HOST
HOTELS & RESORTS®

Q2 2026 Earnings Highlights

+7.0% Comparable Hotel RevPAR; +5.9% Comparable Hotel Total RevPAR; $241M net income; $525M Adjusted EBITDAre, a +5.8% increase over Q2 2025 (1)

Raised Full Year 2026 Comparable Hotel Total RevPAR and RevPAR Guidance Ranges to 4.75% to 5.25%

Completed the transformational renovation at the Grand Hyatt Washington in Q2 2026, bringing five of six hotels in the Hyatt Transformational Capital Program to completion

In July, paid 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

FOUR SEASONS PRIVATE RESIDENCES ORLANDO AT WALT DISNEY WORLD® RESORT, FLORIAN PARK

Corporate Results (1)

$241M	$525M	$0.35	$0.63
Net Income	Adjusted EBITDAre	Diluted EPS	Adjusted FFO Per Share

Comparable Hotel Results (1)

+5.9%	+7.0%	17.9%	31.9%
Total RevPAR vs. Q2 2025	RevPAR vs. Q2 2025	Operating Profit Margin	Hotel EBITDA Margin

James F. Risoleo
President and CEO

James F. Risoleo, President and Chief Executive Officer, said, "We are pleased to have delivered a strong second quarter underscoring the success of our capital allocation strategy, the quality of our portfolio, and the continued benefits of reinvesting in our assets. We achieved comparable hotel RevPAR growth of 7.0% for the quarter, driven by solid rate growth across the portfolio, bolstered by the World Cup and broad-based strength in leisure transient demand and group business. Comparable hotel Total RevPAR grew 5.9% year-over-year, driven by leisure transient business as well as increases in food and beverage revenues. We are encouraged by the durability of demand across our portfolio, as affluent consumers continue to prioritize travel and group demand remains healthy across many of our markets. As a result, we are increasing our 2026 comparable hotel Total RevPAR and RevPAR growth guidance ranges to 4.75% to 5.25% over 2025. We believe our investment-grade balance sheet, strong liquidity, and a diversified portfolio position Host to deliver long-term value, capitalize on favorable industry fundamentals, and selectively pursue growth opportunities."

2026 Comparable Hotel Guidance (1)

Total RevPAR	RevPAR
4.75% - 5.25% vs. 2025	4.75% - 5.25% vs. 2025
Operating Profit Margin	**Hotel EBITDA Margin**
14.9% - 15.1%	29.6% - 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 75-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-second-quarter-2026-results