

**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):**  
September 9, 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 7.01 Regulation FD Disclosure.**

On September 9, 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 Company has posted the Presentation in the investor relations/presentations section of its website at [www.drhc.com](http://www.drhc.com).

The information in this Item 7.01, including 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 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	<a href="#">Company Update On Operations</a>
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

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**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: September 9, 2022

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



COMPANY UPDATE ON OPERATIONS



SEPTEMBER 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.

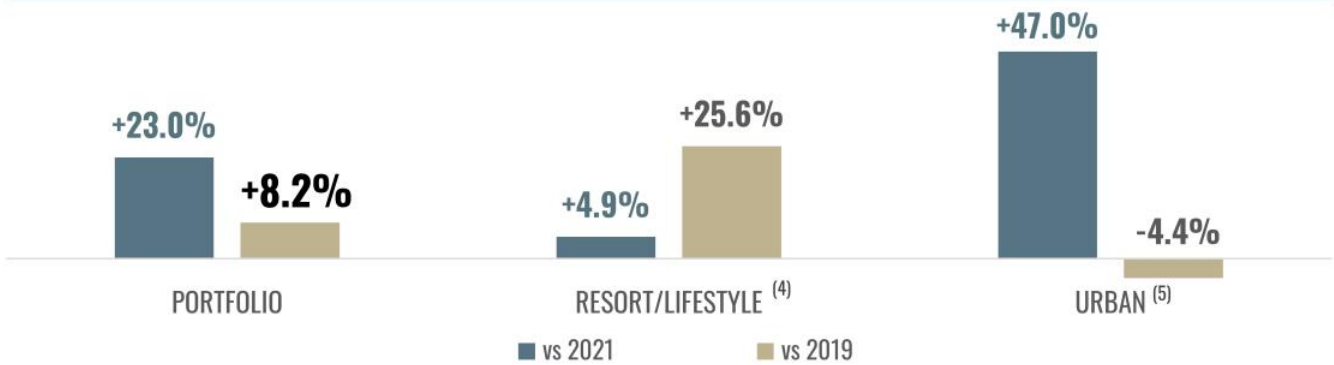
This presentation contains statistics and other data that has been obtained or compiled from information made available by third party service providers and believed to be reliable, but the accuracy and completeness of the information is not assured. The Company has not independently verified any such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

**CONTINUED OUTPERFORMANCE IN AUGUST**

**2022 COMPARABLE OPERATING RESULTS<sup>(1)</sup>**

	Occ (%)	ADR (\$)	RevPAR (\$)	RevPAR B/(W) 2019	Revenue (\$000s)	Revenue B/(W) 2019
<b>Q1</b>	55.8%	279.09	155.76	(3.5%)	197,263	(4.4%)
<b>Q2</b>	74.9%	297.36	222.70	6.9%	279,445	7.4%
<b>Jul<sup>(2)</sup></b>	74.9%	286.19	214.32	10.6%	89,698	12.5%
<b>Aug<sup>(2)</sup></b>	<b>74.7%</b>	<b>261.50</b>	<b>195.34</b>	<b>5.7%</b>	<b>83,502</b>	<b>9.5%</b>

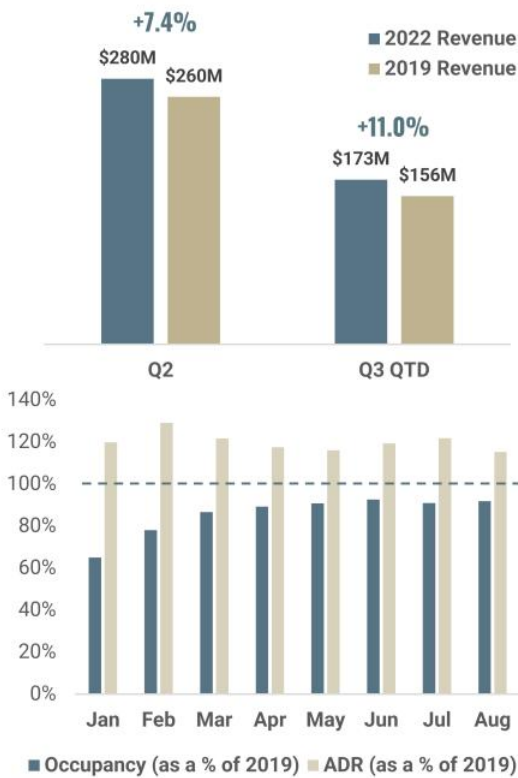
**Q3 QTD REVPAR<sup>(3)</sup> VS PREVIOUS YEARS**



(1) Comparable operating information excludes the Kimpton Fort Lauderdale Beach Resort as it was not operating in 2019  
 (2) Preliminary results  
 (3) Q3 QTD includes July and August  
 (4) "Resort/Lifestyle" refers to Luxury Resort, Lifestyle Resort, and Urban Lifestyle hotels  
 (5) "Urban" refers to Urban Gateway hotels

