



NEWS RELEASE

FOR IMMEDIATE RELEASE

DATE: May 30, 2017

XENIA HOTELS & RESORTS ACQUIRES HYATT REGENCY GRAND CYPRESS IN ORLANDO FOR \$205.5 MILLION

Orlando, FL – May 30, 2017 – Xenia Hotels & Resorts, Inc. (NYSE: XHR) (“Xenia” or the “Company”) today announced its acquisition of the 815-key Hyatt Regency Grand Cypress in Orlando, Florida from an affiliate of Hyatt Hotels Corporation for a purchase price of \$205.5 million, or approximately \$252,000 per key. The acquisition was funded with cash available on the Company’s balance sheet and its senior unsecured credit facility. Additional details on the transaction can be found in the presentation posted on the Company’s website, www.xeniareit.com.

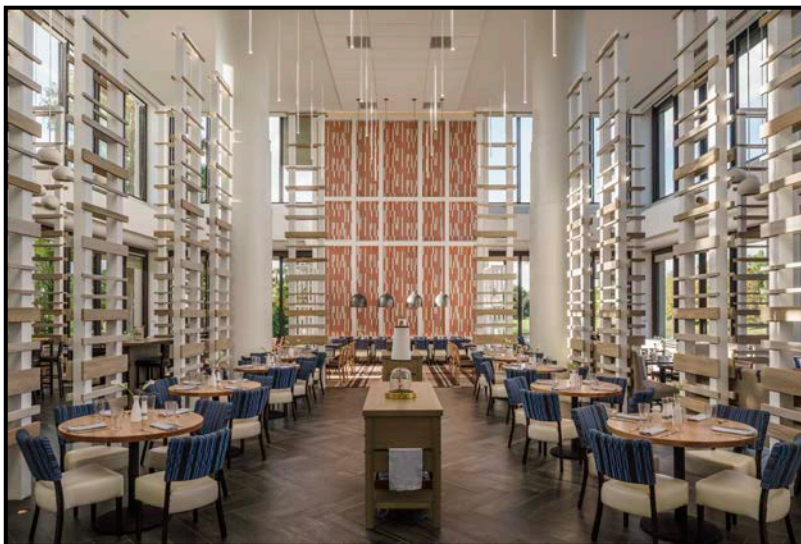
“The acquisition of Hyatt Regency Grand Cypress represents a unique opportunity to increase our presence in the Orlando market, a market we know extremely well and believe to be poised for long-term growth due to a favorable supply and demand outlook,” said Marcel Verbaas, President and Chief Executive Officer of Xenia.



“We are excited that we have been able to recycle a portion of the proceeds of our recent sales of lower quality assets into an outstanding and well-performing hotel at a price that is well below replacement cost. Additionally, we expect to grow earnings and improve the hotel’s competitive positioning through strategic capital investments over the next several years, including the enhancement and expansion of the property’s meeting facilities,” Mr. Verbaas continued

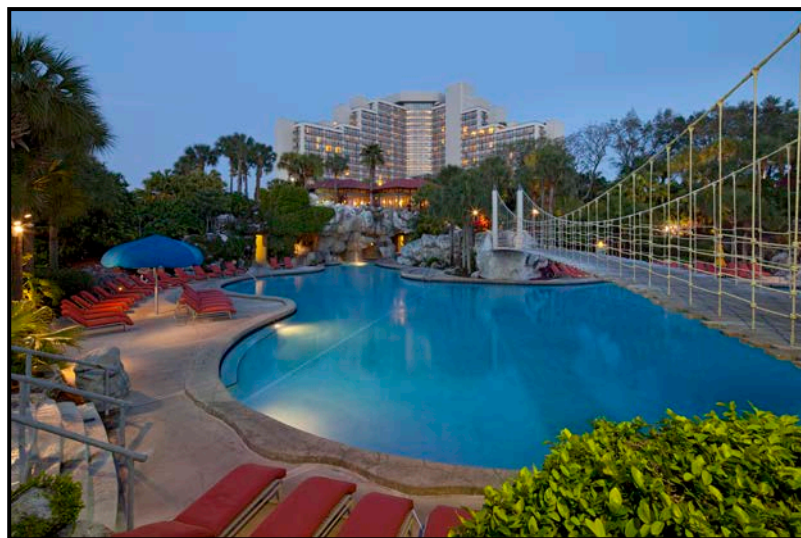
Xenia Hotels & Resorts®

The 815-key convention resort offers six food and beverage outlets, over 65,000 square feet of high-end indoor and outdoor meeting and event space, a full-service spa, preferred access to 45-holes of Jack Nicklaus signature-designed golf courses, as well as other unique amenities. The hotel is ideally located near high-quality demand generators including Walt Disney World theme parks, Disney Springs outdoor shopping, dining and



entertainment district, the Wide World of Sports, and a myriad of public golf courses. In addition, the hotel benefits from its proximity to additional demand generators such as Universal Orlando Resort, Sea World Orlando, the Orange County Convention Center, and downtown Orlando.

Backed by the Hyatt Regency brand that connects guests to who and what matter most to them, the family-friendly hotel has received roughly \$32 million in capital investment over the past 5 years, including major improvements to the public spaces, food and beverage outlets, as well as to the exterior and back-of house. The Company plans to position the hotel to capture additional revenue and market share through a



renovation of the guestrooms and existing meeting space, as well as the addition of a new ballroom. Additionally, there are long-term growth opportunities at the hotel as the property is situated on a 30-acre site.

