

Xenia Hotels & Resorts, Inc. (XHR)

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

Xenia Hotels & Resorts, Inc.

XHR; other

Grade

E

A B C D E

weakest fifth of 336 graded peers
percentile 86.3; sampling error 2.6 points; lower is stronger

Rank

290 of 336

Profitability

D

percentile 63.2

Solvency

D/E

percentile 80.3

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 active

not computable: distress

Inputs computable

8 of 14

Graded from

filings received through Feb 24, 2026

227 days before the rescans; latest periodic filing 10-Q received Jul 30, 2026

Last close

\$18.02

2026-10-08; market equity \$1.7B

Price used in grade

None



E, the bear

weakest fifth of its sector;
letters are fifths of the 336
graded peers

Share price, twelve months to the rescans

split-adjusted close; the letter is fixed at the rescans that set it



Date	Share Price (\$)
Nov	~12.0
Jan	~14.0
Mar	~15.0
May	~18.0
Jul	~21.0
Sep	18.04

Rescans on file: E from Mar 21, 2022, D/E from Mar 21, 2024, D from Feb 21,

Letter at every rescan

Jan 21, 2012 to Oct 9, 2026; sector percentile, 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").

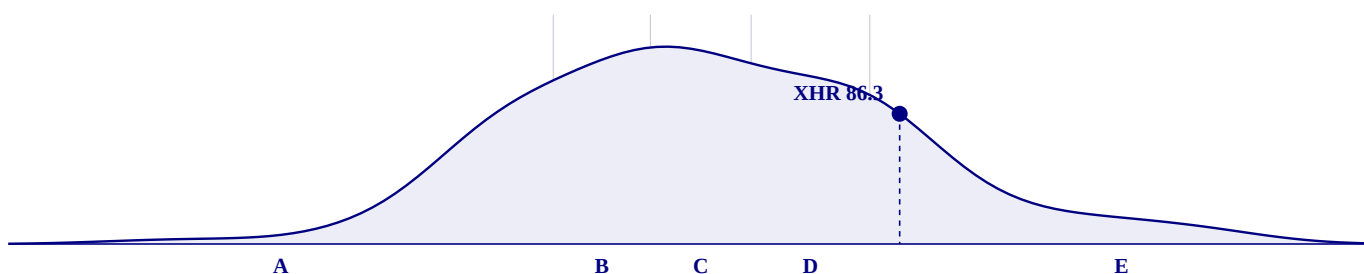
The fourteen inputs

lower percentile is stronger; equal-weighted sleeves

Input	Percentile, 0 to 100	Value	Peer median	Percentile	Peers	Period end
Profitability, sleeve percentile 63.2						
Gross profitability		11.7%	27.1%	78.1	289	2025-12-31
Return on invested capital		4.3%	10.0%	72.0	151	2025-12-31
Accruals ratio		(4.0%)	(5.9%)	63.2	506	2025-12-31
Gross margin stability, five years		1.7 pts	2.2 pts	39.4	204	2025-12-31
Solvency, sleeve percentile 80.3						
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	80.3	184	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	1.32x			one or more required annual facts are missing
Growth and financing, sleeve percentile 46.4						
Revenue growth, three-year compound		2.6%	5.1%	58.5	403	2025-12-31
Free cash flow growth, three-year compound		not computable	8.7%			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	438	2025-12-31
Net share issuance, one year		(9.1%)	(0.4%)	4.2	356	2026-02-23

Among 336 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
285	Addentax Group Corp. (ATXG)	84.8	E	dilution
286	Target Hospitality Corp. (TH)	85.1	E	late filer, fortress balance sheet
287	CSX Corp. (CSX)	85.4	E	
288	RXO, Inc. (RXO)	85.7	E	
289	Forward AIR Corp. (FWRD)	86.0	E	late filer
290	Xenia Hotels & Resorts, Inc. (XHR) <	86.3	E	
291	MP Materials Corp. DE (MP)	86.6	E	fortress balance sheet
292	Advantage Solutions Inc. (ADV)	86.9	E	
293	GXO Logistics, Inc. (GXO)	87.2	E	
294	Monro, Inc. (MNRO)	87.5	E	
295	Enbridge Inc. (ENB)	87.8	E	

What the price implies

at the 2026-10-08 close; none 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	(17.3%)	(26.8%)	65
EBIT to enterprise value	3.7%	4.4%	39
Free cash flow yield	not computable	4.1%	
Book value to price	0.67	0.34	76
Sales to price	0.65	0.70	47
Composite equity issuance, five years	(34.8%)	(8.8%)	10
Relative strength against the sector, log excess return	0.19	(0.13)	78

Diagnostics

not in 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

71 (10-Q received Jul 30, 2026)

