UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT
PURSUANT TO SECTION 13 OR 15(d) OF
THE SECURITIES EXCHANGE ACT OF 1934

Date of report (Date of earliest event reported): November 3, 2021

HOST HOTELS & RESORTS, INC.
(Exact Name of Registrant as Specified in Charter)

Maryland	001-14625	53-0085950
(State or Other Jurisdiction of Incorporation)	(Commission File Number)	(IRS Employer Identification No.)

4747 Bethesda Avenue, Suite 1300 Bethesda, Maryland	20814
(Address of Principal Executive Offices)	(Zip Code)

Registrant's telephone number, including area code: (240) 744-1000

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant 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))

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

Title of Each Class	Trading Symbol	Name of Each Exchange on Which Registered
Common Stock, $.01 par value	HST	The Nasdaq Stock Market LLC

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. ☐

Item 2.02. Results of Operations and Financial Condition.

On November 3, 2021, Host Hotels & Resorts, Inc. issued a press release announcing its financial results for the third quarter ended September 30, 2021. The press release referred to supplemental financial information for the quarter that is available on the Company's website at www.hosthotels.com. A copy of the press release and the supplemental financial information are furnished as Exhibit 99.1 and Exhibit 99.2, respectively, to this Report.

The information in this Report, including the exhibits, is provided under Item 2.02 of Form 8-K and shall not be deemed "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934 or otherwise subject to the liabilities of that section. Furthermore, the information in this Report, including the exhibits, shall not be deemed to be incorporated by reference into the filings of the registrant under the Securities Act of 1933 regardless of any general incorporation language in such filings.

Item 9.01. Financial Statements and Exhibits.

(d) Exhibits

Exhibit No.	Description
99.1	Host Hotels & Resorts, Inc.'s earnings release for the third quarter 2021.
99.2	Host Hotels & Resorts, Inc. Third Quarter 2021 Supplemental Financial Information.
104	Cover Page Interactive Data File (embedded within the Inline XBRL document).

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

HOST HOTELS & RESORTS, INC.

Date: November 3, 2021

By:	/s/ Joseph C. Ottinger
Name:	**Joseph C. Ottinger**
Title:	**Senior Vice President and Corporate Controller**

Exhibit 99.1

HOST HOTELS & RESORTS

SOURAV GHOSH
Chief Financial Officer
(240) 744-5267

JAIME MARCUS
Investor Relations
(240) 744-5117
ir@hosthotels.com

Host Hotels & Resorts, Inc. Reports Results for Third Quarter 2021

Continued Quarterly Revenue Growth and Sequentially Improved Operations;
Exited Credit Facility Covenant Waiver - Three Quarters Ahead of its Expiration;
Successful Execution of Capital Allocation Strategy - Acquisition of Alila Ventana Big Sur and Disposition of Five Assets

BETHESDA, MD; November 3, 2021 – Host Hotels & Resorts, Inc. (NASDAQ: HST) (the "Company"), the nation's largest lodging real estate investment trust ("REIT"), today announced results for third quarter 2021.

OPERATING RESULTS
(unaudited, in millions, except per share and hotel statistics)

	Quarter ended September 30, 2021	Quarter ended September 30, 2020	Percent Change vs. Q3 2020	Percent Change vs. Q3 2019[2]	Year-to-date ended September 30, 2021	Year-to-date ended September 30, 2020	Percent Change vs. YTD 2020	Percent Change vs. YTD 2019[2]
Revenues	$ 844	$ 198	326.3 %	(33.1)%	$ 1,892	$ 1,353	39.8 %	(54.2)%
All owned hotel revenues (pro forma)[1]	853	220	287.7 %	(32.0)%	1,978	1,429	38.4 %	(51.5)%
All owned hotel (pro forma) Total RevPAR - Constant US$	194.82	50.15	288.5 %	(32.3)%	152.19	109.72	38.7 %	(51.7)%
All owned hotel (pro forma) RevPAR - Constant US$	129.14	31.71	307.3 %	(31.3)%	99.68	65.82	51.5 %	(49.6)%

	Quarter ended September 30, 2021	Quarter ended September 30, 2020	Percent Change	Year-to-date ended September 30, 2021	Year-to-date ended September 30, 2020	Percent Change
Net loss	(120)	(316)	62.0 %	$ (334)	$ (675)	50.5 %
EBITDA*re*[1]	179	(154)	N/M	295	(180)	N/M
Adjusted EBITDA*re*[1]	177	(111)	N/M	290	(136)	N/M
Diluted loss per common share	(0.17)	(0.44)	61.4 %	(0.47)	(0.95)	50.5 %
NAREIT FFO per diluted share[1]	0.20	(0.21)	N/M	0.33	(0.25)	N/M
Adjusted FFO per diluted share[1]	0.20	(0.11)	N/M	0.33	(0.14)	N/M

* *Additional detail on the Company's results, including data for 21 domestic markets, is available in the Third Quarter 2021 Supplemental Financial Information available on the Company's website at* www.hosthotels.com.

James F. Risoleo, President and Chief Executive Officer, said, "During the third quarter, we continued to see strong positive operating trends and significant sequential improvements across our portfolio. RevPAR was $129 for the quarter, representing a 26% increase over the prior quarter. While much of the recovery has been concentrated in Sunbelt markets, our urban markets also saw significant RevPAR improvements during the third quarter."

(1) NAREIT Funds From Operations ("FFO") per diluted share, Adjusted FFO per diluted share, EBITDA*re*, Adjusted EBITDA*re* and all owned hotel results (pro forma) are non-GAAP (U.S. generally accepted accounting principles) financial measures within the meaning of the rules of the Securities and Exchange Commission ("SEC"). See the Notes to Financial Information on why the Company believes these supplemental measures are useful, reconciliations to the most directly comparable GAAP measure, and the limitations on the use of these supplemental measures.
(2) Presentation includes comparisons to 2019 operating results in order to allow investors to better understand the trajectory and timing of any recovery from the COVID-19 impacts on hotel operations.
N/M = Not Meaningful

Risoleo continued, "In September, we completed another off-market acquisition, buying the Alila Ventana Big Sur in California, bringing our total acquisitions for 2021 to $1.2 billion. Subsequent to quarter end, we disposed of five hotels, totaling 2,323 keys, for $551 million. Additionally, our positive hotel operating results led to improved credit metrics and we exited the credit facility covenant waiver period three quarters ahead of its expiration. We continue to believe we are in the early stages of a prolonged lodging recovery, and remain focused on improving the quality and EBITDA growth profile of our portfolio."

HIGHLIGHTS:

Results for Third Quarter 2021

- GAAP net loss worsened by $59 million to $120 million in the third quarter compared to the second quarter of 2021, due to impairment expense of $92 million recorded in the third quarter, which offset improved operations. Excluding the impairment expense, the sequential improvement in net loss was $33 million, or 54.1%.
- Achieved Adjusted EBITDA*re* of $177 million, which, after interest expense of $43 million, exceeded the Company's capital expenditures, totaling $113 million for the quarter, by $21 million. The results benefited from continued positive quarterly sequential improvements in RevPAR and operations.
- Produced All Owned Hotel Pro Forma EBITDA of $196 million, which included positive hotel-level operating profit at 65 of the Company's hotels, an increase from 53 hotels achieved in the second quarter of 2021.
- Acquired the Baker's Cay Resort Key Largo, Curio Collection by Hilton and a 223-room luxury downtown Houston hotel, as previously announced, as well as the Alila Ventana Big Sur for a total investment of $415 million.
- Completed a multi-year renovation at the New York Marriott Marquis, including a complete upgrade of all 1,966 guestrooms, renovation of over 140,000 square feet of meeting space, the expansion of a skybridge lined with two high-definition LED screens, and a reimagined lobby with new bars and upgraded restaurants. Additionally, after quarter end completed a multi-year renovation at the Orlando World Center Marriott, including the transformation of all 2,010 guestrooms, a redesigned 18th hole at the golf course and an updated lobby. The projects at both properties were part of the Marriott transformational capital program, bringing the total number of completed projects in this program to 10 of 16 properties.
- Ended the quarter with total available liquidity of approximately $1.2 billion, including FF&E escrow reserves of $138 million. Including the transactions completed subsequent to quarter end, which are noted below, the Company's total available liquidity was approximately $1.7 billion, including the FF&E escrow reserves.

Subsequent Events

- Sold five assets for a total sales price of $551 million, including approximately $11 million for the FF&E replacement funds.
- Preliminary forecast October RevPAR is expected to be approximately $143, the highest monthly result since the onset of the pandemic.

BALANCE SHEET

Subsequent to quarter end, the Company terminated its credit facility's covenant waiver period, as it met the required minimum fixed charge coverage ratio for its first phase-in quarter test. The Company will be required to meet the modified phase-in financial covenant thresholds for the following five quarters and, after that time, will be subject to the original covenant levels in the credit facility prior to amendment. Upon termination of the waiver period, the 40 basis point additional interest rate applicable to borrowings under the credit facility was removed, in addition to lifting additional restrictions on repayments, investments and distributions.

Sourav Ghosh, Executive Vice President, Chief Financial Officer, stated, "The third quarter represents a turning point in our recovery as continued sequential operating improvements led to positive cash flow. As a result, we have met the minimum covenant levels required under our senior notes, lifting the restriction on incurring debt. In addition, we have exited our credit facility waiver period, which provides immediate savings through a decrease in our interest rate and reflects the continued strength of our balance sheet. Despite the challenging environment during the quarter, we improved our flexibility for financing transactions and enhanced the quality of our portfolio through hotel acquisitions, dispositions, and reinvestment in our assets."

The Company maintains a robust balance sheet, with the following balances at September 30, 2021:

- Total assets of $12.7 billion.
- Debt balance of $5.5 billion, with an average maturity of 4.2 years, an average interest rate of 3.0%, and no maturities until October 2023.
- As of September 30, 2021, the Company has met the minimum financial covenant levels under its senior notes indentures, which reinstates the Company's ability to incur additional debt, so long as it maintains these covenant levels and subject to the provisions of its senior notes indentures and credit facility.

Operating Results

The following presents the monthly pro forma hotel operating results on a constant dollar basis for the full portfolio owned as of September 30, 2021 compared to 2020 and 2019 for the months presented[3]:

	July 2021	July 2020	Change	August 2021	August 2020	Change	September 2021	September 2020	Change	Quarter ended September 30, 2021	Quarter ended September 30, 2020	Change
Number of hotels	84	83		84	83		84	83		84	83	
Number of rooms	47,474	47,309		47,474	47,309		47,474	47,309		47,474	47,309	
Average Occupancy Percentage	57.2 %	13.2 %	44.0 pts	54.1 %	19.1 %	35.0 pts	55.4 %	19.9 %	35.5 pts	55.6 %	17.4 %	38.2 pts
Average Room Rate	$ 240.10	$ 190.38	26.1 %	$ 228.78	$ 173.27	32.0 %	$ 227.85	$ 186.16	22.4 %	$ 232.40	$ 182.46	27.4 %
RevPAR	$ 137.32	$ 25.04	448.3 %	$ 123.76	$ 33.13	273.6 %	$ 126.23	$ 37.13	240.0 %	$ 129.14	$ 31.71	307.3 %

	July 2021	July 2019	Change	August 2021	August 2019	Change	September 2021	September 2019	Change	Quarter ended September 30, 2021	Quarter ended September 30, 2019	Change
Number of hotels	84	83		84	83		84	83		84	83	
Number of rooms	47,474	47,309		47,474	47,309		47,474	47,309		47,474	47,309	
Average Occupancy Percentage	57.2 %	82.4 %	(25.2 pts)	54.1 %	80.5 %	(26.4 pts)	55.4 %	78.2 %	(22.8 pts)	55.6 %	80.4 %	(24.8 pts)
Average Room Rate	$ 240.10	$ 233.89	2.7 %	$ 228.78	$ 222.06	3.0 %	$ 227.85	$ 246.32	(7.5)%	$ 232.40	$ 233.84	(0.6)%
RevPAR	$ 137.32	$ 192.79	(28.8)%	$ 123.76	$ 178.73	(30.8)%	$ 126.23	$ 192.55	(34.4)%	$ 129.14	$ 187.97	(31.3)%

(3) The AC Hotel Scottsdale North is a new development hotel that opened in January 2021. Therefore, there were no operations for the hotel prior to January 2021 and no adjustments were made for pro forma results of the hotel for periods prior to its opening. Operations remained suspended at the Sheraton Boston Hotel for part of the quarter and the hotel re-opened on August 1, 2021. Results for the five hotels sold subsequent to quarter end are included, as they were owned for the entirety of the periods presented.

<u>Third Quarter 2021 Revenue Performance</u>

- All Owned Hotel Pro Forma RevPAR improved 26% compared to the second quarter of 2021, with average room rates nearly reaching third quarter 2019 rates. The sequential improvement was primarily due to strong leisure demand for resorts and hotels located in the Company’s Sunbelt markets and Hawaii.
- Food and beverage pro forma revenues improved approximately $48 million, or 34%, compared to the second quarter of 2021, as Banquet and Catering revenues doubled over the prior quarter to $84 million, representing an

acceleration in Banquet and Catering recovery. Food and beverage revenues throughout the pandemic had mostly been driven by restaurants and other outlet revenue.

Third Quarter 2021 Hotel Operating Expense Performance

- Portfolio-wide pro forma hotel operating costs were approximately 30% lower compared to the third quarter of 2019, with a 32% decrease in total revenues compared to third quarter of 2019, and costs were only 21% higher compared to the second quarter of 2021, despite an approximately 25% increase in total revenues quarter over quarter.
  - Ramp up of staffing at several properties continues to lag the pace of demand due to the challenging labor environment across the industry. The Company expects hotel operating costs to increase more in line with total revenues over time as hotels continue to transition from their contingency level operational plans to increased staffing levels and controllable spending.
  - Re-introduction of marketing, maintenance and other support costs is expected to increase other departmental and support expenses as the recovery continues to gain momentum.

Hotel Business Mix Update

The Company's customers fall into three broad groups: transient, group and contract business, which accounted for approximately 61%, 35%, and 4%, respectively, of its 2019 room sales.

During the third quarter, demand continued to be primarily driven by leisure at drive-to and resort destinations. The following are the sequential results of the Company's consolidated portfolio, including all owned hotels at September 30, 2021 on a pro forma basis, for transient, group and contract business in comparison to 2019 performance:

	Quarter ended September 30, 2021			Quarter ended June 30, 2021		
	Transient	Group	Contract	Transient	Group	Contract
Room nights (in thousands)	1,678	594	157	1,416	346	109
Percentage change in room nights vs. same period in 2019	(23.3)%	(47.8)%	(9.9)%	(29.6)%	(74.4)%	(34.3)%
Room Revenues (in millions)	$ 424	$ 114	$ 26	$ 367	$ 60	$ 18
Percentage change in revenues vs. same period in 2019	(19.6)%	(54.0)%	(40.5)%	(30.6)%	(81.7)%	(59.0)%

Capital Allocation Strategy

The Company continued to execute on its capital allocation strategy by recycling capital into assets that the Company believes will improve the quality and EBITDA growth profile of its portfolio. During the quarter, the Company acquired the 200-room Baker's Cay Resort Key Largo, Curio Collection by Hilton, for $200 million, a 223-room luxury downtown Houston hotel for $65 million and the 59-room Alila Ventana Big Sur for $150 million. The downtown Houston hotel has been rebranded as The Laura Hotel, as part of the Autograph Collection by Marriott. It will be managed by HEI Hotels & Resorts and is expected to open in the fourth quarter of 2021. Year-to-date, the Company has acquired five hotels and land for a total purchase price of $1.2 billion.

Subsequent to quarter end, the Company sold the Westfields Marriott Washington Dulles, San Ramon Marriott, The Westin Buckhead Atlanta, The Westin Los Angeles Airport and The Whitley for $551 million, including approximately $11 million for the FF&E replacement funds, and expects to record a gain on sale of $300 million in the fourth quarter.

Capital Expenditures

The following presents the Company's year-to-date 2021 capital expenditures spend and the forecast for full year 2021 (in millions):

	Year-to-date ended September 30, 2021		2021 Full Year Forecast			
	Actuals		Low-end of range		High-end of range	
ROI - Marriott transformational capital program	$	82	$	115	$	140
ROI - All other ROI projects		119		170		180
Total ROI project spend		201		285		320
Renewals and Replacements		92		125		145
Total Capital Expenditures	$	293	$	410	$	465

The Company is utilizing the lower occupancy environment to accelerate certain projects and minimize future disruption and believes the renovations will position these hotels to capture additional revenue during the economic recovery. The Company is on track to complete 85% of the Marriott transformational capital program by the end of 2021. The Company expects to receive approximately $14 million in operating profit guarantees in 2021 under the Marriott transformational capital program. As of September 30, 2021, the Company has received $12 million in operating profit guarantees for the year, with $2 million received in the third quarter.

2021 Outlook

Given the global economic uncertainty COVID-19 has created for the travel, airline, lodging and tourism and event industries, the Company cannot provide guidance for its operations or fully estimate the effect of COVID-19 or its variants and the current U.S. vaccination deployment on its operations.

The Company believes that recovery within the lodging industry will be driven by the strength of the economy, increased consumer confidence that the risks associated with travelling and contracting COVID-19 have been significantly reduced, and the return of business and group customers.

While the Company is not providing guidance on operations at this time, it estimates that for full year 2021, interest expense and corporate and other expenses will be in the following ranges (in millions):

	Full Year 2021			
	Low-end of range		High-end of range	
Interest expense	$	169	$	171
Corporate and other expenses		98		100

The Company does not intend to provide further guidance updates unless deemed appropriate.

About Host Hotels & Resorts

Host Hotels & Resorts, Inc. is an S&P 500 company and is the largest lodging real estate investment trust and one of the largest owners of luxury and upper-upscale hotels. The Company currently owns 75 properties in the United States and five properties internationally totaling approximately 45,400 rooms. The Company also holds non-controlling interests in six domestic and one international joint ventures. Guided by a disciplined approach to capital allocation and aggressive asset management, the Company partners with premium brands such as Marriott®, Ritz-Carlton®, Westin®, Sheraton®, W®, St. Regis®, The Luxury Collection®, Hyatt®, Fairmont®, Hilton®, Four Seasons®, Swissôtel®, ibis® and Novotel®, as well as independent brands. For additional information, please visit the Company's website at www.hosthotels.com.

