



STRATEGIC
Hotels & Resorts

Strategic Hotels & Resorts
Supplemental Financial Information
December 31, 2008

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CORPORATE INFORMATION

The Company

Strategic Hotels & Resorts Inc. (SHR) is an industry-leading owner and asset manager of high-end hotels and resorts. We own a quality portfolio of upper upscale and luxury hotels and resorts in desirable North American and European locations. Our portfolio is made up of 19 properties totaling 8,347 rooms. We own unique hotels with complex operations, sophisticated customers and multiple revenue streams. Our properties include large convention hotels, business hotels and resorts, which are managed by internationally recognized hotel management companies.

Our asset management expertise is what truly distinguishes us. Asset management is our focus, our core competency, and our competitive advantage. Our business is driven by our team's depth of knowledge and hands-on expertise in every aspect of the lodging industry. While our focus is to drive top line revenues, we importantly focus on every component of bottom line profitability. We use our experience to make selective, value added acquisitions and recycle capital through thoughtful and planned dispositions. Simply put, we are utilizing our expert management skills in building a great hotel company which will provide attractive returns for our shareholders.

Strategic Hotels & Resorts is a real estate investment trust (REIT) and is traded on the New York Stock Exchange under the symbol BEE.

Fiscal Year End:

December 31

Number of Full-Time Equivalent Employees:

47

Corporate Headquarters:

200 West Madison Street, Suite 1700
Chicago, IL 60606
(312) 658-5000

Company Contacts:

James Mead
Chief Financial Officer
(312) 658-5000

Ryan Bowie
Vice President and Treasurer
(312) 658-5000

Board of Directors

William A. Prezant

Chairman of the Board, Corporate Governance and Nominating Committee and Executive Committee

Laurence S. Geller

Director, President and Chief Executive Officer

Robert P. Bowen

Director and Chairman of the Audit Committee

James A. Jeffs

Director and Chairman of the Compensation Committee

Michael W. Brennan

Director

Kenneth Fisher

Director

Richard D. Kincaid

Director

Sir David M.C. Michels

Director

Officers

Laurence S. Geller

President and Chief Executive Officer

James E. Mead

Executive Vice President and Chief Financial Officer (Principal Financial Officer)

Richard J. Moreau

Executive Vice President, Asset Management

Stephen M. Briggs

Senior Vice President, Principal Accounting Officer

Jayson C. Cyr

Senior Vice President, Internal Audit

Paula C. Maggio

Senior Vice President, Secretary & General Counsel

Robert T. McAllister

Senior Vice President, Tax

Patricia A. Needham

Senior Vice President, Assistant Secretary

John K.T. Barrett

Vice President, Asset Management

Ryan M. Bowie

Vice President & Treasurer

Gregory A. Brenner

Vice President, Controller

D. Robert Britt

Vice President, Asset Management

Michael A. Dalton

Vice President, Design

Thomas G. Healy

Vice President, Asset Management

David R. Hogin, Jr.

Vice President, Asset Management

Michael E. Nelson

Vice President, Asset Management

John C. Nicolls

Vice President, Capital Projects

Cory P. Warning

Vice President, Development

Equity Research Coverage

Firm	Analyst	Telephone
Deutsche Bank North America	Chris Woronka	(212) 250-5815
Green Street Advisors, Inc.	John Arabia	(949) 640-8780
JMP Securities	Will Marks	(415) 835-8944
Keefe, Bruyette & Woods	Smedes Rose	(212) 887-3696
Raymond James & Associates	William Crow	(727) 567-2594
RBC Capital Markets Corp.	Mike Salinsky	(440) 715-2648
Robert W. Baird & Co.	David Loeb	(414) 765-7063
Stifel Nicolaus	Rod Petrik	(443) 224-1306
UBS Securities LLC	William Truelove	(212) 713-8825
Wachovia Securities	Jeffrey Donnelly	(617) 603-4262

Strategic Hotels & Resorts is followed by the analysts listed above. Please note that any opinions, estimates or forecasts regarding Strategic Hotels & Resorts' performance made by these analysts are theirs alone and do not represent opinions, forecasts or predictions of Strategic Hotels & Resorts or its management. Strategic Hotels & Resorts does not by its reference here imply its endorsement of, or concurrence with, such information, conclusions or recommendations.

FINANCIAL HIGHLIGHTS

Supplemental Financial Data

	Three Months Ended December 31, 2008	
	Actual	Guidance
Results vs. Previous Guidance		
North American Total RevPAR growth	(13.0)%	(15.0)% - (13.0)%
North American RevPAR growth	(13.3)%	(14.0)% - (12.0)%
Comparable EBITDA (in millions)	\$ 48.7	\$ 41.9 - 47.9
Comparable FFO per diluted share	\$ 0.17	\$ 0.11 - 0.19
Weighted average diluted shares (in thousands) (a)	76,122	
(in thousands, except per share information)		
	December 31, 2008	
	Pro Rata Share	Consolidated
Capitalization		
Common shares outstanding	74,410	74,410
Operating partnership units outstanding	976	976
Stock options outstanding	885	885
Restricted stock units outstanding	1,304	1,304
Combined shares, options and units outstanding	77,575	77,575
Common stock price at end of period	\$ 1.68	\$ 1.68
Common equity capitalization	\$ 130,326	\$ 130,326
Preferred equity capitalization	370,236	370,236
Consolidated debt	1,686,950	1,686,950
Pro rata share of unconsolidated debt	282,385	-
Pro rata share of consolidated debt	(107,065)	-
Cash and cash equivalents	(80,954)	(80,954)
Total enterprise value	\$ 2,281,878	\$ 2,106,558
Net Debt / Total Enterprise Value	78.1%	76.2%
Preferred Equity / Total Enterprise Value	16.2%	17.6%
Common Equity / Total Enterprise Value	5.7%	6.2%
Dividends Per Share		
Common dividends declared (holders of record on March 28, June 30 and September 30, 2008)		\$ 0.24
Preferred Series A dividends declared (holders of record on March 21, June 20, September 19 and December 19, 2008)		\$ 0.53125
Preferred Series B dividends declared (holders of record on March 21, June 20, September 19 and December 19, 2008)		\$ 0.51563
Preferred Series C dividends declared (holders of record on March 21, June 20, September 19 and December 19, 2008)		\$ 0.51563

(a) The calculation of weighted average diluted shares is consistent with the guidance prescribed by the National Association of Real Estate Investment Trusts.

Supplemental Financial Information
Three Months and Years Ended December 31, 2008 and 2007

Consolidated Statements of Operations (in thousands, except per share data)				
	Three Months Ended December 31,		Years Ended December 31,	
	2008	2007	2008	2007
Revenues:				
Rooms	\$ 117,533	\$ 129,110	\$ 534,342	\$ 507,686
Food and beverage	80,746	93,272	324,829	327,701
Other hotel operating revenue	28,962	30,022	110,364	108,760
	<u>227,241</u>	<u>252,404</u>	<u>969,535</u>	<u>944,147</u>
Lease revenue	1,170	6,076	5,387	23,405
	<u>228,411</u>	<u>258,480</u>	<u>974,922</u>	<u>967,552</u>
Operating Costs and Expenses:				
Rooms	30,662	31,962	133,299	125,313
Food and beverage	54,925	60,970	225,884	222,016
Other departmental expenses	62,072	63,496	250,772	238,813
Management fees	7,758	9,398	38,265	37,131
Other hotel expenses	15,443	17,352	60,739	65,301
Lease expense	3,926	4,048	17,489	15,700
Depreciation and amortization	32,310	26,997	122,466	103,253
Impairment losses and other charges	265,141	14	361,820	7,372
Corporate expenses	5,472	9,109	27,009	30,179
	<u>477,709</u>	<u>223,346</u>	<u>1,237,743</u>	<u>845,078</u>
Total operating costs and expenses				
	<u>477,709</u>	<u>223,346</u>	<u>1,237,743</u>	<u>845,078</u>
Operating (loss) income	(249,298)	35,134	(262,821)	122,474
Interest expense	(20,872)	(23,889)	(85,578)	(87,246)
Interest income	317	882	1,814	2,715
Loss on early extinguishment of debt	-	-	-	(7,845)
Equity in (losses) earnings of joint ventures	(360)	132	2,810	8,344
Foreign currency exchange loss	(4,896)	(156)	(814)	(3,701)
Other expenses, net	(196)	(716)	(690)	(201)
(Loss) income before income taxes, minority interests, distributions in excess of minority interest capital, (loss) gain on sale of minority interests in hotel properties and discontinued operations	(275,305)	11,387	(345,279)	34,540
Income tax expense	(3,652)	(39)	(10,402)	(9,479)
Minority interest in SHR's operating partnership	3,578	(188)	4,631	(351)
Minority interest in consolidated affiliates	(983)	(535)	(3,870)	(1,363)
Distributions in excess of minority interest capital	-	-	(2,499)	-
(Loss) income before (loss) gain on sale of minority interests in hotel properties and discontinued operations	(276,362)	10,625	(357,419)	23,347
(Loss) gain on sale of minority interests in hotel properties	-	(134)	(46)	84,658
(Loss) income from continuing operations	(276,362)	10,491	(357,465)	108,005
Income (loss) from discontinued operations, net of tax and minority interests	20	2,655	44,041	(38,847)
Net (loss) income	<u>\$ (276,342)</u>	<u>\$ 13,146</u>	<u>\$ (313,424)</u>	<u>\$ 69,158</u>
Preferred shareholder dividends	(7,722)	(7,722)	(30,886)	(30,107)
Net (loss) income available to common shareholders	<u>\$ (284,064)</u>	<u>\$ 5,424</u>	<u>\$ (344,310)</u>	<u>\$ 39,051</u>
Basic (Loss) Income Per Share:				
(Loss) income from continuing operations available to common shareholders per share	\$ (3.78)	\$ 0.04	\$ (5.17)	\$ 1.04
Income (loss) from discontinued operations per share	-	0.03	0.59	(0.52)
Net (loss) income available to common shareholders per share	<u>\$ (3.78)</u>	<u>\$ 0.07</u>	<u>\$ (4.58)</u>	<u>\$ 0.52</u>
Weighted average common shares outstanding	<u>75,146</u>	<u>74,803</u>	<u>75,140</u>	<u>75,075</u>
Diluted (Loss) Income Per Share:				
(Loss) income from continuing operations available to common shareholders per share	\$ (3.78)	\$ 0.04	\$ (5.17)	\$ 1.04
Income (loss) from discontinued operations per share	-	0.03	0.59	(0.52)
Net (loss) income available to common shareholders per share	<u>\$ (3.78)</u>	<u>\$ 0.07</u>	<u>\$ (4.58)</u>	<u>\$ 0.52</u>
Weighted average common shares outstanding	<u>75,146</u>	<u>75,001</u>	<u>75,140</u>	<u>75,324</u>

