



## Monthly STAR Report : Red Roof Inn Reading

For the Month of: February 2026

Currency: U.S. Dollar / Competitive Set Data Excludes Subject Property

|                                                   |    |
|---------------------------------------------------|----|
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Tab 2 - Monthly Performance at a Glance - My Property vs. Competitive Set - Performance Set

Red Roof Inn Reading2545 N 5th Street HwyReading, PA 196052854United StatesPhone: 6109294741Currency USD - U.S. Dollar

STR ID: 486ChainID: RRI1327Operator:Owner: 2545 Real Estate Holding Corp.

For the Month of: February 2026Date Created: May 18, 2026Monthly Competitive Set Data Excludes Subject Property

February 2026

|                  | Occupancy (%) |          |             | ADR     |          |             | RevPAR  |          |             |
|------------------|---------------|----------|-------------|---------|----------|-------------|---------|----------|-------------|
|                  | My Prop       | Comp Set | Index (MPI) | My Prop | Comp Set | Index (ARI) | My Prop | Comp Set | Index (RGI) |
| Current Month    | 51.6          | 59.5     | 86.7        | 65.92   | 68.00    | 96.9        | 34.01   | 40.49    | 84.0        |
| Year To Date     | 47.3          | 54.5     | 86.7        | 65.87   | 66.12    | 99.6        | 31.13   | 36.03    | 86.4        |
| Running 3 Month  | 51.0          | 51.7     | 98.6        | 66.53   | 65.67    | 101.3       | 33.90   | 33.94    | 99.9        |
| Running 12 Month | 66.3          | 60.1     | 110.3       | 72.51   | 74.87    | 96.9        | 48.11   | 45.02    | 106.9       |

February 2026 vs. 2025 Percent Change (%)

|                  | Occupancy |          |             | ADR     |          |             | RevPAR  |          |             |
|------------------|-----------|----------|-------------|---------|----------|-------------|---------|----------|-------------|
|                  | My Prop   | Comp Set | Index (MPI) | My Prop | Comp Set | Index (ARI) | My Prop | Comp Set | Index (RGI) |
| Current Month    | -12.6     | 5.1      | -16.9       | -3.0    | -0.2     | -2.9        | -15.3   | 4.9      | -19.2       |
| Year To Date     | -3.1      | -1.9     | -1.3        | -1.2    | -2.5     | 1.3         | -4.3    | -4.3     | 0.1         |
| Running 3 Month  | 3.6       | -8.8     | 13.6        | 0.2     | -3.0     | 3.4         | 3.8     | -11.6    | 17.4        |
| Running 12 Month | 1.2       | -3.0     | 4.4         | -2.2    | -0.8     | -1.4        | -1.0    | -3.9     | 3.0         |

# Tab 3 - STAR Summary - My Property vs. Comp Set and Industry Segments - Performance Set

Currency USD - U.S. Dollar

Red Roof Inn Reading 2545 N 5th Street Hwy Reading, PA 196052854 United States Phone: 6109294741

STR ID: 486 ChainID: RRI1327 Operator: Owner: 2545 Real Estate Holding Corp.

For the Month of: February 2026 Date Created: May 18, 2026 Monthly Competitive Set Data Excludes Subject Property

|                                        |
|----------------------------------------|
| Red Roof Inn Reading                   |
| Market: Allentown & Reading - PA USA   |
| MarketClass: Economy                   |
| Submarket: Reading                     |
| SubmarketCollapsedScale: Economy Chain |
| Competitive Set: Competitors           |

| Occupancy (%) |       |              |       |                 |       |                  |       |
|---------------|-------|--------------|-------|-----------------|-------|------------------|-------|
| Current Month | % Chg | Year to Date | % Chg | Running 3 Month | % Chg | Running 12 Month | % Chg |
| 51.6          | -12.6 | 47.3         | -3.1  | 51.0            | 3.6   | 66.3             | 1.2   |
| 57.8          | 8.5   | 53.6         | 6.8   | 54.9            | 6.8   | 62.0             | 0.8   |
| 57.1          | 7.8   | 53.5         | 4.2   | 52.9            | 1.4   | 58.9             | -0.3  |
| 53.1          | 10.1  | 49.2         | 6.5   | 49.4            | 5.4   | 59.1             | 2.7   |
| 53.2          | 6.1   | 48.9         | 1.0   | 48.2            | -3.1  | 57.8             | -0.8  |
| 59.5          | 5.1   | 54.5         | -1.9  | 51.7            | -8.8  | 60.1             | -3.0  |