Note: This press release contains forward-looking statements within the meaning of federal securities regulations. These forward-looking statements include forecast results and are identified by their use of terms and phrases such as "anticipate," "believe," "could," "estimate," "expect," "intend," "may," "should," "plan," "predict," "project," "will," "continue" and other similar terms and phrases, including references to assumptions and forecasts of future results. Forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors which may cause the actual results to differ materially from those anticipated at the time the forward-looking statements are made. These risks include, but are not limited to: the duration and scope of the COVID-19 pandemic and its short and longer-term impact on the demand for travel, transient and group business, and levels of consumer confidence; actions governments, businesses and individuals take in response to the pandemic, including limiting or banning travel or the size of gatherings; the impact of the pandemic and actions taken in response to the pandemic on global and regional economies, travel, and economic activity, including the duration and magnitude of its impact on unemployment rates, business investment and consumer discretionary spending; the pace of recovery when the COVID-19 pandemic subsides; general economic uncertainty in U.S. markets where we own hotels and a worsening of economic conditions or low levels of economic growth in these markets; the effects of steps we *and our hotel managers take to reduce operating costs in response to the COVID-19 pandemic; other changes (apart from the COVID-19 pandemic) in national and local economic and business conditions and other factors such as natural disasters and weather that will affect occupancy rates at our hotels and the demand for hotel products and services; the impact of geopolitical developments outside the U.S. on lodging demand; volatility in global financial and credit markets; operating risks associated with the hotel business; risks and limitations in our operating flexibility associated with the level of our indebtedness and our ability to meet covenants in our debt agreements; risks associated with our relationships with property managers and joint venture partners; our ability to maintain our properties in a first-class manner, including meeting capital expenditure requirements; the effects of hotel renovations on our hotel occupancy and financial results; our ability to compete effectively in areas such as access, location, quality of accommodations and room rate structures; risks associated with our ability to complete acquisitions and develop new properties and the risks that acquisitions and new developments may not perform in accordance with our expectations; our ability to continue to satisfy complex rules in order for us to remain a REIT for federal income tax purposes; risks associated with our ability to effectuate our dividend policy, including factors such as operating results and the economic outlook influencing our board's decision whether to pay further dividends at levels previously disclosed or to use available cash to make special dividends; and other risks and uncertainties associated with our business described in the Company's annual report on Form 10-K, quarterly reports on Form 10-Q and current reports on Form 8-K filed with the SEC. Although the Company believes the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that the expectations will be attained or that any deviation will not be material. All information in this release is as of November 3, 2021 and the Company undertakes no obligation to update any forward-looking statement to conform the statement to actual results or changes in the Company's expectations.*

* This press release contains registered trademarks that are the exclusive property of their respective owners. None of the owners of these trademarks has any responsibility or liability for any information contained in this press release.

*** Tables to Follow ***

Host Hotels & Resorts, Inc., herein referred to as "we," "Host Inc.," or the "Company," is a self-managed and self-administered real estate investment trust that owns hotel properties. We conduct our operations as an umbrella partnership REIT through an operating partnership, Host Hotels & Resorts, L.P. ("Host LP"), of which we are the sole general partner. When distinguishing between Host Inc. and Host LP, the primary difference is approximately 1% of the partnership interests in Host LP held by outside partners as of September 30, 2021, which is non-controlling interests in Host LP in our consolidated balance sheets and is included in net (income) loss attributable to non-controlling interests in our consolidated statements of operations. Readers are encouraged to find further detail regarding our organizational structure in our annual report on Form 10-K.

2021 OPERATING RESULTS **PAGE NO.**

HOST HOTELS & RESORTS, INC.
Condensed Consolidated Balance Sheets
(unaudited, in millions, except shares and per share amounts)

	September 30, 2021	December 31, 2020
ASSETS		
Property and equipment, net	$ 10,124	$ 9,416
Right-of-use assets	559	597
Assets held for sale	280	—
Due from managers	58	22
Advances to and investments in affiliates	62	21
Furniture, fixtures and equipment replacement fund	138	139
Other	453	360
Cash and cash equivalents	1,038	2,335
Total assets	$ 12,712	$ 12,890
LIABILITIES, NON-CONTROLLING INTERESTS AND EQUITY		
Debt[1]		
Senior notes	$ 3,068	$ 3,065
Credit facility, including the term loans of $997	2,472	2,471
Other debt	5	5
Total debt	5,545	5,541
Lease liabilities	572	610
Accounts payable and accrued expenses	91	71
Due to managers	55	64
Liabilities held for sale	37	—
Other	167	170
Total liabilities	6,467	6,456
Redeemable non-controlling interests - Host Hotels & Resorts, L.P.	119	108
Host Hotels & Resorts, Inc. stockholders' equity:		
Common stock, par value $.01, 1,050 million shares authorized, 714.0 million shares and 705.4 million shares issued and outstanding, respectively	7	7
Additional paid-in capital	7,700	7,568
Accumulated other comprehensive loss	(75)	(74)
Deficit	(1,511)	(1,180)
Total equity of Host Hotels & Resorts, Inc. stockholders	6,121	6,321
Non-redeemable non-controlling interests—other consolidated partnerships	5	5
Total equity	6,126	6,326
Total liabilities, non-controlling interests and equity	$ 12,712	$ 12,890

(1) Please see our Third Quarter 2021 Supplemental Financial Information for more detail on our debt balances and financial covenant ratios under our credit facility and senior notes indentures.

HOST HOTELS & RESORTS, INC.
Condensed Consolidated Statements of Operations
(unaudited, in millions, except per share amounts)

	Quarter ended September 30,		Year-to-date ended September 30,	
	2021	**2020**	**2021**	**2020**
Revenues				
Rooms	$ 557	$ 126	$ 1,237	$ 813
Food and beverage	191	31	405	372
Other	96	41	250	168
Total revenues	844	198	1,892	1,353
Expenses				
Rooms	150	69	324	299
Food and beverage	146	72	313	356
Other departmental and support expenses	252	109	621	541
Management fees	27	5	59	33
Other property-level expenses	82	77	239	240
Depreciation and amortization	263	166	597	498
Corporate and other expenses(1)	24	18	73	68
Gain on insurance and business interruption settlements	(5)	—	(5)	—
Total operating costs and expenses	939	516	2,221	2,035
Operating loss	(95)	(318)	(329)	(682)
Interest income	1	—	2	7
Interest expense	(43)	(66)	(128)	(143)
Other gains	2	—	4	13
Equity in earnings (losses) of affiliates(2)	2	(5)	36	(26)
Loss before income taxes	(133)	(389)	(415)	(831)
Benefit for income taxes(3)	13	73	81	156
Net loss	(120)	(316)	(334)	(675)
Less: Net loss attributable to non-controlling interests	1	3	3	7
Net loss attributable to Host Inc.	$ (119)	$ (313)	$ (331)	$ (668)
Basic and diluted loss per common share	$ (.17)	$ (.44)	$ (.47)	$ (.95)

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(1) Corporate and other expenses include the following items:

	Quarter ended September 30,		Year-to-date ended September 30,	
	2021	**2020**	**2021**	**2020**
General and administrative costs	$ 20	$ 14	$ 60	$ 57
Non-cash stock-based compensation expense	4	4	13	11
Total	$ 24	$ 18	$ 73	$ 68

(2) Equity in earnings of affiliates for the year-to-date 2021 primarily represents unrealized gains in our investment in Fifth Wall Ventures, L.P.

(3) We recorded an income tax benefit in each quarter year-to-date 2021 and in each quarter in 2020 to reflect net operating losses incurred in those years. A portion of the 2020 net operating loss, as a result of legislation enacted by the CARES Act, may be carried back up to five years in order to procure a refund of U.S. federal corporate income taxes previously paid. Any net operating loss not carried back pursuant to these rules and the 2021 net operating loss may be carried forward indefinitely, subject to an annual limit on the use thereof of 80% of annual taxable income. We expect to generate additional net operating losses in 2021 and will record an income tax benefit for all of such net operating loss during and throughout 2021.

HOST HOTELS & RESORTS, INC.
Earnings (Loss) per Common Share
(unaudited, in millions, except per share amounts)

	Quarter ended September 30,		Year-to-date ended September 30,	
	2021	2020	2021	2020
Net loss	$ (120)	$ (316)	$ (334)	$ (675)
Less: Net loss attributable to non-controlling interests	1	3	3	7
Net loss attributable to Host Inc.	$ (119)	$ (313)	$ (331)	$ (668)
Basic weighted average shares outstanding	713.9	705.2	709.0	706.1
Diluted weighted average shares outstanding[(1)]	713.9	705.2	709.0	706.1
Basic and diluted loss per common share	$ (.17)	$ (.44)	$ (.47)	$ (.95)

(1) Dilutive securities may include shares granted under comprehensive stock plans, preferred operating partnership units ("OP Units") held by minority partners and other non-controlling interests that have the option to convert their limited partnership interests to common OP Units. No effect is shown for any securities that were anti-dilutive for the period.

HOST HOTELS & RESORTS, INC.
Hotel Operating Data for Consolidated Hotels [1][2]

All Owned Hotels (pro forma) by Location in Constant US$ Compared to 2020

	As of September 30, 2021		Quarter ended September 30, 2021				Quarter ended September 30, 2020					
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Percent Change in RevPAR	Percent Change in Total RevPAR
Maui/Oahu	4	2,007	$ 514.34	82.8 %	$ 425.86	$ 635.28	$ 172.74	11.3 %	$ 19.47	$ 25.42	2,087.7 %	2,399.1 %
Jacksonville	1	446	465.60	68.7	319.90	683.35	419.23	43.3	181.67	383.23	76.1	78.3
Miami	3	1,276	364.54	55.2	201.40	333.79	209.34	26.8	56.08	98.65	259.1	238.3
Florida Gulf Coast	5	1,842	314.16	45.2	141.93	286.62	288.56	33.7	97.38	194.67	45.7	47.2
Phoenix	4	1,822	245.88	57.7	141.92	321.83	201.12	22.0	44.33	110.66	220.1	190.8
Orlando	2	2,448	332.90	37.4	124.35	228.19	433.28	7.0	30.40	63.13	309.1	261.5
Los Angeles/ Orange County	5	2,119	218.60	71.1	155.40	216.04	182.68	26.4	48.15	62.24	222.8	247.1
Philadelphia	2	810	191.85	79.1	151.74	223.07	147.01	32.2	47.36	68.09	220.4	227.6
San Diego	3	3,288	247.61	72.1	178.55	281.14	203.85	15.6	31.78	52.66	461.8	433.9
Houston	4	1,716	149.60	66.6	99.67	133.88	105.12	32.4	34.07	47.93	192.5	179.3
Atlanta	4	1,682	178.31	56.6	100.94	142.30	139.03	31.6	43.89	60.57	130.0	134.9
Northern Virginia	3	1,252	169.41	60.6	102.70	156.44	157.90	19.7	31.11	43.91	230.1	256.3
San Antonio/ Austin	3	1,960	181.37	56.1	101.79	152.09	130.06	15.4	20.04	28.10	408.0	441.3
Washington, D.C. (CBD)	5	3,238	185.06	37.1	68.65	96.94	163.25	6.3	10.22	12.42	571.6	680.6
Denver	3	1,340	169.25	65.4	110.75	141.64	122.10	21.5	26.24	34.58	322.0	309.6
Chicago	4	1,816	191.01	62.4	119.27	149.38	124.78	17.6	21.95	26.96	443.2	454.1
New York	3	4,261	217.90	46.2	100.72	130.88	187.37	11.0	20.70	23.16	386.5	465.2
Seattle	2	1,315	202.49	53.5	108.25	130.03	172.32	6.1	10.48	12.33	932.5	954.7
New Orleans	1	1,333	136.76	54.3	74.30	91.66	112.64	26.6	30.00	35.57	147.7	157.7
San Francisco/ San Jose	7	4,530	163.42	50.0	81.72	104.30	165.35	13.1	21.59	27.13	278.4	284.5
Boston	3	2,715	204.56	48.1	98.46	117.58	135.30	4.9	6.62	9.43	1,387.8	1,146.4
Other	8	2,759	252.92	53.8	136.07	189.18	198.70	26.0	51.63	73.67	163.6	156.8
Domestic	79	45,975	236.65	55.7	131.82	199.00	184.34	17.6	32.40	51.32	306.8	287.7
International	5	1,499	90.99	51.4	46.77	66.43	93.15	11.3	10.56	14.14	342.8	369.8
All Locations - Constant US$	84	47,474	232.40	55.6	129.14	194.82	182.46	17.4	31.71	50.15	307.3	288.5

All Owned Hotels (pro forma) in Nominal US$ Compared to 2020

	As of September 30, 2021		Quarter ended September 30, 2021				Quarter ended September 30, 2020					
	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Percent Change in RevPAR	Percent Change in Total RevPAR
International	5	1,499	$ 90.99	51.4 %	$ 46.77	$ 66.43	$ 88.93	11.3 %	$ 10.08	$ 13.50	363.8 %	392.0 %
Domestic	79	45,975	236.65	55.7	131.82	199.00	184.34	17.6	32.40	51.32	306.8	287.7
All Locations	84	47,474	232.40	55.6	129.14	194.82	182.37	17.4	31.69	50.13	307.5	288.7

All Owned Hotels (pro forma) by Location in Constant US$ Compared to 2019

	As of September 30, 2021		Quarter ended September 30, 2021				Quarter ended September 30, 2019					
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Percent Change in RevPAR	Percent Change in Total RevPAR
Maui/Oahu	4	2,007	$ 514.34	82.8 %	$ 425.86	$ 635.28	$ 385.51	91.5 %	$ 352.78	$ 554.15	20.7 %	14.6 %
Jacksonville	1	446	465.60	68.7	319.90	683.35	363.69	69.0	251.05	516.90	27.4	32.2
Miami	3	1,276	364.54	55.2	201.40	333.79	235.65	73.9	174.18	294.09	15.6	13.5
Florida Gulf Coast	5	1,842	314.16	45.2	141.93	286.62	242.93	61.6	149.63	302.07	(5.1)	(5.1)
Phoenix	4	1,822	245.88	57.7	141.92	321.83	197.07	57.9	114.19	287.59	24.3	11.9
Orlando	2	2,448	332.90	37.4	124.35	228.19	250.13	61.0	152.55	315.38	(18.5)	(27.6)
Los Angeles/ Orange County	5	2,119	218.60	71.1	155.40	216.04	229.84	86.3	198.43	289.80	(21.7)	(25.5)
Philadelphia	2	810	191.85	79.1	151.74	223.07	207.13	88.2	182.60	295.52	(16.9)	(24.5)
San Diego	3	3,288	247.61	72.1	178.55	281.14	256.92	83.5	214.41	372.78	(16.7)	(24.6)
Houston	4	1,716	149.60	66.6	99.67	133.88	170.32	67.0	114.07	159.84	(12.6)	(16.2)
Atlanta	4	1,682	178.31	56.6	100.94	142.30	168.37	85.6	144.09	219.82	(29.9)	(35.3)
Northern Virginia	3	1,252	169.41	60.6	102.70	156.44	199.70	72.7	145.09	217.46	(29.2)	(28.1)
San Antonio/ Austin	3	1,960	181.37	56.1	101.79	152.09	171.99	70.8	121.83	182.42	(16.4)	(16.6)
Washington, D.C. (CBD)	5	3,238	185.06	37.1	68.65	96.94	211.15	84.4	178.19	254.63	(61.5)	(61.9)
Denver	3	1,340	169.25	65.4	110.75	141.64	184.28	84.5	155.64	218.16	(28.8)	(35.1)
Chicago	4	1,816	191.01	62.4	119.27	149.38	220.91	85.5	188.78	264.29	(36.8)	(43.5)
New York	3	4,261	217.90	46.2	100.72	130.88	271.11	92.0	249.40	341.59	(59.6)	(61.7)
Seattle	2	1,315	202.49	53.5	108.25	130.03	260.45	90.2	234.96	291.64	(53.9)	(55.4)
New Orleans	1	1,333	136.76	54.3	74.30	91.66	156.82	77.0	120.78	175.05	(38.5)	(47.6)
San Francisco/ San Jose	7	4,530	163.42	50.0	81.72	104.30	266.18	84.2	224.20	301.99	(63.6)	(65.5)
Boston	3	2,715	204.56	48.1	98.46	117.58	243.00	91.1	221.28	291.41	(55.5)	(59.6)
Other	8	2,759	252.92	53.8	136.07	189.18	199.21	80.2	159.70	245.36	(14.8)	(22.9)
Domestic	79	45,975	236.65	55.7	131.82	199.00	236.51	80.5	190.47	291.96	(30.8)	(31.8)
International	5	1,499	90.99	51.4	46.77	66.43	147.24	75.9	111.82	155.21	(58.2)	(57.2)
All Locations - Constant US$	84	47,474	232.40	55.6	129.14	194.82	233.84	80.4	187.97	287.63	(31.3)	(32.3)

All Owned Hotels (pro forma) in Nominal US$ Compared to 2019

	As of September 30, 2021		Quarter ended September 30, 2021				Quarter ended September 30, 2019					
	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Percent Change in RevPAR	Percent Change in Total RevPAR
International	5	1,499	$ 90.99	51.4 %	$ 46.77	$ 66.43	$ 159.14	75.9 %	$ 120.86	$ 166.88	(61.3)%	(60.2)%
Domestic	79	45,975	236.65	55.7	131.82	199.00	236.51	80.5	190.47	291.96	(30.8)	(31.8)
All Locations	84	47,474	232.40	55.6	129.14	194.82	234.20	80.4	188.26	288.00	(31.4)	(32.4)

HOST HOTELS & RESORTS, INC.
Hotel Operating Data for Consolidated Hotels [1][2] (cont.)

All Owned Hotels (pro forma) by Location in Constant US$ Compared to 2020

	As of September 30, 2021		Year-to-date ended September 30, 2021				Year-to-date ended September 30, 2020					
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Percent Change in RevPAR	Percent Change in Total RevPAR
Maui/Oahu	4	2,007	$ 470.97	67.4 %	$ 317.20	$ 480.87	$ 415.84	29.7 %	$ 123.66	$ 186.54	156.5 %	157.8 %
Jacksonville	1	446	506.77	57.8	293.02	587.76	405.40	42.8	173.66	356.40	68.7	64.9
Miami	3	1,276	472.94	57.4	271.38	424.17	370.39	35.3	130.64	211.54	107.7	100.5
Florida Gulf Coast	5	1,842	416.57	54.8	228.24	426.68	369.22	40.7	150.28	314.92	51.9	35.5
Phoenix	4	1,822	301.23	56.5	170.12	346.53	317.49	32.0	101.46	238.55	67.7	45.3
Orlando	2	2,448	398.72	27.3	108.98	196.25	347.84	21.5	74.64	159.82	46.0	22.8
Los Angeles/ Orange County	5	2,119	190.62	53.1	101.25	138.42	204.60	33.9	69.42	100.22	45.9	38.1
Philadelphia	2	810	169.58	58.7	99.52	147.38	160.15	35.2	56.35	88.08	76.6	67.3
San Diego	3	3,288	218.39	45.3	98.85	155.68	234.30	26.4	61.82	120.05	59.9	29.7
Houston	4	1,716	140.32	59.7	83.73	113.03	145.80	35.9	52.30	76.89	60.1	47.0
Atlanta	4	1,682	170.45	48.0	81.83	111.31	171.23	34.7	59.48	91.63	37.6	21.5
Northern Virginia	3	1,252	161.62	44.3	71.60	107.52	187.00	26.7	50.00	79.88	43.2	34.6
San Antonio/ Austin	3	1,960	162.63	43.8	71.26	103.90	176.22	23.1	40.72	65.85	75.0	57.8
Washington, D.C. (CBD)	5	3,238	161.96	42.2	68.41	81.26	223.18	21.5	48.07	68.76	42.3	18.2
Denver	3	1,340	149.35	42.1	62.95	80.24	145.92	26.5	38.63	56.80	63.0	41.3
Chicago	4	1,816	168.03	37.4	62.92	77.59	134.05	25.0	33.45	45.13	88.1	71.9
New York	3	4,261	189.90	31.7	60.17	75.05	190.05	32.4	61.49	87.59	(2.1)	(14.3)
Seattle	2	1,315	188.47	27.8	52.43	63.79	191.36	20.4	38.98	55.62	34.5	14.7
New Orleans	1	1,333	128.95	37.6	48.51	65.71	176.44	30.6	54.04	78.28	(10.2)	(16.1)
San Francisco/ San Jose	7	4,530	153.68	31.5	48.40	62.82	266.39	25.5	67.87	98.41	(28.7)	(36.2)
Boston	3	2,715	180.00	25.7	46.18	56.54	173.40	19.3	33.48	50.97	37.9	10.9
Other	8	2,759	245.69	43.7	107.40	151.39	187.25	32.7	61.21	88.43	75.5	71.2
Domestic	79	45,975	240.30	42.5	102.15	156.04	235.37	28.5	67.02	111.88	52.4	39.5
International	5	1,499	85.10	28.0	23.85	34.15	119.06	24.3	28.94	43.76	(17.6)	(22.0)
All Locations - Constant US$	84	47,474	237.03	42.1	99.68	152.19	232.21	28.3	65.82	109.72	51.5	38.7