Consolidated Balance Sheets
(in thousands, except share data)

	December 31,	
	2008	2007
Assets		
Investment in hotel properties, net	\$ 2,383,860	\$ 2,427,273
Goodwill	120,329	462,536
Intangible assets, net of accumulated amortization of \$3,096 and \$3,271	32,277	45,420
Investment in joint ventures	82,122	78,801
Cash and cash equivalents	80,954	111,494
Restricted cash and cash equivalents	37,358	39,161
Accounts receivable, net of allowance for doubtful accounts of \$2,203 and \$1,965	70,945	82,217
Deferred financing costs, net of accumulated amortization of \$6,787 and \$4,809	10,668	14,868
Deferred tax assets	38,260	41,790
Other assets	52,687	62,736
Total assets	<u>\$ 2,909,460</u>	<u>\$ 3,366,296</u>
Liabilities and Shareholders' Equity		
Liabilities:		
Mortgages and other debt payable	\$ 1,301,535	\$ 1,363,855
Exchangeable senior notes, net of discount	179,415	179,235
Bank credit facility	206,000	109,000
Accounts payable and accrued expenses	281,918	266,324
Distributions payable	-	18,179
Deferred tax liabilities	34,236	36,407
Deferred gain on sale of hotels	104,251	114,292
Total liabilities	<u>2,107,355</u>	<u>2,087,292</u>
Minority interests in SHR's operating partnership	5,330	11,512
Minority interests in consolidated affiliates	27,203	30,653
Shareholders' equity:		
8.50% Series A Cumulative Redeemable Preferred Stock (\$0.01 par value; 4,488,750 shares issued and outstanding; liquidation preference \$25.00 per share)	108,206	108,206
8.25% Series B Cumulative Redeemable Preferred Stock (\$0.01 par value; 4,600,000 shares issued and outstanding; liquidation preference \$25.00 per share)	110,775	110,775
8.25% Series C Cumulative Redeemable Preferred Stock (\$0.01 par value; 5,750,000 shares issued and outstanding; liquidation preference \$25.00 per share)	138,940	138,940
Common shares (\$0.01 par value; 150,000,000 common shares authorized; 74,410,012 and 74,371,230 common shares issued and outstanding)	744	742
Additional paid-in capital	1,208,221	1,201,503
Accumulated deficit	(703,677)	(304,922)
Accumulated other comprehensive loss	(93,637)	(18,405)
Total shareholders' equity	<u>769,572</u>	<u>1,236,839</u>
Total liabilities and shareholders' equity	<u>\$ 2,909,460</u>	<u>\$ 3,366,296</u>

Supplemental Financial Information
Three Months and Years Ended December 31, 2008 and 2007

Discontinued Operations

The results of operations of hotels sold are classified as discontinued operations and segregated in the consolidated statements of operations for all periods presented. On July 2, 2008, we sold the Hyatt Regency Phoenix for net sales proceeds of \$89.6 million. On December 28, 2007, we sold the Hyatt Regency New Orleans for net sales proceeds of \$28.0 million.

The following is a summary of income (loss) from discontinued operations for the three months and years ended December 31, 2008 and 2007 (in thousands):

	Three Months Ended December 31,		Years Ended December 31,	
	2008	2007	2008	2007
Hotel operating revenues	\$ -	\$ 10,355	\$ 24,275	\$ 40,824
Operating costs and expenses	(221)	5,875	16,043	29,977
Depreciation and amortization	-	686	1,151	2,838
Impairment losses	-	-	-	37,716
Total operating costs and expenses	(221)	6,561	17,194	70,531
Operating income (loss)	221	3,794	7,081	(29,707)
Interest expense	-	-	-	(2,483)
Interest income	-	3	1	1,058
Loss on early extinguishment of debt	-	-	-	(7,294)
Other expenses, net	-	(119)	(257)	(383)
Income tax (expense) benefit	(21)	(968)	300	(524)
(Loss) gain on sale of assets	(180)	-	37,482	-
Minority interests	-	(55)	(566)	486
Income (loss) from discontinued operations	\$ 20	\$ 2,655	\$ 44,041	\$ (38,847)

Supplemental Financial Information
Three Months and Years Ended December 31, 2008 and 2007

Investment in the Hotel del Coronado
(in thousands)

On January 9, 2006, we purchased a 45% interest in the joint venture that owns the Hotel del Coronado. We account for this investment using the equity method of accounting.

	Three Months Ended December 31,		Years Ended December 31,	
	2008	2007	2008	2007
Total revenues (100%)	\$ 32,484	\$ 33,409	\$ 150,808	\$ 141,404
Property EBITDA (100%)	\$ 11,148	\$ 11,226	\$ 56,846	\$ 52,926
Equity in earnings of joint venture (SHR 45% ownership)				
Property EBITDA	\$ 5,017	\$ 5,052	\$ 25,581	\$ 23,817
Depreciation and amortization	(1,884)	(1,707)	(7,379)	(6,844)
Gain (loss) on sale of assets	-	3	-	(239)
Interest expense	(3,710)	(5,225)	(15,204)	(20,943)
Other expense, net	(1,240)	(99)	(1,378)	(227)
Income taxes	108	175	(284)	(545)
Equity in (losses) earnings of joint venture	<u>\$ (1,709)</u>	<u>\$ (1,801)</u>	<u>\$ 1,336</u>	<u>\$ (4,981)</u>
EBITDA Contribution from investment in Hotel del Coronado				
Equity in (losses) earnings of joint venture	\$ (1,709)	\$ (1,801)	\$ 1,336	\$ (4,981)
Depreciation and amortization	1,884	1,707	7,379	6,844
Interest expense	3,710	5,225	15,204	20,943
Income taxes	(108)	(175)	284	545
EBITDA Contribution for investment in Hotel del Coronado	<u>\$ 3,777</u>	<u>\$ 4,956</u>	<u>\$ 24,203</u>	<u>\$ 23,351</u>
FFO Contribution from investment in Hotel del Coronado				
Equity in (losses) earnings of joint venture	\$ (1,709)	\$ (1,801)	\$ 1,336	\$ (4,981)
Depreciation and amortization	1,884	1,707	7,379	6,844
FFO Contribution for investment in Hotel del Coronado	<u>\$ 175</u>	<u>\$ (94)</u>	<u>\$ 8,715</u>	<u>\$ 1,863</u>

<u>Debt</u>	<u>Interest Rate</u>	<u>Spread over LIBOR</u>	<u>Loan Amount</u>	<u>Maturity</u>
CMBS Mortgage and Mezzanine	2.52%	208 bp	\$ 610,000	January 2011 (a)
Revolving Credit Facility	2.94%	250 bp	17,523	January 2011 (a)
			<u>627,523</u>	
Cash and cash equivalents			<u>43,597</u>	
Net Debt			<u>\$ 583,926</u>	

(a) Includes extension options.

<u>Cap</u>	<u>Effective Date</u>	<u>LIBOR Cap Rate</u>	<u>Notional Amount</u>	<u>Maturity</u>
CMBS Mortgage and Mezzanine Loan and Revolving Credit Facility Cap	January 2006	5.5%	\$ 630,000	January 2009
CMBS Mortgage and Mezzanine Loan and Revolving Credit Facility Cap	January 2009	5.0%	\$ 630,000	January 2011

Supplemental Financial Information
Three Months and Years Ended December 31, 2008 and 2007

Summary of Residential Activity
(in thousands)

On January 9, 2006, we purchased a 45% interest in a joint venture that owns the North Beach Venture development adjacent to the Hotel del Coronado. We account for this investment using the equity method of accounting. We own a 31% interest in a joint venture that is developing the Four Seasons Residence Club Punta Mita (RCPM) adjacent to the Four Seasons Punta Mita Resort. We account for this investment using the equity method of accounting. In addition, we engage in certain activities related to potential development projects such as condominium-hotel units, fractional ownership units and other for-sale residential units. During the third quarter of 2007, a potential condominium-hotel project at the Fairmont Chicago was delayed indefinitely due to market conditions. We recorded a charge of \$1.2 million related to the costs of this project.

