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): May 4, 2022

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

Maryland (Host Hotels & Resorts, Inc.)	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 May 4, 2022, Host Hotels & Resorts, Inc. issued a press release announcing its financial results for the first quarter ended March 31, 2022. 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 earning release for the first quarter 2022.
99.2	Host Hotels & Resorts, Inc. First Quarter 2022 Supplemental Financial Information.
104	Cover Page Interactive Data File (embedded within the Inline XBRL document).

SIGNATURES

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: May 4, 2022	By:	/s/ JOSEPH C. OTTINGER
	Name:	Joseph C. Ottinger
	Title:	Senior Vice President and Corporate Controller

Exhibit 99.1

HOST HOTELS & RESORTS®

SOUROV GHOSH
Chief Financial Officer
(240) 744-5267

JAIME MARCUS
Investor Relations
(240) 744-5117
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Host Hotels & Resorts, Inc. Reports Strong First Quarter 2022 Operating Results Surpassing 2019 Room Rates, as Lodging Recovery Accelerates Announces Doubling of Quarterly Dividend to $0.06 Per Share

BETHESDA, MD; May 4, 2022 – Host Hotels & Resorts, Inc. (NASDAQ: HST) (the "Company"), the nation's largest lodging real estate investment trust ("REIT"), today announced results for first quarter of 2022.

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

	Quarter ended March 31, 2022	Quarter ended March 31, 2021	Percent Change vs. 2021	Percent Change vs. 2019[2]
Revenues	$ 1,074	$ 399	169.2 %	(22.7)%
All owned hotel revenues (pro forma)[1]	1,052	431	144.1 %	(17.4)%
All owned hotel (pro forma) Total RevPAR	275.55	113.55	142.7 %	(18.3)%
All owned hotel (pro forma) RevPAR	166.93	72.27	131.0 %	(18.5)%
Net income (loss)	$ 118	$ (153)		
EBITDAre[1]	306	5		
Adjusted EBITDAre[1]	306	3		
Diluted earnings (loss) per common share	0.16	(0.22)		
NAREIT FFO per diluted share[1]	0.39	0.01		
Adjusted FFO per diluted share[1]	0.39	0.01		

* *Additional detail on the Company's results, including data for 22 domestic markets, is available in the First Quarter 2022 Supplemental Financial Information available on the Company's website at* www.hosthotels.com.

James F. Risoleo, President and Chief Executive Officer, said, "We ended the first quarter on a high note, as we continued to see strong operational improvements across our portfolio. RevPAR was $167 during the first quarter representing an 11% increase over the prior quarter, and the highest quarterly RevPAR we have seen in the recovery. We saw meaningful improvements within the quarter in transient and group business segments, driven by both demand and significant rate growth."

Risoleo continued, "In addition, subsequent to quarter end, we sold two hotels, bringing our total dispositions to $1.4 billion since the beginning of 2021. These sales represent another important step in the transformation of our portfolio as we continue to elevate our EBITDA growth profile."

(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"). The pro forma all owned hotel results exclude the operations of hotels sold or held-for sale as of March 31, 2022. Held-for-sale properties at March 31, 2022 included the Sheraton New York Times Square Hotel and the YVE Hotel Miami. 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

Highlights:

Results for First Quarter 2022

- RevPAR continued to improve sequentially to $166.93 in the first quarter. Improvements were primarily driven by leisure travel, with strong rates at resort properties leading to average room rates of $305.63 for the quarter. At the same time, urban markets began to see improvement, with an increase in group revenues compared to the fourth quarter of 2021.
- Generated GAAP net income of $118 million in the first quarter, a decrease of $205 million from the fourth quarter of 2021, as the improvement of operations in the first quarter was offset by the gain on sale of assets in the fourth quarter of 2021.
- Achieved All Owned Hotel Pro Forma EBITDA of $330 million and Adjusted EBITDA*re* of $306 million, which, after interest expense of $36 million, exceeded the Company's capital expenditures of $122 million in the quarter by $148 million. The results benefited from continued positive quarterly sequential improvements in RevPAR and operations.
- Sold the Sheraton Boston Hotel for $233 million, including a $163 million bridge loan provided by the Company to the buyer, and recorded a gain on sale of approximately $12 million.
- Acquired a 49% ownership interest in a joint venture with Noble Investment Group, a leading private hospitality asset manager, for $35 million of cash and the issuance of approximately $56 million of Host L.P. OP units.
- Opened the brand-new 2.3-acre River Falls Water Park at the Orlando World Center Marriott and substantially completed the 60,000 square-foot meeting space expansion, with the project completed ahead of schedule and under budget.
- Repaid the remaining $683 million on the revolver portion of the Company's credit facility during the quarter.

Subsequent Events

- Sold the Sheraton New York Times Square Hotel for $373 million, which includes a $250 million bridge loan provided by the Company to the buyer, with an initial term of six months and three potential six-month extensions.
- Preliminary forecast RevPAR for April is expected to be between $225 and $230.

Balance Sheet

The Company maintains a robust balance sheet, with the following balances at March 31, 2022:

- Total assets of $11.8 billion.
- Debt balance of $4.2 billion, with an average maturity of 5.3 years, an average interest rate of 3.4%, and no significant maturities until 2024.
- Total available liquidity of approximately $1.9 billion, including furniture fixtures & equipment ("FF&E") escrow reserves of $163 million and $1.5 billion available under the revolver portion of the credit facility.

Sourav Ghosh, Executive Vice President, Chief Financial Officer, stated, “Our first quarter results are reflective of continued positive sequential improvements in RevPAR with average room rates exceeding the first quarter of 2019. We also announced a quarterly cash dividend of $0.06, a 100% increase over the prior quarter, as the trajectory of the lodging recovery has accelerated. We will continue to build on the strong momentum of the past few quarters as we look to improve the performance of our portfolio.”

Dividend

The Company paid a first quarter cash dividend of $0.03 per share on its common stock on April 15, 2022 to stockholders of record on March 31, 2022. On May 4, 2022, the Board of Directors announced a regular quarterly cash dividend of $0.06 on its common stock. The dividend will be paid on July 15, 2022 to stockholders of record on June 30, 2022. All future dividends are subject to approval by the Company’s Board of Directors.

Operating Results

The following presents the monthly pro forma hotel operating results for the full portfolio as of March 31, 2022 compared to 2021 and 2019 for the months presented[(3)]:

	January 2022	January 2021	Change	February 2022	February 2021	Change	March 2022	March 2021	Change	Quarter ended March 31, 2022	Quarter ended March 31, 2021	Change
Number of hotels	78	77		78	77		78	77		78	77	
Number of rooms	42,334	42,111		42,334	42,111		42,334	42,111		42,334	42,111	
Average Occupancy Percentage	39.4 %	20.8 %	18.6pts	55.7 %	28.0 %	27.7pts	68.8 %	36.6 %	32.2pts	54.6 %	28.5 %	26.1pts
Average Room Rate	$ 277.04	$ 230.07	20.4 %	$ 306.70	$ 245.24	25.1 %	$ 321.23	$ 273.31	17.5 %	$ 305.63	$ 253.85	20.4 %
RevPAR	$ 109.28	$ 47.87	128.3 %	$ 170.81	$ 68.61	148.9 %	$ 221.08	$ 99.90	121.3 %	$ 166.93	$ 72.27	131.0 %

	January 2022	January 2019	Change	February 2022	February 2019	Change	March 2022	March 2019	Change	Quarter ended March 31, 2022	Quarter ended March 31, 2019	Change
Number of hotels	78	76		78	76		78	76		78	76	
Number of rooms	42,334	41,946		42,334	41,946		42,334	41,946		42,334	41,946	
Average Occupancy Percentage	39.4 %	69.7 %	(30.3pts)	55.7 %	77.3 %	(21.6pts)	68.8 %	82.0 %	(13.2pts)	54.6 %	76.3 %	(21.7pts)
Average Room Rate	$ 277.04	$ 256.17	8.1 %	$ 306.70	$ 266.96	14.9 %	$ 321.23	$ 279.76	14.8 %	$ 305.63	$ 268.31	13.9 %
RevPAR	$ 109.28	$ 178.46	(38.8)%	$ 170.81	$ 206.27	(17.2)%	$ 221.08	$ 229.54	(3.7)%	$ 166.93	$ 204.70	(18.5)%

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(3) The AC Hotel Scottsdale North is a new development hotel that opened in January 2021 and The Laura Hotel in Houston re-opened under new management in November 2021. Therefore, no adjustments were made for results of these hotels for periods prior to their openings. Results exclude hotels that were classified as held-for-sale at March 31, 2022.

First Quarter 2022 Hotel Operating Performance

- All Owned Hotel Pro Forma RevPAR improved 11% compared to the fourth quarter of 2021, with average room rates exceeding first quarter 2019 rates. While strong leisure demand for resorts and hotels located in the Company’s Sunbelt markets and Hawaii continued to drive the sequential improvement, the Company's downtown and non-resort hotels also saw improvement in the first quarter compared to fourth quarter of 2021.

- Food and beverage pro forma revenues improved approximately $32 million, or 12%, compared to the fourth quarter of 2021. Continued improvement in Banquet and Catering revenues benefited from higher contributions from group business on a per room night basis relative to 2019.

- Hiring pace continued to lag demand in the first quarter, primarily in markets where performance has returned to 2019 levels. The Company expects hotel operating costs to increase more in line with total revenues over time as hotels continue to increase staffing levels.