All Owned Hotels (pro forma) in Nominal US$ Compared to 2020

	As of September 30, 2021		Year-to-date ended September 30, 2021				Year-to-date ended September 30, 2020					
	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Percent Change in RevPAR	Percent Change in Total RevPAR
International	5	1,499	$ 85.10	28.0 %	$ 23.85	$ 34.15	$ 121.49	24.3 %	$ 29.53	$ 44.01	(19.3)%	(22.4)%
Domestic	79	45,975	240.30	42.5	102.15	156.04	235.37	28.5	67.02	111.88	52.4	39.5
All Locations	84	47,474	237.03	42.1	99.68	152.19	232.27	28.3	65.84	109.73	51.4	38.7

All Owned Hotels (pro forma) by Location in Constant US$ Compared to 2019

	As of September 30, 2021		Year-to-date ended September 30, 2021				Year-to-date ended September 30, 2019					
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Percent Change in RevPAR	Percent Change in Total RevPAR
Maui/Oahu	4	2,007	$ 470.97	67.4 %	$ 317.20	$ 480.87	$ 401.92	90.9 %	$ 365.45	$ 577.41	(13.2)%	(16.7)%
Jacksonville	1	446	506.77	57.8	293.02	587.76	383.37	77.2	296.02	652.91	(1.0)	(10.0)
Miami	3	1,276	472.94	57.4	271.38	424.17	318.31	80.1	254.98	401.39	6.4	5.7
Florida Gulf Coast	5	1,842	416.57	54.8	228.24	426.68	340.73	72.8	247.94	507.99	(7.9)	(16.0)
Phoenix	4	1,822	301.23	56.5	170.12	346.53	292.22	71.7	209.42	472.19	(18.8)	(26.6)
Orlando	2	2,448	398.72	27.3	108.98	196.25	285.49	70.7	201.76	412.06	(46.0)	(52.4)
Los Angeles/ Orange County	5	2,119	190.62	53.1	101.25	138.42	223.42	86.0	192.10	285.12	(47.3)	(51.5)
Philadelphia	2	810	169.58	58.7	99.52	147.38	216.10	85.4	184.46	301.70	(46.0)	(51.1)
San Diego	3	3,288	218.39	45.3	98.85	155.68	255.81	81.2	207.62	372.41	(52.4)	(58.2)
Houston	4	1,716	140.32	59.7	83.73	113.03	178.46	72.4	129.22	184.58	(35.2)	(38.8)
Atlanta	4	1,682	170.45	48.0	81.83	111.31	193.72	79.7	154.41	241.44	(47.0)	(53.9)
Northern Virginia	3	1,252	161.62	44.3	71.60	107.52	208.03	72.1	150.02	245.90	(52.3)	(56.3)
San Antonio/ Austin	3	1,960	162.63	43.8	71.26	103.90	192.68	76.3	146.98	225.63	(51.5)	(54.0)
Washington, D.C. (CBD)	5	3,238	161.96	42.2	68.41	81.26	246.65	83.1	204.99	293.15	(66.6)	(72.3)
Denver	3	1,340	149.35	42.1	62.95	80.24	175.15	76.3	133.61	195.92	(52.9)	(59.0)
Chicago	4	1,816	168.03	37.4	62.92	77.59	207.76	76.2	158.28	224.27	(60.2)	(65.4)
New York	3	4,261	189.90	31.7	60.17	75.05	268.50	83.0	222.99	329.67	(73.0)	(77.2)
Seattle	2	1,315	188.47	27.8	52.43	63.79	231.59	84.3	195.17	256.01	(73.1)	(75.1)
New Orleans	1	1,333	128.95	37.6	48.51	65.71	188.24	79.9	150.35	219.33	(67.7)	(70.0)
San Francisco/ San Jose	7	4,530	153.68	31.5	48.40	62.82	279.15	81.5	227.38	315.49	(78.7)	(80.1)
Boston	3	2,715	180.00	25.7	46.18	56.54	238.71	82.8	197.72	271.22	(76.6)	(79.2)
Other	8	2,759	245.69	43.7	107.40	151.39	193.55	77.3	149.55	224.34	(28.2)	(32.5)
Domestic	79	45,975	240.30	42.5	102.15	156.04	252.14	79.7	200.84	320.24	(49.1)	(51.3)
International	5	1,499	85.10	28.0	23.85	34.15	142.14	71.1	101.09	147.50	(76.4)	(76.8)
All Locations - Constant US$	84	47,474	237.03	42.1	99.68	152.19	249.02	79.4	197.68	314.77	(49.6)	(51.7)

All Owned Hotels (pro forma) in Nominal US$ Compared to 2019

	As of September 30, 2021		Year-to-date ended September 30, 2021				Year-to-date ended September 30, 2019					
	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Average Room Rate	Average Occupancy Percentage	RevPAR	Total RevPAR	Percent Change in RevPAR	Percent Change in Total RevPAR
International	5	1,499	$ 85.10	28.0 %	$ 23.85	$ 34.15	$ 154.30	71.1 %	$ 109.74	$ 159.00	(78.3)%	(78.5)%
Domestic	79	45,975	240.30	42.5	102.15	156.04	252.14	79.7	200.84	320.84	(49.1)	(51.3)
All Locations	84	47,474	237.03	42.1	99.68	152.19	249.36	79.4	197.95	315.13	(49.6)	(51.7)

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(1) To facilitate a quarter-to-quarter comparison of our operations, we typically present certain operating statistics and operating results for the periods included in this presentation on a comparable hotel basis. However, due to the COVID-19 pandemic and its effects on operations there is little comparability between periods. For this reason, we temporarily are suspending our comparable hotel presentation and instead present hotel operating results for all consolidated hotels and, to facilitate comparisons between periods, we are presenting results on a pro forma basis including the following adjustments: (1) operating results are presented for all consolidated properties owned as of September 30, 2021 but do not include the results of operations for properties sold through the reporting date; and (2) operating results for acquisitions as of September 30, 2021 are reflected for full calendar years, to include results for periods prior to our ownership. For these hotels, since the year-over-year comparison includes periods prior to our ownership, the changes will not necessarily correspond to changes in our actual results. See the Notes to Financial Information – All Owned Hotel Pro Forma Operating Statistics and Results for further information on these pro forma statistics and – Constant US$ and Nominal US$ for a discussion on constant US$ presentation. Nominal US$ results include the effect of currency fluctuations, consistent with our financial statement presentation. The AC Hotel Scottsdale North is a new development hotel that opened in January 2021. Therefore, there were no operations for the hotel prior to January 2021 and no adjustments were made for pro forma results of the hotel for periods prior to its opening. In addition, hotel results exclude the Laura Hotel, a luxury downtown Houston hotel, acquired in July 2021, as it was closed for the entirety of the quarter. Results for the five hotels sold subsequent to quarter end are included, as they were owned for the entirety of the periods presented. CBD of a location refers to the central business district.

(2) Hotel RevPAR is calculated as room revenues divided by the available room nights. Hotel Total RevPAR is calculated by dividing the sum of rooms, food and beverage and other revenues by the available room nights.

N/M = Not meaningful

HOST HOTELS & RESORTS, INC.
Schedule of All Owned Hotel Pro Forma Results [1]
(unaudited, in millions, except hotel statistics)

	Quarter ended September 30,			Year-to-date ended September 30,		
	2021	2020	2019	2021	2020	2019
Number of hotels	84	83	83	84	83	83
Number of rooms	47,474	47,309	47,309	47,474	47,309	47,309
Change in hotel Total RevPAR -						
Constant US$	288.5 %	—	—	38.7 %	—	—
Nominal US$	288.7 %	—	—	38.7 %	—	—
Change in hotel RevPAR -						
Constant US$	307.3 %	—	—	51.5 %	—	—
Nominal US$	307.5 %	—	—	51.4 %	—	—
Operating profit (loss) margin[2]	(11.3)%	(160.6)%	10.9 %	(17.4)%	(50.4)%	15.3 %
All Owned Hotel Pro Forma EBITDA margin[2]	23.0 %	(44.5)%	25.3 %	18.4 %	(5.6)%	29.0 %
Food and beverage profit margin[2]	23.6 %	(132.3)%	23.8 %	22.7 %	4.3 %	31.7 %
All Owned Hotel Pro Forma food and beverage profit margin[2]	22.9 %	(47.4)%	23.5 %	22.2 %	11.1 %	31.6 %
Net income (loss)	$ (120)	$ (316)	$ 372	$ (334)	$ (675)	$ 851
Depreciation and amortization	263	166	165	597	498	501
Interest expense	43	66	46	128	143	132
Provision (benefit) for income taxes	(13)	(73)	4	(81)	(156)	22
Gain on sale of property and corporate level income/expense	19	23	(263)	31	74	(296)
Severance expense (reversal) at hotel properties	(2)	43	—	(5)	44	—
Pro forma adjustments[3]	6	(7)	(6)	28	(8)	(29)
All Owned Hotel Pro Forma EBITDA[4]	$ 196	$ (98)	$ 318	$ 364	$ (80)	$ 1,181

HOST HOTELS & RESORTS, INC.
Schedule of All Owned Hotel Pro Forma Results (1) (cont.)
(unaudited, in millions, except hotel statistics)

	Quarter ended September 30, 2021					Quarter ended September 30, 2020				
		Adjustments					Adjustments			
	GAAP Results	Severance at hotel properties	Pro forma adjustments(3)	Depreciation and corporate level items	**All Owned Hotel Pro Forma Results(4)**	**GAAP Results**	Severance at hotel properties	Pro forma adjustments(3)	Depreciation and corporate level items	**All Owned Hotel Pro Forma Results(4)**
Revenues										
Room	$ 557	$ —	$ 7	$ —	$ 564	$ 126	$ —	$ 12	$ —	$ 138
Food and beverage	191	—	1	—	192	31	—	7	—	38
Other	96	—	1	—	97	41	—	3	—	44
Total revenues	844	—	9	—	853	198	—	22	—	220
Expenses										
Room	150	1	1	—	152	69	(13)	4	—	60
Food and beverage	146	1	1	—	148	72	(24)	8	—	56
Other	361	—	1	—	362	191	(6)	17	—	202
Depreciation and amortization	263	—	—	(263)	—	166	—	—	(166)	—
Corporate and other expenses	24	—	—	(24)	—	18	—	—	(18)	—
Gain on insurance and business interruption settlements	(5)	—	—	—	(5)	—	—	—	—	—
Total expenses	939	2	3	(287)	657	516	(43)	29	(184)	318
Operating Profit - All Owned Hotel Pro Forma EBITDA(4)	$ (95)	$ (2)	$ 6	$ 287	$ 196	$ (318)	$ 43	$ (7)	$ 184	$ (98)

HOST HOTELS & RESORTS, INC.
Schedule of All Owned Hotel Pro Forma Results [(1)] (cont.)
(unaudited, in millions, except hotel statistics)

	Quarter ended September 30, 2021					Quarter ended September 30, 2019			
		Adjustments					Adjustments		
	GAAP Results	Severance at hotel properties	Pro forma adjustments[(3)]	Depreciation and corporate level items	**All Owned Hotel Pro Forma Results[(4)]**	**GAAP Results**	Pro forma adjustments[(3)]	Depreciation and corporate level items	**All Owned Hotel Pro Forma Results[(4)]**
Revenues									
Room	$ 557	$ —	$ 7	$ —	$ 564	$ 830	$ (11)	$ —	$ 819
Food and beverage	191	—	1	—	192	341	—	—	341
Other	96	—	1	—	97	91	4	—	95
Total revenues	844	—	9	—	853	1,262	(7)	—	1,255
Expenses									
Room	150	1	1	—	152	221	(2)	—	219
Food and beverage	146	1	1	—	148	260	1	—	261
Other	361	—	1	—	362	457	—	—	457
Depreciation and amortization	263	—	—	(263)	—	165	—	(165)	—
Corporate and other expenses	24	—	—	(24)	—	26	—	(26)	—
Gain on insurance and business interruption settlements	(5)	—	—	—	(5)	(4)	—	4	—
Total expenses	939	2	3	(287)	657	1,125	(1)	(187)	937
Operating Profit - All Owned Hotel Pro Forma EBITDA[(4)]	$ (95)	$ (2)	$ 6	$ 287	$ 196	$ 137	$ (6)	$ 187	$ 318

HOST HOTELS & RESORTS, INC.
Schedule of All Owned Hotel Pro Forma Results [1] (cont.)
(unaudited, in millions, except hotel statistics)

	Year-to-date ended September 30, 2021					Year-to-date ended September 30, 2020				
		Adjustments					Adjustments			
	GAAP Results	Severance at hotel properties	Pro forma adjustments[3]	Depreciation and corporate level items	**All Owned Hotel Pro Forma Results[4]**	**GAAP Results**	Severance at hotel properties	Pro forma adjustments[3]	Depreciation and corporate level items	**All Owned Hotel Pro Forma Results[4]**
Revenues										
Room	$ 1,237	$ —	$ 55	$ —	$ 1,292	$ 813	$ —	$ 41	$ —	$ 854
Food and beverage	405	—	18	—	423	372	—	24	—	396
Other	250	—	13	—	263	168	—	11	—	179
Total revenues	1,892	—	86	—	1,978	1,353	—	76	—	1,429
Expenses										
Room	324	1	10	—	335	299	(13)	12	—	298
Food and beverage	313	1	15	—	329	356	(24)	20	—	352
Other	919	3	33	—	955	814	(7)	52	—	859
Depreciation and amortization	597	—	—	(597)	—	498	—	—	(498)	—
Corporate and other expenses	73	—	—	(73)	—	68	—	—	(68)	—
Gain on insurance and business interruption settlements	(5)	—	—	—	(5)	—	—	—	—	—
Total expenses	2,221	5	58	(670)	1,614	2,035	(44)	84	(566)	1,509
Operating Profit - All Owned Hotel Pro Forma EBITDA[4]	$ (329)	$ (5)	$ 28	$ 670	$ 364	$ (682)	$ 44	$ (8)	$ 566	$ (80)

Schedule of All Owned Hotel Pro Forma Results (1) (cont.)

(unaudited, in millions, except hotel statistics)

	Year-to-date ended September 30, 2021					Year-to-date ended September 30, 2019			
		Adjustments					Adjustments		
	GAAP Results	Severance at hotel properties	Pro forma adjustments(3)	Depreciation and corporate level items	**All Owned Hotel Pro Forma Results(4)**	**GAAP Results**	Pro forma adjustments(3)	Depreciation and corporate level items	**All Owned Hotel Pro Forma Results(4)**
Revenues									
Room	$ 1,237	$ —	$ 55	$ —	$ 1,292	$ 2,618	$ (61)	$ —	$ 2,557
Food and beverage	405	—	18	—	423	1,223	(6)	—	1,217
Other	250	—	13	—	263	294	7	—	301
Total revenues	1,892	—	86	—	1,978	4,135	(60)	—	4,075
Expenses									
Room	324	1	10	—	335	664	(17)	—	647
Food and beverage	313	1	15	—	329	835	(3)	—	832
Other	919	3	33	—	955	1,426	(11)	—	1,415
Depreciation and amortization	597	—	—	(597)	—	501	—	(501)	—
Corporate and other expenses	73	—	—	(73)	—	80	—	(80)	—
Gain on insurance and business interruption settlements	(5)	—	—	—	(5)	(4)	—	4	—
Total expenses	2,221	5	58	(670)	1,614	3,502	(31)	(577)	2,894
Operating Profit - All Owned Hotel Pro Forma EBITDA(4)	$ (329)	$ (5)	$ 28	$ 670	$ 364	$ 633	$ (29)	$ 577	$ 1,181

(1) See the Notes to Financial Information for a discussion of non-GAAP measures and the calculation of all owned hotel pro forma results, including the limitations on their use.

(2) Profit margins are calculated by dividing the applicable operating profit by the related revenue amount. GAAP profit margins are calculated using amounts presented in the unaudited condensed consolidated statements of operations. Hotel margins are calculated using amounts presented in the above tables.

(3) Pro forma adjustments represent the following items: (i) the elimination of results of operations of our sold hotels, which operations are included in our unaudited condensed consolidated statements of operations as continuing operations and (ii) the addition of results for periods prior to our ownership for hotels acquired as of September 30, 2021. All Owned Hotel Pro Forma results also includes the results of our leased office buildings and other non-hotel revenue and expense items.

(4) All Owned Hotel Pro Forma EBITDA excludes the Laura Hotel, a luxury downtown Houston hotel, acquired in July 2021, as it was closed for the entirety of the quarter. Additionally, the AC Hotel Scottsdale North is a new development hotel that opened in January 2021. Therefore, there were no operations for the hotel prior to January 2021 and no adjustments made for pro forma results of the hotel for periods prior to its opening. Results for the five hotels sold subsequent to quarter end are included, as they were owned for the entirety of the periods presented.

HOST HOTELS & RESORTS, INC.
Reconciliation of Net Income (Loss) to
EBITDA, EBITDA*re* and Adjusted EBITDA*re* [1]
(unaudited, in millions)

	Quarter ended September 30,		Year-to-date ended September 30,	
	2021	2020	2021	2020
Net loss[2]	$ (120)	$ (316)	$ (334)	$ (675)
Interest expense	43	66	128	143
Depreciation and amortization	171	166	505	498
Income taxes	(13)	(73)	(81)	(156)
EBITDA[2]	81	(157)	218	(190)
Gain on dispositions	—	(1)	—	(1)
Non-cash impairment expense	92	—	92	—
Equity investment adjustments:				
Equity in (earnings) losses of affiliates	(2)	5	(36)	26
Pro rata EBITDA*re* of equity investments[3]	8	(1)	21	(15)
EBITDA*re*[2]	179	(154)	295	(180)
Adjustments to EBITDA*re*:				
Severance expense (reversal) at hotel properties	(2)	43	(5)	44
Adjusted EBITDA*re*[2]	$ 177	$ (111)	$ 290	$ (136)

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(1) See the Notes to Financial Information for discussion of non-GAAP measures.
(2) Net loss, EBITDA, EBITDA*re*, Adjusted EBITDA*re*, NAREIT FFO and Adjusted FFO for the year-to-date ended September 30, 2020 include a gain of $12 million from the sale of land adjacent to The Phoenician hotel and a loss of $14 million related to inventory impairment expense recorded by our Maui timeshare joint venture, reflected through equity in (earnings) losses of affiliates.
(3) Pro rata EBITDA*re* of equity investments and pro rata FFO of equity investments for year-to-date ended September 30, 2021 include a realized gain of approximately $3 million related to equity securities held by one of our unconsolidated partnerships, Fifth Wall Ventures, L.P. Unrealized gains of our unconsolidated investments are not recognized in our EBITDA*re*, Adjusted EBITDA*re*, NAREIT FFO or Adjusted FFO until they have been realized by the unconsolidated partnership.