	Three Months Ended December 31,		Years Ended December 31,	
	2008	2007	2008	2007
North Beach Venture				
Hotel condominium sales (100%)	\$ 2,750	\$ 15,405	\$ 2,828	\$ 110,212
Hotel condominium cost of sales (100%)	\$ (1,912)	\$ (11,575)	\$ (2,221)	\$ (77,223)
SHR's 45% share				
Hotel condominium sales	\$ 1,238	\$ 6,932	\$ 1,273	\$ 49,595
Hotel condominium cost of sales	(860)	(5,209)	(999)	(34,750)
Other income, net	43	136	128	186
Income taxes	317	(775)	325	(6,475)
SHR's share of net income	<u>\$ 738</u>	<u>\$ 1,084</u>	<u>\$ 727</u>	<u>\$ 8,556</u>
Net income	\$ 738	\$ 1,084	\$ 727	\$ 8,556
Income taxes	(317)	775	(325)	6,475
EBITDA Contribution for investment in North Beach Venture	<u>\$ 421</u>	<u>\$ 1,859</u>	<u>\$ 402</u>	<u>\$ 15,031</u>
FFO Contribution for investment in North Beach Venture	<u>\$ 738</u>	<u>\$ 1,084</u>	<u>\$ 727</u>	<u>\$ 8,556</u>
	Three Months Ended December 31,		Years Ended December 31,	
	2008	2007	2008	2007
RCPM				
SHR's 31% share				
Sales	\$ 1,602	\$ 1,264	\$ 4,914	\$ 3,366
EBITDA Contribution for investment in RCPM	<u>\$ 691</u>	<u>\$ 455</u>	<u>\$ 1,545</u>	<u>\$ 528</u>
FFO Contribution for investment in RCPM	<u>\$ 460</u>	<u>\$ 281</u>	<u>\$ 987</u>	<u>\$ 232</u>
	Three Months Ended December 31,		Years Ended December 31,	
	2008	2007	2008	2007
Other Residential Activity	\$ -	\$ -	\$ -	\$ (1,184)
SHR's share of total residential activity:				
Sales	\$ 2,840	\$ 8,196	\$ 6,187	\$ 52,961
EBITDA	<u>\$ 1,112</u>	<u>\$ 2,314</u>	<u>\$ 1,947</u>	<u>\$ 14,375</u>
FFO	<u>\$ 1,198</u>	<u>\$ 1,365</u>	<u>\$ 1,714</u>	<u>\$ 7,604</u>

Supplemental Financial Information
Three Months and Years Ended December 31, 2008 and 2007

	Leasehold Information (in thousands)			
	Three Months Ended December 31,		Years Ended December 31,	
	2008	2007	2008	2007
Paris Marriott Champs Elysees:				
Property EBITDA	\$ 3,874	\$ 4,250	\$ 21,248	\$ 18,679
Revenue (a)	\$ 3,874	\$ 4,701	\$ 21,248	\$ 18,287
Lease Expense	(2,831)	(2,897)	(12,536)	(11,145)
Less: Deferred Gain on Sale Leaseback	(1,091)	(1,215)	(4,933)	(4,613)
Adjusted Lease Expense	(3,922)	(4,112)	(17,469)	(15,758)
EBITDA Contribution from Leasehold	<u>\$ (48)</u>	<u>\$ 589</u>	<u>\$ 3,779</u>	<u>\$ 2,529</u>
Marriott Hamburg:				
Property EBITDA	\$ 1,406	\$ 1,556	\$ 6,247	\$ 5,806
Revenue (a)	\$ 1,170	\$ 1,375	\$ 5,387	\$ 5,118
Lease Expense	(1,095)	(1,151)	(4,953)	(4,555)
Less: Deferred Gain on Sale Leaseback	(50)	(104)	(228)	(234)
Adjusted Lease Expense	(1,145)	(1,255)	(5,181)	(4,789)
EBITDA Contribution from Leasehold	<u>\$ 25</u>	<u>\$ 120</u>	<u>\$ 206</u>	<u>\$ 329</u>
Total Leaseholds:				
Property EBITDA	\$ 5,280	\$ 5,806	\$ 27,495	\$ 24,485
Revenue (a)	\$ 5,044	\$ 6,076	\$ 26,635	\$ 23,405
Lease Expense	(3,926)	(4,048)	(17,489)	(15,700)
Less: Deferred Gain on Sale Leaseback	(1,141)	(1,319)	(5,161)	(4,847)
Adjusted Lease Expense	(5,067)	(5,367)	(22,650)	(20,547)
EBITDA Contribution from Leasehold	<u>\$ (23)</u>	<u>\$ 709</u>	<u>\$ 3,985</u>	<u>\$ 2,858</u>
<hr/>				
	December 31,			
	2008	2007		
Security Deposits (b):				
Paris Marriott Champs Elysees	\$ 15,507	\$ 14,509		
Marriott Hamburg	6,984	7,299		
Total	<u>\$ 22,491</u>	<u>\$ 21,808</u>		

(a) Effective January 1, 2008, the operating results for the Paris Marriott Champs Elysees were consolidated in our financial statements. For the three months and year ended December 31, 2008, Revenue for the Paris Marriott Champs Elysees represents Property EBITDA. For the three months and year ended December 31, 2007, Revenue for the Paris Marriott Champs Elysees represents lease revenue. For the three months and years ended December 31, 2008 and 2007, Revenue for the Marriott Hamburg represents lease revenue.

(b) The security deposits are recorded in other assets on the consolidated balance sheets.

Non-GAAP Financial Measures

In addition to REIT hotel income, six other non-GAAP financial measures are presented for the Company that we believe are useful to management and investors as key measures of our operating performance: Funds from Operations (FFO); FFO - Fully Diluted; Comparable FFO; Earnings Before Interest Expense, Taxes, Depreciation and Amortization (EBITDA); Adjusted EBITDA; and Comparable EBITDA. A reconciliation of these measures to net income (loss) available to common shareholders, the most directly comparable GAAP measure, is set forth in the following tables.

We compute FFO in accordance with standards established by the National Association of Real Estate Investment Trusts, or NAREIT, which adopted a definition of FFO in order to promote an industry-wide standard measure of REIT operating performance. NAREIT defines FFO as net income (or loss) (computed in accordance with GAAP) excluding losses or gains from sales of depreciable property plus real estate-related depreciation and amortization, and after adjustments for our portion of these items related to unconsolidated partnerships and joint ventures. We also present FFO - Fully Diluted, which is FFO plus minority interest expense on convertible minority interests. We also present Comparable FFO, which is FFO - Fully Diluted excluding the impact of any gains or losses on early extinguishment of debt, impairment losses, foreign currency exchange gains or losses and other non-recurring charges. We believe that the presentation of FFO, FFO - Fully Diluted and Comparable FFO provides useful information to management and investors regarding our results of operations because they are measures of our ability to fund capital expenditures and expand our business. In addition, FFO is widely used in the real estate industry to measure operating performance without regard to items such as depreciation and amortization. We also present Comparable FFO per diluted share as a non-GAAP measure of our performance. We calculate Comparable FFO per diluted share for a given operating period as our Comparable FFO (as defined above) divided by the weighted average of fully diluted shares outstanding. Comparable FFO per diluted share, in accordance with NAREIT, is adjusted for the effects of dilutive securities. Dilutive securities may include shares granted under share-based compensation plans, operating partnership units and exchangeable debt securities. No effect is shown for securities that are anti-dilutive.

EBITDA represents net income (loss) available to common shareholders excluding: (i) interest expense, (ii) income tax expense, including deferred income tax benefits and expenses applicable to our foreign subsidiaries and income taxes applicable to sale of assets; and (iii) depreciation and amortization. EBITDA also excludes interest expense, income tax expense and depreciation and amortization of our equity method investments. EBITDA is presented on a full participation basis, which means we have assumed conversion of all convertible minority interests of our operating partnership into our common stock and includes preferred dividends. We believe this treatment of minority interest provides more useful information for management and our investors and appropriately considers our current capital structure. We also present Adjusted EBITDA, which eliminates the effect of realizing deferred gains on our sale leasebacks. We also present Comparable EBITDA, which eliminates the effect of gains or losses on sales of assets, early extinguishment of debt, impairment losses, foreign currency exchange gains or losses and other non-recurring charges. We believe EBITDA, Adjusted EBITDA and Comparable EBITDA are useful to management and investors in evaluating our operating performance because they provide management and investors with an indication of our ability to incur and service debt, to satisfy general operating expenses, to make capital expenditures and to fund other cash needs or reinvest cash into our business. We also believe they help management and investors meaningfully evaluate and compare the results of our operations from period to period by removing the impact of our asset base (primarily depreciation and amortization) from our operating results. Our management also uses EBITDA, Adjusted EBITDA and Comparable EBITDA as measures in determining the value of acquisitions and dispositions.

We caution investors that amounts presented in accordance with our definitions of FFO, FFO - Fully Diluted, Comparable FFO, EBITDA, Adjusted EBITDA and Comparable EBITDA may not be comparable to similar measures disclosed by other companies, since not all companies calculate these non-GAAP measures in the same manner. FFO, FFO - Fully Diluted, Comparable FFO, EBITDA, Adjusted EBITDA and Comparable EBITDA should not be considered as an alternative measure of our net income or operating performance. FFO, FFO - Fully Diluted, Comparable FFO, EBITDA, Adjusted EBITDA and Comparable EBITDA may include funds that may not be available for our discretionary use due to functional requirements to conserve funds for capital expenditures and property acquisitions and other commitments and uncertainties. Although we believe that FFO, FFO - Fully Diluted, Comparable FFO, EBITDA, Adjusted EBITDA and Comparable EBITDA can enhance your understanding of our financial condition and results of operations, these non-GAAP financial measures, when viewed individually, are not necessarily a better indicator of any trend as compared to comparable GAAP measures such as net income (loss) available to common shareholders. In addition, you should be aware that adverse economic and market conditions might negatively impact our cash flow. Below, we have provided a quantitative reconciliation of FFO, FFO - Fully Diluted, Comparable FFO, EBITDA, Adjusted EBITDA and Comparable EBITDA to the most directly comparable GAAP financial performance measure, which is net income (loss) available to common shareholders, and provide an explanatory description by footnote of the items excluded from FFO, FFO - Fully Diluted, EBITDA and Adjusted EBITDA.