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 first 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, excluding hotels held-for-sale at March 31, 2022 on a pro forma basis, for transient, group and contract business in comparison to 2019 performance:

	Quarter ended March 31, 2022			Quarter ended December 31, 2021		
	Transient	Group	Contract	Transient	Group	Contract
Room nights (in thousands)	1,278	682	123	1,493	598	125
Percentage change in room nights vs. same period in 2019	(19.1)%	(42.0)%	(1.4)%	(15.4)%	(42.3)%	9.9%
Rooms Revenues (in millions)	$ 432	$ 184	$ 21	$ 426	$ 138	$ 21
Percentage change in revenues vs. same period in 2019	(3.2)%	(39.2)%	(12.7)%	(11.5)%	(43.0)%	(15.0)%

Capital Allocation Strategy

As previously announced, the Company sold the Sheraton Boston for $233 million, including a $163 million bridge loan provided by the Company to the buyer. Additionally, the Company acquired a 49% ownership interest in a joint venture with Noble Investment Group, a private hospitality asset manager with a focus on upscale select-service and extended stay properties. The agreement provides for the opportunity to acquire interests in future funds and represents a new platform for potential growth.

Subsequent to quarter end, the Company sold the Sheraton New York Times Square Hotel for $373 million, including a $250 million bridge loan provided to the buyer, and YVE Hotel Miami for $50 million, including $1 million of FF&E funds.

Capital Expenditures

The following presents the Company's capital expenditures spend for the first quarter and the forecast for full year 2022 (in millions):

	Quarter ended March 31, 2022	2022 Full Year Forecast	
	Actual	Low-end of range	High-end of range
ROI - Marriott Transformational Capital Program	$ 29	$ 90	$ 115
ROI - All other ROI projects	54	235	260
Total ROI project spend	83	325	375
Renewals and Replacements	39	175	225
Total Capital Expenditures	$ 122	$ 500	$ 600

The Company invested heavily in capital expenditures in the early phases of recovery in order to minimize future disruption and believes these renovations will position these hotels to capture additional revenue during the lodging recovery. The Company received $4 million of operating profit guarantees in the first quarter and expects to receive approximately $11 million in operating profit guarantees in 2022 under the Marriott Transformational Capital Program. The program is expected to be substantially complete by the end of 2022.

2022 Outlook

Leisure demand is exceeding pre-pandemic levels in many markets, however the Company believes that a continued recovery within the lodging industry is highly dependent on the strength of the economy, consumer confidence and the return of corporate and group travel. Accordingly, the Company believes that the impact of the recovery on specific markets and industries will be uneven.

Given broader macroeconomic trends in 2022, the timing and trajectory of the expected recovery remains difficult to forecast. While the Company expects sequential RevPAR improvements relative to 2019, seasonality and changing market and business mix are expected to lead to lower RevPAR in the second half of the year compared to the second quarter.

Although the Company cannot provide a full year forecast at this time, it anticipates that for the second quarter of 2022, as compared to the second quarter of 2021 and 2019, RevPAR will be in the following range:

	Q2 2022 Guidance			
	Low-end of range	High-end of range	Percent Change vs. 2021	Percent Change vs. 2019
All owned hotel (pro forma) RevPAR	$ 195	$ 205	76% to 85%	(8)% to (3)%

Based upon the above parameters, the Company estimates its second quarter 2022 guidance as follows (in millions):

	Q2 2022 Guidance	
	Low-end of range	High-end of range
Net income	$ 147	$ 181
Adjusted EBITDA*re*	375	410

In addition, while not providing full year guidance on operations at this time, the Company estimates that for full year 2022, interest expense and corporate and other expenses will be in the following ranges (in millions):

	2022 Full Year Forecast	
	Low-end of range	High-end of range
Interest expense	$ 153	$ 156
Corporate and other expenses	103	106

See the Q2 2022 Forecast Schedule and the Notes to Financial Information for items that may affect forecast results.

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 73 properties in the United States and five properties internationally totaling approximately 42,300 rooms. The Company also holds non-controlling interests in seven 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 which include, but may not be limited to, our expectations regarding the impact of the COVID-19 pandemic on our business, the recovery of travel and the lodging industry and 2022 estimates with respect to our business, 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 May 4, 2022 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.*

*** 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 March 31, 2022, which are 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.

2022 OPERATING RESULTS **PAGE NO.**

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

	March 31, 2022	December 31, 2021
ASSETS		
Property and equipment, net	$ 9,596	$ 9,994
Right-of-use assets	563	551
Assets held for sale	411	270
Due from managers	125	113
Advances to and investments in affiliates	143	42
Furniture, fixtures and equipment replacement fund	163	144
Other	562	431
Cash and cash equivalents	266	807
Total assets	$ 11,829	$ 12,352
LIABILITIES, NON-CONTROLLING INTERESTS AND EQUITY		
Debt[1]		
Senior notes	$ 3,111	$ 3,109
Credit facility, including the term loans of $997	991	1,673
Mortgage and other debt	108	109
Total debt	4,210	4,891
Lease liabilities	575	564
Accounts payable and accrued expenses	97	85
Due to managers	47	42
Other	172	198
Total liabilities	5,101	5,780
Redeemable non-controlling interests - Host Hotels & Resorts, L.P.	203	126
Host Hotels & Resorts, Inc. stockholders' equity:		
Common stock, par value $0.01, 1,050 million shares authorized, 714.8 million shares and 714.1 million shares issued and outstanding, respectively	7	7
Additional paid-in capital	7,680	7,702
Accumulated other comprehensive loss	(69)	(76)
Deficit	(1,098)	(1,192)
Total equity of Host Hotels & Resorts, Inc. stockholders	6,520	6,441
Non-redeemable non-controlling interests—other consolidated partnerships	5	5
Total equity	6,525	6,446
Total liabilities, non-controlling interests and equity	$ 11,829	$ 12,352

(1) Please see our First Quarter 2022 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 March 31, 2022	Quarter ended March 31, 2021
Revenues		
Rooms	$ 655	$ 257
Food and beverage	297	77
Other	122	65
Total revenues	1,074	399
Expenses		
Rooms	160	65
Food and beverage	200	62
Other departmental and support expenses	273	160
Management fees	40	11
Other property-level expenses	84	78
Depreciation and amortization	172	165
Corporate and other expenses[1]	23	24
Total operating costs and expenses	952	565
Operating profit (loss)	122	(166)
Interest income	1	1
Interest expense	(36)	(42)
Other gains (losses)	13	(1)
Equity in earnings of affiliates	2	9
Income (loss) before income taxes	102	(199)
Benefit for income taxes	16	46
Net income (loss)	118	(153)
Less: Net (income) loss attributable to non-controlling interests	(2)	1
Net income (loss) attributable to Host Inc.	$ 116	$ (152)
Basic and diluted earnings (loss) per common share	$ 0.16	$ (0.22)

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

	Quarter ended March 31, 2022	Quarter ended March 31, 2021
General and administrative costs	$ 18	$ 20
Non-cash stock-based compensation expense	5	4
Total	$ 23	$ 24

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

	Quarter ended March 31,	
	2022	2021
Net income (loss)	$ 118	$ (153)
Less: Net (income) loss attributable to non-controlling interests	(2)	1
Net income (loss) attributable to Host Inc.	$ 116	$ (152)
Basic weighted average shares outstanding	714.3	705.6
Assuming distribution of common shares granted under the comprehensive stock plans, less shares assumed purchased at market	1.8	—
Diluted weighted average shares outstanding[1]	716.1	705.6
Basic and diluted earnings (loss) per common share	$ 0.16	$ (0.22)

(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 Compared to 2021

	As of March 31, 2022		Quarter ended March 31, 2022				Quarter ended March 31, 2021					
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
Miami	2	1,033	$ 733.63	70.9 %	$ 520.02	$ 819.53	$ 667.52	54.4 %	$ 363.25	$ 558.76	43.2 %	46.7 %
Maui/Oahu	4	2,007	544.76	76.4	416.04	640.58	404.89	40.0	162.15	257.24	156.6	149.0
Florida Gulf Coast	5	1,850	555.52	74.0	411.06	779.69	521.91	52.8	275.67	489.52	49.1	59.3
Phoenix	4	1,822	458.96	73.8	338.92	674.47	355.31	49.9	177.15	335.19	91.3	101.2
Jacksonville	1	446	532.17	60.5	321.85	718.05	484.86	35.5	171.97	345.82	87.2	107.6
Orlando	2	2,448	458.86	58.1	266.55	488.36	497.39	17.4	86.51	155.07	208.1	214.9
Los Angeles/ Orange County	3	1,067	287.84	64.9	186.70	266.13	197.29	21.7	42.81	58.31	336.1	356.4
Austin	2	767	278.59	61.8	172.23	285.80	144.70	40.5	58.58	94.12	194.0	203.7
San Diego	3	3,288	257.75	61.6	158.83	295.65	156.29	17.1	26.69	48.42	495.2	510.6
San Antonio	2	1,512	188.39	67.3	126.82	197.62	126.00	27.1	34.11	48.10	271.8	310.9
Philadelphia	2	810	176.60	66.7	117.84	183.75	135.04	36.9	49.89	70.10	136.2	162.1
Atlanta	2	810	173.11	66.3	114.76	177.40	134.42	43.1	57.96	74.95	98.0	136.7
New Orleans	1	1,333	203.99	55.9	113.96	167.80	107.71	13.3	14.30	27.41	697.0	512.3
Houston	5	1,942	179.90	60.9	109.60	149.28	125.89	50.9	64.05	86.95	71.1	71.7
New York	2	2,486	258.15	41.4	106.99	152.56	147.04	19.6	28.87	36.81	270.6	314.5
Northern Virginia	2	916	198.70	52.8	104.94	148.86	161.02	34.7	55.90	79.84	87.7	86.4
Washington, D.C. (CBD)	5	3,238	236.46	38.5	91.13	131.17	152.00	49.3	74.98	78.49	21.5	67.1
San Francisco/ San Jose	6	4,162	197.28	45.0	88.73	138.45	139.20	13.2	18.37	24.13	383.1	473.8
Boston	2	1,495	181.69	47.6	86.56	112.42	117.71	14.5	17.08	22.05	406.9	409.8
Denver	3	1,340	152.03	45.3	68.83	102.89	112.49	17.2	19.34	23.70	255.9	334.0
Chicago	4	1,816	156.81	40.1	62.93	84.05	115.21	16.2	18.62	22.77	238.0	269.1
Seattle	2	1,315	174.78	35.4	61.83	87.48	149.63	7.2	10.84	14.53	470.3	502.2
Other	9	2,932	272.54	50.8	138.46	193.54	220.69	32.7	72.18	101.44	91.8	90.8
Domestic	73	40,835	311.06	55.2	171.62	283.53	256.57	29.0	74.51	117.18	130.3	142.0
International	5	1,499	98.95	39.5	39.12	57.86	89.36	13.0	11.62	15.46	236.5	274.2
All Locations	78	42,334	305.63	54.6	166.93	275.55	253.85	28.5	72.27	113.55	131.0	142.7