Orlando is one of the most strategic and desirable places for travel and was the #1 most visited destination in the United States in 2015 and 2016. Additionally, Orlando is home to the second busiest and largest convention center in the country and ranked first for job growth in 2016. The hotel is in the Lake Buena Vista submarket of Orlando, which has consistently been the strongest submarket in Orlando in terms of Occupancy, ADR and RevPAR.

The hotel will continue to be managed by Hyatt, which has managed the property since its opening in 1984. In addition to this hotel, Hyatt manages five other hotels owned by Xenia, including Hyatt Centric Key West Resort & Spa, Hyatt Regency Santa Clara, Andaz San Diego, Andaz Savannah and Andaz Napa.

“We are excited to expand our relationship with Hyatt,” continued Mr. Verbaas. “Hyatt is a leader in the lodging industry and we have been extremely pleased with the results at our other Hyatt-managed hotels. We have confidence in our ability to work together to achieve similarly positive results at Hyatt Regency Grand Cypress.”

“We are thrilled to be expanding our strong relationship with Xenia and continuing to advance our capital recycling strategy,” said Steve Haggerty, global head of capital strategy and franchising for Hyatt. “Hyatt Regency Grand Cypress offers a one-stop experience that puts everything guests need at their fingertips. Whether travelers want to connect or simply recharge, the forthcoming renovations will continue to build on the hotel’s reputation as a leading destination in such a critical market.”

The term “Hyatt” is used in this release for convenience to refer to Hyatt Hotels Corporation and/or one or more of its affiliates

About Xenia Hotels & Resorts, Inc.

Xenia Hotels & Resorts, Inc. is a self-advised and self-administered REIT that invests primarily in premium full service, lifestyle and urban upscale hotels, with a focus on the top 25 U.S. lodging markets as well as key leisure destinations in the United States. The Company owns 42 hotels, including 40 wholly owned hotels, comprising 11,595 rooms, across 20 states and the District of Columbia. Xenia’s hotels are operated and/or licensed by industry leaders such as Marriott®, Kimpton®, Hyatt®, Aston®, Fairmont®, Hilton®, and Loews®, as well as leading independent management companies including Sage Hospitality, The Kessler Collection, Urgo Hotels & Resorts, Davidson Hotels & Resorts and Concord Hospitality. For more information on Xenia’s business, refer to the Company website at www.xeniareit.com.

About Hyatt Regency

The Hyatt Regency brand prides itself on connecting travelers to who and what matters most to them. More than 175 conveniently located Hyatt Regency urban and resort locations in over 30 countries around the world serve as the go-to gathering space for every occasion – from efficient business meetings to memorable family vacations. The brand offers a one-stop experience that puts everything guests need right at their fingertips. Hyatt Regency hotels and resorts offer a full range of services and amenities, including the space to work, engage or relax; notable culinary experiences; technology-enabled ways to collaborate; and expert event planners who can take care of every detail. For more information, please visit www.hyattregency.com.

About Hyatt Hotels Corporation

Hyatt Hotels Corporation, headquartered in Chicago, is a leading global hospitality company with a portfolio of 13 premier brands. As of March 31, 2017 the Company's portfolio included 708 properties in 56 countries. The Company's purpose to care for people so they can be their best informs its business decisions and growth strategy and is intended to create value for shareholders, build relationships with guests and attract the best colleagues in the industry. The Company's subsidiaries develop, own, operate, manage, franchise, license or provide services to hotels, resorts, branded residences and vacation ownership properties, including under the **Park Hyatt®**, **Miraval®**, **Grand Hyatt®**, **Hyatt Regency®**, **Hyatt®**, **Andaz®**, **Hyatt Centric®**, **The Unbound Collection by Hyatt™**, **Hyatt Place®**, **Hyatt House®**, **Hyatt Ziva™**, **Hyatt Zilara™** and **Hyatt Residence Club®** brand names and have locations on six continents. For more information, visit www.hyatt.com.

This news release includes forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Forward-looking statements may be identified by the use of words such as “anticipate,” “believe,” “expect,” “will,” “may,” “estimate,” “plan,” “outlook,” “forecasts,” and “project” and other similar expressions that predict or indicate future events or trends or that are not statements of historical matters. Forward-looking statements include statements in this press release regarding the acquisition of certain properties identified in the news release and Xenia’s expectations with respect to projected future performance of the properties. Forward-looking statements are based on Xenia’s current expectations and beliefs, which we believe to be reasonable, and involve a number of risks and uncertainties that are difficult to predict and that could cause actual results to differ materially from those stated or implied by the forward-looking statements. A further description of these risks, uncertainties, and other matters can be found in the Risk Factors detailed in Xenia’s Annual Report on Form 10-K as filed on February 28, 2017, as well as other filings we make with the Securities and Exchange Commission. Because forward-looking statements involve risks and uncertainties, actual results and events may differ materially from results and events currently expected by Xenia, and Xenia assumes no obligation and expressly disclaims any duty to update information contained in this news release except as required by law.

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For additional information or to receive press releases via email, please visit our website at www.xeniareit.com

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