**Reconciliation of Net (Loss) Income Available to Common Shareholders to EBITDA, Adjusted EBITDA
and Comparable EBITDA**
(in thousands)

	Three Months Ended December 31,		Years Ended December 31,	
	2008	2007	2008	2007
Net (loss) income available to common shareholders	\$ (284,064)	\$ 5,424	\$ (344,310)	\$ 39,051
Depreciation and amortization - continuing operations	32,310	26,997	122,466	103,253
Depreciation and amortization - discontinued operations	-	686	1,151	2,838
Interest expense - continuing operations	20,872	23,889	85,578	87,246
Interest expense - discontinued operations	-	-	-	2,483
Income taxes - continuing operations	3,652	39	10,402	9,479
Income taxes - discontinued operations	21	968	(300)	524
Minority interests	(3,578)	243	(4,065)	(135)
Adjustments from consolidated affiliates	(2,096)	(2,367)	(8,354)	(5,063)
Adjustments from unconsolidated affiliates	5,276	7,155	22,985	30,603
Preferred shareholder dividends	7,722	7,722	30,886	30,107
EBITDA	(219,885)	70,756	(83,561)	300,386
Realized portion of deferred gain on sale leasebacks	(1,141)	(1,319)	(5,161)	(4,847)
Adjusted EBITDA	(221,026)	69,437	(88,722)	295,539
Gain on sale of assets - continuing operations	(4)	(18)	(151)	(18)
Loss (gain) on sale of assets - discontinued operations	180	-	(37,482)	-
Loss (gain) on sale of minority interests in hotel properties	-	134	46	(84,658)
(Gain) loss on sale of assets - unconsolidated affiliates	-	(4)	-	239
Impairment losses - discontinued operations	-	-	-	37,716
Impairment losses and other charges - continuing operations	265,141	14	361,820	7,372
Foreign currency exchange loss (a)	4,896	156	814	3,701
Hyatt Regency La Jolla minority interest (b)	(530)	(1,127)	(4,593)	(1,127)
Distributions in excess of minority interest capital	-	-	2,499	-
Termination costs - discontinued operations (c)	-	-	-	(400)
Planning costs - New Orleans Jazz District	-	-	-	227
Loss on early extinguishment of debt - continuing operations	-	-	-	7,845
Loss on early extinguishment of debt - discontinued operations	-	-	-	7,294
Comparable EBITDA	<u>\$ 48,657</u>	<u>\$ 68,592</u>	<u>\$ 234,231</u>	<u>\$ 273,730</u>

(a) Foreign currency exchange loss applicable to third-party and inter-company debt and certain balance sheet items held by foreign subsidiaries.

(b) The minority interest partner's share of the Hyatt Regency La Jolla's property EBITDA is not deducted from net (loss) income available to common shareholders under GAAP accounting rules.

(c) Termination costs included in discontinued operations related to the termination of the management agreement at the Marriott Rancho Las Palmas property.

Supplemental Financial Information
Three Months and Years Ended December 31, 2008 and 2007

**Reconciliation of Net (Loss) Income Available to Common Shareholders to
Funds From Operations (FFO), FFO - Fully Diluted and Comparable FFO
(in thousands, except per share data)**

	Three Months Ended December 31,		Years Ended December 31,	
	2008	2007	2008	2007
Net (loss) income available to common shareholders	\$ (284,064)	\$ 5,424	\$ (344,310)	\$ 39,051
Depreciation and amortization - continuing operations	32,310	26,997	122,466	103,253
Depreciation and amortization - discontinued operations	-	686	1,151	2,838
Corporate depreciation	(305)	(265)	(1,201)	(265)
Gain on sale of assets - continuing operations	(4)	(18)	(151)	(18)
Loss (gain) on sale of assets - discontinued operations	180	-	(37,482)	-
Loss (gain) on sale of minority interests in hotel properties	-	134	46	(84,658)
Realized portion of deferred gain on sale leasebacks	(1,141)	(1,319)	(5,161)	(4,847)
Deferred tax expense on realized portion of deferred gain on sale leasebacks	333	379	1,530	1,439
Minority interests adjustments	(437)	(379)	(1,677)	(1,449)
Adjustments from consolidated affiliates	(1,372)	(1,342)	(5,376)	(2,797)
Adjustments from unconsolidated affiliates	1,884	1,703	7,379	7,083
FFO	(252,616)	32,000	(262,786)	59,630
Convertible minority interests	(3,141)	622	(2,388)	1,314
FFO - Fully Diluted	(255,757)	32,622	(265,174)	60,944
Impairment losses - discontinued operations	-	-	-	37,716
Impairment losses and other charges - continuing operations	265,141	14	361,820	7,372
Foreign currency exchange loss, net of tax (a)	3,556	569	439	4,062
Hyatt Regency La Jolla minority interest (b)	(61)	(329)	(2,620)	(329)
Distributions in excess of minority interest capital	-	-	2,499	-
Termination costs, net of tax - discontinued operations (c)	-	-	-	(244)
Planning costs, net of tax - New Orleans Jazz District	-	-	-	166
Loss on early extinguishment of debt - continuing operations	-	-	-	7,845
Loss on early extinguishment of debt - discontinued operations	-	-	-	7,294
Comparable FFO	<u>\$ 12,879</u>	<u>\$ 32,876</u>	<u>\$ 96,964</u>	<u>\$ 124,826</u>
Comparable FFO per diluted share	<u>\$ 0.17</u>	<u>\$ 0.43</u>	<u>\$ 1.27</u>	<u>\$ 1.64</u>
Weighted average diluted shares	<u>76,122</u>	<u>75,977</u>	<u>76,192</u>	<u>76,300</u>

(a) Foreign currency exchange loss applicable to third-party and inter-company debt and certain balance sheet items held by foreign subsidiaries.

(b) The minority interest partner's share of the Hyatt Regency La Jolla's property FFO is not deducted from net (loss) income available to common shareholders under GAAP accounting rules.

(c) Termination costs, net of tax, included in discontinued operations related to the termination of the management agreement at the Marriott Rancho Las Palmas property.

Debt Summary
(dollars in thousands)

Debt	Interest Rate	Spread (a)	Loan Amount	Maturity (b)
Punta Mita land parcel promissory note	N/A	N/A	\$ 16,527	August 2009
Bank credit facility	1.69%	125 bp	206,000	March 2011
Westin St. Francis	1.14%	70 bp	220,000	August 2011
Fairmont Scottsdale Princess	1.00%	56 bp	180,000	September 2011
InterContinental Chicago	1.50%	106 bp	121,000	October 2011
InterContinental Miami	1.17%	73 bp	90,000	October 2011
InterContinental Prague (c)	4.09%	120 bp (c)	145,277	March 2012
Loews Santa Monica Beach Hotel	1.07%	63 bp	118,250	March 2012
Ritz-Carlton Half Moon Bay	1.11%	67 bp	76,500	March 2012
Exchangeable senior notes	3.50%	Fixed	179,415	April 2012
Fairmont Chicago	1.14%	70 bp	123,750	April 2012
Hyatt Regency La Jolla	1.44%	100 bp	97,500	September 2012
Marriott London Grosvenor Square (d)	3.87%	110 bp (d)	112,731	October 2013
			<u>\$ 1,686,950</u>	

(a) Spread over LIBOR (0.44% at December 31, 2008).

(b) Includes extension options, excluding the conditional one-year extension option on the bank credit facility.

(c) Principal balance of €104,000,000 at December 31, 2008. Spread over three-month EURIBOR (2.89% at December 31, 2008).

(d) Principal balance of £77,250,000 at December 31, 2008. Spread over three-month GBP LIBOR (2.77% at December 31, 2008).

U.S. Interest Rate Swaps

Swap Effective Date	Fixed Pay Rate Against LIBOR	Notional Amount	Maturity
April 2005	4.42%	\$ 75,000	April 2010
April 2005	4.59%	75,000	April 2012
June 2005	4.12%	50,000	June 2012
June 2006	5.50%	75,000	June 2013
August 2006	5.34%	100,000	August 2011
August 2006	5.42%	100,000	August 2013
September 2006	5.08%	100,000	February 2011
September 2006	5.10%	100,000	December 2010
September 2006	5.09%	100,000	September 2009
March 2007	4.81%	100,000	December 2009
March 2007	4.84%	100,000	July 2012
	<u>4.99%</u>	<u>\$ 975,000</u>	

European Interest Rate Swap

Swap Effective Date	Fixed Pay Rate Against GBP LIBOR	Notional Amount	Maturity
October 2007	5.72%	£ 77,250	October 2013

Swap Effective Date	Fixed Pay Rate Against EURIBOR	Notional Amount	Maturity
September 2008	4.53%	€ 104,000	March 2012

Forward-Starting Interest Rate Swaps

Swap Effective Date	Fixed Pay Rate Against LIBOR	Notional Amount	Maturity
September 2009	4.90%	\$ 100,000	September 2014
December 2009	4.96%	100,000	December 2014
April 2010	5.42%	75,000	April 2015
December 2010	5.23%	100,000	December 2015
February 2011	5.27%	100,000	February 2016
		<u>\$ 475,000</u>	

At December 31, 2008, future scheduled debt principal payments (including non-conditional extension options) are as follows:

Years ended December 31,	Amount (in thousands)
2009	\$ 16,527
2010	7,364
2011	824,364
2012	734,982
2013	103,713
Thereafter	-
Total	<u>\$ 1,686,950</u>

Percent of fixed rate debt including U.S. and European swaps	84.7%
Weighted average interest rate including U.S. and European swaps	4.87%
Weighted average maturity of fixed rate debt (debt with maturity of greater than one year)	4.20