HOST HOTELS & RESORTS, INC.
Reconciliation of Diluted Earnings (Loss) per Common Share to
NAREIT and Adjusted Funds From Operations per Diluted Share [(1)]
(unaudited, in millions, except per share amounts)

	Quarter ended September 30,		Year-to-date ended September 30,	
	2021	2020	2021	2020
Net loss[(2)]	$ (120)	$ (316)	$ (334)	$ (675)
Less: Net loss attributable to non-controlling interests	1	3	3	7
Net loss attributable to Host Inc.	(119)	(313)	(331)	(668)
Adjustments:				
Gain on dispositions	—	(1)	—	(1)
Depreciation and amortization	171	165	504	496
Non-cash impairment expense	92	—	92	—
Equity investment adjustments:				
Equity in (earnings) losses of affiliates	(2)	5	(36)	26
Pro rata FFO of equity investments[(3)]	6	(4)	16	(21)
Consolidated partnership adjustments:				
FFO adjustment for non-controlling partnerships	—	—	(1)	(1)
FFO adjustments for non-controlling interests of Host L.P.	(3)	(2)	(6)	(5)
NAREIT FFO[(2)]	145	(150)	238	(174)
Adjustments to NAREIT FFO:				
Loss on debt extinguishment	—	27	—	28
Severance expense (reversal) at hotel properties	(2)	43	(5)	44
Adjusted FFO[(2)]	$ 143	$ (80)	$ 233	$ (102)
For calculation on a per share basis:[(4)]				
Diluted weighted average shares outstanding - EPS	713.9	705.2	709.0	706.1
Assuming issuance of common shares granted under the comprehensive stock plans	1.6	—	1.6	—
Diluted weighted average shares outstanding - NAREIT FFO and Adjusted FFO	715.5	705.2	710.6	706.1
Diluted loss per common share	$ (.17)	$ (.44)	$ (.47)	$ (.95)
NAREIT FFO per diluted share	$ .20	$ (.21)	$ .33	$ (.25)
Adjusted FFO per diluted share	$ .20	$ (.11)	$ .33	$ (.14)

(1-3) Refer to corresponding footnote on the Reconciliation of Net Income (Loss) to EBITDA, EBITDA*re* and Adjusted EBITDA*re*.
(4) Diluted loss per common share, NAREIT FFO per diluted share and Adjusted FFO per diluted share are adjusted for the effects of dilutive securities. Dilutive securities may include shares granted under comprehensive stock plans, preferred OP units held by non-controlling partners and other non-controlling interests that have the option to convert their limited partnership interests to common OP units. No effect is shown for securities if they are anti-dilutive.

All Owned Hotel Pro Forma Operating Statistics and Results

To facilitate a quarter-to-quarter comparison of our operations, we typically present certain operating statistics (i.e., Total RevPAR, RevPAR, average daily rate and average occupancy) and operating results (revenues, expenses, hotel EBITDA and associated margins) for the periods included in this presentation on a comparable hotel basis in order to enable our investors to better evaluate our operating performance (discussed in "Hotel Property Level Operating Results" below). However, due to the COVID-19 pandemic and its effects on operations, there is little comparability between periods. For this reason, we temporarily are suspending our comparable hotel presentation and instead present hotel operating results for all consolidated hotels and, to facilitate comparisons between periods, we are presenting results on a pro forma basis, including the following adjustments: (1) operating results are presented for all consolidated hotels owned as of September 30, 2021, but do not include the results of operations for properties sold through the reporting date; and (2) operating results for acquisitions as of September 30, 2021 are reflected for full calendar years, to include results for periods prior to our ownership. For these hotels, since the year-over-year comparison includes periods prior to our ownership, the changes will not necessarily correspond to changes in our actual results.

Constant US$ and Nominal US$

Operating results denominated in foreign currencies are translated using the prevailing exchange rates on the date of the transaction, or monthly based on the weighted average exchange rate for the period. For comparative purposes, we also present the RevPAR results for the prior year assuming the results of our foreign operations were translated using the same exchange rates that were effective for the comparable periods in the current year, thereby eliminating the effect of currency fluctuation for the year-over-year comparisons. We believe this presentation is useful to investors as it provides clarity with respect to the change in RevPAR in the local currency of the hotel consistent with the manner in which we would evaluate our domestic portfolio. However, the estimated effect of changes in foreign currency has been reflected in the results of net income (loss), EBITDA, Adjusted EBITDA*re*, diluted earnings (loss) per common share and Adjusted FFO per diluted share. Nominal US$ results include the effect of currency fluctuations, consistent with our financial statement presentation.

Non-GAAP Financial Measures

Included in this press release are certain "non-GAAP financial measures," which are measures of our historical or future financial performance that are not calculated and presented in accordance with GAAP, within the meaning of applicable SEC rules. They are as follows: (i) FFO and FFO per diluted share (both NAREIT and Adjusted), (ii) EBITDA, (iii) EBITDA*re* and Adjusted EBITDA*re,* and (iv) All Owned Hotel Pro Forma Operating Statistics and Results. The following discussion defines these measures and presents why we believe they are useful supplemental measures of our performance.

NAREIT FFO and NAREIT FFO per Diluted Share

We present NAREIT FFO and NAREIT FFO per diluted share as non-GAAP measures of our performance in addition to our earnings per share (calculated in accordance with GAAP). We calculate NAREIT FFO per diluted share as our NAREIT FFO (defined as set forth below) for a given operating period, as adjusted for the effect of dilutive securities, divided by the number of fully diluted shares outstanding during such period, in accordance with NAREIT guidelines. Effective January 1, 2019, we adopted NAREIT's definition of FFO included in NAREIT's Funds From Operations White Paper – 2018 Restatement. NAREIT defines FFO as net income (calculated in accordance with GAAP) excluding depreciation and amortization related to real estate, gains and losses from the sale of certain real estate assets, gains and losses from change in control, impairment expense of certain real estate assets and investments and adjustments for consolidated partially-owned entities and unconsolidated affiliates. Adjustments for consolidated partially-owned entities and unconsolidated affiliates are calculated to reflect our pro rata share of the FFO of those entities on the same basis.

We believe that NAREIT FFO per diluted share is a useful supplemental measure of our operating performance and that the presentation of NAREIT FFO per diluted share, when combined with the primary GAAP presentation of earnings per share, provides beneficial information to investors. By excluding the effect of real estate depreciation, amortization, impairment expense and gains and losses from sales of depreciable real estate, all of which are based on historical cost accounting and which may be of lesser significance in evaluating current performance, we believe that such measures can facilitate comparisons of operating performance between periods and with other REITs, even though NAREIT FFO per diluted share does not represent an amount that accrues directly to holders of our common stock. Historical cost accounting for real estate assets implicitly assumes that the value of real estate assets diminishes predictably over time. As noted by NAREIT in its Funds From Operations White Paper – 2018 Restatement, the primary purpose for including FFO as a supplemental measure of operating performance of a REIT is to address the artificial nature of historical cost depreciation and amortization of real estate and real estate-related assets mandated by GAAP. For these reasons, NAREIT adopted the FFO metric in order to promote a uniform industry-wide measure of REIT operating performance.

Adjusted FFO per Diluted Share

We also present Adjusted FFO per diluted share when evaluating our performance because management believes that the exclusion of certain additional items described below provides useful supplemental information to investors regarding our ongoing operating performance. Management historically has made the adjustments detailed below in evaluating our performance, in our annual budget process and for our compensation programs. We believe that the presentation of Adjusted FFO per diluted share, when combined with both the primary GAAP presentation of diluted earnings per share and FFO per diluted share as defined by NAREIT, provides useful supplemental information that is beneficial to an investor's understanding of our operating performance. We adjust NAREIT FFO per diluted share for the following items, which may occur in any period, and refer to this measure as Adjusted FFO per diluted share:

- Gains and Losses on the Extinguishment of Debt – We exclude the effect of finance charges and premiums associated with the extinguishment of debt, including the acceleration of the write-off of deferred financing costs from the original issuance of the debt being redeemed or retired and incremental interest expense incurred during the refinancing period. We also exclude the gains on debt repurchases and the original issuance costs associated with the retirement of preferred stock. We believe that these items are not reflective of our ongoing finance costs.
- Acquisition Costs – Under GAAP, costs associated with completed property acquisitions that are considered business combinations are expensed in the year incurred. We exclude the effect of these costs because we believe they are not reflective of the ongoing performance of the Company.
- Litigation Gains and Losses – We exclude the effect of gains or losses associated with litigation recorded under GAAP that we consider outside the ordinary course of business. We believe that including these items is not consistent with our ongoing operating performance.
- Severance Expense –In certain circumstances, we will add back hotel-level severance expenses when we do not believe that such expenses are reflective of the ongoing operation of our properties. Situations that would result in a severance add-back include, but are not limited to, (i) costs incurred as part of a broad-based reconfiguration of the operating model with the specific hotel operator for a portfolio of hotels and (ii) costs incurred at a specific hotel due to a broad-based and significant reconfiguration of a hotel and/or its workforce. We do not add back corporate-level severance costs or severance costs at an individual hotel that we consider to be incurred in the normal course of business.

In unusual circumstances, we also may adjust NAREIT FFO for gains or losses that management believes are not representative of the Company's current operating performance. For example, in 2017, as a result of the reduction of the U.S. federal corporate income tax rate from 35% to 21% by the Tax Cuts and Jobs Act, we remeasured our domestic deferred tax assets as of December 31, 2017 and recorded a one-time adjustment to reduce our deferred tax assets and to increase the provision for income taxes by approximately $11 million. We do not consider this adjustment to be reflective of our on-going operating performance and, therefore, we excluded this item from Adjusted FFO.

EBITDA

Earnings before Interest Expense, Income Taxes, Depreciation and Amortization ("EBITDA") is a commonly used measure of performance in many industries. Management believes EBITDA provides useful information to investors regarding our results of operations because it helps us and our investors evaluate the ongoing operating performance of our properties after removing the impact of the Company's capital structure (primarily interest expense) and its asset base (primarily depreciation and amortization). Management also believes the use of EBITDA facilitates comparisons between us and other lodging REITs, hotel owners that are not REITs and other capital-intensive companies. Management uses EBITDA to evaluate property-level results and as one measure in determining the value of acquisitions and dispositions and, like FFO and Adjusted FFO per diluted share, it is widely used by management in the annual budget process and for our compensation programs.

EBITDAre and Adjusted EBITDAre

We present EBITDA*re* in accordance with NAREIT guidelines, as defined in its September 2017 white paper "Earnings Before Interest, Taxes, Depreciation and Amortization for Real Estate," to provide an additional performance measure to facilitate the evaluation and comparison of the Company's results with other REITs. NAREIT defines EBITDA*re* as net income (calculated in accordance with GAAP) excluding interest expense, income tax, depreciation and amortization, gains or losses on disposition of depreciated property (including gains or losses on change of control), impairment expense of depreciated property and of investments in unconsolidated affiliates caused by a decrease in value of depreciated property in the affiliate, and adjustments to reflect the entity's pro rata share of EBITDA*re* of unconsolidated affiliates.

We make additional adjustments to EBITDA*re* when evaluating our performance because we believe that the exclusion of certain additional items described below provides useful supplemental information to investors regarding our ongoing operating performance. We believe that the presentation of Adjusted EBITDA*re*, when combined with the primary GAAP presentation of net income, is beneficial to an investor's understanding of our operating performance. Adjusted EBITDA*re* also is similar to the measure used to calculate certain credit ratios for our credit facility and senior notes. We adjust EBITDA*re* for the following items, which may occur in any period, and refer to this measure as Adjusted EBITDA*re*:

- Property Insurance Gains – We exclude the effect of property insurance gains reflected in our consolidated statements of operations because we believe that including them in Adjusted EBITDA*re* is not consistent with reflecting the ongoing performance of our assets. In addition, property insurance gains could be less important to investors given that the depreciated asset book value written off in connection with the calculation of the property insurance gain often does not reflect the market value of real estate assets.
- Acquisition Costs – Under GAAP, costs associated with completed property acquisitions that are considered business combinations are expensed in the year incurred. We exclude the effect of these costs because we believe they are not reflective of the ongoing performance of the Company.
- Litigation Gains and Losses – We exclude the effect of gains or losses associated with litigation recorded under GAAP that we consider outside the ordinary course of business. We believe that including these items is not consistent with our ongoing operating performance.
- Severance Expense – In certain circumstances, we will add back hotel-level severance expenses when we do not believe that such expenses are reflective of the ongoing operation of our properties. Situations that would result in a severance add-back include, but are not limited to, (i) costs incurred as part of a broad-based reconfiguration of the operating model with the specific hotel operator for a portfolio of hotels and (ii) costs incurred at a specific hotel due to a broad-based and significant reconfiguration of a hotel and/or its workforce. We do not add back corporate-level severance costs or severance costs at an individual hotel that we consider to be incurred in the normal course of business.

In unusual circumstances, we also may adjust EBITDA*re* for gains or losses that management believes are not representative of the Company's current operating performance. The last adjustment of this nature was a 2013 exclusion of a gain from an eminent domain claim.

Limitations on the Use of NAREIT FFO per Diluted Share, Adjusted FFO per Diluted Share, EBITDA, EBITDAre and Adjusted EBITDAre

We calculate EBITDA*re* and NAREIT FFO per diluted share in accordance with standards established by NAREIT, which may not be comparable to measures calculated by other companies that do not use the NAREIT definition of EBITDA*re* and FFO or do not calculate FFO per diluted share in accordance with NAREIT guidance. In addition, although EBITDA*re* and FFO per diluted share are useful measures when comparing our results to other REITs, they may not be helpful to investors when comparing us to non-REITs. We also calculate Adjusted FFO per diluted share and Adjusted EBITDA*re*, which are not in accordance with NAREIT guidance and may not be comparable to measures calculated by other REITs or by other companies. This information should not be considered as an alternative to net income, operating profit, cash from operations or any other operating performance measure calculated in accordance with GAAP. Cash expenditures for various long-term assets (such as renewal and replacement capital expenditures), interest expense (for EBITDA, EBITDA*re* and Adjusted EBITDA*re* purposes only), severance expense related to significant property-level reconfiguration and other items have been, and will be, made and are not reflected in the EBITDA, EBITDA*re,* Adjusted EBITDA*re*, NAREIT FFO per diluted share and Adjusted FFO per diluted share presentations. Management compensates for these limitations by separately considering the impact of these excluded items to the extent they are material to operating decisions or assessments of our operating performance. Our consolidated statements of operations and consolidated statements of cash flows ("Statements of Cash Flows") in the Company's annual report on Form 10-K and quarterly reports on Form 10-Q include interest expense, capital expenditures, and other excluded items, all of which should be considered when evaluating our performance, as well as the usefulness of our non-GAAP financial measures. Additionally, NAREIT FFO per diluted share, Adjusted FFO per diluted share, EBITDA, EBITDA*re* and Adjusted EBITDA*re* should not be considered as a measure of our liquidity or indicative of funds available to fund our cash needs, including our ability to make cash distributions. In addition, NAREIT FFO per diluted share and Adjusted FFO per diluted share do not measure, and should not be used as a measure of, amounts that accrue directly to stockholders' benefit.

Similarly, EBITDA*re,* Adjusted EBITDA*re*, NAREIT FFO and Adjusted FFO per diluted share include adjustments for the pro rata share of our equity investments and NAREIT FFO and Adjusted FFO per diluted share include adjustments for the pro rata share of non-controlling partners in consolidated partnerships. Our equity investments consist of interests ranging from 11% to 67% in seven domestic and international partnerships that own a total of 10 properties and a vacation ownership development. Due to the voting rights of the outside owners, we do not control and, therefore, do not consolidate these entities. The non-controlling partners in consolidated partnerships primarily consist of the approximate 1% interest in Host LP held by outside partners, and a 15% interest held by outside partners in a partnership owning one hotel for which we do control the entity and, therefore, consolidate its operations. These pro rata results for NAREIT FFO and Adjusted FFO per diluted share, EBITDA*re* and Adjusted EBITDA*re* were calculated as set forth in the definitions above. Readers should be cautioned that the pro rata results presented in these measures for consolidated partnerships (for NAREIT FFO and Adjusted FFO per diluted share) and equity investments may not accurately depict the legal and economic implications of our investments in these entities.

Hotel Property Level Operating Results

We present certain operating results for our hotels, such as hotel revenues, expenses, food and beverage profit, and EBITDA (and the related margins), on a hotel-level pro forma basis as supplemental information for our investors. Our hotel results reflect the operating results of our hotels as discussed in "All Owned Hotel Pro Forma Operating Statistics and Results" above. We present all owned hotel pro forma EBITDA to help us and our investors evaluate the ongoing operating performance of our hotels after removing the impact of the Company's capital structure (primarily interest expense) and its asset base (primarily depreciation and amortization expense). Corporate-level costs and expenses also are removed to arrive at property-level results. We believe these property-level results provide investors with supplemental information about the ongoing operating performance of our hotels. All owned hotel pro forma results are presented both by location and for the Company's properties in the aggregate. While severance expense is not uncommon at the individual property level in the normal course of business, we eliminate from our hotel level operating results severance costs related to broad-based and significant property-level reconfiguration that is not considered to be within the normal course of business, as we believe this elimination provides useful supplemental information that is beneficial to an investor's understanding of our ongoing operating performance. We also eliminate depreciation and amortization expense because, even though depreciation and amortization expense are property-level expenses, these non-cash expenses, which are based on historical cost accounting for real estate assets, implicitly assume that the value of real estate assets diminishes predictably over time. As noted earlier, because real estate values historically have risen or fallen with market conditions, many real estate industry investors have considered presentation of historical cost accounting for operating results to be insufficient.

Because of the elimination of corporate-level costs and expenses, gains or losses on disposition, certain severance expenses and depreciation and amortization expense, the hotel operating results we present do not represent our total revenues, expenses, operating profit or net income and should not be used to evaluate our performance as a whole. Management compensates for these limitations by separately considering the impact of these excluded items to the extent they are material to operating decisions or assessments of our operating performance. Our consolidated statements of operations include such amounts, all of which should be considered by investors when evaluating our performance.

While management believes that presentation of all owned hotel results is a supplemental measure that provides useful information in evaluating our ongoing performance, this measure is not used to allocate resources or to assess the operating performance of each of our hotels, as these decisions are based on data for individual hotels and are not based on all owned hotel results in the aggregate. For these reasons, we believe all owned hotel operating results, when combined with the presentation of GAAP operating profit, revenues and expenses, provide useful information to investors and management.

Supplemental Financial Information

SEPTEMBER 30, 2021

TABLE OF CONTENTS

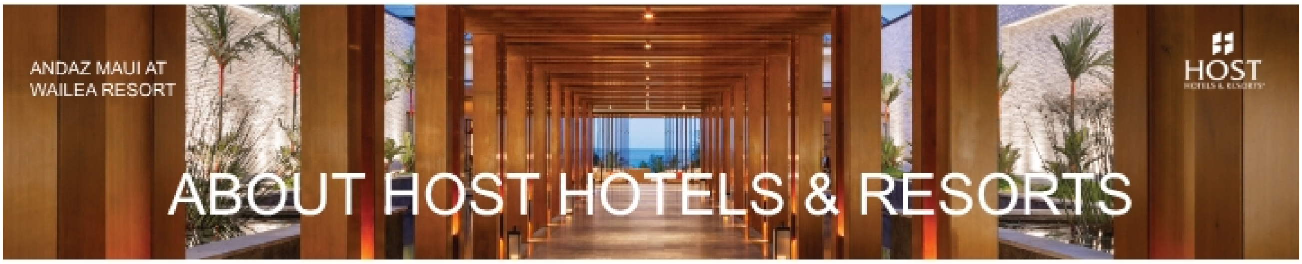
OVERVIEW

PROPERTY LEVEL DATA

CAPITALIZATION

COVID-19 DATA

NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION



ABOUT HOST HOTELS & RESORTS

PREMIER US LODGING REIT

S&P 500	$11.8 BILLION	$16.4 BILLION
COMPANY	MARKET CAP[1]	ENTERPRISE VALUE[1]

LUXURY & UPPER UPSCALE CONSOLIDATED HOTELS PORTFOLIO[2]

80	45,400	20
HOTELS	ROOMS	TOP US MARKETS

(1) Based on market cap as of September 30, 2021. See Comparative Capitalization for calculation.
(2) At November 3, 2021.