Median daily dollar volume, 63 sessions

\$14.1M

Sources

each row links to the filing index on sec.gov

#	Concept	XBRL tag	Value	Period end	Received	Form	Accession
1	revenue	us-gaap:RevenueFromContractWithCustomerExcludingAssessedTax	\$1.1B	2025-12-31	2026-02-24	10-K	0001628280-26-011060
2	cost of revenue	us-gaap:CostOfRevenue	\$748.6M	2025-12-31	2026-02-24	10-K	0001628280-26-011060
3	assets	us-gaap:Assets	\$2.8B	2025-12-31	2026-02-24	10-K	0001628280-26-011060
4	operating income	us-gaap:OperatingIncomeLoss	\$107.5M	2025-12-31	2026-02-24	10-K	0001628280-26-011060
5	pretax income	us-gaap:IncomeLossFromContinuingOperationsBeforeIncomeTaxesExtraord	\$58.3M	2025-12-31	2026-02-24	10-K	0001628280-26-011060
6	income tax	us-gaap:IncomeTaxExpenseBenefit	\$1.4M	2025-12-31	2026-02-24	10-K	0001628280-26-011060
7	total debt	us-gaap:LongTermDebt	\$1.4B	2025-12-31	2026-02-24	10-K	0001628280-26-011060
8	book equity	us-gaap:StockholdersEquity	\$1.1B	2025-12-31	2026-02-24	10-K	0001628280-26-011060
9	cash	us-gaap:CashAndCashEquivalentsAtCarryingValue	\$140.4M	2025-12-31	2026-02-24	10-K	0001628280-26-011060
10	total debt	us-gaap:LongTermDebt	\$1.3B	2024-12-31	2026-02-24	10-K	0001628280-26-011060
11	book equity	us-gaap:StockholdersEquity	\$1.2B	2024-12-31	2026-02-24	10-K	0001628280-26-011060
12	cash	us-gaap:CashAndCashEquivalentsAtCarryingValue	\$78.2M	2024-12-31	2026-02-24	10-K	0001628280-26-011060
13	net income	us-gaap:NetIncomeLoss	\$63.1M	2025-12-31	2026-02-24	10-K	0001628280-26-011060
14	operating cash flow	us-gaap:NetCashProvidedByUsedInOperatingActivities	\$176.5M	2025-12-31	2026-02-24	10-K	0001628280-26-011060
15	assets	us-gaap:Assets	\$2.8B	2024-12-31	2026-02-24	10-K	0001628280-26-011060
16	revenue	us-gaap:RevenueFromContractWithCustomerExcludingAssessedTax	\$1.0B	2024-12-31	2026-02-24	10-K	0001628280-26-011060
17	cost of revenue	us-gaap:CostOfRevenue	\$730.4M	2024-12-31	2026-02-24	10-K	0001628280-26-011060
18	revenue	us-gaap:RevenueFromContractWithCustomerExcludingAssessedTax	\$1.0B	2023-12-31	2026-02-24	10-K	0001628280-26-011060
19	cost of revenue	us-gaap:CostOfRevenue	\$703.8M	2023-12-31	2026-02-24	10-K	0001628280-26-011060
20	revenue	us-gaap:RevenueFromContractWithCustomerExcludingAssessedTax	\$997.6M	2022-12-31	2025-02-25	10-K	0001616000-25-000022
21	cost of revenue	us-gaap:CostOfRevenue	\$672.3M	2022-12-31	2025-02-25	10-K	0001616000-25-000022
22	revenue	us-gaap:RevenueFromContractWithCustomerExcludingAssessedTax	\$616.2M	2021-12-31	2024-02-27	10-K	0001616000-24-000023
23	cost of revenue	us-gaap:CostOfRevenue	\$446.0M	2021-12-31	2024-02-27	10-K	0001616000-24-000023
24	depreciation amortization	us-gaap:Depreciation	\$130.7M	2025-12-31	2026-02-24	10-K	0001628280-26-011060
25	operating income	us-gaap:OperatingIncomeLoss	\$97.6M	2023-12-31	2026-02-24	10-K	0001628280-26-011060
26	interest expense	us-gaap:InterestExpense	\$85.0M	2023-12-31	2024-02-27	10-K	0001616000-24-000023
27	assets	us-gaap:Assets	\$2.9B	2023-12-31	2025-02-25	10-K	0001616000-25-000022
28	assets	us-gaap:Assets	\$3.1B	2022-12-31	2024-02-27	10-K	0001616000-24-000023
29	shares outstanding	dei:EntityCommonStockSharesOutstanding	92,153,929	2026-02-23	2026-02-24	10-K	0001628280-26-011060
30	shares outstanding	dei:EntityCommonStockSharesOutstanding	101,352,961	2025-02-21	2025-02-25	10-K	0001616000-25-000022