

Q1 2026 Earnings Highlights



THE PHOENICIAN, A LUXURY COLLECTION RESORT, SCOTTSDALE

+4.6% Comparable Hotel Total RevPAR; +4.4% Comparable Hotel RevPAR; \$501M net income; \$543M Adjusted EBITDAre, a +5.6% increase over Q1 2025⁽¹⁾

Raised Full Year 2026 Comparable Hotel Total RevPAR Guidance Range to 3.5% to 5.0% and Comparable Hotel RevPAR to 3.0% to 4.5%

Repurchased 4.0M shares of common stock at an average price of \$18.97 per share, for a total of \$75M

Declared a \$0.20 quarterly dividend and a \$0.72 special dividend, representing the distribution of the approximately \$500M taxable gain from the Four Seasons resorts sale in Q1 2026

Corporate Results⁽¹⁾

\$501M

Net Income

\$543M

Adjusted EBITDAre

\$0.72

Diluted EPS

\$0.67

Adjusted FFO Per Share

Comparable Hotel Results⁽¹⁾

+4.6%

Total RevPAR vs. Q1 2025

+4.4%

RevPAR vs. Q1 2025

19.4%

Operating Profit Margin

32.7%

Hotel EBITDA Margin



James F. Risoleo
President and CEO

"Our first quarter results exceeded our expectations, with comparable hotel RevPAR growth of 4.4% over the first quarter of 2025 as strong leisure demand continued to drive higher room rates coupled with solid group demand. Comparable hotel Total RevPAR increased 4.6% over the same period last year due to strong transient demand and increased out-of-room spending. As evidenced by our results, affluent consumers are continuing to prioritize spending on travel and group demand remains steady. As a result, we are increasing our 2026 comparable hotel RevPAR growth guidance range to 3.0% to 4.5% over 2025 and our comparable hotel Total RevPAR growth guidance range to 3.5% to 5.0% over last year. We believe Host's investment grade balance sheet, strong liquidity position, and continued reinvestment in our diversified portfolio uniquely position the Company to capture additional upside in the current environment."

2026 Comparable Hotel Guidance⁽¹⁾

Total RevPAR

3.5% - 5.0%

vs. 2025

RevPAR

3.0% - 4.5%

vs. 2025

Operating Profit Margin

14.4% - 15.1%

Hotel EBITDA Margin

29.4% - 29.7%

(1) Adjusted EBITDAre, Nareit FFO and Adjusted FFO per diluted share, and comparable hotel EBITDA margin are non-GAAP financial measures. See the Company's earnings release (link below) for a description of these non-GAAP measures, reconciliations to the most directly comparable GAAP measure, and limitations on the use of these supplemental measures. Forward-looking statements are not guarantees of future performance and involve known and unknown risks that may cause actual results to be materially different from these forecasts. See the Company's earnings release for cautionary language regarding these statements and items that may affect lodging demand and forecast results. Operating Profit Margin is a GAAP measure based on the 76-hotel consolidated portfolio in 2026. Comparable hotel results are based on 74 comparable hotels in 2026. See the earnings press release for more details: <https://ir.hosthotels.com/static-files/host-hotels-resorts-inc-first-quarter-2026-results>