EBITDA Margin [1]	**14.0%**	18.6%
Cashflow from operating activities	**3,675**	1,049
Dividends declared to Series C holders	**1,186**	1,160
FFO diluted [1]	**(1,981)**	(1,789)
FFO per unit - diluted [1]	**(0.03)**	(0.02)
Normalized FFO per unit - diluted [1]	**(0.03)**	(0.02)
AFFO diluted [1]	**(3,175)**	(4,415)
AFFO per unit - diluted [1]	**(0.04)**	(0.06)

[1] See “Non-IFRS and Other Financial Measures”
[2] NOI and NOI margin included the IFRIC 21 property taxes adjustment.

SELECTED INFORMATION

(thousands of dollars)	March 31, 2026	December 31, 2025
Total assets	**436,660**	470,606
Total liabilities	**367,460**	365,538
Total non-current liabilities	**134,412**	203,480
Term loans and Portfolio Loan	**183,689**	224,832
Debt to gross book value [1]	**50.1%**	48.7%
Debt to EBITDA (times) [1]	**10.4**	9.4
Interest coverage ratio (times) [1]	**1.3**	1.4
Term loans and Portfolio Loan:		
Weighted average interest rate	**6.19%**	6.33%
Weighted average term to maturity (years)	**1.6**	1.3
Number of rooms	**3,692**	3,785
Number of properties	**30**	31
Number of restaurants	**9**	9

[1] See “Non-IFRS and Other Financial Measures”

2026 FIRST QUARTER OPERATING RESULTS

	Three months ended March 31	
(thousands of dollars)	**2026**	**2025**
ADR [1]	**142**	135
Occupancy [1]	**68.6%**	67.9%
RevPAR [1]	**97**	92
Revenue	**36,364**	48,615
Operating expenses	**20,128**	26,601
Energy	**2,496**	2,686
Property maintenance	**2,442**	3,273
Property taxes, insurance and ground lease	**3,052**	3,372
Total expenses	**28,118**	35,932
NOI[2]	**8,246**	12,683
NOI Margin [2]	**22.7%**	26.1%
Depreciation and amortization	**3,585**	5,999
Income from operating activities	**4,661**	6,684
Other expenses	**14,643**	29,377
Current income tax expense (recovery)	**-**	28
Deferred income tax expense (recovery)	**-**	(351)
Loss and comprehensive loss	**(9,982)**	(22,370)

[1] See "Non-IFRS and Other Financial Measures"
[2] NOI and NOI margin included the IFRIC 21 property taxes adjustment.

For the three months ended March 31, 2026, ADR, Occupancy and RevPAR increased compared to the same period in the prior year. The overall improved performance is primarily attributable to the disposition of hotel properties with lower-than-average portfolio RevPAR. Revenue in the current quarter decreased by 25.2% compared to the same period in the prior year. The decrease in revenue was due to the disposition of eighteen hotel properties completed in 2025.

For the three months ended March 31, 2026, NOI decreased by 35.0% and NOI margin decreased by 340 bps compared to the same period in the prior year. The decrease in NOI was primarily due to the disposition of eighteen hotel properties in 2025. The decrease in NOI margin was largely driven by higher operating expenses as a result of general cost inflation, repair and maintenance expenses, partially offset by disposition of hotels with lower than average NOI margin.

Income tax expense is comprised of current and deferred income taxes. Current income taxes and deferred income taxes are recognized in loss and comprehensive loss, except to the extent that it relates to a business combination, or items recognized directly in equity. Current income tax is the expected tax payable or receivable on the taxable income or loss for the period using tax rates enacted or substantively enacted by the reporting date, and any adjustment to tax payable in respect of previous years. Deferred income tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

OTHER EXPENSES (INCOME)

	Three months ended March 31	
(thousands of dollars)	**2026**	**2025**
Finance costs	**6,328**	9,790
Corporate and administrative	**3,142**	3,475
Impairment of cash-generating units	**5,499**	14,790
Write-off of property, building and equipment	**-**	4
Other income	**-**	(2)
Loss (gain) on sale of properties	**(131)**	1,378
Finance income	**(195)**	(57)
Change in fair value of financial instruments	**-**	(1)
Total	**14,643**	29,377

FINANCE COSTS

	Three months ended March 31	
(thousands of dollars)	**2026**	**2025**
Interest expense on term loans revolving credit facility and Portfolio Loan	**4,537**	6,044
Interest expense on debentures	**747**	750
Amortization of debt financing costs	**329**	770
Accretion of debenture liability	**311**	286
Amortization of debenture costs	**144**	127
Debt defeasance	**-**	1,004
Loss on extinguishment of debt	**111**	670
Other financing expense	**149**	139
Total	**6,328**	9,790

For the three months ended March 31, 2026, finance costs decreased by 35.4%, compared to the same period in 2025. The decrease in finance costs was primarily due to debt repayments made following the dispositions of hotel properties completed in 2025. For the three months ended March 31, 2026, $0.1 million in accelerated deferred financing charges were recognized from the early settlement of a portion of the Portfolio Loan associated with the disposition of the one hotel property in the first quarter of 2026.

Corporate and administrative expenses include hotel management fees paid to the external hotel property management company, as well as general and administrative expenses such as salaries and benefits, professional fees and office and general expenses. Corporate and administrative expenses for the three months ended March 31, 2026 decreased by 9.6% compared to the same period in 2025. The decrease was primarily attributable to reduction in salaries and benefits, hotel management fees, professional fees and office and general expenses due to a reduced portfolio.

Impairment occurs when the carrying amount is higher than the recoverable amount of a property. Non-cash impairment represents the difference between the carrying amounts and the recoverable amounts of certain hotel properties as a result of external and internal valuations. For the three months ended March 31, 2026, AHIP recognized $5.5 million of non-cash impairment expense related to three hotel properties. During the same period of 2025, AHIP recognized non-cash impairment expense of $14.9 million related to four hotel properties, and impairment expense reversal of $0.1 million related to one hotel property.

The impaired hotels are located in Tennessee, Kentucky and Maryland. AHIP completed the valuation process based on purchase and sales agreements and internal valuations of hotel properties. The impairment for internal valuations are primarily due to revised income levels, from changes to revenue and operating costs.

FFO

AHIP measures its operating performance by using industry accepted non-IFRS performance measures such as FFO which is calculated in accordance with the REALPAC definition. FFO is not defined by IFRS and does not have a standard meaning under IFRS; therefore, it may not be comparable to similar measures presented by other entities. The IFRS measurement most comparable to FFO is income (loss) and comprehensive income (loss), for which a reconciliation is provided as follows:

	Three months ended March 31	
(thousands of dollars, except per unit amounts)	**2026**	**2025**
Loss and comprehensive loss	**(9,982)**	(22,370)
Adjustments:		
Income attributable to non-controlling interest	**(1,186)**	(1,160)
Depreciation and amortization	**3,585**	5,999
Impairment of cash-generating units	**5,499**	14,790
Write-off of property, building and equipment	**-**	4
Loss (gain) on sale of properties	**(131)**	1,378
IFRIC 21 property taxes adjustment	**234**	(78)
Change in fair value of warrants	**-**	(1)
Deferred income tax expense (recovery)	**-**	(351)
FFO basic [1]	**(1,981)**	(1,789)
Interest, accretion and amortization on convertible debentures	**-**	-
FFO diluted [1]	**(1,981)**	(1,789)
FFO per unit – basic [1]	**(0.03)**	(0.02)
FFO per unit – diluted [1]	**(0.03)**	(0.02)
Weighted average number of Units outstanding:		
Basic (000's)	**71,851**	78,743
Diluted (000's)[2]	**74,167**	80,667

[1] See "Non-IFRS and Other Financial Measures"

[2] The calculation of FFO diluted, FFO per unit – diluted, weighted average number of Units outstanding – diluted for the three months ended March 31, 2026, and the three months ended March 31, 2025 excluded the convertible debentures because they were anti-dilutive.

