

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION**
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT PURSUANT TO
SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934

Date of Report (Date of earliest event reported):

July 26, 2022

DiamondRock Hospitality Company

(Exact name of registrant as specified in charter)

Maryland
(State or Other Jurisdiction
of Incorporation)

001-32514
(Commission
File Number)

20-1180098
(IRS Employer
Identification No.)

2 Bethesda Metro Center, Suite 1400
Bethesda, MD 20814
(Address of Principal Executive Offices) (Zip Code)

(Registrant's telephone number, including area code): (240) 744-1150

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, \$0.01 par value	DRH	New York Stock Exchange
8.250% Series A Cumulative Redeemable Preferred Stock, par value \$0.01 per share	DRH Pr A	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

ITEM 2.02 Results of Operations and Financial Condition.

On July 26, 2022, DiamondRock Hospitality Company (the “Company”) issued a slide presentation (the “Presentation”) intended to provide an update on Company operations, which Presentation is attached as Exhibit 99.1 to this Current Report on Form 8-K (“Current Report”) and incorporated by reference herein. The Presentation includes preliminary financial information for the quarter ended June 30, 2022, including preliminary estimates of the Company’s revenues for the quarter ended June 30, 2022 and preliminary estimates of certain key indicators of the Company’s operating results, for the quarter ended June 30, 2022, including RevPAR and ADR (collectively, the “Preliminary Information”).

The information in this Item 2.02, including the Preliminary Information and Exhibit 99.1 attached hereto, is being furnished and shall not be deemed “filed” for any purpose, including for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), or otherwise subject to the liabilities of that Section, and shall not be deemed to be incorporated by reference into any filing under the Securities Act of 1933, as amended (the “Securities Act”), or the Exchange Act, regardless of any general incorporation by reference language in any such filing.

ITEM 7.01 Regulation FD Disclosure.

A copy of the Presentation is attached to this Current Report as Exhibit 99.1 and is incorporated by reference herein. Additionally, the Company issued a press release announcing the Presentation has been posted in the investor relations/presentations section of its website at www.drhc.com.

The information in this Item 7.01, including Exhibit 99.1 and Exhibit 99.2 attached hereto, is being furnished and shall not be deemed “filed” for any purpose, including for the purposes of Section 18 of the Exchange Act or otherwise subject to the liabilities of that Section, and shall not be deemed to be incorporated by reference into any filing under the Securities Act or the Exchange Act, regardless of any general incorporation by reference language in any such filing. This Current Report will not be deemed an admission as to the materiality of any information in this Current Report that is required to be disclosed solely by Regulation FD.

ITEM 9.01 Financial Statements and Exhibits.

(d) Exhibits.

The following exhibits are included with this report:

Exhibit No. Description

99.1	Company Update - July 2022
99.2	Press Release, dated July 26, 2022
101.SCH	Inline XBRL Taxonomy Extension Schema Document
101.CAL	Inline XBRL Taxonomy Extension Calculation Linkbase Document
101.DEF	Inline XBRL Taxonomy Extension Definition Linkbase Document
101.LAB	Inline XBRL Taxonomy Extension Label Linkbase Document
101.PRE	Inline XBRL Taxonomy Extension Presentation Linkbase Document
104	Cover Page Interactive Data File