Portfolio Data Portfolio at December 31, 2008					
Hotel	Location	Number of Rooms	% of Total Rooms	% of QTD December 2008 Property EBITDA	QTD December 2008 Property EBITDA
United States:					
Westin St. Francis	San Francisco, CA	1,195	14%	12%	\$ 7,170
InterContinental Chicago (a)	Chicago, IL	792	9%	11%	6,537
Hotel del Coronado (b)	Coronado, CA	757	9%	8%	5,017
Fairmont Chicago	Chicago, IL	687	8%	7%	4,335
Fairmont Scottsdale Princess	Scottsdale, AZ	649	8%	6%	3,556
InterContinental Miami	Miami, FL	641	8%	2%	1,212
Hyatt Regency La Jolla (a)	La Jolla, CA	419	5%	2%	1,168
Ritz-Carlton Laguna Niguel	Dana Point, CA	396	5%	5%	2,945
Marriott Lincolnshire Resort	Lincolnshire, IL	389	5%	3%	1,703
Loews Santa Monica Beach Hotel	Santa Monica, CA	342	4%	4%	2,813
Ritz-Carlton Half Moon Bay	Half Moon Bay, CA	261	3%	3%	2,083
Four Seasons Washington, D.C.	Washington, D.C.	211	3%	4%	2,506
Total United States		6,739	81%	67%	41,045
Mexican:					
Four Seasons Mexico City	Mexico City, Mexico	240	3%	4%	2,282
Four Seasons Punta Mita Resort	Punta Mita, Mexico	173	2%	8%	4,962
Total Mexican		413	5%	12%	7,244
Total North American		7,152	86%	79%	48,289
European:					
InterContinental Prague	Prague, Czech Republic	372	5%	5%	2,990
Marriott Hamburg (c)	Hamburg, Germany	278	3%	N/A	N/A
Marriott London Grosvenor Square	London, England	237	3%	6%	3,802
Paris Marriott Champs Elysees	Paris, France	192	2%	6%	3,874
Renaissance Paris Hotel Le Parc Trocadero (d)	Paris, France	116	1%	4%	2,532
Total European		1,195	14%	21%	13,198
		8,347	100%	100%	\$ 61,487

(a) On August 31, 2007, we sold 49% interests in the entities that own the InterContinental Chicago and Hyatt Regency La Jolla hotels. We consolidate these hotels for reporting purposes.

(b) On January 9, 2006, we purchased a 45% interest in the joint venture that owns the Hotel del Coronado and account for our investment under the equity method of accounting. Our equity in earnings of the hotel joint venture is included in equity in earnings of joint ventures in our consolidated statements of operations. The percentage of Property EBITDA above has been calculated based on our 45% ownership.

(c) We have a leasehold interest in this property and have not included it in the percentage of Property EBITDA calculation.

(d) This property, formerly referred to as Hotel Le Parc, was rebranded on April 1, 2008.

Under Construction and Completed Capital Projects		
(images of completed projects available on the Company's website)		
Hotel	Project Description	Completed
Fairmont Chicago	ENO, wine tasting room *	Q2 08
	Lobby renovation	Q2 08
	Guest room renovation	Q2 08
	Spa and fitness center	Q1 08
	Gold lounge	Q4 06
	Sushi bar	Q4 06
Fairmont Scottsdale Princess	Main building guest room renovation	Q4 08
	Michael Mina operated Bourbon Steak Restaurant	Q1 08
	Midnight Oil operated Stone Rose Bar	Q1 08
	Gold room renovation	Q1 08
	GM house conversion - 1 room addition	Q1 08
Four Seasons Mexico City	Guest room renovation	Q1 06
Four Seasons Punta Mita	Lobby bar	Q1 08
	Oasis room and river pool - 23 room addition	Q2 07
	Fitness center expansion	Q1 07
	Coral suite - 5 room addition	Q1 07
	Retail expansion	Q4 06
	Tamai pool	Q4 06
	Tamai garden	Q4 06
	Beachfront restaurant addition	Q4 06
	Arena suite - 5 room addition	Q1 06
Four Seasons Washington, D.C.	Lobby renovation	Q1 09
	Michael Mina operated Bourbon Steak Restaurant	Q1 09
	Presidential suite renovation	Q1 09
	11 room expansion	Q1 09
Hotel del Coronado	Retail reconfiguration / renovation	Q2 08
	ENO, wine tasting room *	Q1 08
	Guest room renovation	Q2 07
	Restaurant renovation	Q2 07
	Beach Village - 78 room addition	Q2 07
	Spa & fitness center / beach club	Q1 07
InterContinental Chicago	Starbucks	Q3 07
	Meeting space addition	Q3 07
	ENO, wine tasting room *	Q4 06
InterContinental Miami	Spa and fitness center	Q3 08
	Starbucks	Q3 06
InterContinental Prague	Partial guest room renovation	Q2 07
Loews Santa Monica	Partial guest room renovation	Q4 08
	Restaurant renovation	Q4 04
Marriott London Grosvenor Square	Basement reorganization	Q4 08
	Gordon Ramsay operated Maze Grill Restaurant	Q2 08
	Concierge lounge	Q2 08
	Guest room renovation	Q1 08
Renaissance Paris Hotel Le Parc Trocadero	Renaissance brand conversion	Q1 08
Ritz-Carlton Half Moon Bay	ENO, wine tasting room expansion*	Q3 08
	Restaurant and lounge renovation	Q3 08
	Suite renovation	Q1 08
	Outdoor patios / guest room fireplaces	Q3 06
	Ocean terrace addition	Q2 06
	Restaurant expansion	Q4 05
	ENO, wine tasting room*	Q3 05
	Retail expansion	Q3 05
Ritz-Carlton Laguna Niguel	Meeting space renovation	Q4 07
	Suite renovation / conversion - 3 room addition	Q2 07
	ENO, wine tasting room *	Q1 07
Westin St. Francis	Guest room and corridor renovation	In Construction
	Lobby bar	Q3 08

* Strategic's branded wine room concept

Seasonality by Geographic Region

Same store property revenues have been adjusted to show hotel performance on a comparable quarter-over-quarter basis. Adjustments include (i) exclusion of Hyatt Regency Phoenix and Hyatt Regency New Orleans as their results of operations were reclassified to discontinued operations; (ii) exclusion of the unconsolidated Hotel del Coronado; and (iii) presentation of the hotels without regard to either ownership structure or leaseholds.

United States Hotels (as of December 31, 2008)

Same store property revenues - 11 Properties and 5,982 Rooms

	Three Months Ended				Total
	March 31, 2008	June 30, 2008	September 30, 2008	December 31, 2008	
Same store property revenues	\$ 179,564	\$ 202,580	\$ 178,391	\$ 174,328	\$ 734,863
Same store seasonality %	24.4%	27.6%	24.3%	23.7%	100.0%

Mexican Hotels (as of December 31, 2008)

Same store property revenues - 2 Properties and 413 Rooms

	Three Months Ended				Total
	March 31, 2008	June 30, 2008	September 30, 2008	December 31, 2008	
Same store property revenues	\$ 28,208	\$ 23,580	\$ 17,932	\$ 20,984	\$ 90,704
Same store seasonality %	31.1%	26.0%	19.8%	23.1%	100.0%

North American Hotels (as of December 31, 2008)

Same store property revenues - 13 Properties and 6,395 Rooms

	Three Months Ended				Total
	March 31, 2008	June 30, 2008	September 30, 2008	December 31, 2008	
Same store property revenues	\$ 207,772	\$ 226,160	\$ 196,323	\$ 195,312	\$ 825,567
Same store seasonality %	25.2%	27.4%	23.8%	23.6%	100.0%

European Hotels (as of December 31, 2008)

Same store property revenues - 5 Properties and 1,195 Rooms

	Three Months Ended				Total
	March 31, 2008	June 30, 2008	September 30, 2008	December 31, 2008	
Same store property revenues	\$ 34,264	\$ 48,480	\$ 47,302	\$ 37,435	\$ 167,481
Same store seasonality %	20.5%	28.9%	28.2%	22.4%	100.0%

Supplemental Financial Information
Three Months and Years Ended December 31, 2008 and 2007

Operating Statistics by Geographic Region

Operating results have been adjusted to show hotel performance on a comparable period basis. Adjustments are the (i) exclusion of unconsolidated Hotel del Coronado, (ii) exclusion of Renaissance Paris Hotel Le Parc Trocadero results for the years ended December 31, 2008 and 2007, (iii) exclusion of Hyatt Regency Phoenix and Hyatt Regency New Orleans as these properties' results of operations were reclassified to discontinued operations for the three months and years ended December 31, 2008 and 2007 and (iv) presentation of the hotels without regard to either ownership structure or leaseholds.