AFFO

AHIP calculates AFFO as a recurring economic earnings measure, in accordance with REALPAC's definition. AFFO is not defined by IFRS and does not have a standard meaning under IFRS; therefore, it may not be comparable to similar measures presented by other entities. The IFRS measurement most comparable to AFFO is income (loss) and comprehensive income (loss).

In January 2022, REALPAC issued the White Paper on FFO and AFFO for IFRS, to provide guidance and develop consistency within the industry on the definition of FFO and AFFO. REALPAC also updated its guidance on categorizing value-enhancing capital expenditures and maintenance capex to be used in calculating AFFO. The categorization of capital expenditures between value-enhancing and maintenance is subject to significant judgment.

RECONCILIATION OF FFO TO AFFO

	Three months ended March 31	
(thousands of dollars, except per Unit amounts)	**2026**	**2025**
FFO basic [1]	**(1,981)**	(1,789)
FFO diluted [1]	**(1,981)**	(1,789)
Maintenance capital expenditures	**(1,194)**	(2,626)
AFFO basic [1]	**(3,175)**	(4,415)
AFFO diluted [1]	**(3,175)**	(4,415)
AFFO per unit - basic [1]	**(0.04)**	(0.06)
AFFO per unit - diluted [1]	**(0.04)**	(0.05)

[1] See "Non-IFRS and Other Financial Measures"

MAINTENANCE CAPITAL EXPENDITURES

Hotel operations require ongoing maintenance capital expenditures to support the occupancy levels and revenue streams of the business. PIPs are intended to renovate the hotel property to the franchisor's current standards, optimize operating performance and ensure that the hotels remain competitive within their respective market segments. AHIP is required by its lenders to escrow FF&E reserves, calculated as a percentage of total revenue ranging from 4% to 5%, over the loan term. Funds are disbursed from these escrow accounts as eligible expenditures are made.

SUMMARY OF QUARTERLY RESULTS

The table below summarizes AHIP's financial results for the last eight fiscal quarters:

(thousands of dollars except per Unit amounts)	2026 Q1	2025 Q4	2025 Q3	2025 Q2	2025 Q1	2024 Q4	2024 Q3[3] (restated)	2024 Q2[3] (restated)
Revenues	**36,364**	**40,451**	**47,573**	**51,145**	48,615	54,375	65,728	71,521
NOI [2]	**8,246**	**6,351**	**12,879**	**17,435**	12,683	12,435	19,602	25,101
Net income (loss) and comprehensive income (loss)	**(9,982)**	**(13,830)**	**(25,725)**	**(7,406)**	(22,370)	(30,598)	202	(2,138)
FFO per unit – diluted[1]	**(0.03)**	**(0.07)**	**0.02**	**0.06**	(0.02)	-	0.07	0.12
AFFO per unit – diluted[1]	**(0.04)**	**(0.10)**	**(0.01)**	**0.04**	(0.05)	(0.04)	0.01	0.10

[1] See "Non-IFRS and Other Financial Measures"

[2] NOI included the IFRIC 21 property taxes adjustment for the same periods.

[3] For details with respect to these restated amounts, see AHIP's management's discussion and analysis for the three and nine months ended November 30, 2025, available under AHIP's profile on SEDAR+ at www.sedarplus.ca.

AHIP's quarterly financial results have a seasonal component resulting from higher occupancy and revenue in the second and third quarters of each year. The disposition of eighteen hotel properties completed in 2025 and the disposition of sixteen hotel properties in 2024 has contributed to lower revenue compared to the same periods in the prior year. In addition, the decrease in same property NOI was partially attributable to operational disruptions such as high general manager turnover and elevated labour costs.

LIQUIDITY AND CAPITAL RESOURCES

Liquidity risk is the risk that AHIP is not able to meet its financial obligations as they become due or can only do so at excessive cost. AHIP manages liquidity risk by balancing the maturity profile of its mortgages and borrowings. Mortgage maturities normally enable replacement financing with funds available for other purposes. The following key risks could reduce the amount of liquidity available to AHIP: adverse economic conditions may result in a decrease in NOI, which reduces both cash and the refinancing amount for maturing loans, and higher interest rates. Cash flow projections are updated on a regular basis to ensure there will be adequate liquidity to maintain operating, capital, and investment activities. In addition, AHIP continues to monitor its capital structure and sources of financing, including potential amendments to the existing loan agreements or establishing additional credit facilities. Such cash flow projections involve a significant degree of judgement. There is a risk that such projections may not be achieved, and that currently available liquidity may not be available to AHIP at terms and conditions that are favorable to AHIP, or at all.

AHIP's objective for managing liquidity and capital resources is to ensure adequate liquidity for operating, capital and investment activities. Management oversees AHIP's liquidity to fund principal and interest payments for debt and property maintenance and improvements. AHIP's sources of capital mainly include (i) cash flows from operating activities, (ii) term loans, mortgage refinancing and credit facilities, and (iii) equity and debt issuances.

The Financial Statements have been prepared on a going concern basis, which assumes that AHIP will continue in operation for the foreseeable future and will be able to realize its assets and discharge its liabilities in the normal course of business. The Financial Statements do not reflect the adjustment to the carrying values of assets and liabilities or to the classification of items in the consolidated statement of financial position that would be necessary were the going concern assumption not appropriate. Such adjustments could be material.

During the three months ended March 31, 2026, AHIP incurred a loss and comprehensive loss of $10.0 million (March 31, 2025 – $22.4 million) and as at that date, had a cumulative deficit of $575.2 million (December 31, 2025 – $560.8 million) and has a working capital deficiency of $65.6 million (December 31, 2025 – $18.7 million). This working capital deficiency includes convertible debentures of $48.3 million maturing in December 2026 and term loan repayments of $52.4 million. Absent mitigating actions, AHIP's forecast cash inflows from operations are not expected to be sufficient to meet these obligations as they become due, resulting in a potential cash shortfall. These events and conditions indicate the

existence of a material uncertainty that may cast significant doubt on AHIP's ability to continue as a going concern. Management plans to address these conditions primarily with: (i) current assets, (ii) operating cash flows, (iii) completion of asset sales under contract (see note 18 in the Financial Statements), (iv) additional planned asset sales and (v) refinancing of certain term loans. For additional information, see note 2(c) in the Financial Statements and "Material Accounting Policies, Estimates and Judgements" below.

Based on recent experience with similar completed transactions and status of pending transactions, management has reasonable basis for the amounts and timing of such transactions and expects the successful execution of these to generate sufficient liquidity to meet AHIP's obligations as they come due. Management has prepared cash flow forecasts, which incorporate these assumptions. However, there is a risk that these cash flow forecasts may not be achieved, and that future transactions which increase liquidity may not be available to AHIP at terms and conditions that are favorable to AHIP, or at all.

AHIP manages working capital deficiencies that arise from time to time through mortgage renewals, extensions or refinancing as a normal part of its business activities. Typically, AHIP's ability to generate positive cash flows provided by operating activities, its access to credit facilities and alternative sources of capital, if necessary, support AHIP's ability to meet its obligations as they come due.

AHIP has observed improving lending conditions in the credit markets. In cases where the loan maturity amount is greater than the proceeds available from refinancing the loan and market value of the hotel, the loan may be resolved through a non-recourse foreclosure process whereby the property is transferred to the lender and the loan is no longer payable by AHIP except in the case of limited recourse obligations. The Portfolio Loan and CMBS loans are non-recourse and do not trigger any cross-default provisions with any other CMBS loans, other than certain recourse carve-out guarantee provisions included to protect the lender from any misdeeds or wrongful acts by the borrower.