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

DIAMONDROCK HOSPITALITY COMPANY

Dated: July 26, 2022

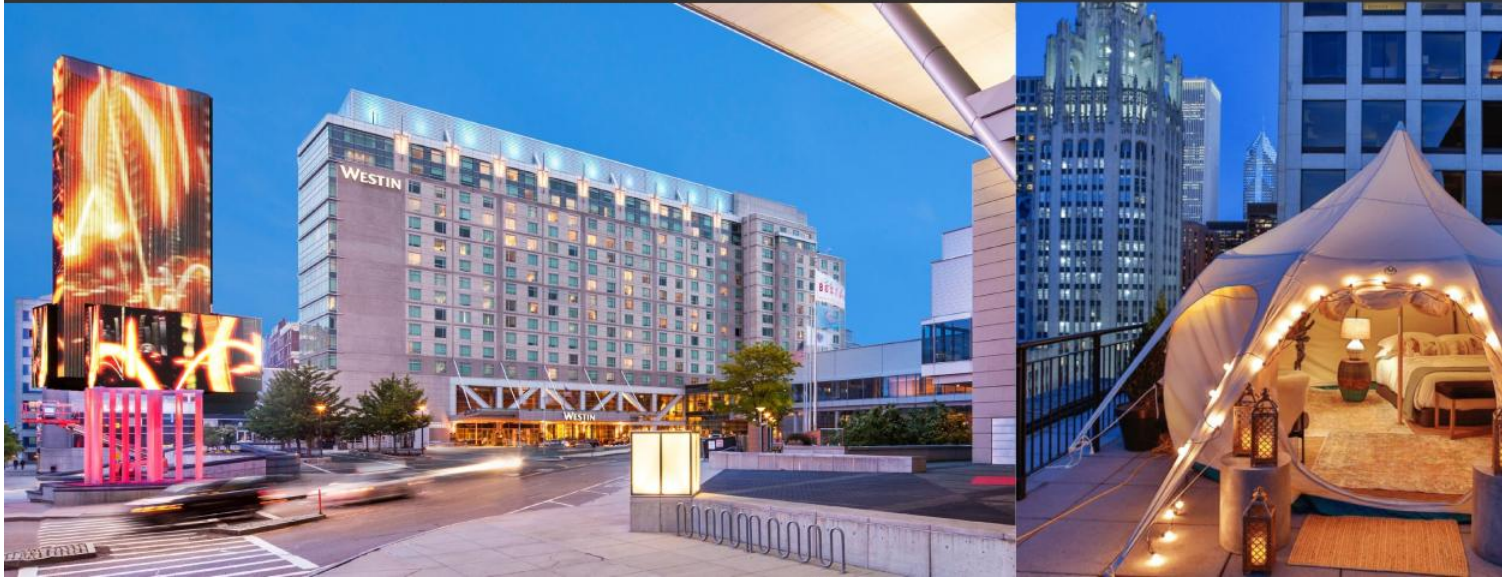
By: /s/ Briony R. Quinn
Briony R. Quinn
Senior Vice President and Treasurer



COMPANY UPDATE ON OPERATIONS



JULY 2



Certain statements made during this presentation are forward-looking statements that are subject to risks and uncertainties. Forward-looking statements generally include the words "believe," "expect," "anticipate," "plan," "estimate," "project," "will," "intend" or other similar expressions. Forward-looking statements include, without limitation, statements regarding industry outlook, results of operations, cash flows, business strategies, growth and value opportunities, capital and other expenditures, financing plans, expense reduction initiatives and projected dispositions.

Factors that could cause actual results to materially differ from those contained in the forward-looking statements include, without limitation, national and local economic and business conditions, including the impact of COVID-19 on occupancy rates at DiamondRock Hospitality Company's (the "Company") hotels and the demand for hotel products and services, and those risks and uncertainties discussed in the most recent Annual Report on Form 10-K, which the Company has filed with the Securities and Exchange Commission, and in our other public filings which you should carefully review. The forward-looking statements made are based on our beliefs, assumptions and expectations of future performance, taking into account all information currently available to the Company. Actual results could differ materially from the forward-looking statements made in this presentation. The forward-looking statements made in this presentation are subject to the safe harbor of the Private Securities Litigation Reform Act of 1995.

Any forward-looking statement speaks only as of the date on which it is made. Although the Company believes the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that the expectations will be attained or that any deviation will not be material. All information in this presentation is as of the date of this presentation, and the Company undertakes no obligation to update any forward-looking statement to conform the statement to actual results or changes in the Company's expectations.

