Form **8937** (December 2017) Department of the Treasury Internal Revenue Service

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

OMB No. 1545-0123

Part I Reporting Issuer

1 Issuer's name	2 Issuer's employer identification number (EIN)
AMERICAN HOTEL INCOME PROPERTIES REIT INC	98-1091240

3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact
TRAVIS BEATTY	604-633-2878	TBEATTY@AHIPREIT.COM

6 Number and street (or P.O. box if mail is not delivered to street address) of contact	7 City, town, or post office, state, and ZIP code of contact
351 WEST CAMDEN STREET	BALTIMORE, MD 21201

8 Date of action	9 Classification and description
SEE PAYMENT DATES IN BOX 14 BELOW	COMMON STOCK AND SERIES A & B PREFERRED SHARES

10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ SEE APPENDIX A

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ DISTRIBUTIONS PAID IN EXCESS OF THE CURRENT AND ACCUMULATED EARNINGS AND PROFITS OF A CORPORATION REDUCE THE BASIS OF THE STOCK OF THE CORPORATION PURSUANT TO INTERNAL REVENUE CODE (IRC) SECTION 301(C)(2) AND SECTION 316(A). THE CORPORATION CURRENTLY ESTIMATES THAT THE AMOUNTS PAID BY THE ISSUER TO AMERICAN HOTEL INCOME PROPERTIES REIT LP AS INDICATED IN APPENDIX A SHOULD CONSTITUTE A RETURN OF CAPITAL, WHICH WOULD REDUCE THE TAX BASIS OF THE STOCK OF THE ISSUER FOR U.S. FEDERAL INCOME TAX PURPOSES ON A PER SHARE BASIS.

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ BASED ON THE ISSUER'S CURRENT AND ACCUMULATED EARNINGS AND PROFITS AND ESTIMATES FOR THE 2023 TAX YEAR, THE TOTAL DISTRIBUTIONS PAID IN 2023 IS ESTIMATED TO REDUCE THE BASIS OF THE STOCK OF THE ISSUER.

SEE APPENDIX A.

Part II **Organizational Action** (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ IRC SEC. 301(C)(2)
PROVIDES THAT THE PORTION OF A DISTRIBUTION WHICH IS NOT A DIVIDEND SHALL BE APPLIED AGAINST AND REDUCE
THE ADJUSTED BASIS OF THE STOCK OF THE ISSUER.

18 Can any resulting loss be recognized? ▶ FOR US FEDERAL INCOME TAX PURPOSES, THE DISTRIBUTION WILL NOT RESULT IN
ANY TAX LOSS FOR THE SHAREHOLDERS OF THE ISSUER.

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ N/A

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature ▶ [signature] Date ▶ April 3, 2024

Print your name ▶ Travis Beatty Title ▶ CFO

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Kelly Ke	[signature]	04-01-2024		P01474150
Firm's name ▶ KPMG LLP			Firm's EIN ▶ 98-0173533	
Firm's address ▶ 777 DUNSMUIR ST VANCOUVER BC CA V7Y 1K3			Phone no. 604-691-3000	

Send Form 8937 (including accompanying statements) to: Department of the Treasury, Internal Revenue Service, Ogden, UT 84201-0054

AMERICAN HOTEL INCOME PROPERTIES REIT INC.
FEIN: 98-1091240

FORM 8937 APPENDIX A
TAX YEAR: 2023

THE CORPORATION PAID DISTRIBUTIONS AS FOLLOWS:

FOR THE MONTH	PAYMENT DATES	ESTIMATED RETURN OF CAPITAL ALLOCATED TO ONE LIMITED PARTNERSHIP UNIT OF AMERICAN HOTEL INCOME PROPERTIES REIT LP (NOTE A)
Jan-23	1/11/2023	0.00836
Feb-23	2/24/2023	0.01255
Apr-23	4/12/2023	0.01087
May-23	5/1/2023, 5/4/2023	0.01254
May-23	5/30/2023	0.01112
Jun-23	6/7/2023	0.00418
Jul-23	7/7/2023, 7/19/2023	0.01923
Sep-23	9/11/2023, 9/20/2023	0.00843
Oct-23	10/13/2023, 10/31/2023	0.02005
Nov-23	11/7/2023	0.01003
Dec-23	12/14/2023	0.01420

NOTE A: DISTRIBUTION(S) PAID IN EACH OF THE ABOVE MONTH(S) FROM AMERICAN HOTEL INCOME PROPERTIES REIT INC. TO AMERICAN HOTEL INCOME PROPERTIES REIT LP AND ALLOCATED TO EACH LIMITED PARTNERSHIP UNIT OF AMERICAN HOTEL INCOME PROPERTIES REIT LP WHICH IS ESTIMATED TO CONSTITUTE A RETURN OF CAPITAL, THUS REDUCING THE TAX BASIS OF AMERICAN HOTEL INCOME PROPERTIES REIT INC. STOCK FOR U.S. FEDERAL INCOME TAX PURPOSES ON A PER UNIT BASIS.