

HILTON KANSAS CITY AIRPORT

Linchriss acquired the **Hilton Kansas City Airport** in December 2024. This property features 347 hotel rooms, over 20,000 square feet of meeting space, an indoor-outdoor dolphin pool, Asado Bar and Grill restaurant and a Starbucks outlet. The hotel is located just 17 miles from downtown Kansas City, only 4 miles from the Zona Rosa shopping district and less than 3 miles from Kansas City International Airport. Linchriss has brought on board Dan Evans, former General Manager of the Beach Retreat and Lodge at Lake Tahoe as well as **Brittany Gregonis**, former Director of Sales of the Beach Retreat and Lodge at Tahoe, a proven leadership team tasked with installing the Linchriss culture of excellence.

“We are very excited about the opportunities this hotel provides. The property has a rich history in the community and all the business leaders I have met with are excited for Linchriss to

invest in the hotel. It’s impossible to go anywhere without running into someone who has a tie to the property, whether they got married here, had prom here or worked here at some point in their career, it truly is a legend among the locals. I am very grateful for the opportunity Linchriss has provided for me and the team here in Kansas City,” said **Dan Evans, General Manager**.

“Linchriss is thrilled to expand into the heartland of America. We look forward to managing the hotel professionally and efficiently while investing in the product to bring it up to our standards of service excellence. We feel the fixed renovation cycle management (FRCM) infrastructure and cosmetic improvement plan set to kick off in late 2025 will help to significantly improve the physical property and set the Hilton Kansas City Airport for great success.” said **Jeff Lang, VP of Operations**.



MARGARITAVILLE RESORT CAPE COD

Margaritaville Resort Cape Cod officially opened its doors on November 8th, 2024, marking the brand’s first lodging location in New England. Located in Hyannis, Massachusetts, the resort offers a blend of island vibes with Cape Cod charm. This resort offers 276 guest rooms with a variety of room types for guests’ needs. There are many amenities that guests can enjoy such as the 30,000 square foot Fins Up! Water Park, year-round outdoor heated pool and hot tub, Fins Up Fitness Center, and St. Somewhere Spa. There is over 15,000 square feet of meeting space to accommodate all types of events.

The resort has numerous dining options that are available to hotel guests and the public. LandShark Bar & Grill is a lunch and dinner option that serves classic favorites like burgers and fish tacos. Joe Merchants Coffee & Provisions provides delicious breakfast and coffee options. Other venues

include Feeding Frenzy which is located inside Fins Up! Water Park and Salty Rim food truck, offering island-inspired drinks and dishes.

Rachel Thayer, Resort General Manager of Margaritaville Resort Cape Cod, expressed enthusiasm about the resort opening. She said, “We are thrilled to invite locals and visitors alike to enjoy our one-of-a-kind coastal paradise. We are excited to help guests create unforgettable memories while escaping on the Cape.”

Brian Anderson, Senior Vice President of Operations at Linchriss, highlighted the resort’s appeal to a broad audience. He said, “we welcome couples who want to escape their busy work life or to relax, families looking to make a splash at Fins Up! Water Park, and people who just want to experience the Margaritaville state of mind.” Margaritaville Resort Cape Cod is your next escape to the Cape.



2024 EMPLOYEE OF THE YEAR: AMELIA CABRERA

Amelia Cabrera, a team member of the **Doubletree by Hilton Washington, DC Silver Springs** was named the Linchriss Employee of the Year for 2024. Amelia has worked at the same hotel located at 8777 Georgia Ave. Silver Spring, Maryland for over 20 years. During her employment at the hotel there have been several different ownerships, and the hotel was rebranded three times.

Linchriss acquired the hotel in July 2021 and reflagged the hotel from a Sheraton Hotel to a DoubleTree by Hilton branded hotel.

Amelia is a highly professional team member, who takes pride in providing exceptional cleaning service to every guest staying at the DoubleTree by Hilton, Silver Spring. She is an extraordinary team member, who demonstrates extreme friendliness towards hotel guests, ensuring their willingness to return. She is always polite and shows kindness to both co-workers, and the management team. Her rooms are exceptionally clean, and she pays close attention to details inside the guest rooms assigned to her on a daily basis.

Amelia shows tremendous support to her co-workers by helping clean their rooms to help close the day after finishing her own rooms. Amelia is a team player who willingly comes in on her days off when requested by the Executive Housekeeper to assist when needed.

In 2024, Amelia helped the housekeeping team achieve an overall cleanliness score of 90.7%

In her personal life, Amelia enjoys spending time with daughter and her other family members that live in Silver Spring, Maryland. Along with enjoying her favorite seafood dish at a local restaurant.