As at March 31, 2026, AHIP has a non-recourse CMBS loan secured by five hotel properties that is presented under the current portion of term loans and portfolio loan in the Interim Financial Statements. The loan agreement requires the Guarantor to maintain a minimum Net Worth (as defined in the Guarantee Agreement) and is required to be measured quarterly. At March 31, 2026, the Guarantor did not meet the minimum net worth for this loan, resulting in a breach of the financial covenant and the loan becoming immediately due and payable. As part of the East Coast Sale, four of the five hotel properties secured by this loan are expected to be sold in the second quarter of 2026 which is expected to contribute to the loan being repaid in full at that time. There are no cross defaults under any of AHIP's other loans related to this default.

There is a risk that future asset sales will result in the U.S. Subsidiary Inc., as guarantor, failing to meet the minimum Net Worth covenants required under certain of AHIP's non-recourse CMBS and Portfolio loans.

As at March 31, 2026 AHIP had an unrestricted cash balance of $15.5 million, a decrease from $36.4 million as at December 31, 2025. The reduction in the unrestricted cash balance being primarily attributable to the redemption of $25.0 million of Series C Shares on March 13, 2026. As at March 31, 2026 AHIP held a restricted cash balance of $22.9 million and had an additional $13.1 million available under the Portfolio Loan for capital improvements related to the properties secured by the loan.

2025 REFINANCING AND REPAYMENT OF RCF AND TERM LOANS

On January 27, 2025, AHIP completed an interest only, CMBS refinancing for five hotel properties for total gross proceeds of $43.0 million (the "**CMBS Loan**"). The CMBS Loan has a five-year term and bears interest at a fixed annual interest rate of 7.63%. Four of the five hotel properties secured by the CMBS Loan were previously secured under the Sixth Amendment and the fifth hotel property was unencumbered prior to the completion of this CMBS Loan. The aggregate balance of the RCF and Credit Facility Term Loan was reduced to $89.3 million as a result of the pay down following the completion of this new CMBS Loan as well as the application of a portion of the net proceeds from hotel dispositions that closed in December 2024.

On March 7, 2025, AHIP completed an interest only, non-recourse debt refinancing and repayment in full of the revolving credit facility ("**RCF**") and credit facility term loan ("**Credit Facility Term Loan**") then governed by the sixth amendment ("**Sixth Amendment**"). The initial gross loan proceeds were $85.0 million secured against eleven hotel properties, with additional advances of up to $41.0 million available, comprised of $16.3 million upon the addition of a further hotel property and up to $24.7 million for renovations and improvements to these twelve hotel properties (the "**Portfolio Loan**").

AHIP used the initial net proceeds from the Portfolio Loan to fully repay the outstanding balance of the RCF and the Credit Facility Term Loan and these facilities have been terminated. The initial eleven hotel properties secured by the Portfolio

Loan were previously secured under the Sixth Amendment. The Portfolio Loan had an initial principal amount of $85.0 million, a two-year term with the option to extend the term for another one-year period subject to the satisfaction of certain conditions, and bears interest at SOFR plus 4.65% per annum.

On March 27, 2025, AHIP added the further hotel property to the Portfolio Loan with additional gross loan proceeds of $16.3 million which resulted in a total loan balance of $101.3 million. The net proceeds from this refinancing and the dispositions of three hotel properties in March 2025 were used to fully repay the CMBS mortgage loan of $55.2 million secured by these four hotel properties. To address the variable rate exposure of the Portfolio Loan, AHIP entered into a derivative contact which provides for a maximum one-month SOFR rate of 4.03% on a notional value of $100.0 million for a one-year period from May 2025 to May 2026.

As of March 31 2026, the Portfolio Loan balance was $72.9 million and secured by seven hotel properties.

For further details, see a copy of the agreement governing the Portfolio Loan, which has been filed under AHIP's profile on SEDAR+ at www.sedarplus.com.

STATUS UNDER MARRIOTT'S GLOBAL QUALITY PROGRAM AND GLOBAL ACCOUNTABILITY PROGRAM

In August 2025, AHIP received a notice of default advising that a certain property is in "Red Zone" status under Marriott's global quality program and global accountability program, and AHIP is otherwise in default under the terms of the applicable Marriott franchise agreement. The default of the franchise agreement does not trigger an event of default under the loan agreement as a cure period of two years is permitted. AHIP is in the process of curing the default by seeking to improve the performance of the hotel and obtaining a "Clean Slate" status in order to be in compliance with the Marriott franchise agreement and related CMBS loan agreement.

DISTRIBUTIONS TO UNITHOLDERS

The Board and management have determined distributions to unitholders are not appropriate at this time in consideration of recent and forecast operating results, industry and economic conditions and interest rates for debt refinancing.

CONTRACTUAL OBLIGATIONS

The following table summarizes AHIP's contractual obligations as of March 31, 2026, for the next five fiscal years and thereafter:

(thousands of dollars)	TOTAL	2026	2027	2028	2029	2030	Thereafter
Term loans and Portfolio Loan	**291,958**	24,680	206,778	-	17,500	43,000	-
2026 Debentures	**49,730**	49,730	-	-	-	-	-
Purchase and other obligations	**63**	35	28	-	-	-	-
Operating and finance leases	**3,583**	335	379	379	290	200	2,000
Total	**345,334**	74,780	207,185	379	17,790	43,200	2,000

CAPITAL MANAGEMENT

DEBT STRATEGY

AHIP's long-term overall borrowing policy is to obtain secured term loan financing that allows AHIP to:

- Maintain staggered debt maturities that reduce its exposure to interest rate fluctuations and refinancing risk in any one year; and
- Maintain a mixture of fixed and variable interest rates and extend loan terms when borrowing conditions are favorable.

The fixed rate term loans are expected to be primarily first mortgages. In accordance with AHIP's Limited Partnership Agreement, the maximum debt to gross book ratio is 70% (including the Debentures).

Management monitors AHIP's capital structure on an ongoing basis to determine the appropriate level of debt. AHIP's key capital monitoring metrics are debt to gross book value, debt to EBITDA, and interest coverage ratio.

DEBT TO GROSS BOOK VALUE

(thousands of dollars)	March 31, 2026	December 31, 2025
Debt	**342,271**	346,132
Gross Book Value	**682,845**	710,083
Debt-to-Gross Book Value	**50.1%**	48.7%

DEBT

(thousands of dollars)	March 31, 2026	December 31, 2025
Term loans and Portfolio Loan	**289,653**	**293,020**
2026 debentures (at face value)	**49,730**	**49,730**
Unamortized portion of debt financing costs	**2,305**	**2,745**
Lease liabilities	**583**	**637**
Debt	**342,271**	**346,132**

GROSS BOOK VALUE

(thousands of dollars)	March 31, 2026	December 31, 2025
Total assets	**436,660**	470,606
Accumulated depreciation and impairment on property, buildings and equipment	**242,926**	236,254
Accumulated amortization on intangible assets	**3,259**	3,223
Gross Book Value	**682,845**	710,083

DEBT TO EBITDA

(thousands of dollars)	March 31, 2026	December 31, 2025
Debt	**342,271**	346,132
EBITDA (trailing twelve months)	**32,907**	36,698
Debt-to-EBITDA (times)	**10.4x**	9.4x

INTEREST COVERAGE RATIO

(thousands of dollars)	March 31, 2026	December 31, 2025
EBITDA (trailing twelve months)	**32,907**	36,698
Interest expense (trailing twelve months)	**24,848**	27,018
Interest Coverage Ratio (times)	**1.3x**	1.4x

The reconciliation of NOI to hotel EBITDA and EBITDA is shown below:

	Three months ended March 31	
(thousands of dollars)	2026	2025
NOI	**8,246**	12,683
Management fees	**(962)**	(1,181)
Hotel EBITDA	**7,284**	11,502
General administrative expenses	**(2,180)**	(2,294)
EBITDA	**5,104**	9,208

The reconciliation of NOI to normalized NOI is shown below:

	Three months ended March 31	
(thousands of dollars)	2026	2025
NOI	**8,246**	12,683
Business interruption insurance proceeds	**-**	-
Normalized NOI	**8,246**	12,683

The reconciliation of finance costs to interest expense is shown below:

	Three months ended March 31	
(thousands of dollars)	2026	2025
Finance costs	**6,328**	9,790
Amortization of debt financing costs	**(329)**	(770)
Accretion of debenture liability	**(311)**	(286)
Amortization of debenture costs	**(144)**	(127)
Interest Expense	**5,544**	8,607

TERM LOANS, PORTFOLIO LOAN AND CONVERTIBLE DEBENTURES

As at March 31, 2026, the weighted average interest rate on AHIP's term loans was 6.19% (December 31, 2025 – 6.33%) and the weighted average term to maturity on AHIP's term loans was 1.6 years (December 31, 2025 – 1.3 years).