| Supply      |           |                 |                  |
|-------------|-----------|-----------------|------------------|
| Month % Chg | YTD % Chg | Run 3 Mon % Chg | Run 12 Mon % Chg |
| 0.0         | 0.0       | 0.0             | 0.0              |
| 1.3         | 1.1       | 1.5             | 2.0              |
| -2.7        | -2.7      | -2.7            | -3.8             |
| 3.7         | 3.1       | 3.0             | -0.1             |
| -6.7        | -6.7      | -4.4            | -1.1             |
| 0.0         | 0.0       | 0.0             | 0.0              |

|                                        |
|----------------------------------------|
| Red Roof Inn Reading                   |
| Market: Allentown & Reading - PA USA   |
| MarketClass: Economy                   |
| Submarket: Reading                     |
| SubmarketCollapsedScale: Economy Chain |
| Competitive Set: Competitors           |

| Average Daily Rate |       |              |       |                 |       |                  |       |
|--------------------|-------|--------------|-------|-----------------|-------|------------------|-------|
| Current Month      | % Chg | Year to Date | % Chg | Running 3 Month | % Chg | Running 12 Month | % Chg |
| 65.92              | -3.0  | 65.87        | -1.2  | 66.53           | 0.2   | 72.51            | -2.2  |
| 108.56             | 1.0   | 106.23       | 0.4   | 108.53          | 0.5   | 115.25           | -0.7  |
| 66.59              | -3.6  | 65.84        | -4.3  | 66.05           | -4.3  | 73.51            | -0.5  |
| 116.06             | 0.7   | 113.61       | 0.3   | 112.94          | 1.0   | 115.85           | -0.7  |
| 68.67              | -2.6  | 68.00        | -2.7  | 68.09           | -2.7  | 75.28            | 0.7   |
| 68.00              | -0.2  | 66.12        | -2.5  | 65.67           | -3.0  | 74.87            | -0.8  |

| Demand      |           |                 |                  |
|-------------|-----------|-----------------|------------------|
| Month % Chg | YTD % Chg | Run 3 Mon % Chg | Run 12 Mon % Chg |
| -12.6       | -3.1      | 3.6             | 1.2              |
| 10.0        | 8.0       | 8.5             | 2.9              |
| 5.0         | 1.4       | -1.2            | -4.1             |
| 14.3        | 9.8       | 8.5             | 2.6              |
| -1.0        | -5.8      | -7.4            | -1.8             |
| 5.1         | -1.9      | -8.8            | -3.0             |

|                                        |
|----------------------------------------|
| Red Roof Inn Reading                   |
| Market: Allentown & Reading - PA USA   |
| MarketClass: Economy                   |
| Submarket: Reading                     |
| SubmarketCollapsedScale: Economy Chain |
| Competitive Set: Competitors           |

| RevPAR        |       |              |       |                 |       |                  |       |
|---------------|-------|--------------|-------|-----------------|-------|------------------|-------|
| Current Month | % Chg | Year to Date | % Chg | Running 3 Month | % Chg | Running 12 Month | % Chg |
| 34.01         | -15.3 | 31.13        | -4.3  | 33.90           | 3.8   | 48.11            | -1.0  |
| 62.74         | 9.6   | 56.92        | 7.2   | 59.61           | 7.3   | 71.49            | 0.1   |
| 38.00         | 3.9   | 35.20        | -0.3  | 34.94           | -2.9  | 43.30            | -0.9  |
| 61.67         | 10.9  | 55.85        | 6.9   | 55.81           | 6.4   | 68.43            | 2.0   |
| 36.56         | 3.4   | 33.24        | -1.7  | 32.83           | -5.7  | 43.51            | 0.0   |
| 40.49         | 4.9   | 36.03        | -4.3  | 33.94           | -11.6 | 45.02            | -3.9  |