THE CENTENNIAL HOTEL & THE WOLFEBORO INN



In February, Linchriss entered a management contract with two new boutique properties in New Hampshire, the **Centennial Hotel** in Concord, and the **Wolfeboro Inn** on Lake Winnepesaukee.

The 32-room **Centennial Hotel** dates back to 1892, when it was built as a group home for elderly women that stayed in operation until 1994. Today, it maintains its historic charm, and is truly unique with its spires, slate roof, brick, and granite exterior. The hotel was recently renovated in 2024, including the guest rooms and bathrooms, and corridors. The property is home to the Granite Restaurant, which was re-opened after being closed in late 2024. There is also a small footprint for catering on the lower level with two small function rooms.

The Wolfeboro Inn was built in 1812 and was originally a private home for 75 years. The historic building has 13 of the total 43 rooms, and the three-story addition built in 1987 has 30 rooms, with many having sweeping views of the lake. A full-service property with the rustic Wolfe Tavern, Café, and indoor event space for 150 guests. The expansive grounds, with a gazebo and beach provide ample space for outdoor events and weddings. This property similarly finished renovations in 2024 in the guest rooms, bathrooms, and corridors.

From the first day during the inaugural Linchriss presentation, **Bob Anderson, President**, and **Glen Vuilleumier, Director of Operations** noted, “both properties’ teams were excited for new management and direction. Many team members said after the meeting: it’s like a breath of fresh air. As the properties are just getting started, it is evident that there are numerous opportunities to enhance the guest experience and activate the Food & Beverage operations at both properties.”

Linchriss is excited to see what the future brings, and the team is looking forward to working with both hotels and their staff, including the new **General Managers, Amber Oaks and Nolle Medina**.

EMPLOYEES OF THE YEAR



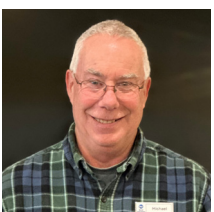
Greg Batts
Hilton Memphis



Theodore Bhrian Dolera
DoubleTree by Hilton Phoenix Mesa



Jean Luc Dorval
Hotel 1620



Michael Foisy
Best Western Springfield Hotel



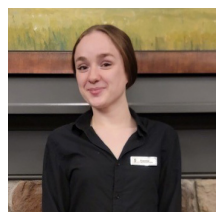
Nathaniel Goodale
Margaritaville Resort Cape Cod



Steve Harrington
DoubleTree by Hilton Nashua



Taylor Jewell
Holiday Inn Weirton-Steubenville Area



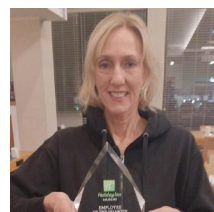
Hanna Johnson
Inn at Middletown



Victoria Kamola
Holiday Inn Manchester Airport



Keith Kolinsky
Hotel Providence



Denise Lonardo
Holiday Inn Salem



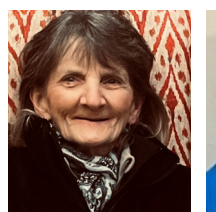
Yolanda Mondragon
Hilton Chicago Northbrook



Alexandra Lebron De Morales
Ashworth By The Sea



Kirkton Myrie
Allegria Hotel



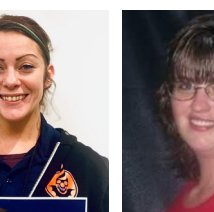
Deanna Patch
Hampton Inn Littleton



Juan Perez
DoubleTree by Hilton Boston-Andover



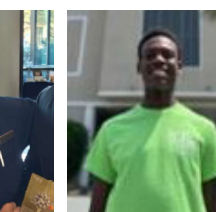
Shaun Price
Beach Retreat & Lodge At Lake Tahoe



Heather Reasey
DoubleTree by Hilton Ann Arbor North



Kimberly Roque
Best Western Inn & Suites Rutland-Killington



Rolando Sanabria
Sheraton Tampa Brandon Hotel



Romaun Sanders
Hotel Tybee



Atravia Stephens
Macon Marriott City Center

EMPLOYEE SPOTLIGHT: RYAN CONNORS



Ryan Connors began his journey with Linchriss in 2011 as a Shuttle Driver at the Hampton Inn Boston Logan Airport. His dedication and drive quickly propelled him forward and by 2015, he had taken on the role of Accounting/Guest Services Manager at the DoubleTree Andover. From 2017 to 2022, Ryan served as General Manager across several properties, gaining extensive experience and demonstrating strong leadership.

Today, Ryan exemplifies Linchriss’ core value of promoting from within, having been promoted continuously since 2011. He currently serves as the **Director of Project Management**, overseeing a wide range of responsibilities across our portfolio. These include managing property-wide projects, supervising engineering teams, ensuring

execution of capital plan initiatives, analyzing Property Improvement Plans (PIPs), and collaborating with design and architectural teams.

