

Q3 2024 Earnings Highlights

Acquired the 1 Hotel Central Park and The Ritz-Carlton O'ahu, Turtle Bay

Repurchased 3.5M shares of common stock at an average price of \$16.33 per share, for a total of \$57M

Issued \$700M of 5.5% Series L senior notes due in 2035

Maui had an actual drag of (170) bps on Q3 2024 Comparable Hotel RevPAR

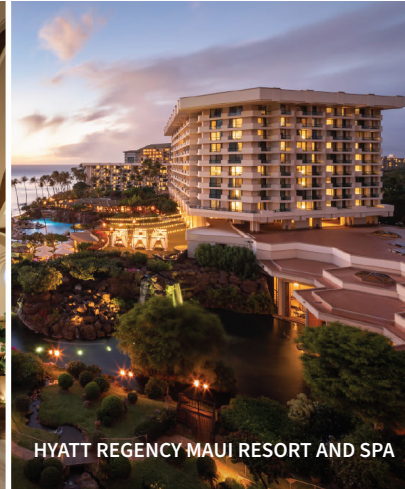
2024 guidance: 1.2% comparable hotel Total RevPAR growth; \$687M net income; \$1,630M Adjusted EBITDAre⁽¹⁾



ANDAZ MAUI AT WAILEA RESORT



FAIRMONT KEA LANI, MAUI



HYATT REGENCY MAUI RESORT AND SPA

Corporate Results⁽¹⁾

\$84M

Net Income

\$324M

Adjusted EBITDAre

\$0.12

Diluted EPS

\$0.36

Nareit FFO & Adjusted FFO Per Share

Comparable Hotel Results⁽¹⁾

+3.1%

Total RevPAR vs. Q3 2023

+80 bps

RevPAR vs. Q3 2023

10.2%

Operating Profit Margin

25.3%

Hotel EBITDA Margin



James F. Risoleo
President and CEO

“Host delivered comparable hotel Total RevPAR growth of 3.1% over the third quarter of 2023, driven by improvements in food and beverage revenues from group business. Comparable hotel RevPAR increased 0.8% for the quarter as a result of continued strong group demand and improving trends in Maui. Despite the impact of the hurricanes in Florida, we are maintaining our previous full year comparable hotel guidance at the midpoint. During the quarter, we repurchased \$57M of common stock, bringing our total repurchases for the year to \$107M at an average price of \$16.99, and completed the issuance of \$700M of Series L senior notes at 5.5%. We believe our investment grade balance sheet continues to put us in a position to execute on multiple fronts, leaving Host well positioned for growth in the future.”

2024 Comparable Hotel Guidance⁽¹⁾

Total RevPAR

+1.2%

vs. 2023

RevPAR

~Flat

vs. 2023

Operating Profit Margin

15.2%

Hotel EBITDA Margin

29.0%

(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 Q3 comparable hotel results and 2024 forecasts are based on comparable hotels (79 and 78 hotels, respectively). See the earnings press release for more details: <https://ir.hosthotels.com/static-files/host-hotels-resorts-inc-third-quarter-2024-results>