| Revenue     |           |                 |                  |
|-------------|-----------|-----------------|------------------|
| Month % Chg | YTD % Chg | Run 3 Mon % Chg | Run 12 Mon % Chg |
| -15.3       | -4.3      | 3.8             | -1.0             |
| 11.1        | 8.4       | 9.0             | 2.1              |
| 1.2         | -2.9      | -5.5            | -4.6             |
| 15.1        | 10.2      | 9.6             | 1.9              |
| -3.6        | -8.3      | -9.8            | -1.1             |
| 4.9         | -4.3      | -11.6           | -3.9             |

|                                        |
|----------------------------------------|
| Market: Allentown & Reading - PA USA   |
| MarketClass: Economy                   |
| Submarket: Reading                     |
| SubmarketCollapsedScale: Economy Chain |
| Competitive Set: Competitors           |

| Census/Sample - Properties & Rooms |       |            |       |          |  |
|------------------------------------|-------|------------|-------|----------|--|
| Census                             |       | Sample     |       | Sample % |  |
| Properties                         | Rooms | Properties | Rooms | Rooms    |  |
| 123                                | 10495 | 92         | 9464  | 90       |  |
| 45                                 | 2521  | 22         | 1653  | 66       |  |
| 48                                 | 3160  | 29         | 2644  | 84       |  |
| 12                                 | 597   | 9          | 520   | 87       |  |
| 4                                  | 256   | 3          | 213   | 83       |  |

## Tab 10 - Segmentation at a Glance - My Property vs. Competitive Set - Performance Set

Red Roof Inn Reading 2545 N 5th Street Hwy Reading, PA 196052854 United States Phone: 6109294741

Currency USD - U.S. Dollar

STR ID: 486 ChainID: RRI1327 Operator: Owner: 2545 Real Estate Holding Corp.

For the Month of: February 2026 Date Created: May 18, 2026 Monthly Competitive Set Data Excludes Subject Property

### February 2026

|                      | Transient   |       | Group       |       | Contract    |       | Total       |       |
|----------------------|-------------|-------|-------------|-------|-------------|-------|-------------|-------|
|                      |             | % Chg |             | % Chg |             | % Chg |             | % Chg |
| <b>Occupancy (%)</b> | My Property |       | My Property |       | My Property |       | My Property | 51.6  |
|                      | Comp set    |       | Comp set    |       | Comp set    |       | Comp set    | 59.5  |
|                      | Index (MPI) |       | Index (MPI) |       | Index (MPI) |       | Index (MPI) | 86.7  |
| <b>ADR</b>           | My Property |       | My Property |       | My Property |       | My Property | 65.92 |
|                      | Comp set    |       | Comp set    |       | Comp set    |       | Comp set    | 68.00 |
|                      | Index (ARI) |       | Index (ARI) |       | Index (ARI) |       | Index (ARI) | 96.9  |
| <b>RevPAR</b>        | My Property |       | My Property |       | My Property |       | My Property | 34.01 |
|                      | Comp set    |       | Comp set    |       | Comp set    |       | Comp set    | 40.49 |
|                      | Index (RGI) |       | Index (RGI) |       | Index (RGI) |       | Index (RGI) | 84.0  |

### Year To Date

|                      | Transient   |       | Group       |       | Contract    |       | Total       |       |
|----------------------|-------------|-------|-------------|-------|-------------|-------|-------------|-------|
|                      |             | % Chg |             | % Chg |             | % Chg |             | % Chg |
| <b>Occupancy (%)</b> | My Property |       | My Property |       | My Property |       | My Property | 47.3  |
|                      | Comp set    |       | Comp set    |       | Comp set    |       | Comp set    | 54.5  |
|                      | Index (MPI) |       | Index (MPI) |       | Index (MPI) |       | Index (MPI) | 86.7  |
| <b>ADR</b>           | My Property |       | My Property |       | My Property |       | My Property | 65.87 |
|                      | Comp set    |       | Comp set    |       | Comp set    |       | Comp set    | 66.12 |
|                      | Index (ARI) |       | Index (ARI) |       | Index (ARI) |       | Index (ARI) | 99.6  |
| <b>RevPAR</b>        | My Property |       | My Property |       | My Property |       | My Property | 31.13 |
|                      | Comp set    |       | Comp set    |       | Comp set    |       | Comp set    | 36.03 |
|                      | Index (RGI) |       | Index (RGI) |       | Index (RGI) |       | Index (RGI) | 86.4  |

