

Q1 2025 Earnings Highlights

+7.0% Comparable Hotel RevPAR;
+5.8% Comparable Hotel Total RevPAR;
\$251M net income;
\$514M Adjusted EBITDAre, a +5.1% increase over Q1 2024⁽¹⁾

31.8% Comparable Hotel EBITDA Margin, a 30 basis point improvement over Q1 2024⁽¹⁾

The Don CeSar reopened on schedule and began welcoming guests following hurricane damage in 2024

Repurchased 6.3M shares of common stock at an average price of \$15.79 per share, for a total of \$100M

Total available liquidity of \$2.2B, including FF&E reserves of \$264M and \$1.5B available under revolver portion of credit facility



Corporate Results⁽¹⁾

\$251M

Net Income

\$514M

Adjusted EBITDAre

\$0.35

Diluted EPS

\$0.64

Adjusted FFO Per Share

Comparable Hotel Results⁽¹⁾

+7.0%

RevPAR
vs. Q1 2025

+5.8%

Total RevPAR
vs. Q1 2024

17.9%

Operating Profit
Margin

31.8%

Hotel EBITDA
Margin



James F. Risoleo
President and CEO

"Host delivered comparable hotel RevPAR growth of 7.0% over the first quarter of 2024 as a result of higher rates, improving leisure transient trends in Maui and strong group demand. Comparable hotel Total RevPAR increased 5.8% over the same period last year, and improvements were led by group banquet and catering business. Despite the recent heightened macroeconomic uncertainty, we are maintaining our 2025 comparable hotel RevPAR growth guidance range of 0.5% to 2.5% over 2024. We are slightly reducing our comparable hotel Total RevPAR growth guidance range to 0.7% to 2.7% over 2024, driven by moderating group lead volume. We continue to believe Host's investment grade balance sheet, ample liquidity, and continued reinvestment in our portfolio uniquely position the Company to successfully navigate the current environment and take advantage of any potential opportunities."

2025 Comparable Hotel Guidance⁽¹⁾

Total RevPAR

0.7% - 2.7%

vs. 2024

RevPAR

0.5% - 2.5%

vs. 2024

Operating Profit Margin

12.2% - 13.1%

Hotel EBITDA Margin

27.7% - 28.3%

(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 comparable hotel results and 2025 forecasts are based on 79 comparable hotels. See the earnings press release for more details: <https://ir.hosthotels.com/static-files/host-hotels-resorts-inc-first-quarter-2025-results>