## Q3 2022 QTD REVENUE GROWTH IS EXCEEDING Q2 PACE, WHILE FUNDAMENTALS REMAIN STRONG

### PORTFOLIO<sup>1</sup>



### RESORT / LIFESTYLE<sup>2</sup>



- Resort/Lifestyle rates are holding strong at over 30% above August 2019 ADRs
- The average ADR increase over 2019 at our five largest resorts increased from 30.6% in July to 30.8% in August
  - Henderson Beach Resort had a 61.0% increase in ADR over 2019 and 78.3% RevPAR increase
  - Hilton Burlington's ADR increased 28.6% compared to 2019, while RevPAR increased 26.8%
- August outside of room revenues increased 28% over 2019

### URBAN<sup>3</sup>



- Solid occupancy and ADR in August RevPAR growth over 2021 and down 5.8% vs 2019
  - Occupancy in August was down 2019, compared to down 7.5%
  - August weekday occupancy of slightly above July
- Momentum is expected to continue as companies are instituting stronger office policies this Fall
- Significant pick-up in short-term bookings

(1) Q3 QTD results are preliminary, comparable operating information excludes the Kimpton Fort Lauderdale Beach Resort as it was not operating in 2019  
 (2) "Resort/Lifestyle" refers to Luxury Resort, Lifestyle Resort, and Urban Lifestyle hotels  
 (3) "Urban" refers to Urban Gateway hotels

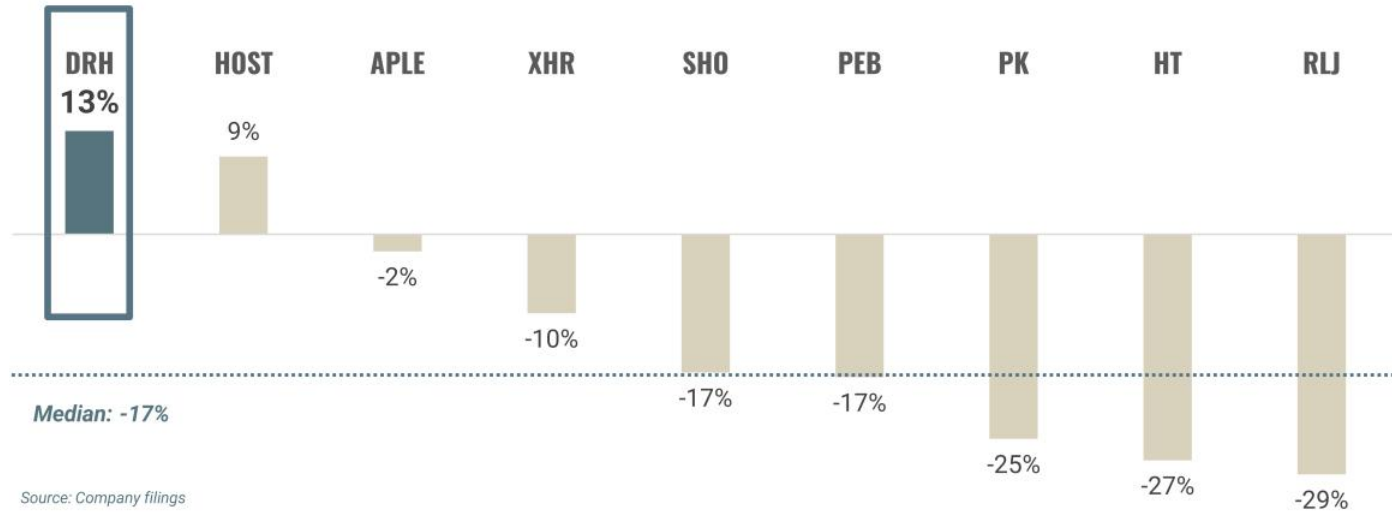
# CONSISTENT OUTPERFORMANCE AGAINST PEERS



## Q2 2022 PEER PERFORMANCE (vs. 2019)

	<b>DRH</b>	XHR	HST	APLE	HT	PEB	RLJ	SHO	PK	MEI
ADR Growth	<b>+18%</b>	17%	15%	8%	12%	19%	4%	14%	8%	+1
Occupancy Growth	<b>-9%</b>	-13%	-10%	-4%	-15%	-20%	-10%	-14%	-17%	-1
RevPAR Growth	<b>+7%</b>	2%	4%	3%	-5%	-5%	-7%	-2%	-10%	-2
Hotel EBITDA Growth	<b>+13%</b>	15%	9%	3%	1%	-5%	-11%	-17%	-25%	+1

## Q2 2022 ADJ. FFO VS PEERS (vs. 2019)







 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>HILTON BURLINGTON 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 C
- Previously, Walton Street LLC for 23; recently as Principal of hotel investment. During his time, he oversaw hotel management including 600 and independent totaling over 1000 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
- Promoted to Accounting 2014 and Treasurer 2018
- Prior to DRH, worked in Accounting at MeriStar Hospitality Corporation