The original principal amount of the Debentures is $50.0 million with a maturity date on December 31, 2026. The Debentures bear interest at a rate of 6.0% per annum, payable semi-annually in arrears on June 30 and December 31.

As of March 31, 2026, $49.7 million (December 31, 2025 - $49.7 million) aggregate principal amount of the Debentures was outstanding.

EQUITY

(Number of units, preferred shares, debentures, restricted stock units, options and warrants)	March 31, 2026	December 31, 2025
Units/shares issued and outstanding		
Units	**71,747,501**	**71,972,659**
Series B preferred shares	**-**	**-**
Series C preferred shares	**25,000**	**50,000**
Units potentially issuable:		
2026 debentures	**10,046,465**	**10,046,465**
Restricted stock units	**2,316,434**	**2,440,094**
Stock options	**-**	**-**
Warrants	**-**	**19,608,755**

The numbers of issued and outstanding, series B preferred shares, series C preferred shares, 2026 debentures, Restricted stock units, stock options and warrants as of the date of this MD&A, are the same as the numbers in the table above as at March 31, 2026.

RESTRICTIONS UNDER THE INVESTOR RIGHTS AGREEMENT

As a result of the Series C remaining outstanding beyond the fifth anniversary of the issuance date, effective January 28, 2026, AHIP is restricted in the following areas absent prior consent from the Investor:

- Declaration and payment of dividends or distributions for Units;
- Voluntary prepayments or early redemption of certain obligations including the Convertible Debentures and purchases of outstanding equity securities;
- Acquiring or selling hotel properties or other significant assets, other than selling assets where the net proceeds are used to fully redeem Series C Shares;
- Voluntarily incurring Indebtedness, other than where the net proceeds are used to fully redeem Series C Shares;
- Funding capital expenditures, other than FF&E reserve payments, contractual PIPs or emergency capital expenditures; or
- Issuing any class of equity securities or securities convertible into or exchangeable for equity securities, unless the proceeds are used to fully redeem the Series C Shares.

In addition, the Investor is no longer subject to the standstill restrictions in the Investor Rights Agreement and can require AHIP to sell assets in order to generate net proceeds in an amount sufficient for AHIP to fully redeem the remaining Series C Shares. For further details, see a copy of the Investor Rights Agreement, available under AHIP's profile on SEDAR+ at www.sedarplus.com.

TAXATION

AHIP is not subject to tax under Part I of the Income Tax Act (Canada) (the "**Tax Act**"). Accordingly, no provision has been made for Canadian income taxes thereunder in respect of the partnership. The Tax Act also contains rules regarding the taxation of certain types of publicly listed or traded trusts and partnerships and their investors (the "**SIFT Measures**"). Management believes that AHIP is not a "SIFT partnership" as defined in the Tax Act and therefore not subject to the SIFT Measures. Accordingly, no provision has been made for Canadian income taxes. Management intends to operate AHIP in such a manner to remain exempt from the SIFT Measures.

On August 6, 2025, the U.S Subsidiary Inc.'s and AHIP's respective boards of directors determined that it was no longer in the best interests of the U.S. Subsidiary Inc. or AHIP, respectively, for the U.S. Subsidiary Inc. to continue to qualify as a REIT under the Code. Accordingly, AHIP has taken the steps necessary to change the U.S. Subsidiary Inc.'s taxation status under the Code from a REIT to a taxable C corporation for purposes of the U.S. Subsidiary Inc.'s 2025 fiscal year. As a result, the U.S. Subsidiary Inc. will not be required to operate under the REIT rules in the Code in respect of its 2025 fiscal year or future years, including among other rules the requirement to distribute at least 90% of its taxable income to its stockholders. Effective January 1, 2025, the U.S. Subsidiary Inc. will be subject to federal and state income taxes on its taxable income at applicable tax rates and will no longer be entitled to a tax deduction for distributions paid to its stockholders. The U.S. Subsidiary Inc. operated as a REIT for the 2024 tax year and prior tax years, and existing REIT requirements and limitations, including those established by the U.S. Subsidiary Inc.'s organizational documents, remained in place through December 31, 2024. U.S. Subsidiary Inc. will be disqualified from electing REIT status under the Code through December 31, 2029. For further information see "Amendment to the LP Agreement to Facilitate Change in U.S. Tax Status".

AHIP's indirect Canadian subsidiary, AHIP Management Ltd., is a taxable Canadian corporation subject to Canadian income tax. AHIP's indirect U.S. subsidiaries, AHIP Enterprises LLC and AHIP Properties III LLC, are subsidiaries of the U.S. Subsidiary Inc., which are treated as U.S. corporations subject to U.S. income tax.

OFF-BALANCE SHEET ARRANGEMENTS

As at March 31, 2026, AHIP did not have any off-balance sheet arrangements that would materially impact its financial position or results of operations.

RELATED PARTY TRANSACTIONS

Compensation:

Key management includes those people who have authority and responsibility for planning, directing, and controlling the activities of AHIP, directly or indirectly, and includes the Board. Total compensation awarded to key management for the three months ended March 31, 2026, was $0.5 million (March 31, 2025: $0.5 million), which included securities-based compensation expense of $0.1 million, respectively (March 31, 2025: $0.1 million).

RISK FACTORS

Investing in AHIP's securities involves a high degree of risk. Current and prospective investors should carefully consider all of the following risk factors before purchasing Units, Debentures or any other securities of AHIP that may be offered or that are issued and outstanding from time to time. The occurrence of any of the following risks could materially and adversely affect AHIP's investments, prospects, cash flows, results of operations or financial condition and AHIP's ability to make cash distributions to Unitholders and interest and principal payments to holders of Debentures. In that event, the value of the Units, the Debentures or any other securities of AHIP that may be offered or that are issued and outstanding from time to time, could decline and investors may lose all or part of their investment. Although AHIP believes that the risk factors described below and in AHIP's AIF are the most material risks that AHIP faces, they are not the only ones. Additional risk factors not presently known to AHIP or that AHIP currently believes are immaterial could also materially and adversely affect AHIP's investments, prospects, cash flows, results of operations or financial condition and AHIP's ability to make cash distributions to Unitholders and interest and principal payments to holders of Debentures and negatively affect the value of the Units, the Debentures or any other securities of AHIP that may be offered or that are issued and outstanding from time to time. In addition, some of the risks are interrelated and, consequently, current and prospective investors should treat such risk factors as a whole.

AHIP faces a variety of risks, the majority of which are inherent in the business conducted by AHIP, and common to real estate entities. Please refer to AHIP's AIF for the year ended December 31, 2025, for a description of these risk factors, available on SEDAR+ at www.sedarplus.com.

General

The Units and Debentures involve a certain degree of risk. Any person currently holding or considering the purchase of Units, Debentures or any other securities of AHIP that may be offered or that are issued and outstanding from time to time, should be aware of these and other factors set forth in AHIP's AIF and should consult with his or her legal, tax and financial advisors prior to making an investment in the Units, Debentures or any other securities of AHIP that may be offered or that are issued and outstanding from time to time. The Units, Debentures and any other securities of AHIP that may be offered or that are issued and outstanding from time to time should only be purchased by persons who can afford to lose all of their investment.

