Xenia Hotels & Resorts, Inc.

XHR

NYSE; other; SIC 7011, Hotels & Motels; CIK 0001616000

E

weakest fifth of 334 graded peers in other

rank 288 of 334; percentile 86.2; sampling error 2.7 points; lower is stronger

A B C D E

E, the bear



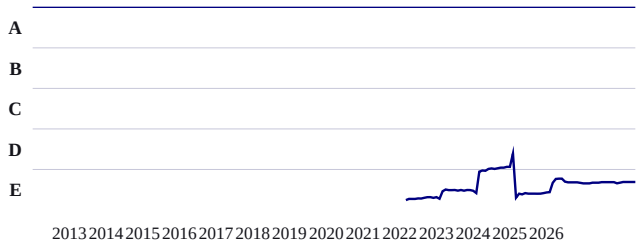
Scoreboard	
Profitability	D percentile 63.1
Solvency	D/E percentile 80.7
Growth and financing	C percentile 46.4
Reliability	0.94 AUC filers with over $2.67B assets; 95% interval 0.88 to 0.97; 61 events, 2020 to 2025
Peer failure rate	0.52% a year Item 1.03 bankruptcies, same asset band, 2012 to 2025
Size band	over $2.67B assets total assets $2.8B
Standard universe	inside revenue above $1M and assets above $10M
Warnings	none triggered not computable: distress
Inputs computable	8 of 14
Graded from	filings received through Feb 24, 2026 238 days before the rescan; latest periodic filing 10-Q received Jul 30, 2026
Last close	$19.16 2026-10-19; market equity $1.8B; no price enters the letter

Share price, twelve months to the rescan



Split-adjusted close. Each lollipop is a rescan and carries the letter held then.

Letter at every rescan, 2012 to 2026



Sector percentile at each rescan, stronger toward the top; facts filed by each date only.

Business, in the company's words

opening of Item 1 of the 10-K received Feb 24, 2026

Xenia Hotels & Resorts, Inc. is a Maryland corporation that primarily invests in uniquely positioned luxury and upper upscale hotels and resorts with a focus on the top 25 lodging markets as well as key leisure destinations in the United States ("U.S."). Substantially all of the Company's assets are held by, and all the operations are conducted through XHR LP (the "Operating Partnership"). XHR GP, Inc. is the sole general partner of the Operating Partnership and is wholly-owned by the Company. As of December 31, 2025, the Company collectively owned 94.4% of the common limited partnership units issued by the Operating Partnership ("Operating Partnership Units").

The fourteen inputs

lower percentile is stronger; sleeves and inputs within a sleeve carry equal weight

Input	Value	Peer median	Percentile, 0 to 100	Pct	Peers	Period end
Profitability, sleeve percentile 63.1						
Gross profitability	11.7%	27.1%		78.0	287	2025-12-31
Return on invested capital	4.3%	10.0%		72.0	151	2025-12-31