All Owned Hotels (pro forma) by Location Compared to 2019

	As of March 31, 2022		Quarter ended March 31, 2022				Quarter ended March 31, 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
Miami	2	1,033	$ 733.63	70.9 %	$ 520.02	$ 819.53	$ 462.17	85.4 %	$ 394.58	$ 599.20	31.8 %	36.8 %
Maui/Oahu	4	2,007	544.76	76.4	416.04	640.58	437.66	89.0	389.36	601.06	6.9	6.6
Florida Gulf Coast	5	1,850	555.52	74.0	411.06	779.69	439.30	83.1	364.98	729.85	12.6	6.8
Phoenix	4	1,822	458.96	73.8	338.92	674.47	373.48	82.7	308.80	644.54	9.8	4.6
Jacksonville	1	446	532.17	60.5	321.85	718.05	367.78	78.6	289.04	690.11	11.4	4.0
Orlando	2	2,448	458.86	58.1	266.55	488.36	318.30	79.1	251.68	511.48	5.9	(4.5)
Los Angeles/ Orange County	3	1,067	287.84	64.9	186.70	266.13	259.82	82.9	215.39	334.75	(13.3)	(20.5)
Austin	2	767	278.59	61.8	172.23	285.80	278.33	84.3	234.59	399.89	(26.6)	(28.5)
San Diego	3	3,288	257.75	61.6	158.83	295.65	252.91	76.9	194.59	349.55	(18.4)	(15.4)
San Antonio	2	1,512	188.39	67.3	126.82	197.62	196.01	77.4	151.75	229.98	(16.4)	(14.1)
Philadelphia	2	810	176.60	66.7	117.84	183.75	190.16	78.1	148.48	242.24	(20.6)	(24.1)
Atlanta	2	810	173.11	66.3	114.76	177.40	215.83	85.8	185.09	304.09	(38.0)	(41.7)
New Orleans	1	1,333	203.99	55.9	113.96	167.80	209.79	81.6	171.18	249.87	(33.4)	(32.8)
Houston	5	1,942	179.90	60.9	109.60	149.28	182.60	75.8	138.36	201.04	(20.8)	(25.7)
New York	2	2,486	258.15	41.4	106.99	152.56	258.82	71.9	186.02	305.05	(42.5)	(50.0)
Northern Virginia	2	916	198.70	52.8	104.94	148.86	221.89	72.2	160.11	258.83	(34.5)	(42.5)
Washington, D.C. (CBD)	5	3,238	236.46	38.5	91.13	131.17	247.89	73.3	181.79	257.64	(49.9)	(49.1)
San Francisco/ San Jose	6	4,162	197.28	45.0	88.73	138.45	311.75	78.2	243.92	340.35	(63.6)	(59.3)
Boston	2	1,495	181.69	47.6	86.56	112.42	195.31	73.5	143.63	222.97	(39.7)	(49.6)
Denver	3	1,340	152.03	45.3	68.83	102.89	161.82	64.7	104.75	158.27	(34.3)	(35.0)
Chicago	4	1,816	156.81	40.1	62.93	84.05	148.27	60.4	89.50	128.94	(29.7)	(34.8)
Seattle	2	1,315	174.78	35.4	61.83	87.48	194.12	77.4	150.15	203.91	(58.8)	(57.1)
Other	9	2,932	272.54	50.8	138.46	193.54	184.67	68.8	127.08	186.06	9.0	4.0
Domestic	73	40,835	311.06	55.2	171.62	283.53	272.38	76.6	208.68	344.39	(17.8)	(17.7)
International	5	1,499	98.95	39.5	39.12	57.86	143.88	67.6	97.32	140.81	(59.8)	(58.9)
All Locations	78	42,334	305.63	54.6	166.93	275.55	268.31	76.3	204.70	337.11	(18.5)	(18.3)

(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 March 31, 2022 but do not include the results of operations for properties sold or held-for-sale as of the reporting date; and (2) operating results for acquisitions as of March 31, 2022 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. The AC Hotel Scottsdale North is a new development hotel that opened in January 2021 and The Laura Hotel in Houston re-opened under new management in November 2021. Therefore, no adjustments were made for results of these hotels for periods prior to their openings. The Sheraton New York Times Square Hotel and YVE Hotel Miami were classified as held-for-sale at March 31, 2022, and are therefore excluded from these results. 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 March 31, 2022	Quarter ended March 31, 2021	Quarter ended March 31, 2019
Number of hotels	78	77	76
Number of rooms	42,334	42,111	41,946
Change in hotel Total RevPAR	142.7%	—	—
Change in hotel RevPAR	131.0%	—	—
Operating profit (loss) margin[2]	11.4%	(41.6)%	15.5%
All Owned Hotel Pro Forma EBITDA margin[2]	31.4%	11.4%	31.5%
Food and beverage profit margin[2]	32.7%	19.5%	34.2%
All Owned Hotel Pro Forma food and beverage profit margin[2]	34.4%	18.6%	36.0%
Net income (loss)	$ 118	$ (153)	$ 189
Depreciation and amortization	172	165	170
Interest expense	36	42	43
Provision (benefit) for income taxes	(16)	(46)	2
Gain on sale of property and corporate level income/expense	7	15	11
Severance expense (reversal) at hotel properties	2	(2)	—
Pro forma adjustments[3]	11	28	(14)
All Owned Hotel Pro Forma EBITDA[4]	$ 330	$ 49	$ 401

	Quarter ended March 31, 2022					Quarter ended March 31, 2021				
		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	$ 655	$ —	$ (18)	$ —	$ 637	$ 257	$ —	$ 17	$ —	$ 274
Food and beverage	297	—	(3)	—	294	77	—	9	—	86
Other	122	—	(1)	—	121	65	—	6	—	71
Total revenues	1,074	—	(22)	—	1,052	399	—	32	—	431
Expenses										
Room	160	—	(11)	—	149	65	1	(1)	—	65
Food and beverage	200	—	(7)	—	193	62	—	8	—	70
Other	397	(2)	(15)	—	380	249	1	(3)	—	247
Depreciation and amortization	172	—	—	(172)	—	165	—	—	(165)	—
Corporate and other expenses	23	—	—	(23)	—	24	—	—	(24)	—
Total expenses	952	(2)	(33)	(195)	722	565	2	4	(189)	382
Operating Profit - All Owned Hotel Pro Forma EBITDA[4]	$ 122	$ 2	$ 11	$ 195	$ 330	$ (166)	$ (2)	$ 28	$ 189	$ 49

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

	Quarter ended March 31, 2022					Quarter ended March 31, 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	$ 655	$ —	$ (18)	$ —	$ 637	$ 857	$ (84)	$ —	$ 773
Food and beverage	297	—	(3)	—	294	433	(27)	—	406
Other	122	—	(1)	—	121	100	(6)	—	94
Total revenues	1,074	—	(22)	—	1,052	1,390	(117)	—	1,273
Expenses									
Room	160	—	(11)	—	149	217	(34)	—	183
Food and beverage	200	—	(7)	—	193	285	(25)	—	260
Other	397	(2)	(15)	—	380	473	(44)	—	429
Depreciation and amortization	172	—	—	(172)	—	170	—	(170)	—
Corporate and other expenses	23	—	—	(23)	—	29	—	(29)	—
Total expenses	952	(2)	(33)	(195)	722	1,174	(103)	(199)	872
Operating Profit - All Owned Hotel Pro Forma EBITDA(4)	$ 122	$ 2	$ 11	$ 195	$ 330	$ 216	$ (14)	$ 199	$ 401

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(1) See the Notes to Financial Information for a discussion of non-GAAP measures and 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 hotels sold or held-for-sale as of March 31, 2022, 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 March 31, 2022. All Owned Hotel Pro Forma results also include the results of our leased office buildings and other non-hotel revenue and expense items.
(4) The AC Hotel Scottsdale North is a new development hotel that opened in January 2021 and The Laura Hotel in Houston re-opened under new management in November 2021. Therefore, no adjustments were made for results of these hotels for periods prior to their openings.

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

	Quarter ended March 31,	
	2022	2021
Net income (loss)	$ 118	$ (153)
Interest expense	36	42
Depreciation and amortization	172	165
Income taxes	(16)	(46)
EBITDA	310	8
Gain on dispositions[2]	(12)	—
Equity investment adjustments:		
Equity in earnings of affiliates	(2)	(9)
Pro rata EBITDAre of equity investments[3]	10	6
EBITDA*re*	306	5
Adjustments to EBITDA*re*:		
Severance expense (reversal) at hotel properties	—	(2)
Adjusted EBITDA*re*	$ 306	$ 3

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(1) See the Notes to Financial Information for discussion of non-GAAP measures.
(2) Reflects the sale of one hotel in 2022.
(3) Unrealized gains of our unconsolidated investments are not recognized in our EBITDAre, Adjusted EBITDAre, 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 March 31, 2022	Quarter ended March 31, 2021
Net income (loss)	$ 118	$ (153)
Less: Net (income) loss attributable to non-controlling interests	(2)	1
Net income (loss) attributable to Host Inc.	116	(152)
Adjustments:		
Gain on dispositions[2]	(12)	—
Depreciation and amortization	171	165
Equity investment adjustments:		
Equity in earnings of affiliates	(2)	(9)
Pro rata FFO of equity investments[3]	9	4
Consolidated partnership adjustments:		
FFO adjustments for non-controlling interests of Host L.P.	(3)	(2)
NAREIT FFO	279	6
Adjustments to NAREIT FFO:		
Severance expense (reversal) at hotel properties	—	(2)
Adjusted FFO	$ 279	$ 4
For calculation on a per share basis:[4]		
Diluted weighted average shares outstanding - EPS	716.1	705.6
Assuming issuance of common shares granted under the comprehensive stock plans	—	0.9
Diluted weighted average shares outstanding - NAREIT FFO and Adjusted FFO	716.1	706.5
Diluted earnings (loss) per common share	$ 0.16	$ (0.22)
NAREIT FFO per diluted share	$ 0.39	$ 0.01
Adjusted FFO per diluted share	$ 0.39	$ 0.01

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(1-3) Refer to corresponding footnote on the Reconciliation of Net Income (Loss) to EBITDA, EBITDA*re* and Adjusted EBITDA*re*.
(4) Diluted earnings (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.