ANALYST COVERAGE

HOST HOTELS & RESORTS

BAIRD Mike Bellisario 414-298-6130 mbellisario@rwbaird.com	COMPASS POINT RESEARCH & TRADING, LLC Floris van Dijkum 646-757-2621 fvandijkum@compasspointllc.com	MORGAN STANLEY & CO. Thomas Allen 212-761-3356 Thomas.Allen@morganstanley.com
BANK OF AMERICA MERRILL LYNCH Shaun Kelley 646-855-1005 shaun.kelley@baml.com	DEUTSCHE BANK SECURITIES Chris Woronka 212-250-9376 Chris.Woronka@db.com	RAYMOND JAMES & ASSOCIATES Bill Crow 727-567-2594 Bill.crow@raymondjames.com
BARCLAYS CAPITAL Anthony Powell 212-526-8768 anthony.powell@barclays.com	EVERCORE ISI Richard Hightower 212-752-0886 rhightower@evercoreisi.com	STIFEL, NICOLAUS & CO. Simon Yarmak 443-224-1345 yarmaks@stifel.com
BMO CAPITAL MARKETS Ari Klein 212-885-4103 ari.klein@bmo.com	GOLDMAN SACHS & CO. Stephen Grambling 212-902-7832 Stephen.Grambling@gs.com	TRUIST C. Patrick Scholes 212-319-3915 Patrick.scholes@suntrust.com
BTIG James Sullivan 212-738-6139 jsullivan@btig.com	GREEN STREET ADVISORS Chris Darling 949-640-8780 cdarling@greenst.com	UBS SECURITIES LLC Robin Farley 212-713-2060 Robin.farley@ubs.com
CAPITAL ONE SECURITIES Neil Malkin 571-633-8191 neil.malkin@capitalone.com	JEFFERIES David Katz 212-323-3355 dkatz@jefferies.com	WELLS FARGO SECURITIES LLC Dori Kesten 617-603-4233 dori.kesten@wellsfargo.com
CITI INVESTMENT RESEARCH Smedes Rose 212-816-6243 smedes.rose@citi.com	J.P. MORGAN SECURITIES Joe Greff 212-622-0548 Joseph.greff@jpmorgan.com	

The Company is followed by the analysts listed above. Please note that any opinions, estimates or forecasts regarding the Company's performance made by these analysts are theirs alone and do not represent opinions, forecasts or predictions of the Company or its management. The Company does not by its reference above imply its endorsement of or concurrence with any of such analysts' information, conclusions or recommendations.

ABOUT HOST HOTELS & RESORTS

Host Hotels & Resorts, Inc., herein referred to as "we," "Host Inc.," or the "Company," is a self-managed and self-administered real estate investment trust that owns hotel properties. We conduct our operations as an umbrella partnership REIT through an operating partnership, Host Hotels & Resorts, L.P. ("Host LP"), of which we are the sole general partner. When distinguishing between Host Inc. and Host LP, the primary difference is approximately 1% of the partnership interests in Host LP held by outside partners as of September 30, 2021, which is non-controlling interests in Host LP in our consolidated balance sheets and is included in net (income) loss attributable to non-controlling interests in our consolidated statements of operations. Readers are encouraged to find further detail regarding our organizational structure in our annual report on Form 10-K.

FORWARD-LOOKING STATEMENTS

This supplemental information contains forward-looking statements within the meaning of federal securities regulations. These forward-looking statements include forecast results and are identified by their use of terms and phrases such as "anticipate," "believe," "could," "estimate," "expect," "intend," "may," "should," "plan," "predict," "project," "will," "continue" and other similar terms and phrases, including references to assumptions and forecasts of future results. Forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors which may cause the actual results to differ materially from those anticipated at the time the forward-looking statements are made. These risks include, but are not limited to: the duration and scope of the COVID-19 pandemic and its short and longer-term impact on the demand for travel, transient and group business, and levels of consumer confidence; actions governments, businesses and individuals take in response to the pandemic, including limiting or banning travel or the size of gatherings; the impact of the pandemic and actions taken in response to the pandemic on global and regional economies, travel, and economic activity, including the duration and magnitude of its impact on unemployment rates, business investment and consumer discretionary spending; the pace of recovery when the COVID-19 pandemic subsides; general economic uncertainty in U.S. markets where we own hotels and a worsening of economic conditions or low levels of economic growth in these markets; the effects of steps we and our hotel managers take to reduce operating costs in response to the COVID-19 pandemic; other changes (apart from the COVID-19 pandemic) in national and local economic and business conditions and other factors such as natural disasters and weather that will affect occupancy rates at our hotels and the demand for hotel products and services; the impact of geopolitical developments outside the U.S. on lodging demand; volatility in global financial and credit markets; operating risks associated with the hotel business; risks and limitations in our operating flexibility associated with the level of our indebtedness and our ability to meet covenants in our debt agreements; risks associated with our relationships with property managers and joint venture partners; our ability to maintain our properties in a first-class manner, including meeting capital expenditure requirements; the effects of hotel renovations on our hotel occupancy and financial results; our ability to compete effectively in areas such as access, location, quality of accommodations and room rate structures; risks associated with our ability to complete acquisitions and develop new properties and the risks that acquisitions and new developments may not perform in accordance with our expectations; our ability to continue to satisfy complex rules in order for us to remain a REIT for federal income tax purposes; risks associated with our ability to effectuate our dividend policy, including factors such as operating results and the economic outlook influencing our board's decision whether to pay further dividends at levels previously disclosed or to use available cash to make special dividends; and other risks and uncertainties associated with our business described in the Company's annual report on Form 10-K, quarterly reports on Form 10-Q and current reports on Form 8-K filed with the SEC. Although the Company believes the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that the expectations will be attained or that any deviation will not be material. All information in this supplemental presentation is as of November 3, 2021, and the Company undertakes no obligation to update any forward-looking statement to conform the statement to actual results or changes in the Company's expectations.

ALL OWNED HOTEL PRO FORMA OPERATING STATISTICS AND RESULTS AND NON-GAAP FINANCIAL MEASURES

To facilitate a quarter-to-quarter comparison of our operations, we typically present certain operating statistics (i.e., Total RevPAR, RevPAR, average daily rate and average occupancy) and operating results (revenues, expenses, hotel EBITDA and associated margins) for the periods included in this supplemental information on a comparable hotel basis in order to enable our investors to better evaluate our operating performance (discussed in "Hotel Property Level Operating Results"). However, due to the COVID-19 pandemic and its effects on operations, there is little comparability between periods. For this reason, we temporarily are suspending our comparable hotel presentation and instead present hotel operating results for all consolidated hotels and, to facilitate comparisons between periods, we are presenting results on a pro forma basis, including the following adjustments: (1) operating results are presented for all consolidated hotels owned as of September 30, 2021, but do not include the results of operations for properties sold through the reporting date; and (2) operating results for acquisitions as of September 30, 2021 are reflected for full calendar years, to include results for periods prior to our ownership. For these hotels, since the year-over-year comparison includes periods prior to our ownership, the changes will not necessarily correspond to changes in our actual results. See the Notes to Supplemental Financial Information for further information on these pro forma statistics and the limitations on their use.

Included in this supplemental information are certain "non-GAAP financial measures," which are measures of our historical or future financial performance that are not calculated and presented in accordance with GAAP (U.S. generally accepted accounting principles), within the meaning of applicable SEC rules. They are as follows: (i) EBITDA (for both the Company and hotel level), (ii) EBITDA*re* and Adjusted EBITDA*re*, (iii) Net Operating Income (NOI) and (iv) All Owned Hotel Pro Forma Operating Statistics and Results. Also included are reconciliations to the most directly comparable GAAP measures. See the Notes to Supplemental Financial Information for definitions of these measures, why we believe these measures are useful and limitations on their use.

Also included in this supplemental information is our leverage ratio, unsecured interest coverage ratio and fixed charge coverage ratio, calculated in accordance with our credit facility, along with our EBITDA to interest coverage ratio, indenture indebtedness test, indenture secured indebtedness test, and indenture unencumbered assets to unsecured indebtedness test, calculated in accordance with our senior notes indenture covenants. Included with these ratios are reconciliations calculated in accordance with GAAP. See the Notes to Supplemental Financial Information for information on how these supplemental measures are calculated, why we believe they are useful and limitations on their use.


THE RITZ-CARLTON,
AMELIA ISLAND

ALL OWNED HOTELS (PRO FORMA) RESULTS BY LOCATION IN NOMINAL US$

HOST HOTELS & RESORTS

(UNAUDITED, IN MILLIONS, EXCEPT HOTEL STATISTICS AND PER ROOM BASIS)

	Quarter ended September 30, 2021						
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR[1]	Total Revenues	Total Revenues per Available Room[2]
Maui/Oahu	4	2,007	$514.34	82.8%	$425.86	$117.3	$635.28
Jacksonville	1	446	465.60	68.7	319.90	28.0	683.35
Miami	3	1,276	364.54	55.2	201.40	40.4	333.79
Florida Gulf Coast	5	1,842	314.16	45.2	141.93	48.6	286.62
Phoenix	4	1,822	245.88	57.7	141.92	53.9	321.83
Orlando	2	2,448	332.90	37.4	124.35	51.4	228.19
Los Angeles/Orange County	5	2,119	218.60	71.1	155.40	42.1	216.04
Philadelphia	2	810	191.85	79.1	151.74	16.6	223.07
San Diego	3	3,288	247.61	72.1	178.55	85.0	281.14
Houston	4	1,716	149.60	66.6	99.67	21.1	133.88
Atlanta	4	1,682	178.31	56.6	100.94	22.0	142.30
Northern Virginia	3	1,252	169.41	60.6	102.70	18.0	156.44
San Antonio/Austin	3	1,960	181.37	56.1	101.79	27.4	152.09
Washington, D.C. (CBD) [4]	5	3,238	185.06	37.1	68.65	28.9	96.94
Denver	3	1,340	169.25	65.4	110.75	17.5	141.64
Chicago	4	1,816	191.01	62.4	119.27	25.0	149.38
New York	3	4,261	217.90	46.2	100.72	51.3	130.88
Seattle	2	1,315	202.49	53.5	108.25	15.7	130.03
New Orleans	1	1,333	136.76	54.3	74.30	11.2	91.66
San Francisco/San Jose	7	4,530	163.42	50.0	81.72	43.5	104.30
Boston	3	2,715	204.56	48.1	98.46	29.4	117.58
Other	8	2,759	252.92	53.8	136.07	48.0	189.18
Other property level [3]						1.4	
Domestic	79	45,975	236.65	55.7	131.82	843.7	199.00
International	5	1,499	90.99	51.4	46.77	9.2	66.43
All Locations - Nominal US$	84	47,474	$232.40	55.6%	$129.14	$852.9	$194.82
Pro forma adjustments [5]						(9.4)	
Total	84	47,474	—	—	—	$843.5	—

(1) RevPAR is the product of the average daily room rate charged and the average daily occupancy achieved.
(2) Total Revenues per Available Room ("Total RevPAR") is a summary measure of hotel results calculated by dividing the sum of room, food and beverage and other ancillary service revenue by room nights available to guests for the period. It includes ancillary revenues not included within RevPAR.
(3) Other property level includes certain ancillary revenues.
(4) CBD refers to the central business district.
(5) Pro forma adjustments represent the following items: (i) the elimination of results of operations of our sold hotels, which operations are included in our unaudited condensed consolidated statements of operations as continuing operations and (ii) the addition of results for periods prior to our ownership for hotels acquired as of September 30, 2021. The AC Hotel Scottsdale North is a new development hotel located in Phoenix that opened in January 2021. Therefore, there were no operations for the hotel prior to January 2021 and no adjustments made for pro forma results of the hotel for periods prior to its opening. In addition, hotel results exclude the Laura Hotel, a luxury downtown Houston hotel, acquired in July 2021, as it was closed for the entirety of the quarter. Results for the five hotels sold subsequent to quarter end are included, as they were owned for the entirety of the periods presented.

ALL OWNED HOTELS (PRO FORMA) RESULTS BY LOCATION IN NOMINAL US$

HOST HOTELS & RESORTS

(UNAUDITED, IN MILLIONS, EXCEPT HOTEL STATISTICS AND PER ROOM BASIS)

	Quarter ended September 30, 2020						
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total Revenues	Total Revenues per Available Room
Maui/Oahu	4	2,007	$172.74	11.3%	$19.47	$4.6	$25.42
Jacksonville	1	446	419.23	43.3	181.67	15.7	383.23
Miami	3	1,276	209.34	26.8	56.08	12.0	98.65
Florida Gulf Coast	5	1,842	288.56	33.7	97.38	33.0	194.67
Phoenix	3	1,657	201.12	22.0	44.33	16.8	110.66
Orlando	2	2,448	433.28	7.0	30.40	14.2	63.13
Los Angeles/Orange County	5	2,119	182.68	26.4	48.15	12.1	62.24
Philadelphia	2	810	147.01	32.2	47.36	5.1	68.09
San Diego	3	3,288	203.85	15.6	31.78	15.9	52.66
Houston	4	1,716	105.12	32.4	34.07	7.6	47.93
Atlanta	4	1,682	139.03	31.6	43.89	9.4	60.57
Northern Virginia	3	1,252	157.90	19.7	31.11	5.0	43.91
San Antonio/Austin	3	1,960	130.06	15.4	20.04	5.1	28.10
Washington, D.C. (CBD)	5	3,238	163.25	6.3	10.22	3.7	12.42
Denver	3	1,340	122.10	21.5	26.24	4.3	34.58
Chicago	4	1,816	124.78	17.6	21.96	4.5	26.96
New York	3	4,261	187.37	11.0	20.70	9.1	23.16
Seattle	2	1,315	172.32	6.1	10.48	1.5	12.33
New Orleans	1	1,333	112.64	26.6	30.00	4.4	35.57
San Francisco/San Jose	7	4,530	165.35	13.1	21.59	11.3	27.13
Boston	3	2,715	135.30	4.9	6.62	2.3	9.43
Other	8	2,759	198.70	26.0	51.63	18.7	73.67
Other property level (1)						1.7	
Domestic	78	45,810	184.34	17.6	32.40	218.0	51.32
International	5	1,499	88.93	11.3	10.08	1.9	13.50
All Locations - Nominal US$	83	47,309	$182.37	17.4%	$31.69	$219.9	$50.13
Pro forma adjustments (2)						(21.5)	
Total	83	47,309	—	—	—	$198.4	—

(1) Other property level includes certain ancillary revenues.
(2) Pro forma adjustments represent the following items: (i) the elimination of results of operations of our sold hotels, which operations are included in our unaudited condensed consolidated statements of operations as continuing operations and (ii) the addition of results for periods prior to our ownership for hotels acquired as of September 30, 2021.

ALL OWNED HOTELS (PRO FORMA) RESULTS BY LOCATION IN NOMINAL US$

(UNAUDITED, IN MILLIONS, EXCEPT HOTEL STATISTICS AND PER ROOM BASIS)

	Quarter ended September 30, 2019						
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total Revenues	Total Revenues per Available Room
Maui/Oahu	4	2,007	$385.51	91.5%	$352.78	$101.1	$554.15
Jacksonville	1	446	363.69	69.0	251.05	21.2	516.90
Miami	3	1,276	235.65	73.9	174.18	35.7	294.09
Florida Gulf Coast	5	1,842	242.93	61.6	149.63	51.2	302.07
Phoenix	3	1,657	197.07	57.9	114.19	43.8	287.59
Orlando	2	2,448	250.13	61.0	152.55	71.0	315.38
Los Angeles/Orange County	5	2,119	229.84	86.3	198.43	56.5	289.80
Philadelphia	2	810	207.13	88.2	182.60	22.0	295.52
San Diego	3	3,288	256.92	83.5	214.41	112.8	372.78
Houston	4	1,716	170.32	67.0	114.07	25.2	159.84
Atlanta	4	1,682	168.37	85.6	144.09	34.0	219.82
Northern Virginia	3	1,252	199.70	72.7	145.09	25.0	217.46
San Antonio/Austin	3	1,960	171.99	70.8	121.83	32.9	182.42
Washington, D.C. (CBD)	5	3,238	211.15	84.4	178.19	75.9	254.63
Denver	3	1,340	184.28	84.5	155.64	26.9	218.16
Chicago	4	1,816	220.91	85.5	188.78	43.8	264.29
New York	3	4,261	271.11	92.0	249.40	133.9	341.59
Seattle	2	1,315	260.45	90.2	234.96	35.3	291.64
New Orleans	1	1,333	156.82	77.0	120.78	21.5	176.06
San Francisco/San Jose	7	4,530	266.18	84.2	224.20	125.6	301.99
Boston	3	2,715	243.00	91.1	221.28	72.8	291.41
Other	8	2,759	199.21	80.2	159.70	62.5	245.36
Other property level (1)						1.6	
Domestic	78	45,810	236.51	80.5	190.47	1,232.2	291.96
International	5	1,499	159.14	75.9	120.86	23.0	166.88
All Locations - Nominal US$	83	47,309	$234.20	80.4%	$188.26	$1,255.2	$288.00
Pro forma adjustments (2)						6.6	
Total	83	47,309	—	—	—	$1,261.8	—

(1) Other property level includes certain ancillary revenues.
(2) Pro forma adjustments represent the following items: (i) the elimination of results of operations of our sold hotels, which operations are included in our unaudited condensed consolidated statements of operations as continuing operations and (ii) the addition of results for periods prior to our ownership for hotels acquired as of September 30, 2021.

ALL OWNED HOTELS (PRO FORMA) RESULTS BY LOCATION IN NOMINAL US$

HOST
HOTELS & RESORTS

(UNAUDITED, IN MILLIONS, EXCEPT HOTEL STATISTICS AND PER ROOM BASIS)

	Year-to-date ended September 30, 2021						
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total Revenues	Total Revenues per Available Room
Maui/Oahu	4	2,007	$470.97	67.4%	$317.20	$262.3	$480.87
Jacksonville	1	446	506.77	57.8	293.02	71.6	587.76
Miami	3	1,276	472.94	57.4	271.38	152.3	424.17
Florida Gulf Coast	5	1,842	416.57	54.8	228.24	214.6	426.68
Phoenix	4	1,822	301.23	56.5	170.12	171.1	346.53
Orlando	2	2,448	398.72	27.3	108.98	131.2	196.25
Los Angeles/Orange County	5	2,119	190.62	53.1	101.25	80.1	138.42
Philadelphia	2	810	169.58	58.7	99.52	32.6	147.38
San Diego	3	3,288	218.39	45.3	98.85	139.7	155.68
Houston	4	1,716	140.32	59.7	83.73	53.0	113.03
Atlanta	4	1,682	170.45	48.0	81.83	51.1	111.31
Northern Virginia	3	1,252	161.62	44.3	71.60	36.7	107.52
San Antonio/Austin	3	1,960	162.63	43.8	71.26	55.6	103.90
Washington, D.C. (CBD)	5	3,238	161.96	42.2	68.41	71.8	81.26
Denver	3	1,340	149.35	42.1	62.95	29.4	80.24
Chicago	4	1,816	168.03	37.4	62.92	38.5	77.59
New York	3	4,261	189.90	31.7	60.17	87.3	75.05
Seattle	2	1,315	188.47	27.8	52.43	22.9	63.79
New Orleans	1	1,333	128.95	37.6	48.51	23.9	65.71
San Francisco/San Jose	7	4,530	153.68	31.5	48.40	77.7	62.82
Boston	3	2,715	180.00	25.7	46.18	41.9	56.54
Other	8	2,759	245.69	43.7	107.40	114.0	151.39
Other property level [1]						4.6	
Domestic	79	45,975	240.30	42.5	102.15	1,963.9	156.04
International	5	1,499	85.10	28.0	23.85	14.0	34.15
All Locations - Nominal US$	84	47,474	$237.03	42.1%	$99.68	$1,977.9	$152.19
Pro forma adjustments [2]						(86.4)	
Total	84	47,474	—	—	—	$1,891.5	—

(1) Other property level includes certain ancillary revenues.
(2) Pro forma adjustments represent the following items: (i) the elimination of results of operations of our sold hotels, which operations are included in our unaudited condensed consolidated statements of operations as continuing operations and (ii) the addition of results for periods prior to our ownership for hotels acquired as of September 30, 2021. The AC Hotel Scottsdale North is a new development hotel located in Phoenix that opened in January 2021. Therefore, there were no operations for the hotel prior to January 2021 and no adjustments made for pro forma results of the hotel for periods prior to its opening. In addition, hotel results exclude the Laura Hotel, a luxury downtown Houston hotel, acquired in July 2021, as it was closed for the entirety of the quarter. Results for the five hotels sold subsequent to quarter end are included, as they were owned for the entirety of the periods presented.