“At Linchriss we are incredibly proud of our history and ability to promote and develop from within. Ryan is a prime example of the pride we take in making people’s lives and our business better,” said **Bob Anderson, President of Linchriss**.

When asked about his favorite aspect of the role, Ryan shared, “I love seeing the various transformation stages of Linchriss projects. There’s a great sense of accomplishment for the entire team when we bring a project to completion.”

Outside of work, Ryan enjoys spending time with his niece and nephew, caring for his pets, and attending concerts and sporting events.

A FIN-TASTIC TRANSFORMATION

Surfside Hotel & Suites has begun transforming their property with themed hotel rooms. Pictured is an example of their shark theme that guests have been showing interest in over the last few years.

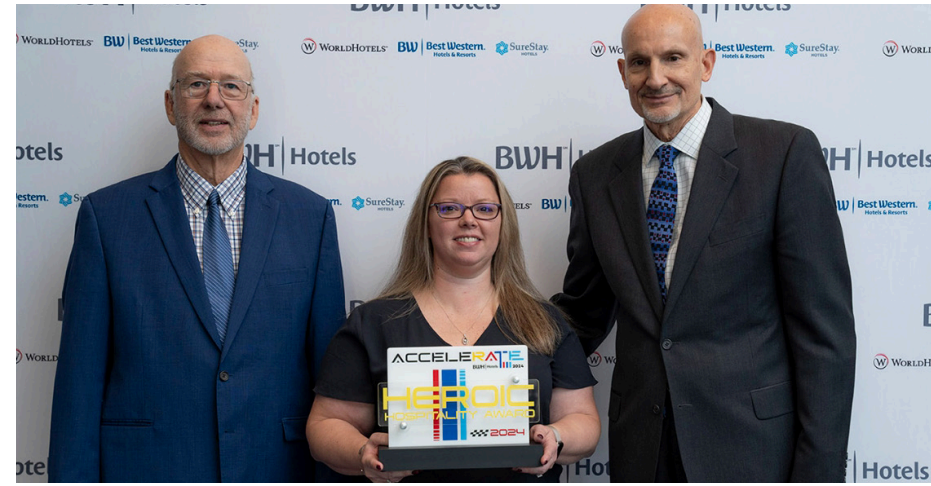


General Manager Cindy Ladd said, "We figured, why not make their dreams come true with these themed rooms!"

BEST WESTERN HEROIC HOSPITALITY STARS AWARD

Each year, Best Western selects one General Manager across their whole portfolio of brands to be their Best Western Heroic Hospitality Stars Award for a General Manager. After the nomination process, **Owen Kasser, Linchris Director of Finance**, was delighted to receive a phone call that **Stephanie Griffin** from the **Best Western in Springfield, VT** had been selected as the award winner for 2024.

Owen attended the annual conference in Charlotte, where he watched Stephanie receive her award. He took the opportunity to introduce himself to Larry Cuculic, the CEO of Best Western, and thanked him for Stephanie's recognition. Larry responded by saying it was an absolute no-brainer, noting how rare it is to find someone so qualified and deserving of the award. Congratulations once again to Stephanie and her entire team at the Best Western in Springfield!



ROOFTOP SUMMER VIBE SERIES

With last year being such a great success, the Rooftop Summer Vibe Series is back at the **Allegria Hotel** and started June 2025. On Thursday evenings we will host the rooftop series with beverage sponsors, local partners as a weekly party for locals with live DJs and specialty cocktails.



LONG BEACH POLAR BEAR PLUNGE

Team **Allegria Hotel** participated in the Long Beach Polar Bear Plunge on February 9, raising \$1,000 for the Make a Wish Foundation.



PROMOTING FROM WITHIN



Andrew Fare
Promoted to General Manager at Ashworth by the Sea

Carah Frank
Promoted to Director of Sales at Beach Retreat and Lodge

Donna Hatcher
Promoted to Director of Sales at Hotel Tybee

Gail Hopkins
Promoted to Front Office Manager at Hilton Memphis

Elizabeth Lane
Promoted to Front Office Manager at Hotel Providence

Jeff Linder
Promoted to Chief Engineer at the Hilton Kansas City

John McCue
Promoted to Assistant General Manager at DoubleTree by Hilton Boston-Andover



