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Ashford Initiates Strategic Review

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Ashford Hospitality Trust (AHT) announced in December that its board has formed a special committee to evaluate strategic alternatives, including a potential sale of the company. The Dallas-based lodging REIT, which holds ownership interests in approximately 70 hotels comprising over 17,000 rooms, noted that its equity valuation continues to trail underlying real estate values despite recent efforts to improve adjusted earnings, sell select assets, and reduce leverage. As of September 2025, AHT has approximately \$2.6 billion in total loans, 95% of which are floating rate.

KBRA Credit Profile (KCP) reviewed its commercial mortgage-backed securities (CMBS) coverage universe and identified 74 properties (17,135 keys) securing nine loans—\$2.4 billion in unpaid principal balance (UPB)—across eight CMBS transactions that have exposure to AHT. KCP subscribers can access that list [here](#).

Five AHT-affiliated CMBS loans (\$1 billion) across four transactions (\$1.2 billion) were specially serviced as of November 2025 due to collateral performance and maturity concerns. Notable examples include the transfer of the collateral behind two pooled AHT loans ([Ashford Hospitality Trust - Pool A](#) and [Ashford Hospitality Trust - Pool B](#), both securing the [AHT1 2018-KEYS](#) transaction) to a court-appointed receiver in April 2024 following a consensual foreclosure process, which we highlighted in a May 2024 [credit alert](#). In August 2025, the REIT sold the Hilton Houston Nassau Bay and Residence Inn Evansville properties for \$27 million (\$111,111/key) and \$6 million (\$76,923/key), respectively, which KCP reported on in a September 2025 [credit alert](#). Additionally, the Residence Inn San Diego Sorrento Mesa was sold for \$42 million (\$280,000/key) in October 2025. Each of the three sold properties were part of the specially serviced [Ashford Hospitality Trust Portfolio \(MSC 2017-ASHF\)](#). In December 2025, AHT announced it would sell three hotels: Le Pavillon in New Orleans, [Embassy Suites Austin Arboretum \(MSC 2017-ASHF\)](#), and [Embassy Suites Houston Galleria \(MSC 2017-ASHF\)](#).

As part of recent loan restructuring and financing efforts, the 18-property portfolio loan, [Ashford Highland Portfolio \(AHT1 2018-ASHF\)](#), was modified in April 2025 to include a maturity extension after transferring to special servicing ahead of an anticipated default. The loan returned to the master servicer in November 2025 and maturity is slated for January 2026. In February 2025, the REIT financed a portfolio of 16 hotels with a \$580 million loan securitized through [BAMLL 2025-ASHF](#), and refinanced the [Renaissance Nashville](#) hotel (\$218.1 million; [BAMLL 2025-NASH](#)) in September 2025.

AHT's strategic review, together with ongoing loan workouts, elevated refinancing risk, and asset sales, adds uncertainty to loans with exposure to the hotel operator. KCP will continue to monitor developments and report on potential consequences for CMBS collateral as additional information becomes available.



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