ALL OWNED HOTELS (PRO FORMA) RESULTS BY LOCATION IN NOMINAL US$

HOST HOTELS & RESORTS

(UNAUDITED, IN MILLIONS, EXCEPT HOTEL STATISTICS AND PER ROOM BASIS)

	Year-to-date ended September 30, 2020						
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total Revenues	Total Revenues per Available Room
Maui/Oahu	4	2,007	$415.84	29.7%	$123.66	$101.4	$186.54
Jacksonville	1	446	405.40	42.8	173.66	43.6	356.40
Miami	3	1,276	370.39	35.3	130.64	76.6	211.54
Florida Gulf Coast	5	1,842	369.22	40.7	150.28	158.9	314.92
Phoenix	3	1,657	317.49	32.0	101.46	108.1	238.55
Orlando	2	2,448	347.84	21.5	74.64	107.2	159.82
Los Angeles/Orange County	5	2,119	204.60	33.9	69.42	58.2	100.22
Philadelphia	2	810	160.15	35.2	56.35	19.5	88.08
San Diego	3	3,288	234.30	26.4	61.82	108.2	120.05
Houston	4	1,716	145.80	35.9	52.30	36.2	76.89
Atlanta	4	1,682	171.23	34.7	59.48	42.2	91.63
Northern Virginia	3	1,252	187.00	26.7	50.00	27.4	79.88
San Antonio/Austin	3	1,960	176.22	23.1	40.72	35.4	65.85
Washington, D.C. (CBD)	5	3,238	223.18	21.5	48.07	61.0	68.76
Denver	3	1,340	145.92	26.5	38.63	20.9	56.80
Chicago	4	1,816	134.05	25.0	33.45	22.5	45.13
New York	3	4,261	190.05	32.4	61.49	102.3	87.59
Seattle	2	1,315	191.36	20.4	38.98	20.0	55.62
New Orleans	1	1,333	176.44	30.6	54.04	28.6	78.28
San Francisco/San Jose	7	4,530	266.39	25.5	67.87	122.1	98.41
Boston	3	2,715	173.40	19.3	33.48	37.9	50.97
Other	8	2,759	187.25	32.7	61.21	67.0	88.43
Other property level [1]						5.7	
Domestic	78	45,810	235.37	28.5	67.02	1,410.9	111.88
International	5	1,499	121.49	24.3	29.53	18.0	44.01
All Locations - Nominal US$	83	47,309	$232.27	28.3%	$65.84	$1,428.9	$109.73
Pro forma adjustments [2]						(75.7)	
Total	83	47,309	—	—	—	$1,353.2	—

(1) Other property level includes certain ancillary revenues.
(2) Pro forma adjustments represent the following items: (i) the elimination of results of operations of our sold hotels, which operations are included in our unaudited condensed consolidated statements of operations as continuing operations and (ii) the addition of results for periods prior to our ownership for hotels acquired as of September 30, 2021.

ALL OWNED HOTELS (PRO FORMA) RESULTS BY LOCATION IN NOMINAL US$

HOST HOTELS & RESORTS

(UNAUDITED, IN MILLIONS, EXCEPT HOTEL STATISTICS AND PER ROOM BASIS)

	Year-to-date ended September 30, 2019						
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total Revenues	Total Revenues per Available Room
Maui/Oahu	4	2,007	$401.92	90.9%	$365.45	$312.6	$577.41
Jacksonville	1	446	383.37	77.2	296.02	79.5	652.91
Miami	3	1,276	318.31	80.1	254.98	144.8	401.39
Florida Gulf Coast	5	1,842	340.73	72.8	247.94	255.7	507.99
Phoenix	3	1,657	292.22	71.7	209.42	213.2	472.19
Orlando	2	2,448	285.49	70.7	201.76	275.4	412.06
Los Angeles/Orange County	5	2,119	223.42	86.0	192.10	164.9	285.12
Philadelphia	2	810	216.10	85.4	184.46	66.7	301.70
San Diego	3	3,288	255.81	81.2	207.62	334.4	372.41
Houston	4	1,716	178.46	72.4	129.22	86.5	184.58
Atlanta	4	1,682	193.72	79.7	154.41	110.9	241.44
Northern Virginia	3	1,252	208.03	72.1	150.02	84.0	245.90
San Antonio/Austin	3	1,960	192.68	76.3	146.98	120.8	225.63
Washington, D.C. (CBD)	5	3,238	246.65	83.1	204.99	259.1	293.15
Denver	3	1,340	175.15	76.3	133.61	71.7	195.92
Chicago	4	1,816	207.76	76.2	158.28	110.2	224.27
New York	3	4,261	268.50	83.0	222.99	383.3	329.67
Seattle	2	1,315	231.59	84.3	195.17	91.9	256.01
New Orleans	1	1,333	188.24	79.9	150.35	79.8	219.33
San Francisco/San Jose	7	4,530	279.15	81.5	227.38	389.5	315.49
Boston	3	2,715	238.71	82.8	197.72	201.0	271.22
Other	8	2,759	193.55	77.3	149.55	169.5	224.34
Other property level (1)						4.9	
Domestic	78	45,810	252.14	79.7	200.84	4,010.3	320.24
International	5	1,499	154.30	71.1	109.74	65.1	159.00
All Locations - Nominal US$	83	47,309	$249.36	79.4%	$197.95	$4,075.4	$315.13
Pro forma adjustments (2)						59.5	
Total	83	47,309	—	—	—	$4,134.9	—

(1) Other property level includes certain ancillary revenues.
(2) Pro forma adjustments represent the following items: (i) the elimination of results of operations of our sold hotels, which operations are included in our unaudited condensed consolidated statements of operations as continuing operations and (ii) the addition of results for periods prior to our ownership for hotels acquired as of September 30, 2021.


1 HOTEL SOUTH BEACH

COMPARATIVE CAPITALIZATION

(IN MILLIONS, EXCEPT SECURITY PRICING AND PER SHARE AMOUNTS)

Shares/Units	As of September 30, 2021	As of June 30, 2021	As of March 31, 2021	As of December 31, 2020	As of September 30, 2020
Common shares outstanding	714.0	713.9	706.1	705.4	705.3
Common shares outstanding assuming conversion of OP Units [(1)]	721.3	721.3	713.4	712.7	712.7
Preferred OP Units outstanding	0.01	0.01	0.01	0.01	0.01
Security pricing					
Common stock at end of quarter [(2)]	$16.33	$17.09	$16.85	$14.63	$10.79
High during quarter	17.32	18.43	18.42	15.65	12.06
Low during quarter	14.86	16.51	13.50	10.45	10.19
Capitalization					
Market value of common equity [(3)]	$11,779	$12,327	$12,021	$10,427	$7,690
Consolidated debt	5,545	5,542	5,540	5,541	5,638
Less: Cash	(1,038)	(1,450)	(2,008)	(2,335)	(2,430)
Consolidated total capitalization	16,286	16,419	15,553	13,633	10,898
Plus: Share of debt in unconsolidated investments	142	143	144	145	142
Pro rata total capitalization	$16,428	$16,562	$15,697	$13,778	$11,040

	Quarter ended September 30, 2021	Quarter ended June 30, 2021	Quarter ended March 31, 2021	Quarter ended December 31, 2020	Quarter ended September 30, 2020
Dividends declared per common share	$0.00	$0.00	$0.00	$0.00	$0.00

(1) Each OP Unit is redeemable for cash or, at our option, for 1.021494 common shares of Host Inc. At September 30, 2021, June 30, 2021, March 31, 2021, December 31, 2020, and September 30, 2020, there were 7.1 million, 7.2 million, 7.2 million, 7.2 million, and 7.3 million in common OP Units, respectively, held by non-controlling interests.
(2) Share prices are the closing price as reported by the NASDAQ.
(3) Market value of common equity is calculated as the number of common shares outstanding including assumption of conversion of OP units multiplied the closing share price on that day.

CONSOLIDATED DEBT SUMMARY

(IN MILLIONS)

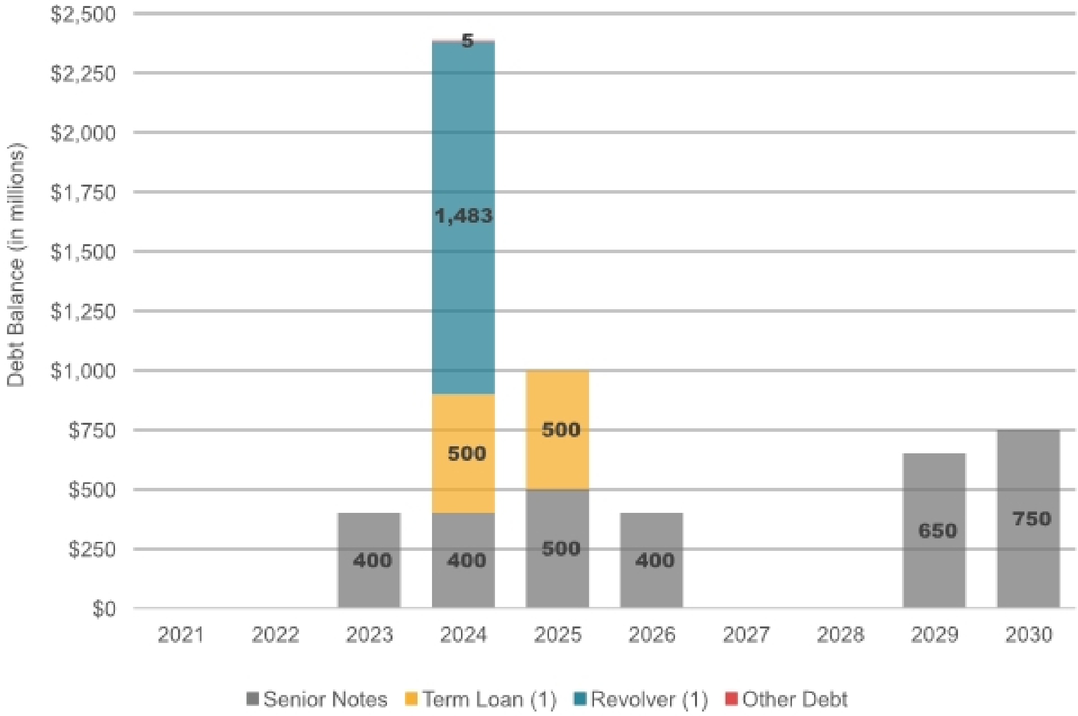
Debt				
Senior debt	**Rate**	**Maturity date**	**September 30, 2021**	**December 31, 2020**
Series D	3 ¾%	10/2023	$399	$399
Series E	4%	6/2025	498	497
Series F	4 ½%	2/2026	398	397
Series G	3 ⅞%	4/2024	398	398
Series H	3 ⅜%	12/2029	641	640
Series I	3 ½%	9/2030	734	734
2024 Credit facility term loan	1.8%	1/2024	498	498
2025 Credit facility term loan	1.8%	1/2025	499	499
Credit facility revolver (1)	1.7%	1/2024	1,475	1,474
			5,540	5,536
Other debt				
Other debt	8.8%	2/2024	5	5
Total debt (2)(3)			$5,545	$5,541
Percentage of fixed rate debt			55%	55%
Weighted average interest rate			3.0%	3.0%
Weighted average debt maturity			4.2 years	5.0 years
Credit Facility				
Total capacity			$1,500	
Available capacity			12	
Assets encumbered by mortgage debt			—	

(1) The interest rate shown is the rate of the outstanding credit facility revolver borrowings at September 30, 2021, based on LIBOR plus 150 basis points. Depending on Host L.P.'s unsecured long-term debt rating, Prior to the termination of the covenant relief period, interest on revolver borrowings is equal to LIBOR plus a margin ranging from 117.5 to 185 basis points, with a 15 bps LIBOR floor. Following the waiver period, the margin is reduced by 40 bps.

(2) In accordance with GAAP, total debt includes the debt of entities that we consolidate, but of which we do not own 100%, and excludes the debt of entities that we do not consolidate, but of which we have a non-controlling ownership interest and record our investment therein under the equity method of accounting. As of September 30, 2021, our share of debt in unconsolidated investments is $142 million and none of our debt is attributable to non-controlling interests.

(3) Total debt as of September 30, 2021 and December 31, 2020 includes net discounts and deferred financing costs of $43 million and $47 million, respectively.

CONSOLIDATED DEBT MATURITY AS OF SEPTEMBER 30, 2021



(1) The term loan and revolver under our credit facility that are due in 2024 have extension options that would extend maturity of both instruments to 2025, subject to meeting certain conditions, including payment of a fee.

GROUND LEASE SUMMARY AS OF DECEMBER 31, 2020

		As of December 31, 2020				
		No. of rooms	Lessor Institution Type	Minimum rent	Current expiration	Expiration after all potential options [1]
1	Boston Marriott Copley Place	1,144	Public	N/A [2]	12/13/2077	12/13/2077
2	Coronado Island Marriott Resort & Spa	300	Public	1,378,850	10/31/2062	10/31/2078
3	Denver Marriott West	305	Private	160,000	12/28/2028	12/28/2058
4	Houston Airport Marriott at George Bush Intercontinental	573	Public	1,560,000	10/31/2053	10/31/2053
5	Houston Marriott Medical Center/Museum District	395	Non-Profit	160,000	12/28/2029	12/28/2059
6	Manchester Grand Hyatt San Diego	1,628	Public	6,600,000	5/31/2067	5/31/2083
7	Marina del Rey Marriott	370	Public	1,991,076	3/31/2043	3/31/2043
8	Marriott Downtown at CF Toronto Eaton Centre	461	Non-Profit	384,900	9/20/2082	9/20/2082
9	Marriott Marquis San Diego Marina	1,360	Public	7,650,541	11/30/2061	11/30/2083
10	Newark Liberty International Airport Marriott	591	Public	2,476,119	12/31/2055	12/31/2055
11	Philadelphia Airport Marriott	419	Public	1,230,278	6/29/2045	6/29/2045
12	San Antonio Marriott Rivercenter	1,000	Private	700,000	12/31/2033	12/31/2063
13	San Francisco Marriott Marquis	1,500	Public	1,500,000	8/25/2046	8/25/2076
14	San Ramon Marriott[5]	368	Private	675,941	5/29/2034	5/29/2064
15	Santa Clara Marriott	766	Private	90,932	11/30/2028	11/30/2058
16	Tampa Airport Marriott	298	Public	1,463,770	12/31/2043	12/31/2043
17	The Ritz-Carlton, Marina del Rey	304	Public	1,453,104	7/29/2067	7/29/2067
18	The Ritz-Carlton, Tysons Corner	398	Private	993,900	6/30/2112	6/30/2112
19	The Westin Cincinnati	456	Public	100,000	6/30/2045	6/30/2075 [3]
20	The Westin Los Angeles Airport[5]	747	Private	1,225,050	1/31/2054	1/31/2074 [4]
21	The Westin South Coast Plaza, Costa Mesa	393	Private	178,160	9/30/2025	9/30/2025
22	W Hollywood	305	Public	366,579	3/28/2106	3/28/2106

Weighted average remaining lease term (assuming all extension options)[5]	53 years
Percentage of leases (based on room count) with Public/Private/Non-Profit lessors[5]	71%/22%/7%

(1) Exercise of Host's option to extend is subject to certain conditions, including the existence of no defaults and subject to any applicable rent escalation or rent re-negotiation provisions.
(2) All rental payments have been previously paid and no further rental payments are required for the remainder of the lease term.
(3) No renewal term in the event the Lessor determines to discontinue use of building as a hotel.
(4) A condition of renewal is that the hotel's occupancy compares favorably to similar hotels for the preceding three years.
(5) The San Ramon Marriott and Westin Los Angeles Airport are considered held for sale at September 30, 2021. Therefore, the lease terms for these properties have been excluded from our calculation of the weighted average remaining lease term and the room counts have been excluded from the percentage of leases with Public/Private/Non-Profit lessors.

PROPERTY TRANSACTIONS

	Sales Price (in millions)	Net income Cap Rate [5]	Cap Rate [3]	Net income multiple [5]	EBITDA multiple [4]
2021 completed sales [1]	$551	4.7%	6.2%	21.2x	14.2x
Hyatt Regency Austin	$161	8.5%	10.0%	11.8x	8.8x
Four Seasons Resort Orlando	$610	3.2%	4.7%	31.6x	16.8x
Ka'anapali golf courses	$28	3.3%	5.3%	30.6x	17.6x
Baker's Cay Resort Key Largo	$200	4.4%	6.2%	23.0x	14.5x
The Laura Hotel	$65	7.6%	9.6%	13.2x	9.2x
Alila Ventana Big Sur	$150	6.9%	9.6%	14.4x	9.3x
2021 completed acquisitions [2]	$1,214	4.8%	6.5%	21.0x	13.1x

	Total Revenues	RevPAR	Total RevPAR	Hotel Net Income	Plus: Depreciation	Equals: Hotel EBITDA	Renewal & Replacement funding	Hotel Net Operating Income
2021 completed sales [1]	$176.0	$135.47	$207.62	$26.0	$21.3	$47.3	($7.9)	$39.4

	Total Revenues	RevPAR	Total RevPAR	Hotel Net Income	Plus: Depreciation	Equals: Hotel EBITDA	Renewal & Replacement funding	Hotel Net Operating Income
Hyatt Regency Austin	$52.2	$188.55	$319.37	$13.6	$4.6	$18.2	($2.1)	$16.1
Four Seasons Resort Orlando	$149.6	$561.47	$923.19	$19.3	$16.9	$36.2	($7.5)	$28.7
Ka'anapali golf courses	$9.9	-	-	$0.9	$0.7	$1.6	($0.1)	$1.5
Baker's Cay Resort Key Largo	$33.9	$304.25	$464.38	$8.7	$5.1	$13.8	($1.4)	$12.4
The Laura Hotel	$20.7	$182.35	$254.32	$4.9	$2.1	$7.0	($0.8)	$6.2
Alila Ventana Big Sur	$40.3	$1,319.93	$1,869.98	$10.4	$5.7	$16.1	($1.7)	$14.4
2021 completed acquisitions [2]	$306.6	$373.52	$611.39	$57.8	$35.1	$92.9	($13.6)	$79.3

(1) 2021 dispositions include the sale of five properties through November 3, 2021. The 2021 dispositions use 2019 full year results as the trailing twelve months is not representative of normalized operations.
(2) 2021 acquisitions include five properties and two golf courses acquired in 2021, through November 3, 2021. The Hyatt Regency Austin, Four Seasons Resort Orlando and Ka'anapali golf courses use full year 2019 results. Baker's Cay Resort Key Largo is based on 2021 forecast operations at acquisition, as the property was under renovation and closed for part of 2019. The Laura Hotel is based on forecast normalized results, which assumes a new manager, brand and operations in line with the 2019 results of comparable Houston properties. Alila Ventana Big Sur is based on 2021 forecast operations at acquisition, as the property was under renovation for 2019. Due to the impact of COVID-19, results in 2020 are not reflective of normal operations of the hotels. Any forecast incremental increases to net income compared to net income at underwriting would be equal to the incremental increases in Hotel EBITDA.
(3) The cap rate is calculated as the ratio between net operating income (NOI) and the sales price (plus avoided capital expenditures for dispositions). Avoided capital expenditures for 2021 sales represents $85 million of estimated capital expenditure spend requirements for the properties in excess of escrow funding over the next 5 years.
(4) The EBITDA multiple is calculated as the ratio between the sales price (plus avoided capital expenditures for dispositions) and Hotel EBITDA. Avoided capital expenditures for 2021 sales represents $122 million of estimated capital expenditure spend requirements for the properties including escrow funding over the next 5 years.
(5) Net income cap rate is calculated as the ratio between net income and the sales price. Net income multiple is calculated as the ratio between the sales price and Hotel net income.