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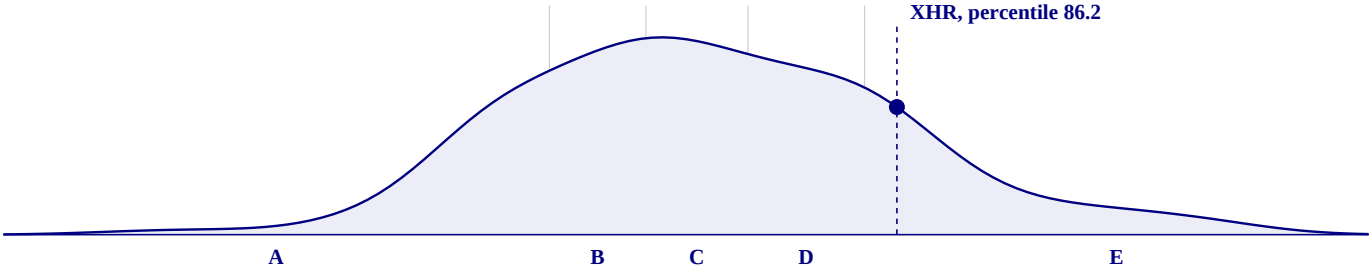
Accruals ratio	(4.0%)	(5.8%)		63.3	502	2025-12-31
Gross margin stability, five years	1.7 pts	2.2 pts		39.2	205	2025-12-31
Solvency, sleeve percentile 80.7						
Twelve-month failure probability	not computable	0.04%				
latest liabilities, cash plus short-term investments, book equity, and shares are required						
Altman Z double-prime	not computable	2.05				
one or more required annual facts are missing						
Net debt to EBITDA	5.38x	2.52x		80.7	182	2025-12-31
Interest coverage	not computable	2.18x				
latest aligned inputs end 2023-12-31; latest annual assets end 2025-12-31						
Current ratio	not computable	1.33x				
one or more required annual facts are missing						
Growth and financing, sleeve percentile 46.4						
Revenue growth, three-year compound	2.6%	5.1%		58.4	400	2025-12-31
Free cash flow growth, three-year compound	not computable	8.9%				
four consecutive annual FCF observations are required; found 0						
Reinvestment rate	not computable	11.9%				
one or more required annual facts are missing						
Asset growth, three years	(3.0%)	4.1%		76.7	434	2025-12-31
Net share issuance, one year	(9.1%)	(0.5%)		4.2	354	2026-02-23

Among 334 peers

other; letters are fifths of this list



Composite score of every graded peer, smoothed; vertical rules are the letter band edges; stronger to the left.

Rank	Company	Percentile	Letter	Warnings
283	Target Hospitality Corp. (TH)	84.7	E	late filer, fortress balance sheet
284	Addentax Group Corp. (ATXG)	85.0	E	dilution
285	CSX Corp. (CSX)	85.3	E	
286	RXO, Inc. (RXO)	85.6	E	
287	Forward AIR Corp. (FWRD)	85.9	E	late filer
288	Xenia Hotels & Resorts, Inc. (XHR)	86.2	E	
289	Advantage Solutions Inc. (ADV)	86.5	E	
290	GXO Logistics, Inc. (GXO)	86.8	E	
291	Monro, Inc. (MNRO)	87.1	E	
292	Enbridge Inc. (ENB)	87.4	E	
293	Comscore, Inc. (SCOR)	87.7	E	dilution

What the price implies

at the 2026-10-19 close; none of these enters the grade

Measure	Value	Peer median	Percentile
Twelve-month price change, skipping the latest month	40.2%	2.0%	78
Distance from 52-week high	(12.2%)	(26.1%)	75
EBIT to enterprise value	3.6%	4.4%	37

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Free cash flow yield	not computable	4.1%	
Book value to price	0.63	0.35	74
Sales to price	0.61	0.72	44
Composite equity issuance, five years	(34.8%)	(8.8%)	10
Relative strength against the sector, log excess return	0.19	(0.13)	78

Diagnostics

shown on every report; none enters the grade

Measure	Value
Piotroski F-score None of 9, period end 2025-12-31	
Return on assets above zero	pass
Operating cash flow above zero	pass
Return on assets improved	pass
Operating cash flow exceeds net income	pass
Long-term leverage fell	fail
Current ratio improved	fail
No new shares issued	pass
Gross margin improved	pass
Asset turnover improved	pass
Cash, filings, liquidity	
Cash and equivalents	$112.4M
Operating cash flow, four quarters	$181.9M
Months of runway	not finite
Days since last periodic filing	82 (10-Q received Jul 30, 2026)
Median daily dollar volume, 63 sessions	$15.0M

