



May 17, 2021

Dear Fellow Shareholder,

I hope this letter finds you and those close to you beginning to return to a more normal routine as pandemic restrictions are lifted and vaccinations become more widely available.

On May 12, 2021, we released our first quarter 2021 results. A link to the SEC filing is available on our website. Our financial results demonstrate that, despite operating well below pre-pandemic demand levels, we are beginning to witness “green shoots” across our portfolio and the broader lodging industry. To briefly highlight the more significant operating and financial results:

- Our portfolio occupancy levels rose to over 40% in March – the highest occupancy level since the pandemic began – driven by pent up leisure demand and an extended spring break period.
- Consolidated hotel revenues less hotel operating expenses (excluding depreciation and amortization) was positive in the first quarter, exceeding our expectations and further minimizing our monthly burn rate.
- Modified Funds From Operations (MFFO), which includes the impact of interest expense and corporate overhead, was a loss of \$33.7 million for the first quarter.

We continue to make significant progress on improving liquidity and enhancing balance sheet flexibility. We recently closed the sale of the Sheraton Austin Hotel at the Capitol which provided approximately \$30 million in net proceeds. This transaction provided a good outcome for a non-core asset and returned meaningful capital to the company. We also have been proactive in our debt negotiations and year-to-date have refinanced or extended four mortgage loans with principal balances over \$330 million that had near-term maturities in 2021. With these actions along with our aggressive asset management to drive revenues and reduce our burn rate, we believe we have sufficient liquidity to successfully navigate the current operating environment.

While we are optimistic about 2021 and have outperformed our forecasts year-to-date, we are still operating significantly below our pre-pandemic levels. Leisure demand continues to be the driving force behind the recovery with limited improvement in other demand segments year-to-date. To achieve broader recovery for both the industry and WLT, business and group travel will need to return to complement the strong leisure demand. We anticipate early signs of this phase of the recovery in the second half of this year.

On June 16, 2021, we will be conducting our Annual Meeting of Stockholders. The meeting will be held via live webcast and we hope you will be able to attend. If you have not yet voted your shares, please consider doing so today. You may vote online by going to www.proxyvote.com or by phone by calling 1-800-690-6903. Further details regarding our Annual Meeting are available in our proxy which can be found on the [Investor Communications](#) page of our website. Your vote is very important to WLT, please vote today.

In closing, WLT has taken significant steps to begin rebuilding after the historic lows in 2020. With all our properties now open and significant progress on vaccinations, we are enthusiastic about welcoming back guests and believe the hotel industry is headed in the right direction. We have a long way to go but are confident in our portfolio quality and ability to capitalize on the anticipated lodging recovery. As always, we thank you for your ongoing confidence and support.

With best regards,

A handwritten signature in blue ink, appearing to read 'Michael G. Medzigian', with a long horizontal flourish extending to the right.

Michael G. Medzigian
Chairman and Chief Executive Officer