United States Hotels (as of December 31, 2008)

11 Properties
5,982 Rooms

	Three Months Ended December 31,			Years Ended December 31,		
	2008	2007	Change	2008	2007	Change
Average Daily Rate	\$ 234.61	\$ 242.46	-3.2%	\$ 244.17	\$ 240.57	1.5%
Average Occupancy	65.6%	73.2%	(7.6) pts	71.8%	76.1%	(4.3) pts
RevPAR	\$ 153.94	\$ 177.51	-13.3%	\$ 175.24	\$ 183.01	-4.2%
Total RevPAR	\$ 310.83	\$ 356.98	-12.9%	\$ 335.35	\$ 350.78	-4.4%
Property EBITDA Margin	20.7%	25.5%	(4.8) pts	23.2%	25.2%	(2.0) pts

Mexican Hotels (as of December 31, 2008)

2 Properties
413 Rooms

	Three Months Ended December 31,			Years Ended December 31,		
	2008	2007	Change	2008	2007	Change
Average Daily Rate	\$ 472.50	\$ 485.68	-2.7%	\$ 491.52	\$ 466.85	5.3%
Average Occupancy	64.5%	72.6%	(8.1) pts	69.2%	71.5%	(2.3) pts
RevPAR	\$ 304.87	\$ 352.55	-13.5%	\$ 339.95	\$ 333.64	1.9%
Total RevPAR	\$ 552.27	\$ 638.11	-13.5%	\$ 600.06	\$ 578.20	3.8%
Property EBITDA Margin	34.5%	35.7%	(1.2) pts	35.9%	35.5%	0.4 pts

North American Hotels (as of December 31, 2008)

13 Properties
6,395 Rooms

	Three Months Ended December 31,			Years Ended December 31,		
	2008	2007	Change	2008	2007	Change
Average Daily Rate	\$ 249.47	\$ 257.84	-3.2%	\$ 259.59	\$ 254.15	2.1%
Average Occupancy	65.5%	73.2%	(7.7) pts	71.6%	75.8%	(4.2) pts
RevPAR	\$ 163.52	\$ 188.67	-13.3%	\$ 185.87	\$ 192.59	-3.5%
Total RevPAR	\$ 326.15	\$ 374.90	-13.0%	\$ 352.43	\$ 365.25	-3.5%
Property EBITDA Margin	22.2%	26.6%	(4.4) pts	24.6%	26.2%	(1.6) pts

European Same Store Hotels (as of December 31, 2008)

5 Properties (three month period) 4 Properties (year end period)
1,195 Rooms (three month period) 1,079 Rooms (year end period)

	Three Months Ended December 31,			Years Ended December 31,		
	2008	2007	Change	2008	2007	Change
Average Daily Rate	\$ 289.26	\$ 344.60	-16.1%	\$ 346.43	\$ 327.39	5.8%
Average Occupancy	73.2%	79.1%	(5.9) pts	76.6%	81.7%	(5.1) pts
RevPAR	\$ 211.70	\$ 272.61	-22.3%	\$ 265.37	\$ 267.37	-0.7%
Total RevPAR	\$ 340.50	\$ 422.71	-19.4%	\$ 379.35	\$ 384.02	-1.2%
Property EBITDA Margin	39.0%	36.6%	2.4 pts	39.3%	39.4%	(0.1) pts

Selected Financial and Operating Information by Property
(In Thousands, Except Operating Information)

The following tables present selected financial and operating information by property for the three months and years ended December 31, 2008 and 2007. Property EBITDA reflects property net operating income plus depreciation and amortization.

UNITED STATES HOTELS:	Three Months Ended December 31,			Years Ended December 31,		
	2008	2007	Change	2008	2007	Change
<u>FAIRMONT CHICAGO</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 16,959	\$ 18,517	(8.4) %	\$ 63,455	\$ 69,695	(9.0) %
Property EBITDA (a)	\$ 4,335	\$ 5,288	(18.0) %	\$ 13,519	\$ 16,883	(19.9) %
<i>Selected Operating Information:</i>						
Rooms	687	687	-	687	687	-
Average occupancy	62.0%	74.9%	(12.9) pts	62.1%	75.3%	(13.2) pts
ADR	\$ 248.45	\$ 233.03	6.6 %	\$ 241.38	\$ 221.82	8.8 %
RevPAR	\$ 154.15	\$ 174.45	(11.6) %	\$ 149.93	\$ 167.02	(10.2) %
Total RevPAR	\$ 268.31	\$ 292.98	(8.4) %	\$ 252.39	\$ 278.14	(9.3) %
<u>FAIRMONT SCOTTSDALE PRINCESS</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 20,263	\$ 21,012	(3.6) %	\$ 89,530	\$ 94,536	(5.3) %
Property EBITDA	\$ 3,556	\$ 5,544	(35.9) %	\$ 18,707	\$ 25,918	(27.8) %
<i>Selected Operating Information:</i>						
Rooms	649	651	(2)	649	651	(2)
Average occupancy	57.1%	61.6%	(4.5) pts	65.0%	73.7%	(8.7) pts
ADR	\$ 241.39	\$ 240.21	0.5 %	\$ 258.31	\$ 239.44	7.9 %
RevPAR	\$ 137.89	\$ 147.97	(6.8) %	\$ 167.78	\$ 176.54	(5.0) %
Total RevPAR	\$ 339.36	\$ 350.83	(3.3) %	\$ 376.91	\$ 397.85	(5.3) %
<u>FOUR SEASONS WASHINGTON, D.C.</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 13,916	\$ 15,286	(9.0) %	\$ 51,414	\$ 53,670	(4.2) %
Property EBITDA (a)	\$ 2,506	\$ 3,757	(33.3) %	\$ 7,806	\$ 10,917	(28.5) %
<i>Selected Operating Information:</i>						
Rooms	211	211	-	211	211	-
Average occupancy	63.4%	72.8%	(9.4) pts	66.2%	71.5%	(5.3) pts
ADR	\$ 580.00	\$ 576.49	0.6 %	\$ 533.61	\$ 542.58	(1.7) %
RevPAR	\$ 367.62	\$ 419.54	(12.4) %	\$ 353.50	\$ 388.00	(8.9) %
Total RevPAR	\$ 716.89	\$ 787.45	(9.0) %	\$ 665.76	\$ 696.88	(4.5) %
<u>HOTEL DEL CORONADO</u>						
<i>Selected Financial Information (Amounts below are 100% of operations, of which SHR owns 45%):</i>						
Total revenues	\$ 32,484	\$ 33,409	(2.8) %	\$ 150,808	\$ 141,404	6.7 %
Property EBITDA	\$ 11,148	\$ 11,226	(0.7) %	\$ 56,846	\$ 52,926	7.4 %
<i>Selected Operating Information:</i>						
Rooms	757	757	-	757	757	-
Average occupancy	58.5%	63.7%	(5.2) pts	70.7%	74.4%	(3.7) pts
ADR	\$ 330.72	\$ 313.27	5.6 %	\$ 366.62	\$ 354.52	3.4 %
RevPAR	\$ 193.55	\$ 199.41	(2.9) %	\$ 259.24	\$ 263.92	(1.8) %
Total RevPAR	\$ 466.43	\$ 479.92	(2.8) %	\$ 544.31	\$ 545.56	(0.2) %

Supplemental Financial Information
Three Months and Years Ended December 31, 2008 and 2007

	Three Months Ended December 31,			Years Ended December 31,		
	2008	2007	Change	2008	2007	Change
<u>HYATT REGENCY LA JOLLA</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 8,050	\$ 10,280	(21.7) %	\$ 39,883	\$ 42,797	(6.8) %
Property EBITDA	\$ 1,168	\$ 2,326	(49.8) %	\$ 9,799	\$ 11,304	(13.3) %
<i>Selected Operating Information:</i>						
Rooms	419	419	-	419	419	-
Average occupancy	65.3%	70.5%	(5.2) pts	76.1%	79.7%	(3.6) pts
ADR	\$ 162.50	\$ 176.49	(7.9) %	\$ 182.67	\$ 184.96	(1.2) %
RevPAR	\$ 106.07	\$ 124.46	(14.8) %	\$ 139.07	\$ 147.49	(5.7) %
Total RevPAR	\$ 208.84	\$ 266.69	(21.7) %	\$ 260.07	\$ 279.84	(7.1) %
<u>INTERCONTINENTAL CHICAGO</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 19,310	\$ 21,765	(11.3) %	\$ 78,722	\$ 81,197	(3.0) %
Property EBITDA	\$ 6,537	\$ 7,250	(9.8) %	\$ 25,886	\$ 25,807	0.3 %
<i>Selected Operating Information:</i>						
Rooms	792	792	-	792	792	-
Average occupancy	77.1%	83.9%	(6.8) pts	81.0%	83.1%	(2.1) pts
ADR	\$ 216.29	\$ 225.56	(4.1) %	\$ 210.44	\$ 212.56	(1.0) %
RevPAR	\$ 166.73	\$ 189.20	(11.9) %	\$ 170.45	\$ 176.61	(3.5) %
Total RevPAR	\$ 265.02	\$ 298.71	(11.3) %	\$ 271.57	\$ 280.88	(3.3) %
<u>INTERCONTINENTAL MIAMI</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 11,530	\$ 14,405	(20.0) %	\$ 53,758	\$ 54,635	(1.6) %
Property EBITDA (a)	\$ 1,212	\$ 3,592	66.3 %	\$ 12,877	\$ 14,733	(12.6) %
<i>Selected Operating Information:</i>						
Rooms	641	641	-	641	641	-
Average occupancy	61.7%	69.1%	(7.4) pts	67.7%	71.1%	(3.4) pts
ADR	\$ 177.05	\$ 193.23	(8.4) %	\$ 197.68	\$ 190.80	3.6 %
RevPAR	\$ 109.25	\$ 133.57	(18.2) %	\$ 133.89	\$ 135.70	(1.3) %
Total RevPAR	\$ 195.52	\$ 244.27	(20.0) %	\$ 229.14	\$ 233.52	(1.9) %
<u>LOEWS SANTA MONICA BEACH HOTEL</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 10,035	\$ 10,695	(6.2) %	\$ 47,899	\$ 48,548	(1.3) %
Property EBITDA (a)	\$ 2,813	\$ 2,790	0.8 %	\$ 15,083	\$ 15,450	(2.4) %
<i>Selected Operating Information:</i>						
Rooms	342	342	-	342	342	-
Average occupancy	70.3%	76.0%	(5.7) pts	83.5%	85.6%	(2.1) pts
ADR	\$ 280.99	\$ 280.65	0.1 %	\$ 309.08	\$ 300.22	3.0 %
RevPAR	\$ 197.42	\$ 213.38	(7.5) %	\$ 258.00	\$ 256.89	0.4 %
Total RevPAR	\$ 318.92	\$ 339.92	(6.2) %	\$ 382.67	\$ 388.91	(1.6) %
<u>MARRIOTT LINCOLNSHIRE RESORT</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 11,907	\$ 12,585	(5.4) %	\$ 38,456	\$ 40,644	(5.4) %
Property EBITDA	\$ 1,703	\$ 2,339	(27.2) %	\$ 6,267	\$ 7,482	(16.2) %
<i>Selected Operating Information:</i>						
Rooms	389	389	-	389	389	-
Average occupancy	54.7%	63.9%	(9.2) pts	59.3%	65.6%	(6.3) pts
ADR	\$ 124.50	\$ 134.40	(7.4) %	\$ 129.19	\$ 135.42	(4.6) %
RevPAR	\$ 68.06	\$ 85.91	(20.8) %	\$ 76.65	\$ 88.83	(13.7) %
Total RevPAR	\$ 257.23	\$ 288.86	(11.0) %	\$ 266.46	\$ 287.04	(7.2) %

