

AMERICAN HOTEL INCOME PROPERTIES REIT LP

QUALIFICATION CERTIFICATE

TO: British Columbia Securities Commission

AND TO: Alberta Securities Commission
Financial and Consumer Affairs Authority of Saskatchewan
Manitoba Securities Commission
Ontario Securities Commission
Autorité des marchés financiers
Nova Scotia Securities Commission
Financial and Consumer Services Commission (New Brunswick)
Office of the Superintendent of Securities (Prince Edward Island)
Office of the Superintendent of Securities, Service Newfoundland and Labrador

RE: Preliminary short form prospectus of American Hotel Income Properties REIT LP (the "**Partnership**") dated November 15, 2021 (the "**Preliminary Prospectus**")

This certificate is delivered pursuant to section 4.1(1)(a)(ii) of National Instrument 44-101 - *Short Form Prospectus Distributions* ("**NI 44-101**") relating to the short form prospectus qualification system. Any capitalized terms not specifically defined herein shall have the meanings respectively given to them in NI 44-101. The undersigned, in his capacity as Chief Financial Officer of the Partnership and not in his personal capacity, does hereby certify as follows:

1. the Partnership is relying on the qualification criteria in section 2.2 of NI 44-101 to file a prospectus in the form of a short form prospectus;
2. the Partnership satisfies the criteria set forth in section 2.2 of NI 44-101 in that:
 - (a) the Partnership is an electronic filer under National Instrument 13-101 – *System for Electronic Document Analysis and Retrieval (SEDAR)*;
 - (b) the Partnership is a reporting issuer in at least one jurisdiction of Canada;
 - (c) the Partnership has filed with the securities regulatory authority in each jurisdiction in which it is a reporting issuer all periodic and timely disclosure documents that it is required to have filed in that jurisdiction
 - (i) under applicable securities legislation,
 - (ii) pursuant to an order issued by the securities regulatory authority, or
 - (iii) pursuant to an undertaking to the securities regulatory authority;
 - (d) the Partnership has, in at least one jurisdiction in which it is a reporting issuer,
 - (i) current annual financial statements, and
 - (ii) a current AIF;
 - (e) the Partnership's equity securities are listed and posted for trading on a short form eligible exchange and the Partnership is not an issuer
 - (i) whose operations have ceased, or

- (ii) whose principal asset is cash, cash equivalents, or its exchange listing; and
- (f) all of the qualification criteria set out in Section 2.2 of NI 44-101 have been satisfied and all of the material incorporated by reference in the Preliminary Prospectus and not previously filed is being filed with the Preliminary Prospectus.

DATED the 15th day of November, 2021.

AMERICAN HOTEL INCOME PROPERTIES REIT LP,
by its general partner,
AMERICAN HOTEL INCOME PROPERTIES REIT (GP) INC.

By: “D. Travis Beatty”
D. TRAVIS BEATTY
Chief Financial Officer