HOST HOTELS & RESORTS, INC.
Reconciliation of Net Income to
EBITDA, EBITDA*re* and Adjusted EBITDA*re* for Q2 2022 Forecasts (1)
(unaudited, in millions)

	Q2 2022	
	Low-end of range	High-end of range
Net income	$ 147	$ 181
Interest expense	37	37
Depreciation and amortization	162	162
Income taxes	26	27
EBITDA	372	407
Equity investment adjustments:		
Equity in earnings of affiliates	(5)	(5)
Pro rata EBITDAre of equity investments	8	8
EBITDAre and Adjusted EBITDA*re*	$ 375	$ 410

(1) Forecasts are based on the assumption that all owned hotel (pro forma) RevPAR will increase 76% to 85% compared to second quarter 2021 for the low and high end of the forecast range and there will be no additional hotel acquisitions or dispositions in the second quarter. For a discussion of items that may affect forecast results, see the Notes to Financial Information.

Forecasts

Our forecast of net income, EBITDA, EBITDA*re* and Adjusted EBITDA*re* are forward-looking statements and are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors which may cause actual results and performance to differ materially from those expressed or implied by these forecasts. Although we believe the expectations reflected in the forecasts are based upon reasonable assumptions, we can give no assurance that the expectations will be attained or that the results will not be materially different. Risks that may affect these assumptions and forecasts include the following: potential changes in overall economic outlook make it inherently difficult to forecast the level of RevPAR; the amount and timing of debt payments may change significantly based on market conditions, which will directly affect the level of interest expense and net income; the amount and timing of transactions involving shares of our common stock may change based on market conditions; and other risks and uncertainties associated with our business described herein and in our annual report on Form 10-K, quarterly reports on Form 10-Q and current reports on Form 8-K filed with the SEC.

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 March 31, 2022, but do not include the results of operations for properties sold or held-for-sale as of the reporting date; and (2) operating results for acquisitions as of March 31, 2022 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. At March 31, 2022, the Sheraton New York Times Square Hotel and YVE Hotel Miami are classified as held-for-sale. Therefore the results of these hotels are excluded from All Owned Hotel Pro Forma Operating Statistics and Results.

Foreign Currency Translation

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. Therefore, hotel statistics and results for non-U.S. properties 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 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 eight 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. 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.

Exhibit 99.2

Supplemental Financial Information

MARCH 31, 2022

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PREMIER US LODGING REIT

S&P 500	$14.1 BILLION	$18.2 BILLION
COMPANY	MARKET CAP(1)	ENTERPRISE VALUE(1)

LUXURY & UPPER UPSCALE CONSOLIDATED HOTELS PORTFOLIO(2)

78	42,300	20
HOTELS	ROOMS	TOP US MARKETS

(1) Based on market cap as of March 31, 2022. See Comparative Capitalization for calculation.
(2) At May 4, 2022.

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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.

OVERVIEW

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 March 31, 2022, which are 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 which include, but may not be limited to, our expectations regarding the impact of the COVID-19 pandemic on our business, the recovery of travel and the lodging industry and 2022 estimates with respect to our business, 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 May 4, 2022, 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.

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 (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.

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ALL OWNED HOTELS (PRO FORMA) RESULTS BY LOCATION

HOST HOTELS & RESORTS

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

	Quarter ended March 31, 2022								
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR (1)	Total revenues	Total Revenues per Available Room (2)	Hotel Net Income	Hotel EBITDA (3)
Miami	2	1,033	$733.63	70.9%	$520.02	$79.1	$819.53	$31.9	$36.0
Maui/Oahu	4	2,007	544.76	76.4	416.04	115.7	640.58	30.8	45.0
Florida Gulf Coast	5	1,850	555.52	74.0	411.06	129.8	779.69	50.3	62.5
Phoenix	4	1,822	458.96	73.8	338.92	110.6	674.47	45.3	56.2
Jacksonville	1	446	532.17	60.5	321.85	28.8	718.05	8.1	11.3
Orlando	2	2,448	458.86	58.1	266.55	107.6	488.36	29.0	41.3
Los Angeles/ Orange County	3	1,067	287.84	64.9	186.70	25.6	266.13	1.7	4.8
Austin	2	767	278.59	61.8	172.23	19.7	285.80	4.7	7.8
San Diego	3	3,288	257.75	61.6	158.83	87.5	295.65	14.3	29.5
San Antonio	2	1,512	188.39	67.3	126.82	26.9	197.62	4.8	9.1
Philadelphia	2	810	176.60	66.7	117.84	13.4	183.75	(0.2)	2.3
Atlanta	2	810	173.11	66.3	114.76	12.9	177.40	1.9	4.1
New Orleans	1	1,333	203.99	55.9	113.96	20.1	167.80	4.5	7.1
Houston	5	1,942	179.90	60.9	109.60	26.1	149.28	1.9	7.0
New York	2	2,486	258.15	41.4	106.99	34.1	152.56	(42.9)	(8.3)
Northern Virginia	2	916	198.70	52.8	104.94	12.3	148.86	(1.1)	1.2
Washington, D.C. (CBD) (4)	5	3,238	236.46	38.5	91.13	38.2	131.17	(3.2)	5.6
San Francisco/ San Jose	6	4,162	197.28	45.0	88.73	51.9	138.45	(14.7)	1.9
Boston	2	1,495	181.69	47.6	86.56	15.1	112.42	(3.7)	1.1
Denver	3	1,340	152.03	45.3	68.83	12.4	102.89	—	2.8
Chicago	4	1,816	156.81	40.1	62.93	13.7	84.05	(10.5)	(5.3)
Seattle	2	1,315	174.78	35.4	61.83	10.4	87.48	(6.7)	(3.1)
Other	9	2,932	272.54	50.8	138.46	51.1	193.54	4.8	12.5
Other property level (5)						1.3		(3.0)	(3.0)
Domestic	73	40,835	311.06	55.2	171.62	1,044.3	283.53	148.0	329.4
International	5	1,499	98.95	39.5	39.12	7.8	57.86	(2.0)	0.3
All Locations	78	42,334	$305.63	54.6%	$166.93	$1,052.1	$275.55	$146.0	$329.7
(Severance) reversal at hotel properties						—		—	(1.7)
Pro forma adjustments (6)						22.1		—	(10.9)
Gain on sale of property and corporate level income/expense						—		(28.0)	(7.0)
Total	78	42,334	—	—	—	$1,074.2	—	$118.0	$310.1

(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) Certain Items from our statement of operations are not allocated to individual properties, including interest on our senior notes, corporate and other expenses, and the provision for income taxes. These items are reflected below in "gain on sale of property and corporate level income/expense." Refer to the table below for reconciliation of net income to EBITDA by location.

(4) CBD refers to the central business district.

(5) Other property level includes certain ancillary revenues.

(6) Pro forma adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of March 31, 2022, 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 March 31, 2022. The AC Hotel Scottsdale North is a new development hotel located in Phoenix that opened in January 2021 and the Laura Hotel in Houston re-opened under new management in November 2021. Therefore, no adjustments were made for results of these hotels for periods prior to their openings.

ALL OWNED HOTELS (PRO FORMA) RESULTS BY LOCATION

HOST HOTELS & RESORTS

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

	Quarter ended March 31, 2022								
Location	No. of Properties	No. of Rooms	Hotel Net Income	Plus: Depreciation	Plus: Interest Expense	Plus: Income Tax	Plus: Severance (reversal) at hotel properties	Plus: Pro Forma Adjustments	Equals: Hotel EBITDA
Miami	2	1,033	$31.9	$5.7	$ —	$ —	$ —	$(1.6)	$36.0
Maui/Oahu	4	2,007	30.8	14.1	—	—	0.1	—	45.0
Florida Gulf Coast	5	1,850	50.3	12.2	—	—	—	—	62.5
Phoenix	4	1,822	45.3	10.9	—	—	—	—	56.2
Jacksonville	1	446	8.1	3.2	—	—	—	—	11.3
Orlando	2	2,448	29.0	12.3	—	—	—	—	41.3
Los Angeles/ Orange County	3	1,067	1.7	3.1	—	—	—	—	4.8
Austin	2	767	4.7	3.1	—	—	—	—	7.8
San Diego	3	3,288	14.3	15.2	—	—	—	—	29.5
San Antonio	2	1,512	4.8	4.3	—	—	—	—	9.1
Philadelphia	2	810	(0.2)	2.5	—	—	—	—	2.3
Atlanta	2	810	1.9	2.2	—	—	—	—	4.1
New Orleans	1	1,333	4.5	2.6	—	—	—	—	7.1
Houston	5	1,942	1.9	5.1	—	—	—	—	7.0
New York	2	2,486	(42.9)	22.3	—	—	1.6	10.7	(8.3)
Northern Virginia	2	916	(1.1)	2.3	—	—	—	—	1.2
Washington, D.C. (CBD)	5	3,238	(3.2)	8.8	—	—	—	—	5.6
San Francisco/ San Jose	6	4,162	(14.7)	16.6	—	—	—	—	1.9
Boston	2	1,495	(3.7)	3.0	—	—	—	1.8	1.1
Denver	3	1,340	—	2.8	—	—	—	—	2.8
Chicago	4	1,816	(10.5)	5.2	—	—	—	—	(5.3)
Seattle	2	1,315	(6.7)	3.6	—	—	—	—	(3.1)
Other	9	2,932	4.8	7.7	—	—	—	—	12.5
Other property level (1)			(3.0)	—	—	—	—	—	(3.0)
Domestic	73	40,835	148.0	168.8	—	—	1.7	10.9	329.4
International	5	1,499	(2.0)	2.3	—	—	—	—	0.3
All Locations	78	42,334	$146.0	$171.1	$ —	$ —	$1.7	$10.9	$329.7
(Severance) reversal at hotel properties			—	—	—	—	(1.7)	—	(1.7)
Pro forma adjustments (2)			—	—	—	—	—	(10.9)	(10.9)
Gain on sale of property and corporate level income/expense			(28.0)	0.4	36.3	(15.7)	—	—	(7.0)
Total	78	42,334	$118.0	$171.5	$36.3	$(15.7)	$ —	$ —	$310.1