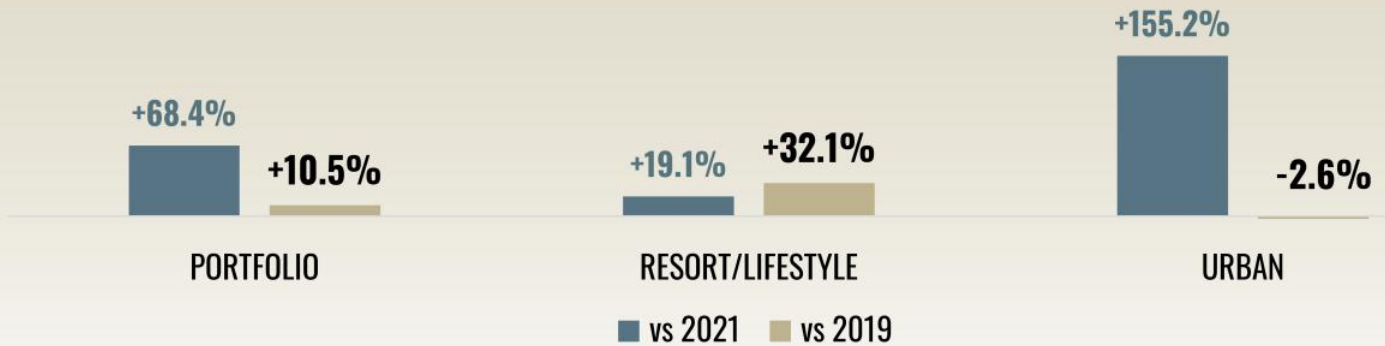
This presentation contains statistics and other data that has been obtained or compiled from information made available by third party service providers and believed to be reliable, but the accuracy and completeness of the information is not assured. The Company has not independently verified any such information.

Q2 KEY HIGHLIGHTS¹

1. **Record Revenue** in June 2022
2. **Record Profit** in Q2 2022
3. **Record Margin** in Q2 2022
4. **Appointed New COO**
5. **Acquired Kimpton Fort Lauderdale**



JUNE² REVPAR VS PREVIOUS YEARS



(1) Preliminary results

(2) June and Q2 results are preliminary, comparable operating information excludes the Kimpton Fort Lauderdale Beach Resort as it was not operating in 2019, "Resort/Lifestyle" refers to Luxury Resort, Lifestyle Resort, and Urban Lifestyle hotels, "Urban" refers to Urban Gateway hotels

RECORD QUARTERLY TOTAL REVENUE IN SECOND QUARTER

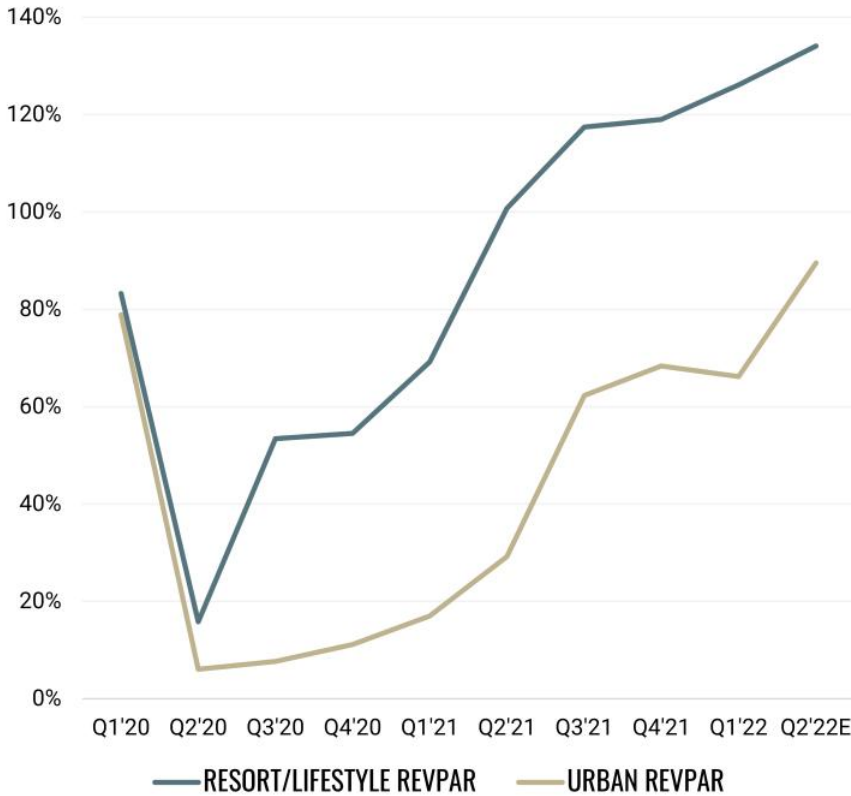
2022 MONTHLY COMPARABLE OPERATING RESULTS⁽¹⁾