MATERIAL ACCOUNTING POLICIES, ESTIMATES AND JUDGMENTS

The preparation of the Interim Financial Statements in accordance with IAS 34, Interim Financial Reporting as issued by the IASB, requires management to make estimates and judgments that affect the reported amounts of assets, liabilities, income, and expenses. Estimates and judgments are evaluated each reporting period and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. These estimates and assumptions are subject to inherent risk of uncertainty and actual results may differ from these estimates and assumptions.

Significant areas of estimates and judgments include the following:

1. Going concern

   The continuation of AHIP as a going concern is subject to the implementation of the strategies coupled with the associated risks noted the sections "Liquidity and Capital Resources" and "Addressing 2026 Balance Sheet Obligations".

2. Financial statement classification of preferred shares and warrants
   Management used judgement in assessing, in accordance with IAS 32 Financial Instruments: Presentation, whether the preferred shares and warrants issued should be classified as a liability or an equity instrument. In making this judgement, management evaluated the criteria of whether a financial instrument is an equity instrument rather than a financial liability and determined that the preferred shares are an equity instrument, and the warrants are a financial liability.

3. Impairment
   IAS 36 Impairment of Assets ("**IAS 36**") requires management to use judgement in assessing whether there is an impairment of AHIP's cash-generating units ("**CGUs**"). In making this judgement, management evaluates, among other factors, internal and external indicators of impairment, such as changes in market conditions, the economic or legal environment and any appraisal obtained during the year. AHIP has determined that each hotel property is a separate CGU for purposes of assessing indicators of impairment and the CGU comprises the hotel's property, plant and equipment and any associated intangible assets.

   IAS 36 also requires management to exercise judgment in determining the recoverable amount of CGUs that are tested for impairment. Judgment is involved in estimating the fair value less cost of disposal or the value in use of the CGUs, including estimates of discount rates, terminal capitalization rates, revenue multiples, growth rates and forecasted net cash flows for those CGUs which were determined to have indicators of impairment. The estimates reflect past experience and are consistent with external sources of information. When measuring the fair value of the CGUs, AHIP uses observable market data to the extent possible.

4. Depreciation and amortization
   Management has estimated the useful lives of property, buildings and equipment in the determination of depreciation. The estimated useful lives of property, buildings and equipment are determined based on various factors including historical data and AHIP's expected use of the assets. Intangible assets are amortized over the average remaining contractual term of the franchise agreements.

NEW ACCOUNTING STANDARDS AND INTERPRETATIONS

In April 2024, the International Accounting Standards Board ("IASB") issued IFRS 18, *Presentation and Disclosure in Financial Statements*, which replaces IAS 1, *Presentation of Financial Statements*. IFRS 18 introduces new presentation and disclosure requirements for financial statements and is effective for annual reporting periods beginning on or after January 1, 2027, including interim reporting periods, with retrospective application required. AHIP is currently assessing the impact of adopting IFRS 18 on its consolidated financial statements.

In May 2024, the IASB issued amendments to IFRS 9, *Financial Instruments*, and IFRS 7, *Financial Instruments: Disclosures*, relating to the derecognition of financial liabilities and additional disclosure requirements for certain financial instruments. The amendments became effective January 1, 2026, and did not have a material impact on AHIP's unaudited condensed consolidated interim financial statements for the three months ended March 31, 2026.

CONTROLS AND PROCEDURES

DISCLOSURE CONTROLS AND PROCEDURES

As at March 31, 2026, the Chief Executive Officer ("**CEO**") and Chief Financial Officer ("**CFO**") have designed, or caused it to be designed under their supervision, disclosure controls and procedures ("**DC&P**"), as defined in National Instrument 52-109 - Certification of Disclosure in Issuers' Annual and Interim Filings ("NI 52-109"), to provide reasonable assurance that: (i) material information relating to AHIP is made known to the CEO and the CFO by others, particularly during the period in which the annual filings are being prepared; and (ii) information required to be disclosed by AHIP in its annual filings, interim filings, or other reports filed or submitted by AHIP under securities legislation is recorded, processed, summarized, and reported within the time periods specified in securities legislation.

INTERNAL CONTROL OVER FINANCIAL REPORTING

As at March 31, 2026, the CEO and the CFO have designed, or caused it to be designed under their supervision, internal control over financial reporting ("ICFR"), as defined in NI 52-109, to provide reasonable assurance regarding the reliability of AHIP's financial reporting and the preparation of financial statements for external purposes in accordance with IFRS.

The control framework used to design AHIP's ICFR is the framework set forth in Internal Control – Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission.

It should be noted that a control system, no matter how well designed and operated, can provide only reasonable, not absolute, assurance that the objectives of the control system will be met and it should not be expected that the control system will prevent all errors and fraud.

During the first quarter of 2026, there were no changes in AHIP's ICFR that have materially affected, or are reasonably likely to materially affect, AHIP's ICFR.

RESTATEMENT OF PRIOR PERIOD

AHIP restated certain amounts in the 2024 comparative column in its Financial Statements for the three months ended March 31, 2025. In addition, AHIP has restated certain amounts previously reported in its 2024 financial statements. The amounts included in this MD&A reflect the restatements retroactively. The restatements are the result of the deconsolidation of certain subsidiaries in respect of which loan defaults occurred in Q4 2023 (one hotel property) and Q1 2024 (four hotel properties), which hotel properties were ultimately placed into managed foreclosure processes.

The following tables present the impact of the restatement of AHIP's previously issued consolidated financial statements:

Consolidated Statement of Financial Position	**March 31, 2024**		
(thousands of dollars)	Reported	Adjustments	Restated
Assets			
Current assets:			
Cash and cash equivalents	15,549	-	15,549
Current portion of restricted cash	24,175	(3,805)	20,370
Trade and other receivables	10,958	(867)	10,091
Prepaids and other assets	8,728	(817)	7,911
Assets held for sale	80,396	-	80,396
	139,806	(5,489)	134,317
Other receivables	5,651	-	5,651
Restricted cash	10,141	(953)	9,188
Property, buildings and equipment	755,983	(59,725)	696,258
Intangible assets	3,949	(317)	3,632
Deferred income tax assets	14,241	-	14,241
	929,771	(66,484)	863,287
Liabilities and Partners' Capital			
Current liabilities:			
Accounts payable and accrued liabilities	35,276	(1,327)	33,949
Current portion of term loans and revolving credit facility	90,819	(10,193)	80,626
Liabilities related to assets held for sale	52,472	-	52,472
Current portion of lease and other liabilities	187	-	187
Warrants liability	20	-	20
	178,774	(11,520)	167,254
Term loans and revolving credit facility	476,783	(50,023)	426,760
Convertible debentures	45,264	-	45,264
Lease and other liabilities	645	-	645
Deferred management fee	1,241	-	1,241
Deferred income tax liabilities	3,268	-	3,268
	705,975	(61,543)	644,432
Partners' capital attributable to Unitholders	180,226	(4,941)	175,285
Non-controlling interest	43,570	-	43,570
	929,771	(66,484)	863,287