(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 hotels sold or held-for-sale as of March 31, 2022, 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 March 31, 2022. The AC Hotel Scottsdale North is a new development hotel located in Phoenix that opened in January 2021 and the Laura in Houston re-opened under new management in November 2021. Therefore, no adjustments were made for results of these hotels for periods prior to their openings.

ALL OWNED HOTELS (PRO FORMA) RESULTS BY LOCATION

HOST HOTELS & RESORTS

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

	Quarter ended March 31, 2021								
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total revenues	Total Revenues per Available Room	Hotel Net Income	Hotel EBITDA [1]
Miami	2	1,033	$667.52	54.4%	$363.25	$53.9	$558.76	$16.8	$22.4
Maui/Oahu	4	2,007	404.89	40.0	162.15	46.0	257.24	(6.2)	6.7
Florida Gulf Coast	5	1,850	521.91	52.8	275.67	81.2	489.52	25.0	35.4
Phoenix	4	1,822	355.31	49.9	177.15	53.8	335.19	10.4	21.9
Jacksonville	1	446	484.86	35.5	171.97	13.9	345.82	3.4	6.1
Orlando	2	2,448	497.39	17.4	86.51	34.2	155.07	(10.6)	0.6
Los Angeles/ Orange County	3	1,067	197.29	21.7	42.81	5.6	58.31	(11.6)	(2.3)
Austin	2	767	144.70	40.5	58.58	6.5	94.12	(0.4)	(0.3)
San Diego	3	3,288	156.29	17.1	26.69	14.3	48.42	(22.9)	(7.3)
San Antonio	2	1,512	126.00	27.1	34.11	6.5	48.10	(4.3)	—
Philadelphia	2	810	135.04	36.9	49.89	5.1	70.10	(3.1)	(0.5)
Atlanta	2	810	134.42	43.1	57.96	5.5	74.95	(4.3)	—
New Orleans	1	1,333	107.71	13.3	14.30	3.3	27.41	(2.8)	(0.3)
Houston	4	1,719	125.89	50.9	64.05	13.4	86.95	(1.9)	2.6
New York	2	2,486	147.04	19.6	28.87	8.2	36.81	(32.9)	(7.8)
Northern Virginia	2	916	161.02	34.7	55.90	6.6	79.84	(5.0)	(1.1)
Washington, D.C. (CBD)	5	3,238	152.00	49.3	74.98	22.9	78.49	(3.8)	5.3
San Francisco/ San Jose	6	4,162	139.20	13.2	18.37	9.0	24.13	(33.0)	(14.1)
Boston	2	1,495	117.71	14.5	17.08	3.0	22.05	(15.3)	(4.5)
Denver	3	1,340	112.49	17.2	19.34	2.8	23.70	(6.4)	(2.8)
Chicago	4	1,816	115.21	16.2	18.62	3.7	22.77	(12.3)	(7.0)
Seattle	2	1,315	149.63	7.2	10.84	1.7	14.53	(8.5)	(4.7)
Other	9	2,932	220.69	32.7	72.18	26.8	101.44	(7.3)	3.3
Other property level [2]						1.1		(0.2)	(0.2)
Domestic	72	40,612	256.57	29.0	74.51	429.0	117.18	(137.2)	51.4
International	5	1,499	89.36	13.0	11.62	2.1	15.46	(4.6)	(2.3)
All Locations	77	42,111	$253.85	28.5%	$72.27	$431.1	$113.55	$(141.8)	$49.1
(Severance) reversal at hotel properties						—		—	1.8
Pro forma adjustments [3]						(32.3)		—	(28.0)
Gain on sale of property and corporate level income/expense						—		(11.2)	(14.5)
Total	77	42,111	—	—	—	$398.8	—	$(153.0)	$8.4

(1) Certain items from our statement of operations are not allocated to individual properties, including interest on our senior notes, corporate and other expenses, and the provision for income taxes. These items are reflected below in "gain on sale of property and corporate level income/expense." Refer to the table below for reconciliation of net income to EBITDA by location.

(2) Other property level includes certain ancillary revenues.

(3) Pro forma adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of March 31, 2022, 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 March 31, 2022. The AC Hotel Scottsdale North is a new development hotel located in Phoenix that opened in January 2021 and the Laura Hotel in Houston re-opened under new management in November 2021. Therefore, no adjustments were made for results of these hotels for periods prior to their openings.

ALL OWNED HOTELS (PRO FORMA) RESULTS BY LOCATION

HOST HOTELS & RESORTS

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

	Quarter ended March 31, 2021								
Location	No. of Properties	No. of Rooms	Hotel Net Income	Plus: Depreciation	Plus: Interest Expense	Plus: Income Tax	Plus: Severance (reversal) at hotel properties	Plus: Pro Forma Adjustments	Equals: Hotel EBITDA
Miami	2	1,033	$16.8	$6.1	$ —	$ —	$ —	$(0.5)	$22.4
Maui/Oahu	4	2,007	(6.2)	14.0	—	—	(1.5)	0.4	6.7
Florida Gulf Coast	5	1,850	25.0	10.4	—	—	—	—	35.4
Phoenix	4	1,822	10.4	11.5	—	—	—	—	21.9
Jacksonville	1	446	3.4	2.7	—	—	—	—	6.1
Orlando	2	2,448	(10.6)	7.4	—	—	—	3.8	0.6
Los Angeles/ Orange County	3	1,067	(11.6)	5.8	—	—	(0.1)	3.6	(2.3)
Austin	2	767	(0.4)	0.4	—	—	—	(0.3)	(0.3)
San Diego	3	3,288	(22.9)	15.6	—	—	—	—	(7.3)
San Antonio	2	1,512	(4.3)	4.3	—	—	—	—	—
Philadelphia	2	810	(3.1)	2.6	—	—	—	—	(0.5)
Atlanta	2	810	(4.3)	5.6	—	—	—	(1.3)	—
New Orleans	1	1,333	(2.8)	2.5	—	—	—	—	(0.3)
Houston	4	1,719	(1.9)	4.5	—	—	—	—	2.6
New York	2	2,486	(32.9)	15.3	—	—	—	9.8	(7.8)
Northern Virginia	2	916	(5.0)	2.9	—	—	—	1.0	(1.1)
Washington, D.C. (CBD)	5	3,238	(3.8)	9.1	—	—	—	—	5.3
San Francisco/ San Jose	6	4,162	(33.0)	18.0	—	—	(0.1)	1.0	(14.1)
Boston	2	1,495	(15.3)	6.1	—	—	(0.1)	4.8	(4.5)
Denver	3	1,340	(6.4)	3.7	—	—	(0.1)	—	(2.8)
Chicago	4	1,816	(12.3)	5.3	—	—	—	—	(7.0)
Seattle	2	1,315	(8.5)	3.8	—	—	—	—	(4.7)
Other	9	2,932	(7.3)	4.8	—	—	0.1	5.7	3.3
Other property level (1)			(0.2)	—	—	—	—	—	(0.2)
Domestic	72	40,612	(137.2)	162.4	—	—	(1.8)	28.0	51.4
International	5	1,499	(4.6)	2.3	—	—	—	—	(2.3)
All Locations	77	42,111	$(141.8)	$164.7	$ —	$ —	$(1.8)	$28.0	$49.1
(Severance) reversal at hotel properties			—	—	—	—	1.8	—	1.8
Pro forma adjustments (2)			—	—	—	—	—	(28.0)	(28.0)
Gain on sale of property and corporate level income/expense			(11.2)	0.2	42.4	(45.9)	—	—	(14.5)
Total	77	42,111	$(153.0)	$164.9	$42.4	$(45.9)	$ —	$ —	$8.4

(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 hotels sold or held-for-sale as of March 31, 2022, 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 March 31, 2022. The AC Hotel Scottsdale North is a new development hotel located in Phoenix that opened in January 2021 and the Laura in Houston re-opened under new management in November 2021. Therefore, no adjustments were made for results of these hotels for periods prior to their openings.