	Occ (%)	ADR (\$)	RevPAR (\$)	RevPAR B/(W) 2019	Revenue (\$000s)	Revenue B/(W) 2019
Jan-22	41.3%	245.13	101.19	(21.5%)	45,356	(22.0%)
Feb-22	57.9%	283.49	164.25	0.7%	64,302	(2.2%)
Mar-22	68.4%	296.22	202.67	5.3%	87,605	6.2%
Q1	55.8%	279.09	155.76	(3.5%)	197,263	(4.4%)
Apr-22⁽²⁾	72.4%	291.71	211.29	4.7%	86,320	4.4%
May-22⁽²⁾	72.9%	297.08	216.62	5.4%	95,353	7.1%
Jun-22⁽²⁾	79.4%	302.78	240.37	10.5%	97,773	10.5%
Q2⁽²⁾	74.9%	297.36	222.70	6.9%	279,446	7.4%

(1) Comparable operating information excludes the Kimpton Fort Lauderdale Beach Resort as it was not operating in 2019

(2) Preliminary results

REVPAR¹ (\$) (AS A % OF 2019)



(1) Q2 results are preliminary, comparable operating information excludes the Kimpton Fort Lauderdale Beach Resort as it was not operating in 2019, "Resort/Lifestyle" refers to Luxury Resort, Lifestyle Resort, and Urban Lifestyle hotels, "Urban" refers to Urban Gateway hotels

REVPAR GROWTH ACCELERATION

PORTFOLIO: Growth compared to 2019 accelerated in Q2 2022 vs.

URBAN: Sequential quarterly gain in occupancy; over 26 percentage points to 75.5%

RESORT/LIFESTYLE: Sequential gain in quarterly occupancy; over 7 percentage points to 73.9%

RECORD PROFITS

New record EBITDA profit margin in Q2 2022

Sequential quarterly growth in Hotel Adjusted margins, +1,000 bps



 PORTFOLIO



STRONG RESORT MARKET PRESENCE



OVER 60% OF HOTELS LOCATED IN DESTINATION LEISURE MARKETS

LUXURY RESORT	<p>SAUSALITO, CA</p> <p>CAVALLO POINT</p>	<p>SEDONA, AZ</p> <p>L'AUBERGE DE SEDONA</p>	<p>VAIL, CO</p> <p>THE HYTHE, A LUXURY COLLECTION HOTEL</p>	<p>DESTIN, FL</p> <p>HENDERSON PARK INN</p>
	<p>MARATHON, FL</p> <p>TRANQUILITY BAY RESORT</p>	<p>DESTIN, FL</p> <p>HENDERSON BEACH RESORT</p>		
LIFESTYLE RESORT	<p>FORT LAUDERDALE, FL</p> <p>WESTIN FORT LAUDERDALE BEACH RESORT</p>	<p>FORT LAUDERDALE, FL</p> <p>KIMPTON FORT LAUDERDALE BEACH RESORT</p>	<p>KEY WEST, FL</p> <p>HAVANA CABANA</p>	<p>KEY WEST, FL</p> <p>MARGARITAVILLE BEACH HOUSE KEY</p>
	<p>LAKE TAHOE, CA</p> <p>THE LANDING RESORT AND SPA</p>	<p>SEDONA, AZ</p> <p>ORCHARDS INN</p>	<p>SONOMA, CA</p> <p>THE LODGE AT SONOMA RESORT</p>	<p>HUNTINGTON BEACH, CA</p> <p>KIMPTON SHOREBREAK RESORT</p>
URBAN LIFESTYLE	<p>BURLINGTON, VT</p> <p>HILTONBURLINGTON LAKE CHAMPLAIN</p>	<p>CHARLESTON, SC</p> <p>RENAISSANCE CHARLESTON HISTORIC DISTRICT HOTEL</p>	<p>CHICAGO, IL</p> <p>THE GWEN, A LUXURY COLLECTION HOTEL</p>	<p>DENVER, CO</p> <p>HOTEL CLIO, A LUXURY COLLECTION</p>
	<p>PHOENIX, AZ</p> <p>KIMPTON PALOMAR PHOENIX</p>	<p>SAN FRANCISCO, CA</p> <p>HOTEL EMBLEM</p>	<p>NEW ORLEANS, LA</p> <p>BOURBON ORLEANS HOTEL</p>	