Sources

every fact behind the inputs; each row links to its filing index on sec.gov

#	Concept	XBRL tag	Value	Period end	Received	Form	Accession
1	revenue	us-gaap:RevenueFromContractWithCustomerExcludingA...	$1.1B	2025-12-31	2026-02-24	10-K	26-011060
2	cost of revenue	us-gaap:CostOfRevenue	$748.6M	2025-12-31	2026-02-24	10-K	26-011060
3	assets	us-gaap:Assets	$2.8B	2025-12-31	2026-02-24	10-K	26-011060
4	operating income	us-gaap:OperatingIncomeLoss	$107.5M	2025-12-31	2026-02-24	10-K	26-011060
5	pretax income	us-gaap:IncomeLossFromContinuingOperationsBeforeInc...	$68.3M	2025-12-31	2026-02-24	10-K	26-011060
6	income tax	us-gaap:IncomeTaxExpenseBenefit	$1.4M	2025-12-31	2026-02-24	10-K	26-011060
7	total debt	us-gaap:LongTermDebt	$1.4B	2025-12-31	2026-02-24	10-K	26-011060
8	book equity	us-gaap:StockholdersEquity	$1.1B	2025-12-31	2026-02-24	10-K	26-011060
9	cash	us-gaap:CashAndCashEquivalentsAtCarryingValue	$140.4M	2025-12-31	2026-02-24	10-K	26-011060
10	total debt	us-gaap:LongTermDebt	$1.3B	2024-12-31	2026-02-24	10-K	26-011060
11	book equity	us-gaap:StockholdersEquity	$1.2B	2024-12-31	2026-02-24	10-K	26-011060
12	cash	us-gaap:CashAndCashEquivalentsAtCarryingValue	$78.2M	2024-12-31	2026-02-24	10-K	26-011060
13	net income	us-gaap:NetIncomeLoss	$63.1M	2025-12-31	2026-02-24	10-K	26-011060
14	operating cash flow	us-gaap:NetCashProvidedByUsedInOperatingActivities	$176.5M	2025-12-31	2026-02-24	10-K	26-011060
15	assets	us-gaap:Assets	$2.8B	2024-12-31	2026-02-24	10-K	26-011060
16	revenue	us-gaap:RevenueFromContractWithCustomerExcludingA...	$1.0B	2024-12-31	2026-02-24	10-K	26-011060
17	cost of revenue	us-gaap:CostOfRevenue	$730.4M	2024-12-31	2026-02-24	10-K	26-011060
18	revenue	us-gaap:RevenueFromContractWithCustomerExcludingA...	$1.0B	2023-12-31	2026-02-24	10-K	26-011060
19	cost of revenue	us-gaap:CostOfRevenue	$703.8M	2023-12-31	2026-02-24	10-K	26-011060
20	revenue	us-gaap:RevenueFromContractWithCustomerExcludingA...	$997.6M	2022-12-31	2025-02-25	10-K	25-000022
21	cost of revenue	us-gaap:CostOfRevenue	$672.3M	2022-12-31	2025-02-25	10-K	25-000022
22	revenue	us-gaap:RevenueFromContractWithCustomerExcludingA...	$616.2M	2021-12-31	2024-02-27	10-K	24-000023
23	cost of revenue	us-gaap:CostOfRevenue	$446.0M	2021-12-31	2024-02-27	10-K	24-000023
24	depreciation amortization	us-gaap:Depreciation	$130.7M	2025-12-31	2026-02-24	10-K	26-011060
25	operating income	us-gaap:OperatingIncomeLoss	$97.6M	2023-12-31	2026-02-24	10-K	26-011060

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26	interest expense	us-gaap:InterestExpense	$85.0M	2023-12-31	2024-02-27	10-K	24-000023
27	assets	us-gaap:Assets	$2.9B	2023-12-31	2025-02-25	10-K	25-000022
28	assets	us-gaap:Assets	$3.1B	2022-12-31	2024-02-27	10-K	24-000023
29	shares outstanding	dei:EntityCommonStockSharesOutstanding	92,153,929	2026-02-23	2026-02-24	10-K	26-011060
30	shares outstanding	dei:EntityCommonStockSharesOutstanding	101,352,961	2025-02-21	2025-02-25	10-K	25-000022

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