ALL OWNED HOTELS (PRO FORMA) RESULTS BY LOCATION

HOST HOTELS & RESORTS

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

	Quarter ended March 31, 2019								
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total revenues	Total Revenues per Available Room	Hotel Net Income	Hotel EBITDA (1)
Miami	2	1,033	$462.17	85.4%	$394.58	$58.1	$599.20	$15.0	$25.6
Maui/Oahu	4	2,007	437.66	89.0	389.36	107.3	601.06	27.1	39.2
Florida Gulf Coast	5	1,850	439.30	83.1	364.98	121.1	729.85	42.8	52.1
Phoenix	3	1,657	373.48	82.7	308.80	95.9	644.54	36.1	42.6
Jacksonville	1	446	367.78	78.6	289.04	27.7	690.11	7.4	9.7
Orlando	2	2,448	318.30	79.1	251.68	112.7	511.48	20.5	37.5
Los Angeles/ Orange County	3	1,067	259.82	82.9	215.39	32.1	334.75	10.6	7.5
Austin	2	767	278.33	84.3	234.59	27.6	399.89	(0.1)	11.7
San Diego	3	3,288	252.91	76.9	194.59	103.4	349.55	19.9	35.3
San Antonio	2	1,512	196.01	77.4	151.75	31.3	229.98	6.4	9.1
Philadelphia	2	810	190.16	78.1	148.48	17.7	242.24	—	3.3
Atlanta	2	810	215.83	85.8	185.09	22.2	304.09	12.9	8.8
New Orleans	1	1,333	209.79	81.6	171.18	30.0	249.87	8.5	11.3
Houston	4	1,719	182.60	75.8	138.36	31.0	201.04	4.3	9.2
New York	2	2,486	258.82	71.9	186.02	68.1	305.05	(13.8)	1.1
Northern Virginia	2	916	221.89	72.2	160.11	21.3	258.83	4.3	5.4
Washington, D.C. (CBD)	5	3,238	247.89	73.3	181.79	75.1	257.64	9.2	19.2
San Francisco/ San Jose	6	4,162	311.75	78.2	243.92	127.2	340.35	34.0	47.1
Boston	2	1,495	195.31	73.5	143.63	30.0	222.97	(2.6)	5.6
Denver	3	1,340	161.82	64.7	104.75	19.1	158.27	0.7	5.0
Chicago	4	1,816	148.27	60.4	89.50	20.9	128.94	(8.3)	(1.3)
Seattle	2	1,315	194.12	77.4	150.15	24.1	203.91	(0.5)	3.6
Other	9	2,932	184.67	68.8	127.06	49.2	186.06	11.2	9.1
Other property level (2)						1.1		(1.2)	(1.2)
Domestic	71	40,447	272.38	76.6	208.68	1,254.2	344.39	244.4	396.5
International	5	1,499	143.88	67.6	97.32	19.0	140.81	1.3	4.0
All Locations	76	41,946	$268.31	76.3%	$204.70	$1,273.2	$337.11	$245.7	$400.5
Pro forma adjustments (3)						116.7		—	14.4
Gain on sale of property and corporate level income/expense						—		(56.7)	(10.7)
Total	76	41,946	—	—	—	$1,389.9	—	$189.0	$404.2

(1) Certain items from our statement of operations are not allocated to individual properties, including interest on our senior notes, corporate and other expenses, and the provision for income taxes. These items are reflected below in "gain on sale of property and corporate level income/expense." Refer to the table below for reconciliation of net income to EBITDA by location.

(2) Other property level includes certain ancillary revenues.

(3) Pro forma adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of March 31, 2022, 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 March 31, 2022. The AC Hotel Scottsdale North is a new development hotel located in Phoenix that opened in January 2021 and the Laura Hotel in Houston re-opened under new management in November 2021. Therefore, no adjustments were made for results of these hotels for periods prior to their openings.

ALL OWNED HOTELS (PRO FORMA) RESULTS BY LOCATION

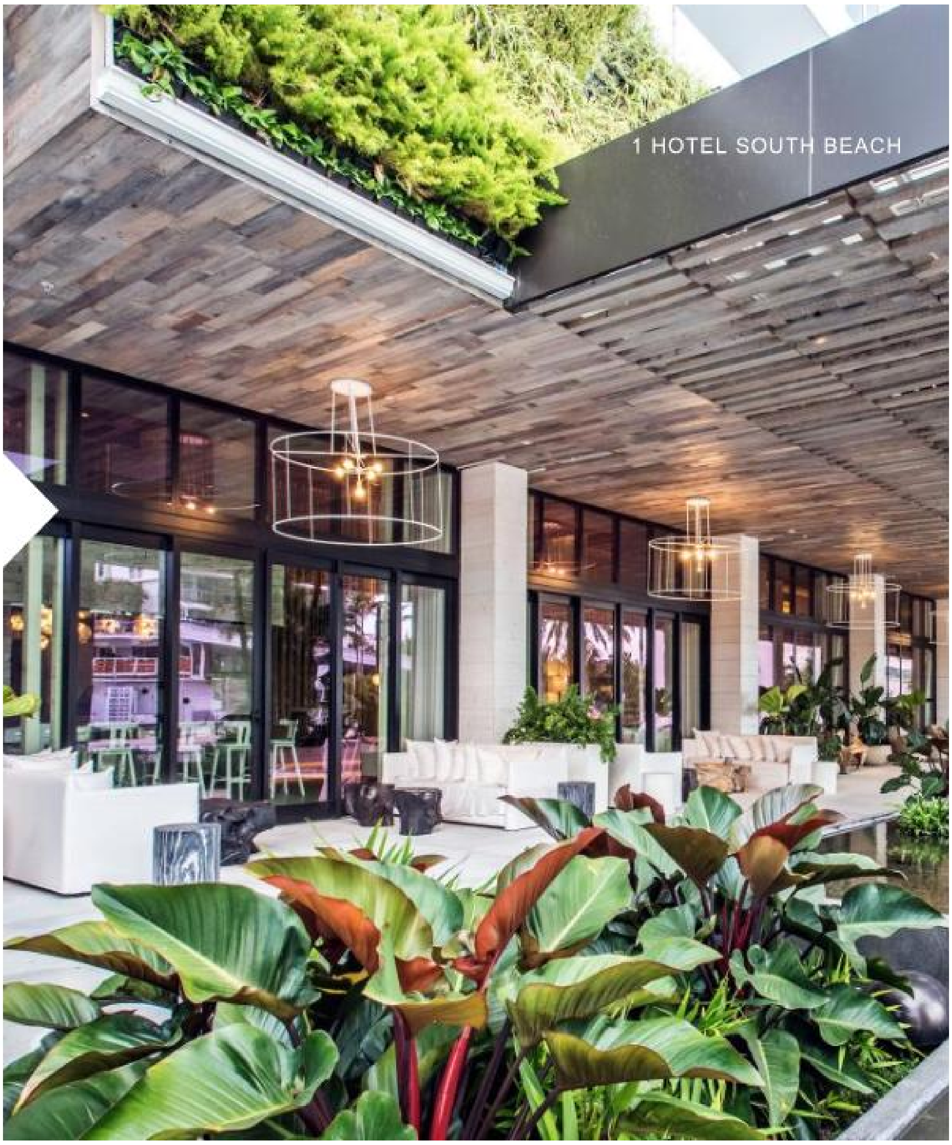
HOST HOTELS & RESORTS

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

	Quarter ended March 31, 2019							
Location	No. of Properties	No. of Rooms	Hotel Net Income	Plus: Depreciation	Plus: Interest Expense	Plus: Income Tax	Plus: Pro Forma Adjustments	Equals: Hotel EBITDA
Miami	2	1,033	$15.0	$4.0	$ —	$ —	$6.6	$25.6
Maui/Oahu	4	2,007	27.1	11.4	—	—	0.7	39.2
Florida Gulf Coast	5	1,850	42.8	9.3	—	—	—	52.1
Phoenix	3	1,657	36.1	13.3	—	—	(6.8)	42.6
Jacksonville	1	446	7.4	2.3	—	—	—	9.7
Orlando	2	2,448	20.5	5.6	—	—	11.4	37.5
Los Angeles/ Orange County	3	1,067	10.6	8.3	—	—	(11.4)	7.5
Austin	2	767	(0.1)	—	—	—	11.8	11.7
San Diego	3	3,288	19.9	20.5	—	—	(5.1)	35.3
San Antonio	2	1,512	6.4	2.7	—	—	—	9.1
Philadelphia	2	810	—	3.3	—	—	—	3.3
Atlanta	2	810	12.9	5.3	—	—	(9.4)	8.8
New Orleans	1	1,333	8.5	2.8	—	—	—	11.3
Houston	4	1,719	4.3	4.9	—	—	—	9.2
New York	2	2,486	(13.8)	12.7	—	—	2.2	1.1
Northern Virginia	2	916	4.3	4.4	—	—	(3.3)	5.4
Washington, D.C. (CBD)	5	3,238	9.2	10.0	—	—	—	19.2
San Francisco/ San Jose	6	4,162	34.0	15.4	—	—	(2.3)	47.1
Boston	2	1,495	(2.6)	9.0	—	—	(0.8)	5.6
Denver	3	1,340	0.7	4.3	—	—	—	5.0
Chicago	4	1,816	(8.3)	7.1	—	—	(0.1)	(1.3)
Seattle	2	1,315	(0.5)	4.1	—	—	—	3.6
Other	9	2,932	11.2	5.8	—	—	(7.9)	9.1
Other property level (1)			(1.2)	—	—	—	—	(1.2)
Domestic	71	40,447	244.4	166.5	—	—	(14.4)	396.5
International	5	1,499	1.3	2.7	—	—	—	4.0
All Locations	76	41,946	$245.7	$169.2	$ —	$ —	$(14.4)	$400.5
Pro forma adjustments (2)			—	—	—	—	14.4	14.4
Gain on sale of property and corporate level income/expense			(56.7)	1.1	43.4	1.5	—	(10.7)
Total	76	41,946	$189.0	$170.3	$43.4	$1.5	$ —	$404.2

(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 hotels sold or held-for-sale as of March 31, 2022, 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 March 31, 2022. The AC Hotel Scottsdale North is a new development hotel located in Phoenix that opened in January 2021 and the Laura in Houston re-opened under new management in November 2021. Therefore, no adjustments were made for results of these hotels for periods prior to their openings.