HIGH QUALITY PORTFOLIO IN KEY GATEWAY MARKETS



NEARLY 40% OF HOTELS LOCATED IN TOP GATEWAY MARKETS





EXECUTIVE TEAM

Henderson Beach Resort, Destin, FL

EXTENSIVE MANAGEMENT AND HOSPITALITY EXPERIENCE



MARK W. BRUGGER
CO-FOUNDER
PRESIDENT, CEO AND DIRECTOR

- Co-founded DRH in 2004 and successfully led its IPO in 2005
- Named Forbes' list of America's Most Powerful CEOs 40 and Under and a finalist for the E&Y Entrepreneur of the Year Award
- Extensive background in real estate, capital markets, and structured finance



JEFFREY J. DONNELLY
EXECUTIVE VP AND CFO

- Joined as CFO in 2019
- Previously Managing Director at Wells Fargo Securities where he co-founded Real Estate & Lodging Equity Research
- Served as AVP at AEW Capital Management, LP overseeing asset management and capital market transactions for diversified commercial real estate portfolio



JUSTIN LEONARD
EXECUTIVE VP AND COO

- Joined as COO
- Previously Managing Director at Walton Street LLC for 23 years, recently as Principal of hotel investment. During his tenure he oversaw hotel management included 600,000 sq ft and independent totaling over 100,000 rooms



WILLIAM J. TENNIS
EXECUTIVE VP, GENERAL COUNSEL
AND CORPORATE SECRETARY

- Joined as General Counsel in 2010
- Previously worked for Marriott for 17 years initially as Assistant General Counsel and then as Senior Vice President for the Global Asset Management Group
- Prior to joining Marriott, worked as an Associate at a New York law firm



TROY FURBAY
EXECUTIVE VP AND CIO

- Joined as CIO in 2014
- Previously was Chief Investment Officer at Loews Hotels & Resorts
- Prior to that, served in senior investment roles with Kimpton Hotels and MeriStar Hospitality Corporation



BRIONY R. QUINN
SENIOR VP AND TREASURER

- Joined DRH in 2018
- Promoted to Senior VP of Accounting in 2014 and Treasurer in 2018
- Prior to DRH, worked as Senior VP of Finance & Accounting at MeriStar Hospitality Corporation



COMPANY CONTACTS

Jeff Donnelly
Chief Financial Officer
(240) 744-1190

Briony Quinn
Senior Vice President
(240) 744-1196

FOR IMMEDIATE RELEASE

DIAMONDROCK HOSPITALITY ANNOUNCES UPDATE ON RECENT OPERATIONS

BETHESDA, Maryland, July 26, 2022 – DiamondRock Hospitality Company (the "Company") (NYSE: DRH) today provided an update on recent operations. Please visit <https://investor.drhc.com/presentations> to view the presentation with additional data on the Company's current operating trends.

About the Company

DiamondRock Hospitality Company is a self-advised real estate investment trust (REIT) that is an owner of a leading portfolio of geographically diversified hotels concentrated in leisure destinations and top gateway markets. The Company currently owns 34 premium quality hotels with over 9,500 rooms. The Company has strategically positioned its hotels to be operated both under leading global brand families as well as unique boutique hotels in the lifestyle segment. For further information on the Company and its portfolio, please visit DiamondRock Hospitality Company's website at www.drhc.com.