HISTORICAL PRO-FORMA RESULTS

Historical Pro forma Hotel Metrics [1] [2]

	Three Months Ended							Full Year	Three Months Ended				Full Year
	March 31, 2021	June 30, 2021	September 30, 2021	March 31, 2020	June 30, 2020	September 30, 2020	December 31, 2020	December 31, 2020	March 31, 2019	June 30, 2019	September 30, 2019	December 31, 2019	December 31, 2019
Number of hotels	84	84	84	83	83	83	83	83	83	83	83	83	83
Number of rooms	47,474	47,474	47,474	47,309	47,309	47,309	47,309	47,309	47,309	47,309	47,309	47,309	47,309
Pro Forma RevPAR - All Owned Hotels	$66.32	$102.86	$129.14	$151.93	$14.26	$31.69	$41.89	$59.82	$196.87	$208.82	$188.26	$192.67	$196.62
Pro Forma Occupancy - All Owned Hotels	27.0%	43.3%	55.6%	59.0%	8.8%	17.4%	19.9%	26.2%	75.7%	82.0%	80.4%	76.1%	78.6%
Pro Forma ADR - All Owned Hotels	$245.89	$237.59	$232.40	$257.41	$162.94	$182.37	$210.48	$228.12	$259.99	$254.68	$234.20	$253.05	$250.26

Historical Pro Forma Hotel Revenues [1] [2]

	Three Months Ended							Full Year	Three Months Ended				Full Year
	March 31, 2021	June 30, 2021	September 30, 2021	March 31, 2020	June 30, 2020	September 30, 2020	December 31, 2020	December 31, 2020	March 31, 2019	June 30, 2019	September 30, 2019	December 31, 2019	December 31, 2019
Total Revenues	$399	$649	$844	$1,052	$103	$198	$267	$1,620	$1,380	$1,483	$1,262	$1,334	$5,469
Add: Revenues from asset acquisitions	43	34	9	62	4	25	34	125	88	68	57	68	281
Less: Revenues from asset dispositions	-	-	-	(11)	(1)	(3)	(1)	(16)	(110)	(99)	(64)	(26)	(299)
Pro Forma Revenue - All Owned Hotels	**$442**	**$683**	**$853**	**$1,103**	**$106**	**$220**	**$300**	**1,729**	**$1,368**	**$1,452**	**$1,255**	**$1,376**	**$5,451**

HISTORICAL PRO-FORMA RESULTS

HOST HOTELS & RESORTS

Historical Pro forma Adjusted EBITDAre [1] [2]

	Three Months Ended							Full Year	Three Months Ended				Full Year
	March 31, 2021	June 30, 2021	September 30, 2021	March 31, 2020	June 30, 2020	September 30, 2020	December 31, 2020	December 31, 2020	March 31, 2019	June 30, 2019	September 30, 2019	December 31, 2019	December 31, 2019
Net income (loss)	$(153)	$(61)	$(120)	$(3)	$(356)	$(316)	$(66)	$(741)	$189	$290	$372	$81	$932
Interest expense	42	43	43	37	40	66	51	194	43	43	46	90	222
Depreciation and amortization	165	169	171	164	168	166	167	665	170	166	159	167	662
Income taxes	(46)	(22)	(13)	(37)	(46)	(73)	(64)	(220)	2	16	4	8	30
EBITDA[3]	8	129	81	161	(194)	(157)	88	(102)	404	515	581	346	1,846
Gain on dispositions	-	-	-	1	(1)	(1)	(148)	(149)	(2)	(57)	(273)	(2)	(334)
Non-cash impairment expense	-	-	92	-	-	-	-	-	-	-	6	8	14
Equity investment adjustments:													
Equity in (earnings) losses of affiliates	(9)	(25)	(2)	(4)	25	5	4	30	(5)	(4)	(4)	(1)	(14)
Pro rata EBITDAre of equity investments	6	7	8	6	(20)	(1)	3	(12)	9	6	6	4	26
EBITDAre[3]	5	111	179	164	(190)	(154)	(53)	(233)	406	460	316	355	1,538
Adjustments to EBITDAre:													
Severance expense (reversal) at hotel properties	(2)	(1)	(2)	-	1	43	21	65	-	-	-	-	-
Gain on property insurance settlement	-	-	-	-	-	-	-	-	-	-	(4)	-	(4)
Adjusted EBITDAre[3]	3	110	177	164	(189)	(111)	(32)	(168)	406	460	312	355	1,534
Add: EBITDA from asset acquisitions	9	13	6	17	(16)	(6)	5	-	26	17	14	19	76
Less: EBITDA from asset dispositions	-	-	-	(3)	1	(1)	-	(3)	(35)	(31)	(20)	(6)	(92)
Pro forma Adjusted EBITDAre[3]	**$12**	**$123**	**$183**	**$178**	**$(204)**	**$(118)**	**$(27)**	**$(171)**	**$397**	**$446**	**$306**	**$368**	**$1,518**

HISTORICAL PRO FORMA RESULTS CONT.

Historical All Owned Hotels Pro Forma EBITDA[1] [2]

	Three Months Ended							Full Year	Three Months Ended				Full Year
	March 31, 2021	June 30, 2021	September 30, 2021	March 31, 2020	June 30, 2020	September 30, 2020	December 31, 2020	December 31, 2020	March 31, 2019	June 30, 2019	September 30, 2019	December 31, 2019	December 31, 2019
Net income (loss)	$(153)	$(61)	$(120)	$(3)	$(356)	$(316)	$(66)	$(741)	$189	$290	$372	$81	$932
Depreciation and amortization	165	169	263	164	168	166	167	665	170	166	165	175	676
Interest expense	42	43	43	37	40	66	51	194	43	43	46	90	222
Provision (benefit) for income taxes	(46)	(22)	(13)	(37)	(46)	(73)	(64)	(220)	2	16	4	8	30
Gain on sale of property and corporate level income/expense	15	(3)	19	17	34	23	(171)	(97)	11	(44)	(263)	13	(283)
Severance expense (reversal) at hotel properties	(2)	(1)	(2)	-	1	43	21	65	-	-	-	-	-
Pro forma adjustments	9	13	6	14	(15)	(7)	5	(3)	(9)	(14)	(6)	13	(16)
All Owned Hotels Pro Forma EBITDA[3]	**$30**	**$138**	**$196**	**$192**	**$(174)**	**$(98)**	**$(57)**	**$(137)**	**$406**	**$457**	**$318**	**$380**	**$1,561**

(1) The tables above include pro forma adjustments for six assets acquired as of September 30, 2021, one property sold in 2020, 14 properties sold in 2019 and one property acquired in 2019. The sale of five assets occurred subsequent to quarter end; therefore, the hotels were owned as of September 30, 2021 and their results are included above.
(2) Pro forma results represent adjustments for the following items: (i) to remove the results of operations of our sold hotels, which operations are included in our condensed consolidated statements of operations as continuing operations and (ii) to include the results for periods prior to our ownership for hotels acquired as of September 30, 2021.
(3) EBITDA, EBITDAre, Adjusted EBITDAre, All Owned Hotels Pro Forma EBITDA, and Pro Forma Adjusted EBITDAre are non-GAAP financial measures within the meaning of the rules of the Securities and Exchange commission. See the Notes to Supplemental Financial Information for discussion of these non-GAAP measures.


FAIRMONT KEA LANI, MAUI
24

FINANCIAL COVENANTS: CREDIT FACILITY AMENDMENTS

(UNAUDITED, IN MILLIONS, EXCEPT RATIOS)

Subsequent to quarter end, we terminated the Credit Facility covenant relief period prior to its expiration, as we met the minimum fixed charge coverage ratio of 1.0x required for our first phase-in quarterly test period. Following this test period, the fixed charge coverage ratio covenantreturns to a minimum of 1.25x for subsequent quarters. We will be required to meet the modified phase-in financial covenant thresholds set forth below for the following five quarters and, after that time, will be subject to the original covenant levels in the credit facility prior to amendment.

Maximum Leverage Ratio	8.50x	8.50x	8.00x	8.00x	7.50x	7.25x
	4Q '21	1Q '22	2Q '22	3Q '22	4Q '22	Beyond

Fixed Charge Coverage Ratio	Minimum 1.25x
Unsecured Interest Coverage Ratio	Minimum 1.75x(1)

The following table sets forth the financial performance test under our credit facility necessary to exit the covenant relief period as well as the ratio achieved at quarter end:

		At September 30, 2021(2)	
Credit Facility Financial Performance Tests Under Amendments	Permitted	GAAP Ratio	Covenant Ratio
Consolidated Fixed Charge Coverage Ratio	Minimum 1.0x	(2.7)x	3.4x

(1) If the leverage ratio is greater than 7.0x then the unsecured interest coverage ratio minimum becomes 1.50x.
(2) Per the terms of the credit facility amendments, the fixed charge coverage ratio is calculated by using the annualized credit facility fixed charge coverage ratio EBITDA of the quarter prior to terminating the covenant relief period. The GAAP ratio is not relevant for the purpose of the financial covenants. See the following pages for a reconciliation of the equivalent GAAP measure. The foregoing reflects certain terms of the amended credit facility agreement, but does not purport to be a complete description of the terms of the amendments and such description is qualified in its entirety by reference to the amendments, copies of which are filed with the SEC.

FINANCIAL COVENANTS: CREDIT FACILITY AND SENIOR NOTES FINANCIAL PERFORMANCE TESTS

HOST HOTELS & RESORTS

(UNAUDITED, IN MILLIONS, EXCEPT RATIOS)

Covenant ratios are calculated using Host's credit facility definitions and are for informational purposes only, as the covenants are not currently in effect under the Amendments. The GAAP ratio is not relevant for the purpose of the financial covenants. See the subsequent pages for a reconciliation of the equivalent GAAP measure. The following tables present the financial performance tests for our credit facility and senior notes:

		At September 30, 2021	
Credit Facility Financial Performance Tests	Permitted	GAAP Ratio	Covenant Ratio
Leverage Ratio	Maximum 7.25x	(13.9x)	16.6x
Unsecured Interest Coverage Ratio	Minimum 1.75x(1)	(2.2x)	2.1x
Consolidated Fixed Charge Coverage Ratio	Minimum 1.25x	(2.2x)	1.0x

		At September 30, 2021(2)	
Bond Compliance Financial Performance Tests	Permitted	GAAP Ratio	Covenant Ratio
Indebtedness Test	Maximum 65%	44%	26%
Secured Indebtedness Test	Maximum 40%	0%	0%
EBITDA-to-interest Coverage ratio	Minimum 1.5x	(2.2x)	1.7x
Ratio of Unencumbered Assets to Unsecured Indebtedness	Minimum 150%	229%	390%

As of September 30, 2021, the Company has met the minimum financial covenant levels under our senior notes indentures, which reinstates our ability to incur additional debt so long as we maintain these covenant levels and subject to the provisions of our credit facility and senior notes indentures.

(1) If the leverage ratio is greater than 7.0x then the unsecured interest coverage ratio minimum becomes 1.50x.
(2) Covenant ratios are calculated using Host's senior notes indenture definitions. The GAAP ratio is not relevant for the purpose of the financial covenants. See the following pages for a reconciliation of the equivalent GAAP measure.

FINANCIAL COVENANTS: RECONCILIATION OF GAAP LEVERAGE RATIO TO CREDIT FACILITY LEVERAGE RATIO

(UNAUDITED, IN MILLIONS, EXCEPT RATIOS)

The following tables present the calculation of our leverage ratio using GAAP measures and used in the financial covenants of the credit facility:

	GAAP Leverage Ratio
	Trailing Twelve Months September 30, 2021
Debt	$5,545
Net loss	(400)
GAAP Leverage Ratio	**(13.9x)**

The following table presents the calculation of our leverage ratio as used in the financial covenants of the credit facility:

	Leverage Ratio per Credit Facility
	Trailing Twelve Months September 30, 2021
Net debt (1)	$4,607
Adjusted Credit Facility EBITDA (2)	277
Leverage Ratio	**16.6x**

(1) The following presents the reconciliation of debt to net debt per our credit facility definition:

	September 30, 2021
Debt	$5,545
Less: Unrestricted cash over $100 million	(938)
Net debt per credit facility definition	**$4,607**

(2) The following presents the reconciliation of net loss to EBITDA, EBITDA*re*, Adjusted EBITDA*re* and Adjusted EBITDA per our credit facility definition in determining leverage ratio:

	Trailing Twelve Months September 30, 2021	Annualized Q3, 2021
Net loss	($400)	($480)
Interest expense	179	172
Depreciation and amortization	672	684
Income taxes	(145)	(52)
EBITDA	**306**	**324**
Gain on dispositions	(148)	-
Non-cash impairment expense	92	368
Equity in earnings of affiliates	(32)	(8)
Pro rata EBITDA*re* of equity investments	24	32
EBITDA*re*	**242**	**716**
Severance at hotel properties	16	(8)
Adjusted EBITDA*re*	**258**	**708**
Less: Severance	(17)	8
Pro forma EBITDA - Acquisitions	32	19
Restricted stock expense and other non-cash items	17	18
Non-cash partnership adjustments	(13)	(33)
Adjusted Credit Facility EBITDA	**$277**	**$720**

FINANCIAL COVENANTS: RECONCILIATION OF GAAP INTEREST COVERAGE RATIO TO CREDIT FACILITY UNSECURED INTEREST COVERAGE RATIO

HOST HOTELS & RESORTS

(UNAUDITED, IN MILLIONS, EXCEPT RATIOS)

The following tables present the calculation of our unsecured interest coverage ratio using GAAP measures and as used in the financial covenants of the credit facility:

	GAAP Interest Coverage Ratio
	Trailing Twelve Months September 30, 2021
Net loss	($400)
Interest expense	179
GAAP Interest Coverage Ratio	**(2.2x)**

	Unsecured Interest Coverage per Credit Facility Ratio
	Trailing Twelve Months September 30, 2021
Unencumbered consolidated EBITDA per credit facility definition [(1)]	$353
Adjusted Credit Facility interest expense [(2)]	166
Unsecured Interest Coverage Ratio	**2.1x**

(1) The following reconciles Adjusted Credit Facility EBITDA to Unencumbered Consolidated EBITDA per our credit facility definition. See Reconciliation of GAAP Leverage Ratio to Credit Facility Leverage Ratio for calculation and reconciliation of net income to Adjusted Credit Facility EBITDA:

	Trailing Twelve Months September 30, 2021
Adjusted Credit Facility EBITDA	$277
Corporate overhead	78
Interest income	(2)
Unencumbered Consolidated EBITDA per credit facility definition	**$353**

(2) The following reconciles GAAP interest expense to interest expense per our credit facility definition:

	Trailing Twelve Months September 30, 2021
GAAP Interest expense	$179
Debt extinguishment costs	(8)
Deferred financing cost amortization	(7)
Capitalized interest	4
Pro forma interest adjustments	(2)
Adjusted Credit Facility Interest Expense	**$166**

FINANCIAL COVENANTS: RECONCILIATION OF GAAP INTEREST COVERAGE RATIO TO CREDIT FACILITY FIXED CHARGE COVERAGE RATIO

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(UNAUDITED, IN MILLIONS, EXCEPT RATIOS)

The following tables present the calculation of our GAAP Interest coverage ratio and our fixed charge coverage ratio as used in the financial covenants of the credit facility:

	GAAP Fixed Charge Coverage Ratio	
	Trailing Twelve Months September 30, 2021	Annualized Q3, 2021
Net loss	($400)	($480)
Interest expense	179	179
GAAP Fixed Charge Coverage Ratio	**(2.2x)**	**(2.7x)**

	Credit Facility Fixed Charge Coverage Ratio	
	Trailing Twelve Months September 30, 2021	Annualized Q3, 2021
Credit Facility Fixed Charge Coverage Ratio EBITDA (1)	$164	$551
Fixed charges (2)	161	161
Credit Facility Fixed Charge Coverage Ratio	**1.0x**	**3.4x**

(1) The following reconciles Adjusted Credit Facility EBITDA to Credit Facility Fixed Charge Coverage Ratio EBITDA. See Reconciliation of GAAP Leverage Ratio to Credit Facility Leverage Ratio for calculation and reconciliation of Adjusted Credit Facility EBITDA.

	Trailing Twelve Months September 30, 2021	Annualized Q3, 2021
Adjusted Credit Facility EBITDA	$277	$720
Less: 5% of hotel property gross revenue	(113)	(169)
Credit Facility Fixed Charge Coverage Ratio EBITDA	**$164**	**$551**

(2) The following table calculates the fixed charges per our credit facility definition. See Reconciliation of GAAP Interest Coverage Ratio to Credit Facility Unsecured Interest Coverage Ratio for reconciliation of GAAP interest expense to adjusted interest expense per our credit facility definition.

	Trailing Twelve Months September 30, 2021
Adjusted Credit Facility Interest Expense	$166
Cash taxes on ordinary income	(5)
Fixed Charges	**$161**

FINANCIAL COVENANTS: RECONCILIATION OF GAAP INDEBTEDNESS TEST TO SENIOR NOTES INDENTURE INDEBTEDNESS TEST

(UNAUDITED, IN MILLIONS, EXCEPT RATIOS)

The following tables present the calculation of our total indebtedness to total assets using GAAP measures and as used in the financial covenants of our senior notes indenture:

	GAAP Total Indebtedness to Total Assets
	September 30, 2021
Debt	$5,545
Total assets	12,712
GAAP Total Indebtedness to Total Assets	**44%**

	Total Indebtedness to Total Assets per Senior Notes Indenture
	September 30, 2021
Adjusted indebtedness (1)	$5,573
Adjusted total assets (2)	21,791
Total Indebtedness to Total Assets	**26%**

(1) The following reconciles our GAAP total indebtedness to our total indebtedness per our senior notes indenture:

	September 30, 2021
Debt	$5,545
Add: Deferred financing costs	28
Adjusted Indebtedness per Senior Notes Indenture	**$5,573**

(2) The following presents the reconciliation of total assets to adjusted total assets per the financial covenants of our senior notes indenture definition:

	September 30, 2021
Total assets	$12,712
Add: Accumulated depreciation	9,368
Add: Prior impairment of assets held	217
Add: Current impairment of assets held	92
Add: Prior year inventory impairment at unconsolidated investment	14
Less: Intangibles	(20)
Less: Right-of-use assets	(592)
Adjusted Total Assets per Senior Notes Indenture	**$21,791**

FINANCIAL COVENANTS: RECONCILIATION OF GAAP SECURED INDEBTEDNESS TEST TO SENIOR NOTES INDENTURE SECURED INDEBTEDNESS TEST

HOST HOTELS & RESORTS

(UNAUDITED, IN MILLIONS, EXCEPT RATIOS)

The following table presents the calculation of our secured indebtedness using GAAP measures and as used in the financial covenants of our senior notes indenture:

	GAAP Secured Indebtedness
	September 30, 2021
Mortgage and other secured debt	$5
Total assets	12,712
GAAP Secured Indebtedness to Total Assets	**0%**

	Secured Indebtedness per Senior Notes Indenture
	September 30, 2021
Secured indebtedness (1)	$5
Adjusted total assets (2)	21,791
Secured Indebtedness to Total Assets	**0%**

(1) The following presents the reconciliation of mortgage debt to secured indebtedness per the financial covenants of our senior notes indenture definition:

	September 30, 2021
Mortgage and other secured debt	$5
Secured Indebtedness	**$5**

(2) See Reconciliation of GAAP Indebtedness Test to Senior Notes Indenture Indebtedness Test for reconciliation of GAAP Total Assets to Adjusted Total Assets per our senior notes indenture.