1 HOTEL SOUTH BEACH

COMPARATIVE CAPITALIZATION

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

	As of March 31, 2022	As of December 31, 2021	As of September 30, 2021	As of June 30, 2021	As of March 31, 2021
Shares/Units					
Common shares outstanding	714.8	714.1	714.0	713.9	706.1
Common shares outstanding assuming conversion of OP Units (1)	725.2	721.3	721.3	721.3	713.4
Preferred OP Units outstanding	0.01	0.01	0.01	0.01	0.01
Security pricing					
Common stock at end of quarter (2)	$19.43	$17.39	$16.33	$17.09	$16.85
High during quarter	19.93	18.38	17.32	18.43	18.42
Low during quarter	16.57	15.36	14.86	16.51	13.50
Capitalization					
Market value of common equity (3)	$14,091	$12,543	$11,779	$12,327	$12,021
Consolidated debt	4,210	4,891	5,545	5,542	5,540
Less: Cash	(266)	(807)	(1,038)	(1,450)	(2,008)
Consolidated total capitalization	18,035	16,627	16,286	16,419	15,553
Plus: Share of debt in unconsolidated investments	143	144	142	143	144
Pro rata total capitalization	$18,178	$16,771	$16,428	$16,562	$15,697

	Quarter ended March 31, 2022	Quarter ended December 31, 2021	Quarter ended September 30, 2021	Quarter ended June 30, 2021	Quarter ended March 31, 2021
Dividends declared per common share	$0.03	$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 March 31, 2022, December 31, 2021, September 30, 2021, June 30, 2021, and March 31, 2021, there were 10.2 million, 7.1 million, 7.1 million, 7.2 million, and 7.2 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	Rate	Maturity date	March 31, 2022	December 31, 2021
Senior debt				
Series E	4%	6/2025	$498	$498
Series F	4 1/2%	2/2026	398	398
Series G	3 7/8%	4/2024	398	398
Series H	3 3/8%	12/2029	642	641
Series I	3 1/2%	9/2030	735	735
Series J	2.9%	12/2031	440	439
2024 Credit facility term loan	1.7%	1/2024	498	498
2025 Credit facility term loan	1.7%	1/2025	499	499
Credit facility revolver (1)	—	1/2024	(6)	676
			4,102	4,782
Mortgage and other debt				
Mortgage and other debt	4.9%	2/2024 - 11/2027	108	109
Total debt(2)(3)			$4,210	$4,891
Percentage of fixed rate debt			76%	66%
Weighted average interest rate			3.4%	3.1%
Weighted average debt maturity			5.3 years	5.1 years
Credit Facility				
Total capacity			$1,500	
Available capacity			1,495	
Assets encumbered by mortgage debt			1	

(1) There are no outstanding credit facility borrowings at March 31, 2022. Amount shown represents deferred financing costs related to the credit facility revolver.

(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 March 31, 2022, our share of debt in unconsolidated investments is $143 million and none of our debt is attributable to non-controlling interests.

(3) Total debt as of March 31, 2022 and December 31, 2021 includes net discounts and deferred financing costs of $46 million and $49 million, respectively.

CONSOLIDATED DEBT MATURITY AS OF MARCH 31, 2022

(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.
(2) Mortgage and other debt excludes principal amortization of $2 million each year from 2022-2027 for the mortgage loan that matures in 2027.

GROUND LEASE SUMMARY AS OF DECEMBER 31, 2021

HOST HOTELS & RESORTS

	As of December 31, 2021				
	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	398	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	395,600	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	2,576,119	12/31/2055	12/31/2055
11 Philadelphia Airport Marriott	419	Public	1,309,833	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 Santa Clara Marriott	766	Private	90,932	11/30/2028	11/30/2058
15 Tampa Airport Marriott	298	Public	1,463,770	12/31/2043	12/31/2043
16 The Ritz-Carlton, Marina del Rey	304	Public	2,078,916	7/29/2067	7/29/2067
17 The Ritz-Carlton, Tysons Corner	398	Private	993,900	6/30/2112	6/30/2112
18 The Westin Cincinnati	456	Public	100,000	6/30/2045	6/30/2075 (3)
19 The Westin South Coast Plaza, Costa Mesa	393	Private	178,160	9/30/2025	9/30/2025
Weighted average remaining lease term (assuming all extension options)		52 years			
Percentage of leases (based on room count) with Public/Private/Non-Profit lessors		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.

PROPERTY TRANSACTIONS

	Sales Price (in millions)	Net income Cap Rate [5]	Cap Rate [3]	Net income multiple [5]	EBITDA multiple [4]
2021-2022 completed sales [1]	$1,404	2.8%	4.5%	35.3x	17.8x
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
The Alida, Savannah	$103	5.0%	7.3%	20.1x	12.1x
Hotel Van Zandt	$242	4.5%	6.9%	22.4x	13.2x
2021 completed acquisitions [2]	$1,559	4.7%	6.6%	21.1x	13.0x

	Total Revenues	RevPAR	Total RevPAR	Hotel Net Income	Plus: Depreciation	Equals: Hotel EBITDA	Renewal & Replacement funding	Hotel Net Operating Income
2021-2022 completed sales [1]	$532.9	$174.83	$248.68	$39.8	$63.3	$103.1	($24.8)	$78.3

	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
The Alida, Savannah	$25.3	$218.94	$401.44	$5.1	$3.4	$8.5	($1.0)	$7.5
Hotel Van Zandt	$47.7	$244.44	$409.63	$10.8	$7.5	$18.3	($1.5)	$16.8
2021 completed acquisitions [2]	$379.6	$337.12	$557.42	$73.7	$46.0	$119.7	($16.1)	$103.6

(1) 2021-2022 dispositions include the sale of nine properties through May 4, 2022. The 2021-2022 dispositions use 2019 full year results as the trailing twelve months is not representative of normalized operations.
(2) 2021 acquisitions include seven properties and two golf courses acquired in 2021. The Hyatt Regency Austin, Four Seasons Resort Orlando, Ka'anapali golf courses and Hotel Van Zandt use full year 2019 results, while Baker's Cay Resort Key Largo and Alila Ventana Big Sur are based on 2021 forecast operations at acquisition, as the hotels experienced renovation disruption and closures in 2019. The Laura Hotel is based on estimated normalized results, which assumes results are in-line with the 2019 results of comparable Houston properties, as the property was re-opened with a new manager and brand in 2021. The Alida, Savannah is based on estimated normalized 2019 results, adjusting for construction disruption to the surrounding Plant Riverside District and for initial ramp-up of hotel operations. 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 2021-2022 sales represents $334 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 2021-2022 sales represents $435 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

HOST HOTELS & RESORTS

Historical Pro forma Hotel Metrics – Hotels Owned as of March 31, 2022 [1] [2]

	Three Months Ended					Full Year	Three Months Ended				Full Year
	March 31, 2022	March 31, 2021	June 30, 2021	September 30, 2021	December 31, 2021	December 31, 2021	March 31, 2019	June 30, 2019	September 30, 2019	December 31, 2019	December 31, 2019
Number of hotels	78	77	77	77	77	77	76	76	76	76	76
Number of rooms	42,334	42,111	42,111	42,111	42,111	42,111	41,946	41,946	41,946	41,946	41,946
Pro Forma RevPAR - All Owned Hotels	$166.93	$72.27	$110.65	$134.91	$150.56	$117.40	$204.70	$211.52	$188.85	$194.13	$199.74
Pro Forma Occupancy - All Owned Hotels	54.6%	28.5%	44.9%	56.4%	57.0%	46.8%	76.3%	81.8%	79.5%	75.5%	78.3%
Pro Forma ADR - All Owned Hotels	$305.63	$253.85	$246.52	$239.20	$264.18	$250.83	$268.31	$258.66	$237.56	$256.97	$255.17

Historical Pro Forma Hotel Revenues – Hotels Owned as of March 31, 2022 [1] [2]

	Three Months Ended					Full Year	Three Months Ended				Full Year
	March 31, 2022	March 31, 2021	June 30, 2021	September 30, 2021	December 31, 2021	December 31, 2021	March 31, 2019	June 30, 2019	September 30, 2019	December 31, 2019	December 31, 2019
Total Revenues	$1,074	$399	$649	$844	$998	$2,890	$1,390	$1,483	$1,262	$1,334	$5,469
Add: Revenues from asset acquisitions	-	48	44	23	15	130	104	84	71	82	341
Less: Revenues from asset dispositions	(22)	(16)	(36)	(66)	(60)	(178)	(221)	(243)	(198)	(171)	(833)
Pro Forma Revenue - All Owned Hotels	**$1,052**	**$431**	**$657**	**$801**	**$953**	**$2,842**	**$1,273**	**$1,324**	**$1,135**	**$1,245**	**$4,977**

HISTORICAL PRO FORMA RESULTS CONT.