Consolidated Statements of Comprehensive Loss	Three months ended March 31, 2024		
(thousands of dollars)	Reported	Adjustments	Restated
Revenue:			
Rooms	61,501	(1,206)	60,295
Food and beverage and other	4,988	(23)	4,965
	66,489	(1,229)	65,260
Hotel expenses:			
Operating expenses	36,389	(771)	35,618
Energy	2,990	(80)	2,910
Property maintenance	4,219	(139)	4,080
Property taxes, insurance and ground lease	6,593	(220)	6,373
Total operating expenses	50,191	(1,210)	48,981
Net operating income	16,298	(19)	16,279
Depreciation and amortization	8,729	(179)	8,550
Income from operating activities	7,569	160	7,729
Corporate and administrative	3,870	(32)	3,838
Impairment of cash-generating units	4,103	-	4,103
Other Income	(1,194)	-	(1,194)
Loss (gain) on deconsolidation of subsidiary	-	1,816	1,816
Gain on sale of properties	(242)	-	(242)
Income (loss) from operations before undernoted	1,032	(1,624)	(592)
Finance income	(54)	-	(54)
Change in fair value of warrants	(120)	-	(120)
Finance costs	11,048	(203)	10,845
Income (loss) before income taxes	(9,842)	(1,421)	(11,263)
Current income tax expense (recovery)	87	-	87
Deferred income tax expense (recovery)	(1,820)	-	(1,820)
Income (loss) and comprehensive income (loss)	(8,109)	(1,421)	(9,530)
Income (loss) attributable to:			
Unitholders	(9,208)	(1,421)	(10,629)
Non-controlling interest	1,099	-	1,099
	(8,109)	(1,421)	(9,530)
Basic loss per Unit:	(0.10)		(0.12)
Diluted loss per Unit:	(0.10)		(0.12)
Basic weighted average number of Units outstanding	79,045,063		79,045,063
Diluted weighted average number of Units outstanding	79,045,063		79,045,063

Consolidated Statements of Cash Flows	Three months ended March 31, 2024		
(thousands of dollars)	Reported	Adjustments	Restated
Cash provided by (used in):			
Operating activities:			
Loss and comprehensive loss	(8,109)	(1,421)	(9,530)
Interest paid	(10,790)	-	(10,790)
Items not affecting cash:			
Depreciation and amortization	8,729	(179)	8,550
Impairment of cash-generating units	4,103	-	4,103
Loss (gain) on deconsolidation of subsidiary	-	1,816	1,816
Gain on sale of properties	(242)	-	(242)
Securities-based compensation expense	3	-	3
Deferred income tax (expense) recovery	(1,820)	-	(1,820)
Change in fair value of warrants	(120)	-	(120)
Finance costs	11,048	(203)	10,845
Deferred management fees	233	-	233
Other income	(1,194)	-	(1,194)
	1,841	13	1,854
Change in non-cash working capital:	(1,798)	(13)	(1,811)
	43	-	43
Investing activities:			
Additions to property, buildings and equipment	(4,380)	-	(4,380)
Proceeds from sale of hotel	16,800	-	16,800
Insurance proceeds for property damage	3,462	-	3,462
Principal and interest from loan receivable	(53)	-	(53)
Net change in restricted cash	(3,057)	-	(3,057)
	12,772	-	12,772
Financing activities:			
Principal payments on term loans	(31,021)	-	(31,021)
Distributions to non-controlling interest	(1,099)	-	(1,099)
Payments on lease liabilities	(69)	-	(69)
Proceeds from revolving credit facility	17,500	-	17,500
Financing costs paid	(375)	-	(375)
	(15,064)	-	(15,064)
Increase in cash and cash equivalents	(2,249)	-	(2,249)
Cash and cash equivalents, beginning of period	17,798	-	17,798
Cash and cash equivalents, end of period	15,549	-	15,549

Consolidated Statement of Financial Position	June 30, 2024		
(thousands of dollars)	Reported	Adjustments	Restated
Assets			
Current assets:			
Cash and cash equivalents	15,922	-	15,922
Current portion of restricted cash	26,109	(4,066)	22,043
Trade and other receivables	7,286	(57)	7,229
Prepaids and other assets	7,746	(584)	7,162
Assets held for sale	75,489	-	75,489
	132,552	(4,707)	127,845
Other receivables	5,703	-	5,703
Restricted cash	14,169	(953)	13,216
Property, buildings and equipment	749,347	(59,781)	689,566
Intangible assets	3,810	(310)	3,500
Deferred income tax assets	13,379	-	13,379
	918,960	(65,751)	853,209
Liabilities and Partners' Capital			
Current liabilities:			
Accounts payable and accrued liabilities	28,248	(181)	28,067
Current portion of term loans and revolving credit facility	222,101	(10,271)	211,830
Liabilities related to assets held for sale	52,464	-	52,464
Current portion of lease and other liabilities	97	-	97
	302,910	(10,452)	292,458
Term loans and revolving credit facility	343,863	(49,811)	294,052
Convertible debentures	45,399	-	45,399
Lease and other liabilities	614	-	614
Deferred management fee	1,529	-	1,529
Deferred income tax liabilities	3,420	-	3,420
	697,735	(60,263)	637,472
Partners' capital attributable to Unitholders	177,655	(5,488)	172,167
Non-controlling interest	43,570	-	43,570
	918,960	(65,751)	853,209

Consolidated Statements of Comprehensive Loss	Three months ended June 30, 2024			Six months ended June 30, 2024		
(thousands of dollars)	Reported	Adjustments	Restated	Reported	Adjustments	Restated
Revenue:						
Rooms	68,608	(2,038)	66,570	130,109	(3,244)	126,865
Food and beverage and other	5,006	(55)	4,951	9,994	(78)	9,916
	73,614	(2,093)	71,521	140,103	(3,322)	136,781
Hotel expenses:						
Operating expenses	37,882	(999)	36,883	74,271	(1,770)	72,501
Energy	2,705	(46)	2,659	5,695	(126)	5,569
Property maintenance	3,978	(174)	3,804	8,197	(313)	7,884
Property taxes, insurance and ground lease	3,467	(393)	3,074	10,060	(613)	9,447
Total operating expenses	48,032	(1,612)	46,420	98,223	(2,822)	95,401
Net operating income	25,582	(481)	25,101	41,880	(500)	41,380
Depreciation and amortization	5,963	(207)	5,756	14,692	(386)	14,306
Income from operating activities	19,619	(274)	19,345	27,188	(114)	27,074
Corporate and administrative	4,369	(52)	4,317	8,239	(84)	8,155
Write-off (recovery) of property, building and equipment	2,220	-	2,220	2,220	-	2,220
Impairment of cash-generating units	5,070	-	5,070	9,173	-	9,173
Other Income	(1,605)	-	(1,605)	(2,799)	-	(2,799)
Loss (gain) on deconsolidation of subsidiary	-	627	627	-	2,443	2,443
Gain on sale of properties	-	-	-	(242)	-	(242)
Gain on convertible debenture conversion	(245)	-	(245)	(245)	-	(245)
Income (loss) from operations before undernoted	9,810	(849)	8,961	10,842	(2,473)	8,369
Finance income	(57)	-	(57)	(111)	-	(111)
Change in fair value of warrants	(18)	-	(18)	(138)	-	(138)
Finance costs	10,514	(302)	10,212	21,562	(505)	21,057
Income (loss) before income taxes	(629)	(547)	(1,176)	(10,471)	(1,968)	(12,439)
Current income tax expense (recovery)	(51)	-	(51)	36	-	36
Deferred income tax expense (recovery)	1,013	-	1,013	(807)	-	(807)
Income (loss) and comprehensive income (loss)	(1,591)	(547)	(2,138)	(9,700)	(1,968)	(11,668)
Income (loss) attributable to:						
Unitholders	(2,729)	(547)	(3,276)	(11,937)	(1,968)	(13,905)
Non-controlling interest	1,138	-	1,138	2,237	-	2,237
	(1,591)	(547)	(2,138)	(9,700)	(1,968)	(11,668)
Basic loss per Unit:	(0.02)		(0.03)	(0.12)		(0.15)
Diluted loss per Unit:	(0.02)		(0.03)	(0.12)		(0.15)
Basic weighted average number of Units outstanding	79,185,515		79,185,515	79,115,426		79,115,426
Diluted weighted average number of Units outstanding	79,185,515		79,185,515	79,115,426		79,115,426