Supplemental Financial Information
Three Months and Years Ended December 31, 2008 and 2007

	Three Months Ended December 31,			Years Ended December 31,		
	2008	2007	Change	2008	2007	Change
<u>RITZ-CARLTON HALF MOON BAY</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 13,279	\$ 16,589	(20.0) %	\$ 60,140	\$ 60,158	(0.0) %
Property EBITDA (a)	\$ 2,083	\$ 4,103	(49.2) %	\$ 11,846	\$ 12,073	(1.9) %
<i>Selected Operating Information:</i>						
Rooms	261	261	-	261	261	-
Average occupancy	59.2%	75.1%	(15.9) pts	69.4%	71.5%	(2.1) pts
ADR	\$ 360.38	\$ 369.33	(2.4) %	\$ 363.44	\$ 368.51	(1.4) %
RevPAR	\$ 213.38	\$ 277.27	(23.0) %	\$ 252.38	\$ 263.46	(4.2) %
Total RevPAR	\$ 553.01	\$ 690.87	(20.0) %	\$ 629.57	\$ 631.48	(0.3) %
<u>RITZ-CARLTON LAGUNA NIGUEL</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 15,515	\$ 19,020	(18.4) %	\$ 75,466	\$ 81,252	(7.1) %
Property EBITDA	\$ 2,945	\$ 3,857	(23.6) %	\$ 20,389	\$ 22,242	(8.3) %
<i>Selected Operating Information:</i>						
Rooms	396	396	-	396	396	-
Average occupancy	49.0%	62.9%	(13.9) pts	60.6%	66.9%	(6.3) pts
ADR	\$ 338.08	\$ 338.12	(0.0) %	\$ 394.06	\$ 382.64	3.0 %
RevPAR	\$ 165.55	\$ 212.52	(22.1) %	\$ 238.79	\$ 255.92	(6.7) %
Total RevPAR	\$ 425.86	\$ 525.05	(18.9) %	\$ 520.68	\$ 564.35	(7.7) %
<u>WESTIN ST. FRANCIS</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 33,564	\$ 39,074	(14.1) %	\$ 136,143	\$ 138,622	(1.8) %
Property EBITDA	\$ 7,170	\$ 9,906	(27.6) %	\$ 28,531	\$ 29,987	(4.9) %
<i>Selected Operating Information:</i>						
Rooms	1,195	1,195	-	1,195	1,195	-
Average occupancy	77.5%	80.6%	(3.1) pts	81.5%	80.0%	1.5 pts
ADR	\$ 211.62	\$ 223.00	(5.1) %	\$ 210.27	\$ 211.64	(0.6) %
RevPAR	\$ 164.00	\$ 179.76	(8.8) %	\$ 171.34	\$ 169.39	1.2 %
Total RevPAR	\$ 305.29	\$ 355.42	(14.1) %	\$ 311.28	\$ 317.81	(2.1) %

(a) For the three months ended December 31, 2007, Property EBITDA excludes the write-off of capitalized costs related to abandoned capital projects of \$757,000. For the years ended December 31, 2008 and 2007, Property EBITDA excludes the write-off of capitalized costs related to abandoned capital projects of \$98,000 and \$2,000,000, respectively.

Supplemental Financial Information
Three Months and Years Ended December 31, 2008 and 2007

MEXICAN HOTELS:	Three Months Ended December 31,			Years Ended December 31,		
	2008	2007	Change	2008	2007	Change
<u>FOUR SEASONS MEXICO CITY</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 6,943	\$ 7,952	(12.7) %	\$ 28,819	\$ 28,049	2.7 %
Property EBITDA	\$ 2,282	\$ 2,594	(12.0) %	\$ 8,593	\$ 7,937	8.3 %
<i>Selected Operating Information:</i>						
Rooms	240	240	-	240	240	-
Average occupancy	63.5%	72.2%	(8.7) pts	65.9%	68.3%	(2.4) pts
ADR	\$ 269.83	\$ 266.73	1.3 %	\$ 277.22	\$ 260.08	6.7 %
RevPAR	\$ 171.26	\$ 192.65	(11.1) %	\$ 182.73	\$ 177.67	2.8 %
Total RevPAR	\$ 314.46	\$ 360.13	(12.7) %	\$ 328.09	\$ 320.19	2.5 %
<u>FOUR SEASONS PUNTA MITA RESORT</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 14,041	\$ 16,294	(13.8) %	\$ 61,885	\$ 57,742	7.2 %
Property EBITDA	\$ 4,962	\$ 6,062	(18.1) %	\$ 23,991	\$ 22,477	6.7 %
<i>Selected Operating Information:</i>						
Rooms	173	173	-	173	173	-
Average occupancy	66.0%	73.1%	(7.1) pts	73.7%	76.0%	(2.3) pts
ADR	\$ 742.94	\$ 785.85	(5.5) %	\$ 757.49	\$ 734.73	3.1 %
RevPAR	\$ 490.22	\$ 574.38	(14.7) %	\$ 558.06	\$ 558.45	(0.1) %
Total RevPAR	\$ 882.18	\$ 1,023.74	(13.8) %	\$ 977.37	\$ 950.09	2.9 %

Supplemental Financial Information
Three Months and Years Ended December 31, 2008 and 2007

EUROPEAN HOTELS:	Three Months Ended December 31,			Years Ended December 31,		
	2008	2007	Change	2008	2007	Change
<u>INTERCONTINENTAL PRAGUE</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 7,611	\$ 10,459	(27.2) %	\$ 38,943	\$ 39,773	(2.1) %
Property EBITDA	\$ 2,990	\$ 4,570	(34.6) %	\$ 15,443	\$ 17,418	(11.3) %
<i>Selected Operating Information:</i>						
Rooms	372	372	-	372	372	-
Average Occupancy	60.2%	76.5%	(16.3) pts	68.2%	76.6%	(8.4) pts
ADR	\$ 205.95	\$ 242.42	(15.0) %	\$ 249.42	\$ 240.31	3.8 %
RevPAR	\$ 123.89	\$ 185.34	(33.2) %	\$ 170.13	\$ 183.97	(7.5) %
Total RevPAR	\$ 222.39	\$ 305.60	(27.2) %	\$ 286.03	\$ 292.92	(2.4) %
<u>MARRIOTT HAMBURG</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 5,505	\$ 6,238	(11.8) %	\$ 23,945	\$ 22,645	5.7 %
Property EBITDA	\$ 1,406	\$ 1,556	(9.6) %	\$ 6,247	\$ 5,806	7.6 %
<i>Selected Operating Information:</i>						
Rooms	278	278	-	278	278	-
Average occupancy	81.5%	80.8%	0.7 pts	83.1%	84.2%	(1.1) pts
ADR	\$ 175.76	\$ 205.15	(14.3) %	\$ 197.78	\$ 185.03	6.9 %
RevPAR	\$ 143.28	\$ 165.73	(13.5) %	\$ 164.39	\$ 155.74	5.6 %
Total RevPAR	\$ 215.23	\$ 243.90	(11.8) %	\$ 235.33	\$ 223.74	5.2 %
<u>MARRIOTT LONDON GROSVENOR SQUARE</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 8,956	\$ 13,591	(34.1) %	\$ 38,723	\$ 45,266	(14.5) %
Property EBITDA	\$ 3,802	\$ 5,541	(31.4) %	\$ 15,931	\$ 17,579	(9.4) %
<i>Selected Operating Information:</i>						
Rooms	237	236	1	237	236	1
Average occupancy	73.7%	76.4%	(2.7) pts	72.9%	81.2%	(8.3) pts
ADR	\$ 315.98	\$ 467.39	(32.4) %	\$ 410.04	\$ 417.97	(1.9) %
RevPAR	\$ 232.81	\$ 357.13	(34.8) %	\$ 298.99	\$ 339.57	(11.9) %
Total RevPAR	\$ 410.76	\$ 625.95	(34.4) %	\$ 447.04	\$ 525.49	(14.9) %
<u>PARIS MARRIOTT CHAMPS ELYSEES</u>						
<i>Selected Financial Information:</i>						
Total revenues	\$ 9,280	\$ 11,268	(17.6) %	\$ 48,155	\$ 43,314	11.2 %
Property EBITDA	\$ 3,874	\$ 4,250	(8.8) %	\$ 21,248	\$ 18,679	13.8 %
<i>Selected Operating Information:</i>						
Rooms	192	192	-	192	192	-
Average occupancy	85.6%	89.8%	(4.2) pts	88.0%	88.5%	(0.5) pts
ADR	\$ 509.81	\$ 571.04	(10.7) %	\$ 630.56	\$ 566.73	11.3 %
RevPAR	\$ 436.50	\$ 513.01	(14.9) %	\$ 554.64	\$ 501.45	10.6 %
Total RevPAR	\$ 525.35	\$ 637.93	(17.6) %	\$ 685.27	\$ 618.07	10.9 %
<u>RENAISSANCE PARIS HOTEL LE PARC TROCADERO</u>						
<i>Selected Financial Information (This table includes financial information only for our period of ownership):</i>						
Total revenues	\$ 6,083	\$ 4,877	24.7 %	\$ 17,714	N/A	N/A
Property EBITDA	\$ 2,532	\$ 1,069	136.9 %	\$ 4,069	N/A	N/A
<i>Selected Operating Information (This table includes statistical information only for our period of ownership. For the year ended December 31, 2007, average occupancy was 75.9%, ADR was \$321.87, RevPAR was \$244.22 and Total RevPAR was \$378.16.):</i>						
Rooms	116	116	-	116	N/A	N/A
Average occupancy	73.4%	71.4%	2.0 pts	71.0%	N/A	N/A
ADR	\$ 329.69	\$ 334.66	(1.5) %	\$ 361.77	N/A	N/A
RevPAR	\$ 242.05	\$ 238.79	1.4 %	\$ 256.93	N/A	N/A
Total RevPAR	\$ 569.97	\$ 457.01	24.7 %	\$ 417.24	N/A	N/A

