

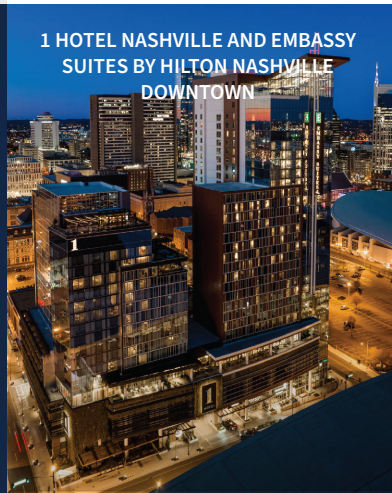
Full Year 2024 Results: +2.1% Comparable Hotel Total RevPAR; +90 basis points Comparable Hotel RevPAR; \$707M net income; \$1,656M Adjusted EBITDAre, a 1.7% increase over 2023<sup>(1)</sup>

Maui had an estimated impact of (160) basis points on 2024 Comparable Hotel RevPAR

Acquired \$1.5B of iconic and irreplaceable real estate across four properties in 2024

Issued \$1.3B of senior notes through two separate public offerings and repaid \$400M of senior notes

Repurchased 6.3M shares of common stock at an average price of \$16.99 per share, for a total of \$107M in 2024



## Corporate Results<sup>(1)</sup>

**\$109M**

Net Income

**\$373M**

Adjusted EBITDAre

**\$0.15**

Diluted EPS

**\$0.44**

Nareit FFO & Adjusted FFO Per Share

## Comparable Hotel Results<sup>(1)</sup>

**+3.3%**

Total RevPAR vs. Q4 2023

**+3.0%**

RevPAR vs. Q4 2023

**11.0%**

Operating Profit Margin

**28.1%**

Hotel EBITDA Margin



James F. Risoleo  
President and CEO

“Host delivered comparable hotel Total RevPAR growth of 3.3% over the fourth quarter of 2023 and full year growth of 2.1%, driven by improvements in food and beverage revenues from group business. Comparable hotel RevPAR increased 3.0% for the quarter and 0.9% for the full year as a result of higher rates, improving leisure transient trends in Maui and strong group demand. During the year, we acquired \$1.5 billion of iconic and irreplaceable real estate across four properties, three of which are in new markets for Host. We also reinvested \$548 million in our portfolio through capital expenditures and resiliency investments and made progress on the Hyatt Transformational Capital Program and the condo development at the Four Seasons Resort Orlando at Walt Disney World® Resort. Additionally, we returned \$844 million of capital to stockholders through dividends and share repurchases. Looking into 2025, we are encouraged by the state of travel...and we continue to believe our investment grade balance sheet puts Host in a position to take advantage of potential opportunities in the future.”

## 2025 Comparable Hotel Guidance<sup>(1)</sup>

Total RevPAR

**1.0% - 3.0%**

vs. 2024

RevPAR

**0.5% - 2.5%**

vs. 2024

Operating Profit Margin

**11.8% - 12.6%**

Hotel EBITDA Margin

**27.2% - 27.8%**

(1) Adjusted EBITDAre, Nareit FFO and Adjusted FFO per diluted share, and comparable hotel EBITDA margin are non-GAAP financial measures. See the Company's earnings release (link below) for a description of these non-GAAP measures, reconciliations to the most directly comparable GAAP measure, and limitations on the use of these supplemental measures. Forward-looking statements are not guarantees of future performance and involve known and unknown risks that may cause actual results to be materially different from these forecasts. See the Company's earnings release for cautionary language regarding these statements and items that may affect lodging demand and forecast results. Operating Profit Margin is a GAAP measure based on the 81-hotel consolidated portfolio while Q4 comparable hotel results and 2025 forecasts are based on comparable hotels (78 and 79 hotels, respectively). See the earnings press release for more details: <https://ir.hosthotels.com/static-files/host-hotels-resorts-inc-fourth-quarter-2024-results>