Riley McGlynn
Promoted to Food and Beverage Manager at Beach Retreat and Lodge

Mariann Megna
Promoted to Restaurant Manager at the Allegria Hotel

Bill Mullaney
Promoted to Hotel Manager at Margaritaville Resort Cape Cod

Tonya Pyant
Promoted to Front Office Manager at Hotel Tybee

Nicole Santiago
Promoted to Sales Manager at Inn at Middletown

Jessica Segura
Promoted to Property Manager at the Allegria Hotel

Abigail Weeks
Promoted to Front Office Supervisor at Holiday Inn Manchester

WELCOME ABOARD TO THE FOLLOWING LINCHRIS EMPLOYEES



Ken Abrom
General Manager at DoubleTree by Hilton Washington DC Silver Spring

Ruben Bardales
Director of Front Office Operations at Allegria Hotel

Abigale Berriault
Staff Accountant at Linchris

Jaime-Lyn Daley
General Manager at Harbor Hotel Provincetown

Sean Dutson
Corporate Director of Food and Beverage at Linchris

Patrick Flaherty
General Manager at Brass Key

Nicole Medina
General Manager at The Centennial Hotel



Cortney Miranda
Staff Accountant at Linchris

Amber Oaks
General Manager at The Wolfeboro Inn

Cathleen Rhoades
Staff Accountant at Linchris

Adam Schaefer
Director of Outlets at Allegria Hotel

Nicole Silva
Regional Hotel Accountant at Provincetown Inn

David Silvia
Maintenance at Linchris

Paul Zagami
Project Manager at Linchris

INVESTMENT MEETING

Linchris hosted the Linchris Capital Opportunity Fund II and Linchris Special Opportunity Fund III Annual Meeting on April 23 & 24, 2025 at the **Margaritaville Resort Cape Cod**. There were approximately 30 investors who attended the meeting; some having attended for years while others were new.

During the meeting, the over 10 Linchris team members presented the funds' 2024 performance on an individual basis and as a portfolio. Additionally, the presentation covered future forecasts

for the hotels, future outlook for the transaction market, and sales, marketing, and revenue for Linchris.

Rachel Roginsky, Founder and CEO of Pinnacle Advisory (a national hospitality consulting firm) was the guest speaker, and she spoke about the hotel market in our portfolios' markets as well as nationally.

Overall, the annual meeting was a success, and the investors were excited to see the finished product at the Margaritaville Cape Cod!

DID YOU KNOW... ESG STANDS FOR ENVIRONMENTAL, SOCIAL, AND GOVERNANCE?

ESG isn't just a buzzword, but a vibrant roadmap to a brighter future. It might sound like business jargon, but it represents our commitment to responsible practices that benefit both our organization and the communities we serve.

On the environmental side, for instance, we're powering up sustainability with energy-efficient practices and waste-reducing innovations at the Margaritaville Resort and Hotel 1620, which not only lower our carbon footprint but also inspire creative green solutions.

Socially, ESG means building a culture that celebrates every unique voice and championing initiatives like benefits programs, volunteer events, and diverse projects that make our community stronger and more connected.

And when it comes to governance, we're all about clear, ethical practices that reinforce trust and keep our decision-making accountable every step of the way.

By integrating these ESG principles into our operations, we're shaping a sustainable future that energizes us to innovate, lead responsibly, and create lasting change. As we continue our journey, keep an eye on upcoming stories and initiatives that showcase real-life examples of ESG in action across our organization. Got a suggestion? Talk to your GM today and let's keep the conversation going!

- ESG Committee

A MESSAGE FROM BOB

I hope this message finds everyone well at all our Linchris Hotels. Especially our destination hotels as they kick off another busy summer season. I want to take a moment to share how truly excited I am for what lies ahead. We're all hoping for great weather to help drive strong occupancy, which not only brings energy and vibrancy to our properties but also means more working hours and better opportunities for everyone.

Each of you plays a critical role in creating the warm, welcoming experiences our guests return year after year. And it's your commitment and effort that fuels our success. This all starts by making sure we make eye contact with our guests during their stay and simply say hello and thank them for their business.

I also want to take a moment to recognize some outstanding individuals who truly exemplify the spirit of hospitality. Congratulations to our 2024 Employee of the Year, Amelia Cabrera, from the DoubleTree in Silver Spring, Maryland. Amelia has been a dedicated and hardworking housekeeper for an incredible twenty-six years. Her consistency, professionalism, and pride in her work inspire us all.

In Memphis, we're proud to celebrate three team members honored with Memphis Alliance Stars of the Industry awards. From our Hilton Memphis sales department, Sarah Chappel and Hayley Barlow have been recognized for their exceptional results and client service. And a big congratulations to Tom Goodwin, who was named General Manager of the Year—a well-earned recognition of his leadership and impact.

We have been gathering together at our properties for our business review meeting General Assemblies recently and it has been such a pleasure to see so many of you in person. Your enthusiasm, ideas, and commitment remind me just how strong our team is.

Thank you all for everything you do every day. Here's to a fantastic summer season—let's make it one of our best yet!

- Bob Anderson

