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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, DC 20549**

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**FORM 8-K**

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**CURRENT REPORT  
Pursuant to Section 13 or 15(d)  
of the Securities Exchange Act of 1934**

**Date of Report (date of earliest event reported) – December 22, 2020**

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**EXTENDED STAY AMERICA, INC.**

(Exact name of registrant as specified in its charter)

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**Delaware**  
(State or other jurisdiction of  
incorporation or organization)

**001-36190**  
(Commission  
File Number)

**46-3140312**  
(I.R.S. Employer  
Identification Number)

**11525 N. Community House Road, Suite 100  
Charlotte  
North Carolina  
28277**

(Address of principal executive offices, zip code)

**Registrant's telephone number, including area code (980) 345-1600**

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**ESH HOSPITALITY, INC.**

(Exact name of registrant as specified in its charter)

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**Delaware**  
(State or other jurisdiction of  
incorporation or organization)

**001-36191**  
(Commission  
File Number)

**27-3559821**  
(I.R.S. Employer  
Identification Number)

**11525 N. Community House Road, Suite 100  
Charlotte  
North Carolina  
28277**

(Address of principal executive offices, zip code)

**Registrant's telephone number, including area code (980) 345-1600**

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

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
<b>Common Stock, par value \$0.01 per share, of Extended Stay America, Inc. and Class B Common Stock, par value \$0.01 per share, of ESH Hospitality, Inc., which are attached and trade together as a Paired Share.</b>	<b>STAY</b>	<b>Nasdaq Global Select Market</b>

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrants under any of the following provisions:

- 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))

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.

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**Item 7.01. Regulation FD**

On December 22, 2020, Extended Stay America, Inc. and ESH Hospitality, Inc. (together the “Company”) issued a press release announcing that the Board of Directors of ESH Hospitality, Inc. declared a special cash distribution to holders of ESH Hospitality, Inc.’s Class A and Class B common stock. In the same press release, the Company reaffirmed its fourth quarter and full year 2020 guidance previously issued on November 9, 2020. A copy of the press release with additional details about the special cash distribution is attached as Exhibit 99.1 to this Current Report on Form 8-K and is incorporated herein by reference in this Item 7.01.

The information contained under Item 7.01 of this Current Report on Form 8-K (including Exhibit 99.1) is being furnished and shall not be deemed to be “filed” for purposes of Section 18 of the Exchange Act, or otherwise subject to the liabilities of that section, nor shall it be deemed incorporated by reference in any filing under the Securities Act or the Exchange Act, except as shall be expressly set forth by specific reference in such a filing.

**Item 9.01. Financial Statements and Exhibits.****(d) Exhibits.**

<b><u>Exhibit Number</u></b>	<b><u>Exhibit Description</u></b>
99.1	<a href="#">Press Release, dated December 22, 2020, issued by Extended Stay America, Inc. and ESH Hospitality, Inc.</a>
104	Cover Page Interactive Data File - the cover page XBRL tags are embedded within the Inline XBRL document

SIGNATURE

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

EXTENDED STAY AMERICA, INC.

Date: December 22, 2020

By: /s/ Christopher N. Dekle

Name: Christopher N. Dekle

Title: General Counsel and Corporate Secretary

ESH HOSPITALITY, INC.

Date: December 22, 2020

By: /s/ Christopher N. Dekle

Name: Christopher N. Dekle

Title: General Counsel and Corporate Secretary



## EXTENDED STAY AMERICA ANNOUNCES SPECIAL DISTRIBUTION AND REAFFIRMATION OF FOURTH QUARTER AND FULL YEAR 2020 GUIDANCE

- Distribution of \$0.35 per Paired Share -

**CHARLOTTE, N.C. – December 22, 2020** (GlobeNewswire) — Extended Stay America, Inc. and ESH Hospitality, Inc. (NASDAQ:STAY) (together, the “Company”) today announced that ESH Hospitality, Inc.’s Board of Directors has declared a special cash distribution of \$0.35 per share to holders of ESH Hospitality, Inc.’s Class A and B common stock. This distribution will be payable on January 20, 2021 to shareholders of record as of January 6, 2021. Additionally, the Company re-affirms its fourth quarter and full year 2020 guidance previously issued on November 9, 2020.

Extended Stay America’s President and Chief Executive Officer, Bruce Haase, commented “We are pleased our strong performance during the pandemic has enabled us to continue to return capital to shareholders, with approximately \$138 million returned to paired shareholders in 2020 inclusive of this special distribution announced today. This special “catch-up” distribution represents the remaining expected taxable income at our REIT for 2020.”

### **Forward Looking Statements**

This release contains forward-looking statements within the meaning of the federal securities laws. These statements may include, but are not limited to, statements related to our expectations regarding our business performance, financial results, liquidity and capital resources, distribution policy, plans, goals, beliefs, business trends and future events, as well as the impact of the COVID-19 pandemic, its effects on the foregoing, government actions taken in response to the pandemic and actions that we have or plan to take in response to the pandemic and other non-historical statements. Forward looking statements involve known and unknown risks, uncertainties and other factors that may cause the Company’s actual results or performance to differ from those projected in the forward-looking statements, possibly materially. For a description of factors that may cause the Company’s actual results or performance to differ from projected results or performance implied by forward-looking statements, please review the information under the headings “Cautionary Note Regarding Forward-Looking Statements” and “Risk Factors” included in the Company’s combined annual report on Form 10-K filed with the Securities and Exchange Commission (“SEC”) on February 26, 2020 and other documents of the Company on file with or furnished to the SEC, including the Company’s combined quarterly report on Form 10-Q filed on November 9, 2020. Any forward-looking statements made in this release are qualified by these cautionary statements, and there can be no assurance that the actual



results or developments anticipated by the Company will be realized or, even if substantially realized, will have the expected consequences to, or effects on, the Company, its business or operations. Except as required by law, the Company undertakes no obligation to update publicly or revise any forward-looking statement, whether as a result of new information, future developments or otherwise. We caution you that actual results may differ materially from what is expressed, implied or forecasted by the Company's forward-looking statements.

**About Extended Stay America**

Extended Stay America® is the leading brand in the mid-priced extended stay segment in the U.S. with 646 hotels. ESH Hospitality, Inc. ("ESH"), a subsidiary of Extended Stay America, Inc. ("ESA"), is the largest lodging REIT in North America by unit and room count, with 563 hotels and approximately 63,000 rooms in the U.S. ESA also manages or franchises an additional 83 Extended Stay America® hotels. Visit [www.esa.com](http://www.esa.com) for more information.

**Contacts**

**Investors or Media:**

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