Consolidated Statements of Cash Flows	Three months ended June 30, 2024			Six months ended June 30, 2024		
(thousands of dollars)	Reported	Adjustments	Restated	Reported	Adjustments	Restated
Cash provided by (used in):						
Operating activities:						
Loss and comprehensive loss	(1,591)	(547)	(2,138)	(9,700)	(1,968)	(11,668)
Interest paid	(10,973)	-	(10,973)	(21,763)	-	(21,763)
Items not affecting cash:						
Depreciation and amortization	5,963	(207)	5,756	14,692	(386)	14,306
Impairment of cash-generating units	5,070	-	5,070	9,173	-	9,173
Write-off (recovery) of property, buildings and equipment	2,220	-	2,220	2,220	-	2,220
Loss (gain) on deconsolidation of subsidiary	-	627	627	-	2,443	2,443
Gain on sale of properties	-	-	-	(242)	-	(242)
Gain on conversion of convertible debenture	(245)	-	(245)	(245)	-	(245)
Securities-based compensation expense	166	-	166	169	-	169
Deferred income tax (expense) recovery	1,013	-	1,013	(807)	-	(807)
Change in fair value of warrants	(18)	-	(18)	(138)	-	(138)
Finance costs	10,514	(302)	10,212	21,562	(505)	21,057
Deferred management fees	220	-	220	453	-	453
Other income	(1,605)	-	(1,605)	(2,799)	-	(2,799)
	10,734	(429)	10,305	12,575	(416)	12,159
Change in non-cash working capital:	(90)	429	339	(1,888)	416	(1,472)
	10,644	-	10,644	10,687	-	10,687
Investing activities:						
Additions to property, buildings and equipment	(4,513)	-	(4,513)	(8,893)	-	(8,893)
Proceeds from sale of hotel	-	-	-	16,800	-	16,800
Insurance proceeds for property damage	3,756	-	3,756	7,218	-	7,218
Principal and interest from loan receivable	(53)	-	(53)	(105)	-	(105)
Net change in restricted cash	(5,961)	-	(5,961)	(9,019)	-	(9,019)
	(6,771)	-	(6,771)	6,001	-	6,001
Financing activities:						
Principal payments on term loans	(2,236)	-	(2,236)	(33,257)	-	(33,257)
Distributions to non-controlling interest	(1,138)	-	(1,138)	(2,237)	-	(2,237)
Payments on lease liabilities	(124)	-	(124)	(193)	-	(193)
Proceeds from revolving credit facility	-	-	-	17,500	-	17,500
Financing costs paid	(2)	-	(2)	(377)	-	(377)
	(3,500)	-	(3,500)	(18,564)	-	(18,564)
Increase in cash and cash equivalents	373		373	(1,876)		(1,876)
Cash and cash equivalents, beginning of period	15,549		15,549	17,798	-	17,798
Cash and cash equivalents, end of period	15,922		15,922	15,922	-	15,922

Consolidated Statement of Financial Position	September 30, 2024		
(thousands of dollars)	Reported	Adjustments	Restated
Assets			
Current assets:			
Cash and cash equivalents	25,811	-	25,811
Current portion of restricted cash	23,856	(4,066)	19,790
Trade and other receivables	6,436	(92)	6,344
Prepaids and other assets	9,439	(465)	8,974
Assets held for sale	84,632	-	84,632
	150,174	(4,623)	145,551
Other receivables	5,757	-	5,757
Restricted cash	11,587	(953)	10,634
Property, buildings and equipment	687,751	(59,863)	627,888
Intangible assets	3,536	(309)	3,227
Deferred income tax assets	13,601	-	13,601
	872,406	(65,748)	806,658
Liabilities and Partners' Capital			
Current liabilities:			
Accounts payable and accrued liabilities	28,731	8	28,739
Current portion of term loans and revolving credit facility	222,510	(10,493)	212,017
Liabilities related to assets held for sale	37,044	-	37,044
Current portion of lease and other liabilities	101	-	101
	288,386	(10,485)	277,901
Term loans and revolving credit facility	312,195	(49,603)	262,592
Convertible debentures	45,792	-	45,792
Lease and other liabilities	586	-	586
Deferred management fee	1,802	-	1,802
Deferred income tax liabilities	3,040	-	3,040
	651,801	(60,088)	591,713
Partners' capital attributable to Unitholders	177,035	(5,659)	171,376
Non-controlling interest	43,570	-	43,570
	872,406	(65,748)	806,658

Consolidated Statements of Comprehensive Loss	Three months ended September 30, 2024			Nine months ended September 30, 2024		
(thousands of dollars)	Reported	Adjustments	Restated	Reported	Adjustments	Restated
Revenue:						
Rooms	61,018	-	61,018	191,127	(3,244)	187,883
Food and beverage and other	4,710	-	4,710	14,704	(78)	14,626
	65,728	-	65,728	205,831	(3,322)	202,509
Hotel expenses:						
Operating expenses	35,057	-	35,057	109,328	(1,770)	107,558
Energy	2,977	-	2,977	8,672	(126)	8,546
Property maintenance	3,805	-	3,805	12,002	(313)	11,689
Property taxes, insurance and ground lease	4,414	(127)	4,287	14,474	(740)	13,734
Total operating expenses	46,253	(127)	46,126	144,476	(2,949)	141,527
Net operating income	19,475	127	19,602	61,355	(373)	60,982
Depreciation and amortization	6,872	(50)	6,822	21,564	(436)	21,128
Income from operating activities	12,603	177	12,780	39,791	63	39,854
Corporate and administrative	2,996	-	2,996	11,235	(84)	11,151
Write-off (recovery) of property, building and equipment	(2,032)	-	(2,032)	188	-	188
Impairment of cash-generating units	2,229	-	2,229	11,402	-	11,402
Other Income	400	-	400	(2,399)	-	(2,399)
Loss (gain) on deconsolidation of subsidiary	-	364	364	-	2,807	2,807
Gain on sale of properties	(1,105)	-	(1,105)	(1,347)	-	(1,347)
Gain on convertible debenture conversion	-	-	-	(245)	-	(245)
Income (loss) from operations before undernoted	10,115	(187)	9,928	20,957	(2,660)	18,297
Finance income	(58)	-	(58)	(169)	-	(169)
Change in fair value of warrants	4	-	4	(134)	-	(134)
Finance costs	10,386	(15)	10,371	31,948	(520)	31,428
Income (loss) before income taxes	(217)	(172)	(389)	(10,688)	(2,140)	(12,828)
Current income tax expense (recovery)	11	-	11	47	-	47
Deferred income tax expense (recovery)	(602)	-	(602)	(1,409)	-	(1,409)
Income (loss) and comprehensive income (loss)	374	(172)	202	(9,326)	(2,140)	(11,466)
Income (loss) attributable to:						
Unitholders	(776)	(172)	(948)	(12,713)	(2,140)	(14,853)
Non-controlling interest	1,150	-	1,150	3,387	-	3,387
	374	(172)	202	(9,326)	(2,140)	(11,466)
Basic loss per Unit:	0.00		0.00	(0.12)		(0.14)
Diluted loss per Unit:	0.00		0.00	(0.12)		(0.14)
Basic weighted average number of Units outstanding	79,233,573		79,233,573	79,155,095		79,155,095
Diluted weighted average number of Units outstanding	81,561,758		81,561,758	79,155,095		79,155,095