FINANCIAL COVENANTS: RECONCILIATION OF GAAP INTEREST COVERAGE RATIO TO SENIOR NOTES INDENTURE EBITDA-TO-INTEREST COVERAGE RATIO

(UNAUDITED, IN MILLIONS, EXCEPT RATIOS)

The following tables present the calculation of our interest coverage ratio using our GAAP measures and as used in the financial covenants of the senior notes indenture:

	GAAP Interest Coverage Ratio
	Trailing Twelve Months September 30, 2021
Net loss	($400)
Interest expense	179
GAAP Interest Coverage Ratio	**(2.2x)**

	EBITDA to Interest Coverage Ratio
	Trailing Twelve Months September 30, 2021
Adjusted Credit Facility EBITDA (1)	$277
Non-controlling interest adjustment	1
Adjusted Senior Notes EBITDA	**$278**
Adjusted Credit Facility interest expense (2)	166
EBITDA to Interest Coverage Ratio	**1.7x**

(1) See Reconciliation of GAAP Leverage Ratio to Credit Facility Leverage Ratio for the calculation of Adjusted Credit Facility EBITDA and reconciliation to net income.
(2) See Reconciliation of GAAP Interest Coverage Ratio to Credit Facility Unsecured Interest Coverage Ratio for reconciliation of GAAP interest expense to adjusted interest expense per our credit facility definition. This same measure is used for our senior notes.

FINANCIAL COVENANTS: RECONCILIATION OF GAAP ASSETS TO INDEBTEDNESS TEST TO SENIOR NOTES UNENCUMBERED ASSETS TO UNSECURED INDEBTEDNESS TEST

HOST HOTELS & RESORTS

(UNAUDITED, IN MILLIONS, EXCEPT RATIOS)

The following tables present the calculation of our total assets to total debt using GAAP measures and unencumbered assets to unsecured debt as used in the financial covenants of our senior notes indenture:

	GAAP Assets / Debt
	September 30, 2021
Total assets	$12,712
Total debt	5,545
GAAP Total Assets / Total Debt	**229%**

	Unencumbered Assets / Unsecured Debt per Senior Notes Indenture
	September 30, 2021
Unencumbered Assets (1)	$21,715
Unsecured Debt (2)	5,568
Unencumbered Assets / Unsecured Debt	**390%**

(1) The following presents the reconciliation of adjusted total assets to unencumbered assets per the financial covenants of our senior notes indenture definition:

	September 30, 2021
Adjusted total assets (a)	$21,791
Less: Partnership adjustments	(62)
Less: Prior year inventory impairment at unconsolidated investment	(14)
Unencumbered Assets	**$21,715**

(a) See reconciliation of GAAP Indebtedness Test to Senior Notes Indenture Indebtedness Test for reconciliation of GAAP Total Assets to Adjusted Total Assets per our senior notes indenture.

(2) The following presents the reconciliation of total debt to unsecured debt per the financial covenants of our senior notes indenture definition:

	September 30, 2021
Total debt	5,545
Deferred financing costs	28
Less: Secured indebtedness (b)	(5)
Unsecured Debt	**5,568**

(b) See reconciliation of GAAP Secured Indebtedness Test to Senior Notes Indenture Secured Indebtedness Test for the reconciliation of mortgage and other secured debt to senior notes secured indebtedness.

HOST
HOTELS & RESORTS

OVERVIEW

PROPERTY LEVEL DATA

CAPITALIZATION

COVID-19 DATA

NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION

NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION

ALL OWNED HOTEL PRO FORMA OPERATING STATISTICS AND RESULTS

To facilitate a quarter-to-quarter comparison of our operations, we typically present certain operating statistics (i.e., Total RevPAR, RevPAR, average daily rate and average occupancy) and operating results (revenues, expenses, hotel EBITDA and associated margins) for the periods included in this presentation on a comparable hotel basis in order to enable our investors to better evaluate our operating performance (discussed in "Hotel Property Level Operating Results" below). However, due to the COVID-19 pandemic and its effects on operations, there is little comparability between periods. For this reason, we temporarily are suspending our comparable hotel presentation and instead present hotel operating results for all consolidated hotels and, to facilitate comparisons between periods, we are presenting results on a pro forma basis, including the following adjustments: (1) operating results are presented for all consolidated hotels owned as of September 30, 2021, but do not include the results of operations for properties sold through the reporting date; and (2) operating results for acquisitions as of September 30, 2021 are reflected for full calendar years, to include results for periods prior to our ownership. For these hotels, since the year-over-year comparison includes periods prior to our ownership, the changes will not necessarily correspond to changes in our actual results.

NON-GAAP FINANCIAL MEASURES

Included in this supplemental information are certain "non-GAAP financial measures," which are measures of our historical or future financial performance that are not calculated and presented in accordance with GAAP, within the meaning of applicable SEC rules. They are as follows: (i) EBITDA, (ii) EBITDA*re* and Adjusted EBITDA*re*, (iii) NOI, (iv) All Owned Hotel Pro Forma Operating Statistics and Results, (v) Credit Facility Financial Performance Tests, and (vi) Senior Notes Financial Performance Tests. The following discussion defines these measures and presents why we believe they are useful supplemental measures of our performance.

EBITDA AND NOI

Earnings before Interest Expense, Income Taxes, Depreciation and Amortization ("EBITDA") is a commonly used measure of performance in many industries. Management believes EBITDA provides useful information to investors regarding our results of operations because it helps us and our investors evaluate the ongoing operating performance of our properties after removing the impact of the Company's capital structure (primarily interest expense) and its asset base (primarily depreciation and amortization). Management also believes the use of EBITDA facilitates comparisons between us and other lodging REITs, hotel owners that are not REITs and other capital-intensive companies. Management uses EBITDA to evaluate property-level results and EBITDA multiples (calculated as sales price divided by EBITDA) as one measure in determining the value of acquisitions and dispositions and, like Funds From Operations ("FFO") and Adjusted FFO per diluted share, it is widely used by management in the annual budget process and for our compensation programs. Management also uses NOI when calculating capitalization rates ("Cap Rates") to evaluate acquisitions and dispositions. For a specific hotel, NOI is calculated as the hotel or entity level EBITDA less an estimate for the annual contractual reserve requirements for renewal and replacement expenditures. Cap Rates are calculated as NOI divided by sales price. Management believes using Cap Rates allows for a consistent valuation method in comparing the purchase or sale value of properties.

NON-GAAP FINANCIAL MEASURES (continued)

EBITDA*re* AND ADJUSTED EBITDA*re*

We present EBITDA*re* in accordance with NAREIT guidelines, as defined in its September 2017 white paper "Earnings Before Interest, Taxes, Depreciation and Amortization for Real Estate," to provide an additional performance measure to facilitate the evaluation and comparison of the Company's results with other REITs. NAREIT defines EBITDA*re* as net income (calculated in accordance with GAAP) excluding interest expense, income tax, depreciation and amortization, gains or losses on disposition of depreciated property (including gains or losses on change of control), impairment expense of depreciated property and of investments in unconsolidated affiliates caused by a decrease in value of depreciated property in the affiliate, and adjustments to reflect the entity's pro rata share of EBITDA*re* of unconsolidated affiliates.

We make additional adjustments to EBITDA*re* when evaluating our performance because we believe that the exclusion of certain additional items described below provides useful supplemental information to investors regarding our ongoing operating performance. We believe that the presentation of Adjusted EBITDA*re*, when combined with the primary GAAP presentation of net income, is beneficial to an investor's understanding of our operating performance. Adjusted EBITDA*re* also is similar to the measure used to calculate certain credit ratios for our credit facility and senior notes. We adjust EBITDA*re* for the following items, which may occur in any period, and refer to this measure as Adjusted EBITDA*re*:

- Property Insurance Gains – We exclude the effect of property insurance gains reflected in our consolidated statements of operations because we believe that including them in Adjusted EBITDA*re* is not consistent with reflecting the ongoing performance of our assets. In addition, property insurance gains could be less important to investors given that the depreciated asset book value written off in connection with the calculation of the property insurance gain often does not reflect the market value of real estate assets.
- Acquisition Costs – Under GAAP, costs associated with completed property acquisitions that are considered business combinations are expensed in the year incurred. We exclude the effect of these costs because we believe they are not reflective of the ongoing performance of the Company.
- Litigation Gains and Losses – We exclude the effect of gains or losses associated with litigation recorded under GAAP that we consider outside the ordinary course of business. We believe that including these items is not consistent with our ongoing operating performance.
- Severance Expense – In certain circumstances, we will add back hotel-level severance expenses when we do not believe that such expenses are reflective of the ongoing operation of our properties. Situations that would result in a severance add-back include, but are not limited to, (i) costs incurred as part of a broad-based reconfiguration of the operating model with the specific hotel operator for a portfolio of hotels and (ii) costs incurred at a specific hotel due to a broad-based and significant reconfiguration of a hotel and/or its workforce. We do not add back corporate-level severance costs or severance costs at an individual hotel that we consider to be incurred in the normal course of business.

In unusual circumstances, we also may adjust EBITDA*re* for gains or losses that management believes are not representative of the Company's current operating performance. The last adjustment of this nature was a 2013 exclusion of a gain from an eminent domain claim.

NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION

NON-GAAP FINANCIAL MEASURES (continued)

LIMITATIONS ON THE USE OF EBITDA, EBITDA*re*, ADJUSTED EBITDA*re* AND NOI

EBITDA, EBITDA*re*, Adjusted EBITDA*re*, and NOI, as presented, may not be comparable to measures calculated by other companies. We calculate EBITDA*re* in accordance with standards established by NAREIT, which may not be comparable to measures calculated by other companies that do not use the NAREIT definition of EBITDA*re*. In addition, although EBITDA*re* is a useful measure when comparing our results to other REITs, they may not be helpful to investors when comparing us to non-REITs. We also calculate Adjusted EBITDA*re*, which is not in accordance with NAREIT guidance and may not be comparable to measures calculated by other REITs or by other companies. This information should not be considered as an alternative to net income, operating profit, cash from operations or any other operating performance measure calculated in accordance with GAAP. Cash expenditures for various long-term assets (such as renewal and replacement capital expenditures, with the exception of NOI), interest expense (for EBITDA, EBITDA*re*, Adjusted EBITDA*re* and NOI purposes only) severance expense related to significant property-level reconfiguration and other items have been, and will be, made and are not reflected in the EBITDA, EBITDA*re*, Adjusted EBITDA*re*, and NOI presentations. Management compensates for these limitations by separately considering the impact of these excluded items to the extent they are material to operating decisions or assessments of our operating performance.

Our consolidated statements of operations and consolidated statements of cash flows ("Statements of Cash Flows") in the Company's annual report on Form 10-K and quarterly reports on Form 10-Q include interest expense, capital expenditures, and other excluded items, all of which should be considered when evaluating our performance, as well as the usefulness of our non-GAAP financial measures. Additionally, EBITDA, EBITDA*re*, Adjusted EBITDA*re* and NOI should not be considered as a measure of our liquidity or indicative of funds available to fund our cash needs, including our ability to make cash distributions.

Similarly, EBITDA*re* and Adjusted EBITDA*re*, include adjustments for the pro rata share of our equity investments. Our equity investments consist of interests ranging from 11% to 67% in seven domestic and international partnerships that own a total of 10 properties and a vacation ownership development. Due to the voting rights of the outside owners, we do not control and, therefore, do not consolidate these entities. The non-controlling partners in consolidated partnerships primarily consist of the approximate 1% interest in Host LP held by outside partners, and a 15% interest held by outside partners in a partnership owning one hotel for which we do control the entity and, therefore, consolidate its operations. These pro rata results for EBITDA*re* and Adjusted EBITDA*re* were calculated as set forth in the definitions above. Readers should be cautioned that the pro rata results presented in these measures for equity investments may not accurately depict the legal and economic implications of our investments in these entities.

NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION

NON-GAAP FINANCIAL MEASURES (continued)

HOTEL PROPERTY LEVEL OPERATING RESULTS

We present certain operating results for our hotels, such as hotel revenues, expenses, food and beverage profit, and EBITDA (and the related margins), on a hotel-level pro forma basis as supplemental information for our investors. Our hotel results reflect the operating results of our hotels as discussed in "All Owned Hotel Pro Forma Operating Statistics and Results" above. We present all owned hotel pro forma EBITDA to help us and our investors evaluate the ongoing operating performance of our hotels after removing the impact of the Company's capital structure (primarily interest expense) and its asset base (primarily depreciation and amortization expense). Corporate-level costs and expenses also are removed to arrive at property-level results. We believe these property-level results provide investors with supplemental information about the ongoing operating performance of our hotels. All owned hotel pro forma results are presented both by location and for the Company's properties in the aggregate. While severance expense is not uncommon at the individual property level in the normal course of business, we eliminate from our hotel level operating results severance costs related to broad-based and significant property-level reconfiguration that is not considered to be within the normal course of business, as we believe this elimination provides useful supplemental information that is beneficial to an investor's understanding of our ongoing operating performance. We also eliminate depreciation and amortization expense because, even though depreciation and amortization expense are property-level expenses, these non-cash expenses, which are based on historical cost accounting for real estate assets, implicitly assume that the value of real estate assets diminishes predictably over time. As noted earlier, because real estate values historically have risen or fallen with market conditions, many real estate industry investors have considered presentation of historical cost accounting for operating results to be insufficient.

Because of the elimination of corporate-level costs and expenses, gains or losses on disposition, certain severance expenses and depreciation and amortization expense, the hotel operating results we present do not represent our total revenues, expenses, operating profit or net income and should not be used to evaluate our performance as a whole. Management compensates for these limitations by separately considering the impact of these excluded items to the extent they are material to operating decisions or assessments of our operating performance. Our consolidated statements of operations include such amounts, all of which should be considered by investors when evaluating our performance.

While management believes that presentation of all owned hotel results is a supplemental measure that provides useful information in evaluating our ongoing performance, this measure is not used to allocate resources or to assess the operating performance of each of our hotels, as these decisions are based on data for individual hotels and are not based on all owned hotel results in the aggregate. For these reasons, we believe all owned hotel operating results, when combined with the presentation of GAAP operating profit, revenues and expenses, provide useful information to investors and management.

NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION

NON-GAAP FINANCIAL MEASURES (continued)

CREDIT FACILITY – LEVERAGE, UNSECURED INTEREST COVERAGE AND CONSOLIDATED FIXED CHARGE COVERAGE RATIOS

Host's credit facility contains certain financial covenants, including allowable leverage, unsecured interest coverage and fixed charge ratios, which are determined using EBITDA as calculated under the terms of our credit facility ("Adjusted Credit Facility EBITDA"). The leverage ratio is defined as net debt plus preferred equity to Adjusted Credit Facility EBITDA. The unsecured interest coverage ratio is defined as unencumbered Adjusted Credit Facility EBITDA to unsecured consolidated interest expense. The fixed charge coverage ratio is defined as Adjusted Credit Facility EBITDA divided by fixed charges, which include interest expense, required debt amortization payments, cash taxes and preferred stock payments. These calculations are based on pro forma results for the prior four fiscal quarters, except as noted under the amendments, giving effect to transactions such as acquisitions, dispositions and financings as if they occurred at the beginning of the period. The credit facility also incorporates by reference the ratio of unencumbered assets to unsecured indebtedness test from our senior notes indentures, calculated in the same manner, and the covenant is discussed below with the senior notes covenants.

Additionally, total debt used in the calculation of our leverage ratio is based on a "net debt" concept, under which cash and cash equivalents in excess of $100 million are deducted from our total debt balance. Management believes these financial ratios provide useful information to investors regarding our compliance with the covenants in our credit facility and our ability to access the capital markets, in particular debt financing.

SENIOR NOTES INDENTURE – INDEBTEDNESS TEST, SECURED INDEBTEDNESS TO TOTAL ASSETS TEST, EBITDA-TO-INTEREST COVERAGE RATIO AND RATIO OF UNENCUMBERED ASSETS TO UNSECURED INDEBTEDNESS

Host's senior notes indentures contains certain financial covenants, including allowable indebtedness, secured indebtedness to total assets, EBITDA-to-interest coverage and unencumbered assets to unsecured indebtedness. The indebtedness test is defined as adjusted indebtedness, which includes total debt adjusted for deferred financing costs, divided by adjusted total assets, which includes undepreciated real estate book values ("Adjusted Total Assets"). The secured indebtedness to total assets is defined as secured indebtedness, which includes mortgage debt and finance leases, divided by Adjusted Total Assets. The EBITDA-to-interest coverage ratio is defined as EBITDA as calculated under our senior notes indenture ("Adjusted Senior Notes EBITDA") to interest expense as defined by our senior notes indenture. The ratio of unencumbered assets to unsecured indebtedness is defined as unencumbered adjusted assets, which includes Adjusted Total Assets less encumbered assets, divided by unsecured debt, which includes the aggregate principal amount of outstanding unsecured indebtedness plus contingent obligations.

Under the terms of the senior notes indentures, interest expense excludes items such as the gains and losses on the extinguishment of debt, deferred financing charges related to the senior notes or the credit facility, amortization of debt premiums or discounts that were recorded at issuance of a loan to establish its fair value and non-cash interest expense, all of which are included in interest expense on our consolidated statement of operations. As with the credit facility covenants, management believes these financial ratios provide useful information to investors regarding our compliance with the covenants in our senior notes indentures and our ability to access the capital markets, in particular debt financing.

NON-GAAP FINANCIAL MEASURES (continued)

LIMITATIONS ON CREDIT FACILITY AND SENIOR NOTES CREDIT RATIOS

These metrics are useful in evaluating the Company's compliance with the covenants contained in its credit facility and senior notes indentures. However, because of the various adjustments taken to the ratio components as a result of negotiations with the Company's lenders and noteholders they should not be considered as an alternative to the same ratios determined in accordance with GAAP. For instance, interest expense as calculated under the credit facility and senior notes indenture excludes the items noted above such as deferred financing charges and amortization of debt premiums or discounts, all of which are included in interest expense on our consolidated statement of operations. Management compensates for these limitations by separately considering the impact of these excluded items to the extent they are material to operating decisions or assessments of performance. In addition, because the credit facility and indenture ratio components are also based on pro forma results for the prior four fiscal quarters, giving effect to transactions such as acquisitions, dispositions and financings as if they occurred at the beginning of the period, they are not reflective of actual performance over the same period calculated in accordance with GAAP.