Tab 22 - Response Report - Performance Set

Currency USD - U.S. Dollar

Red Roof Inn Reading    2545 N 5th Street Hwy    Reading, PA 196052854    United States    Phone: 6109294741  
STR ID: 486    ChainID: RRI1327    Operator:    Owner: 2545 Real Estate Holding Corp.  
For the Month of: February 2026    Date Created: May 18, 2026    Monthly Competitive Set Data Excludes Subject Property

February 2026 (This Year)

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|-----|-----|-----|-----|-----|-----|
| 1   | 2   | 3   | 4   | 5   | 6   | 7   |
| 8   | 9   | 10  | 11  | 12  | 13  | 14  |
| 15  | 16  | 17  | 18  | 19  | 20  | 21  |
| 22  | 23  | 24  | 25  | 26  | 27  | 28  |
|     |     |     |     |     |     |     |
|     |     |     |     |     |     |     |

February 2025 (Last Year)

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|-----|-----|-----|-----|-----|-----|
|     |     |     |     |     |     | 1   |
| 2   | 3   | 4   | 5   | 6   | 7   | 8   |
| 9   | 10  | 11  | 12  | 13  | 14  | 15  |
| 16  | 17  | 18  | 19  | 20  | 21  | 22  |
| 23  | 24  | 25  | 26  | 27  | 28  |     |
|     |     |     |     |     |     |     |
|     |     |     |     |     |     |     |

Monthly Data

| STR#  | Name                                        | City, State      | Zip       | Phone      | Rooms | Open Date |
|-------|---------------------------------------------|------------------|-----------|------------|-------|-----------|
| 486   | Red Roof Inn Reading                        | Reading,PA       | 196052854 | 6109294741 | 76    | 196402    |
| 25930 | Days Inn by Wyndham Reading Wyomissing      | Reading,PA       | 19610     | 6103741500 | 101   | 198706    |
| 23289 | Economy Inn                                 | Reading,PA       | 19601     | 6107360400 | 43    | 197306    |
| 48044 | Motel 6 Shartlesville, PA                   | Shartlesville,PA | 195547018 | 6104881578 | 52    | 197206    |
| 16266 | SureStay Plus by Best Western Reading North | Reading,PA       | 19605     | 6103710500 | 60    | 199008    |
|       |                                             |                  |           |            |       |           |
|       |                                             |                  |           |            | 332   |           |

| 2024 |     |     |     |     |     |     |     |     |     |     |     | 2025 |     |     |     |     |     |     |     |     |     |     |     |   |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| Mar  | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar  | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb |   |
| ●    | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●    | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ● |
| ●    | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●    | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ● |
| ●    | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●    | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ● |
| ●    | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●    | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ● |
| ●    | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●    | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ● |
| ●    | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●    | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ●   | ● |
|      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |   |

Data received: ○ = Monthly Only    ● = Monthly & Daily

Segmentation Data

| STR#  | Name                                        | City, State      | Zip       | Phone      | Rooms | Open Date |
|-------|---------------------------------------------|------------------|-----------|------------|-------|-----------|
| 486   | Red Roof Inn Reading                        | Reading,PA       | 196052854 | 6109294741 | 76    | 196402    |
| 25930 | Days Inn by Wyndham Reading Wyomissing      | Reading,PA       | 19610     | 6103741500 | 101   | 198706    |
| 23289 | Economy Inn                                 | Reading,PA       | 19601     | 6107360400 | 43    | 197306    |
| 48044 | Motel 6 Shartlesville, PA                   | Shartlesville,PA | 195547018 | 6104881578 | 52    | 197206    |
| 16266 | SureStay Plus by Best Western Reading North | Reading,PA       | 19605     | 6103710500 | 60    | 199008    |
|       |                                             |                  |           |            |       |           |
|       |                                             |                  |           |            | 332   |           |

| 2024 |     |     |     |     |     |     |     |     |     |     |     | 2025 |     |     |     |     |     |     |     |     |     |     |     |   |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| Mar  | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar  | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb |   |
|      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |   |
|      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |   |
|      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |   |
|      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |   |
| s    | s   | s   | s   | s   | s   | B   | s   | s   | s   | s   | s   | s    | s   | s   | s   | s   | s   | s   | s   | s   | s   | s   | s   | s |
|      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |   |

Data received: s = Segmentation (Transient, Group, Contract) Only  
r = Additional Revenue Only  
B = Both Segmentation & Additional Revenue