Reconciliation of Property EBITDA to EBITDA
(in thousands)

Hotel	Three Months Ended December 31,				Years Ended December 31,			
	2008		2007		2008		2007	
	Property EBITDA	EBITDA	Property EBITDA	EBITDA	Property EBITDA	EBITDA	Property EBITDA	EBITDA
Fairmont Chicago	\$ 4,335	\$ 4,335	\$ 5,288	\$ 5,288	\$ 13,519	\$ 13,519	\$ 16,883	\$ 16,883
Fairmont Scottsdale Princess	3,556	3,556	5,544	5,544	18,707	18,707	25,918	25,918
Four Seasons Washington, D.C.	2,506	2,506	3,757	3,757	7,806	7,806	10,917	10,917
Hotel del Coronado	11,148	-	11,226	-	56,846	-	52,926	-
Hyatt Regency La Jolla	1,168	1,168	2,326	2,326	9,799	9,799	11,304	11,304
InterContinental Chicago	6,537	6,537	7,250	7,250	25,886	25,886	25,807	25,807
InterContinental Miami	1,212	1,212	3,592	3,592	12,877	12,877	14,733	14,733
Loews Santa Monica Beach Hotel	2,813	2,813	2,790	2,790	15,083	15,083	15,450	15,450
Marriott Lincolnshire Resort	1,703	1,703	2,339	2,339	6,267	6,267	7,482	7,482
Ritz-Carlton Half Moon Bay	2,083	2,083	4,103	4,103	11,846	11,846	12,073	12,073
Ritz-Carlton Laguna Niguel	2,945	2,945	3,857	3,857	20,389	20,389	22,242	22,242
Westin St. Francis	7,170	7,170	9,906	9,906	28,531	28,531	29,987	29,987
Four Seasons Mexico City	2,282	2,282	2,594	2,594	8,593	8,593	7,937	7,937
Four Seasons Punta Mita Resort	4,962	4,962	6,062	6,062	23,991	23,991	22,477	22,477
InterContinental Prague	2,990	2,990	4,570	4,570	15,443	15,443	17,418	17,418
Marriott Hamburg (a)	1,406	76	1,556	226	6,247	439	5,806	569
Marriott London Grosvenor Square	3,802	3,802	5,541	5,541	15,931	15,931	17,579	17,579
Paris Marriott Champs Elysees (b)	3,874	1,042	4,250	1,177	21,248	9,214	18,679	4,752
Renaissance Paris Hotel Le Parc Trocadero (c)	2,532	2,532	1,069	1,069	4,069	4,069	-	1,748
	<u>\$ 69,024</u>	<u>\$ 53,714</u>	<u>\$ 87,620</u>	<u>\$ 71,991</u>	<u>\$ 323,078</u>	<u>\$ 248,390</u>	<u>\$ 335,618</u>	<u>\$ 265,276</u>
Adjustments:								
Impairment losses and other charges		(265,141)		(14)		(361,820)		(7,372)
Corporate expenses		(5,472)		(9,109)		(27,009)		(30,179)
Interest income		317		882		1,814		2,715
Loss on early extinguishment of debt		-		-		-		(7,845)
(Loss) gain on sale of minority interests in hotel properties		-		(134)		(46)		84,658
Equity in (losses) earnings of joint ventures		(360)		132		2,810		8,344
Foreign currency exchange loss		(4,896)		(156)		(814)		(3,701)
Other expenses, net		(196)		(716)		(690)		(201)
Income (loss) from discontinued operations (excluding minority interest)		20		2,710		44,607		(39,333)
Depreciation expense - discontinued operations		-		686		1,151		2,838
Interest expense - discontinued operations		-		-		-		2,483
Income taxes - discontinued operations		21		968		(300)		524
Minority interest in consolidated affiliates		(983)		(535)		(3,870)		(1,363)
Distributions in excess of minority interest capital		-		-		(2,499)		-
Adjustments from consolidated affiliates		(2,096)		(2,367)		(8,354)		(5,063)
Adjustments from unconsolidated affiliates		5,276		7,155		22,985		30,603
Adjustments for abandoned capital projects		-		(757)		(98)		(815)
Other residential activity		-		-		-		(1,184)
Other adjustments		(89)		20		182		1
EBITDA		<u>\$ (219,885)</u>		<u>\$ 70,756</u>		<u>\$ (83,561)</u>		<u>\$ 300,386</u>

(a) We have a leasehold interest in this property. Therefore, EBITDA represents the lease revenue less the lease expense recorded in our statements. Property EBITDA represents the revenue less expenses generated by the property.

(b) Effective January 1, 2008, we no longer sublease the operations of the Paris Marriott Champs Elysees to a third party and reflect the operating results of the Paris Marriott Champs Elysees in our consolidated statements of operations. However, for the three months and year ended December 31, 2007, EBITDA represents the lease revenue less the lease expense recorded in our statements. Property EBITDA represents the revenue less expenses generated by the property.

(c) We have included the results of the hotel acquired in Property EBITDA above for our period of ownership.

Reconciliation of Property EBITDA to Comparable EBITDA
(in thousands)

	Three Months Ended December 31, 2008			Years Ended December 31, 2008		
	Property EBITDA	Adjustments	Comparable EBITDA	Property EBITDA	Adjustments	Comparable EBITDA
Meetings & Business Hotels:						
Fairmont Chicago	\$ 4,335	\$ -	\$ 4,335	\$ 13,519	\$ -	\$ 13,519
Fairmont Scottsdale Princess	3,556	-	3,556	18,707	-	18,707
Four Seasons Mexico City	2,282	-	2,282	8,593	-	8,593
Four Seasons Washington, D.C.	2,506	-	2,506	7,806	-	7,806
Hyatt Regency La Jolla	1,168	(572)	596	9,799	(4,802)	4,997
InterContinental Chicago	6,537	(3,203)	3,334	25,886	(12,685)	13,201
InterContinental Miami	1,212	-	1,212	12,877	-	12,877
Westin St. Francis	7,170	-	7,170	28,531	-	28,531
Total Meetings & Business Hotels	<u>28,766</u>	<u>(3,775)</u>	<u>24,991</u>	<u>125,718</u>	<u>(17,487)</u>	<u>108,231</u>
Ocean Front Resorts:						
Four Seasons Punta Mita Resort	4,962	-	4,962	23,991	-	23,991
Hotel del Coronado	11,148	(7,371)	3,777	56,846	(32,643)	24,203
Loews Santa Monica Beach Hotel	2,813	-	2,813	15,083	-	15,083
Ritz-Carlton Half Moon Bay	2,083	-	2,083	11,846	-	11,846
Ritz-Carlton Laguna Niguel	2,945	-	2,945	20,389	-	20,389
Total Ocean Front Resorts	<u>23,951</u>	<u>(7,371)</u>	<u>16,580</u>	<u>128,155</u>	<u>(32,643)</u>	<u>95,512</u>
European Hotels:						
InterContinental Prague	2,990	-	2,990	15,443	-	15,443
Marriott Hamburg	1,406	(1,381)	25	6,247	(6,041)	206
Marriott London Grosvenor Square	3,802	-	3,802	15,931	-	15,931
Paris Marriott Champs Elysees	3,874	(3,922)	(48)	21,248	(17,469)	3,779
Renaissance Paris Hotel Le Parc Trocadero	2,532	-	2,532	4,069	-	4,069
Total European Hotels	<u>14,604</u>	<u>(5,303)</u>	<u>9,301</u>	<u>62,938</u>	<u>(23,510)</u>	<u>39,428</u>
Non-Core Assets:						
Marriott Lincolnshire Resort	1,703	-	1,703	6,267	-	6,267
Total Non-Core Assets	<u>1,703</u>	<u>-</u>	<u>1,703</u>	<u>6,267</u>	<u>-</u>	<u>6,267</u>
	<u>\$ 69,024</u>	<u>\$ (16,449)</u>	<u>\$ 52,575</u>	<u>\$ 323,078</u>	<u>\$ (73,640)</u>	<u>\$ 249,438</u>
	% of QTD			% of YTD		
	Comparable EBITDA			Comparable EBITDA		
Meetings & Business Hotels	47%			43%		
Ocean Front Resorts	32%			38%		
European Hotels	18%			16%		
Non-Core Assets	3%			3%		
Total	<u>100%</u>			<u>100%</u>		