Consolidated Statements of Cash Flows	Three months ended September 30, 2024			Nine months ended September 30, 2024		
(thousands of dollars)	Reported	Adjustments	Restated	Reported	Adjustments	Restated
Cash provided by (used in):						
Operating activities:						
Loss and comprehensive loss	374	(172)	202	(9,326)	(2,140)	(11,466)
Interest paid	(7,725)	-	(7,725)	(29,488)	-	(29,488)
Items not affecting cash:						
Depreciation and amortization	6,872	(50)	6,822	21,564	(436)	21,128
Impairment of cash-generating units	2,229	-	2,229	11,402	-	11,402
Write-off (recovery) of property, buildings and equipment	(2,032)	-	(2,032)	188	-	188
Loss (gain) on deconsolidation of subsidiary	-	364	364	-	2,807	2,807
Gain on sale of properties	(1,105)	-	(1,105)	(1,347)	-	(1,347)
Gain on conversion of convertible debenture	-	-	-	(245)	-	(245)
Securities-based compensation expense	156	-	156	325	-	325
Deferred income tax (expense) recovery	(602)	-	(602)	(1,409)	-	(1,409)
Change in fair value of warrants	4	-	4	(134)	-	(134)
Finance costs	10,386	(15)	10,371	31,948	(520)	31,428
Deferred management fees	197	-	197	650	-	650
Other income	400	-	400	(2,399)	-	(2,399)
	9,154	127	9,281	21,729	(289)	21,440
Change in non-cash working capital:	(3,147)	(127)	(3,274)	(5,035)	289	(4,746)
	6,007	-	6,007	16,694	-	16,694
Investing activities:						
Additions to property, buildings and equipment	(8,201)	-	(8,201)	(17,094)	-	(17,094)
Proceeds from sale of hotel	54,641	-	54,641	71,441	-	71,441
Insurance proceeds for property damage	-	-	-	7,218	-	7,218
Principal and interest from loan receivable	(54)	-	(54)	(159)	-	(159)
Net change in restricted cash	4,834	-	4,834	(4,185)	-	(4,185)
	51,220	-	51,220	57,221	-	57,221
Financing activities:						
Principal payments on term loans	(47,284)	-	(47,284)	(80,541)	-	(80,541)
Distributions to non-controlling interest	-	-	-	(2,237)	-	(2,237)
Payments on lease liabilities	(27)	-	(27)	(220)	-	(220)
Proceeds from revolving credit facility	-	-	-	17,500	-	17,500
Financing costs paid	(27)	-	(27)	(404)	-	(404)
	(47,338)	-	(47,338)	(65,902)	-	(65,902)
Increase in cash and cash equivalents	9,889		9,889	8,013		8,013
Cash and cash equivalents, beginning of period	15,922		15,922	17,798	-	17,798
Cash and cash equivalents, end of period	25,811		25,811	25,811	-	25,811

The following tables present the restatement of AHIP's previously reported Non-IFRS Measures:

	Three months ended March 31, 2024		
	Reported	Adjustment	Restated
FFO - basic	2,334	216	2,550
FFO - diluted	2,334	216	2,550
FFO per unit - basic	0.03	-	0.03
FFO per unit - diluted	0.03	-	0.03
Normalized FFO - diluted	1,232	216	1,448
Normalized FFO per unit - diluted	0.02	-	0.02
AFFO - basic	(668)	216	(452)
AFFO - diluted	(668)	216	(452)
AFFO per unit - basic	(0.01)	-	(0.01)
AFFO per unit - diluted	(0.01)	-	(0.01)
Normalized NOI	16,390	(19)	16,371
Hotel EBITDA	14,781	(19)	14,762
EBITDA	12,428	13	12,441

	Three months ended June 30, 2024			Six months ended June 30, 2024		
	Reported	Adjustment	Restated	Reported	Adjustment	Restated
FFO - basic	9,886	(127)	9,759	12,220	89	12,309
FFO - diluted	11,014	(127)	10,887	12,220	89	12,309
FFO per unit - basic	0.12	-	0.12	0.15	-	0.15
FFO per unit - diluted	0.12	-	0.12	0.15	-	0.15
Normalized FFO - diluted	9,427	(127)	9,300	9,531	89	9,620
Normalized FFO per unit - diluted	0.10	-	0.10	0.12	-	0.12
AFFO - basic	8,057	(127)	7,930	7,389	89	7,478
AFFO - diluted	9,185	(127)	9,058	7,389	89	7,478
AFFO per unit - basic	0.10	-	0.10	0.09	-	0.09
AFFO per unit - diluted	0.10	-	0.10	0.09	-	0.09
Normalized NOI	25,582	(481)	25,101	41,972	(500)	41,472
Hotel EBITDA	24,022	(481)	23,541	38,803	(500)	38,303
EBITDA	21,213	(429)	20,784	33,641	(416)	33,225

	Three months ended September 30, 2024			Nine months ended September 30, 2024		
	Reported	Adjustment	Restated	Reported	Adjustment	Restated
FFO - basic	4,605	142	4,747	16,825	231	17,056
FFO - diluted	4,605	142	4,747	16,825	231	17,056
FFO per unit - basic	0.06	0.01	0.07	0.21	-	0.22
FFO per unit - diluted	0.06	0.01	0.07	0.21	-	0.22
Normalized FFO - diluted	5,703	142	5,845	15,234	231	15,465
Normalized FFO per unit - diluted	0.07	0.01	0.08	0.19	0.01	0.20
AFFO - basic	1,048	142	1,190	8,437	231	8,668
AFFO - diluted	1,048	142	1,190	8,437	231	8,668
AFFO per unit - basic	0.01	0.01	0.02	0.11	0.01	0.12
AFFO per unit - diluted	0.01	-	0.01	0.10	0.01	0.11
Normalized NOI	19,884	127	20,011	61,856	(373)	61,483
Hotel EBITDA	18,045	127	18,172	56,848	(373)	56,475
EBITDA	16,479	127	16,606	50,120	(289)	49,831

DEBT TO GROSS BOOK VALUE

(thousands of dollars)	September 30, 2024	June 30, 2024	March 31, 2024	December 31, 2023
	Reported	Reported	Reported	Reported
Debt	624,626	672,171	675,014	688,585
Gross Book Value	1,247,511	1,292,692	1,292,654	1,326,070
Debt to Gross Book Value	50.1%	52.0%	52.2%	51.9%

DEBT TO GROSS BOOK VALUE

(thousands of dollars)	September 30, 2024	June 30, 2024	March 31, 2024	December 31, 2023
	Restated	Restated	Restated	Restated
Debt	564,406	612,089	614,798	679,263
Gross Book Value	1,128,335	1,173,514	1,172,528	1,306,015
Debt to Gross Book Value	50.0%	52.2%	52.4%	52.0%

DEBT TO EBITDA

(thousands of dollars)	September 30, 2024	June 30, 2024	March 31, 2024	December 31, 2023
	Reported	Reported	Reported	Reported
Debt	564,406	612,089	675,014	688,585
EBITDA (trailing twelve months)	61,979	63,205	64,008	64,732
Debt to EBITDA (times)	9.1x	9.7x	10.5x	10.6x

DEBT TO EBITDA

(thousands of dollars)	September 30, 2024	June 30, 2024	March 31, 2024	December 31, 2023
	Restated	Restated	Restated	Restated
Debt	564,406	612,089	614,798	679,263
EBITDA (trailing twelve months)	61,982	63,185	64,022	64,732
Debt to EBITDA (times)	9.1x	9.7x	9.6x	10.5x

INTEREST COVERAGE RATIO

(thousands of dollars)	September 30, 2024	June 30, 2024	March 31, 2024
	Reported	Reported	Reported
EBITDA (trailing twelve months)	61,979	63,205	64,008
Interest expense (trailing twelve months)	36,978	36,551	35,774
Interest Coverage Ratio (times)	1.7x	1.7x	1.8x

INTEREST COVERAGE RATIO

(thousands of dollars)	September 30, 2024	June 30, 2024	March 31, 2024
	Restated	Restated	Restated
EBITDA (trailing twelve months)	61,982	63,185	64,022
Interest expense (trailing twelve months)	36,806	36,364	35,574
Interest Coverage Ratio (times)	1.7x	1.7x	1.8x