Historical All Owned Hotels Pro Forma EBITDA – Hotels Owned as of March 31, 2022 (1) (2)

	Three Months Ended					Full Year	Three Months Ended				Full Year
	March 31, 2022	March 31, 2021	June 30, 2021	September 30, 2021	December 31, 2021	December 31, 2021	March 31, 2019	June 30, 2019	September 30, 2019	December 31, 2019	December 31, 2019
Net income (loss)	$118	$(153)	$(61)	$(120)	$323	$(11)	$189	$290	$372	$81	$932
Depreciation and amortization	172	165	169	263	165	762	170	166	165	175	676
Interest expense	36	42	43	43	63	191	43	43	46	90	222
Provision (benefit) for income taxes	(16)	(46)	(22)	(13)	(10)	(91)	2	16	4	8	30
Gain on sale of property and corporate level income/expense	7	15	(3)	19	(271)	(240)	11	(44)	(263)	13	(283)
Severance expense (reversal) at hotel properties	2	(2)	(1)	(2)	(5)	(10)	-	-	-	-	-
Pro forma adjustments	11	28	27	8	1	64	(14)	(44)	(27)	(18)	(103)
All Owned Hotels Pro Forma EBITDA(3)	**$330**	**$49**	**$152**	**$198**	**$266**	**$665**	**$401**	**$427**	**$297**	**$349**	**$1,474**

HOST HOTELS & RESORTS

Historical Pro forma Adjusted EBITDA*re* – Hotels Owned as of March 31, 2022 (1) (2)

	Three Months Ended					Full Year	Three Months Ended				Full Year
	March 31, 2022	March 31, 2021	June 30, 2021	September 30, 2021	December 31, 2021	December 31, 2021	March 31, 2019	June 30, 2019	September 30, 2019	December 31, 2019	December 31, 2019
Net income (loss)	$118	$(153)	$(61)	$(120)	$323	$(11)	$189	$290	$372	$81	$932
Interest expense	36	42	43	43	63	191	43	43	46	90	222
Depreciation and amortization	172	165	169	171	165	670	170	166	159	167	662
Income taxes	(16)	(46)	(22)	(13)	(10)	(91)	2	16	4	8	30
EBITDA(3)	310	8	129	81	541	759	404	515	581	346	1,846
Gain on dispositions	(12)	-	-	-	(303)	(303)	(2)	(57)	(273)	(2)	(334)
Non-cash impairment expense	-	-	-	92	-	92	-	-	6	8	14
Equity investment adjustments:	-										
Equity in (earnings) losses of affiliates	(2)	(9)	(25)	(2)	5	(31)	(5)	(4)	(4)	(1)	(14)
Pro rata EBITDAre of equity investments	10	6	7	8	4	25	9	6	6	4	26
EBITDA*re*(3)	306	5	111	179	247	542	406	460	316	355	1,538
Adjustments to EBITDAre:											
Severance expense (reversal) at hotel properties	-	(2)	(1)	(2)	(5)	(10)	-	-	-	-	-
Gain on property insurance settlement	-	-	-	-	-	-	-	-	(4)	-	(4)
Adjusted EBITDA*re*(3)	306	3	110	177	242	532	406	460	312	355	1,534
Add: EBITDA from asset acquisitions	-	9	18	9	6	42	31	22	17	23	93
Less: EBITDA from asset dispositions	11	19	9	(1)	(5)	22	(45)	(66)	(44)	(41)	(196)
Pro forma Adjusted EBITDA*re*(3)	**$317**	**$31**	**$137**	**$185**	**$243**	**$596**	**$392**	**$416**	**$285**	**$337**	**$1,431**

(1) The tables above include pro forma adjustments for one asset sold in 2022 and two assets held-for-sale as of March 31, 2022, eight assets acquired in 2021, six properties sold in 2021, one property sold in 2020, 14 properties sold in 2019 and one property acquired in 2019.

(2) Pro forma results represent adjustments for the following items: (i) to remove the results of operations of our hotels sold or held-for-sale as of March 31, 2022, 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 March 31, 2022. The AC Hotel Scottsdale North is a new development hotel that opened in January 2021 and The Laura Hotel in Houston re-opened under new management in November 2021. Therefore, no adjustments were made for results of these hotels for periods prior to their openings.

(3) EBITDA, EBITDA*re*, Adjusted EBITDA*re*, All Owned Hotels Pro Forma EBITDA, and Pro Forma Adjusted EBITDA*re* 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.

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NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION

FINANCIAL COVENANTS: CREDIT FACILITY AMENDMENTS

HOST HOTELS & RESORTS

(UNAUDITED, IN MILLIONS, EXCEPT RATIOS)

During the third quarter 2021, we terminated the Credit Facility covenant waiver period prior to its scheduled expiration. We are required to meet the modified phase-in financial covenant thresholds set forth below through the fourth quarter of 2022 and, after that time, will be subject to the original covenant levels in the credit facility prior to amendment:

Maximum Leverage Ratio	8.50x	8.00x	8.00x	7.50x	7.25x
	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 tests under our credit facility during the modified phase-in period as well as the ratio achieved at quarter end:

		At March 31, 2022	
Credit Facility Financial Performance Tests Under Amendments	Permitted	GAAP Ratio(2)	Covenant Ratio(3)
Leverage Ratio	Maximum 8.50x	9.8x	4.1x
Unsecured Interest Coverage Ratio	Minimum 1.75x	2.3x	7.7x
Consolidated Fixed Charge Coverage Ratio	Minimum 1.25x	2.3x	7.8x

(1) If the leverage ratio is greater than 7.0x then the unsecured interest coverage ratio minimum becomes 1.50x.
(2) The GAAP ratio is not relevant for the purpose of the financial covenants.
(3) Per the terms of the credit facility amendments, during the modified phase-in period, the leverage ratio, unsecured interest coverage ratio, and fixed charge coverage ratio are calculated by using the annualized EBITDA results for periods following the exit of the waiver period. 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 and senior notes definitions. The credit facility performance tests are for informational purposes only, as they are calculated using the trailing twelve months results, which calculations are not currently in effect under the amendments to the credit facility. See the subsequent pages for a reconciliation of the equivalent GAAP measure.

The GAAP ratio is not relevant for the purpose of the financial covenants.

The following tables present the financial performance tests for our credit facility and senior notes:

		At March 31, 2022	
Credit Facility Financial Performance Tests	Permitted	GAAP Ratio	Covenant Ratio
Leverage Ratio	Maximum 7.25x	16.2x	4.6x
Unsecured Interest Coverage Ratio	Minimum 1.75x[1]	1.4x	6.8x
Consolidated Fixed Charge Coverage Ratio	Minimum 1.25x	1.4x	6.8x

		At March 31, 2022	
Bond Compliance Financial Performance Tests	Permitted	GAAP Ratio	Covenant Ratio
Indebtedness Test	Maximum 65%	36%	21%
Secured Indebtedness Test	Maximum 40%	1%	1%
EBITDA-to-interest Coverage ratio	Minimum 1.5x	1.4x	6.1x
Ratio of Unencumbered Assets to Unsecured Indebtedness	Minimum 150%	281%	480%

(1) If the leverage ratio is greater than 7.0x then the unsecured interest coverage ratio minimum becomes 1.50x.

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

HOST HOTELS & RESORTS

(UNAUDITED, IN MILLIONS, EXCEPT RATIOS)

The following table presents the calculation of our leverage ratio using GAAP measures:

	GAAP Leverage Ratio	
	Trailing Twelve Months March 31, 2022	Annualized Q3 & Q4, 2021 & Q1 2022
Debt	$4,210	$4,210
Net income	260	428
GAAP Leverage Ratio	**16.2x**	**9.8x**

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 March 31, 2022	Annualized Q3 & Q4, 2021 & Q1 2022
Net debt (1)	$4,046	$4,046
Adjusted Credit Facility EBITDA (2)	875	997
Leverage Ratio	**4.6x**	**4.1x**

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

	March 31, 2022
Debt	$4,210
Less: Unrestricted cash over $100 million	(164)
Net debt per credit facility definition	**$4,046**

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

	Trailing Twelve Months March 31, 2022	Annualized Q3 & Q4, 2021 & Q1 2022
Net income	$260	$428
Interest expense	185	189
Depreciation and amortization	677	678
Income taxes	(61)	(52)
EBITDA	**1,061**	**1,243**
Gain on dispositions	(315)	(420)
Non-cash impairment expense	92	123
Equity in (earnings) losses of affiliates	(24)	1
Pro rata EBITDA*re* of equity investments	29	29
EBITDA*re*	**843**	**976**
Severance (reversal) at hotel properties	(8)	(9)
Adjusted EBITDA*re*	**835**	**967**
Less: (Severance) reversal	8	9
Pro forma EBITDA – Acquisitions	32	19
Pro forma EBITDA - Dispositions	(4)	(7)
Restricted stock expense and other non-cash items	19	19
Non-cash partnership adjustments	(15)	(10)
Adjusted Credit Facility EBITDA	**$875**	**$997**

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

(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 March 31, 2022	Annualized Q3 & Q4, 2021 & Q1 2022
Net income	$260	$428
Interest Expense	185	185
GAAP Interest Coverage Ratio	**1.4x**	**2.3x**

	Unsecured Interest Coverage per Credit Facility Ratio	
	Trailing Twelve Months March 31, 2022	Annualized Q3 & Q4, 2021 & Q1 2022
Unencumbered consolidated EBITDA per credit facility definition (1)	$939	$1,059
Adjusted Credit Facility unsecured interest expense (2)	138	138
Unsecured Interest Coverage Ratio	**6.8x**	**7.7x**

(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 March 31, 2022	Annualized Q3 & Q4, 2021 & Q1 2022
Adjusted Credit Facility EBITDA	$875	$997
Less: Encumbered EBITDA	($14)	($16)
Corporate overhead	81	81
Interest income	(3)	(3)
Unencumbered Consolidated EBITDA per credit facility definition	**$939**	**$1,059**

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

	Trailing Twelve Months March 31, 2022
GAAP Interest expense	$185
Interest on secured debt	(2)
Debt extinguishment costs	(22)
Deferred financing cost amortization	(8)
Capitalized interest	5
Pro forma interest adjustments	(20)
Adjusted Credit Facility Unsecured Interest Expense	**$138**

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

(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 March 31, 2022	Annualized Q3 & Q4, 2021 & Q1 2022
Net income	$260	$428
Interest expense	185	185
GAAP Fixed Charge Coverage Ratio	**1.4x**	**2.3x**

	Credit Facility Fixed Charge Coverage Ratio	
	Trailing Twelve Months March 31, 2022	Annualized Q3 & Q4, 2021 & Q1 2022
Credit Facility Fixed Charge Coverage Ratio EBITDA (1)	$698	$806
Fixed charges (2)	103	103
Credit Facility Fixed Charge Coverage Ratio	**6.8x**	**7.8x**

(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 March 31, 2022	Annualized Q3 & Q4, 2021 & Q1 2022
Adjusted Credit Facility EBITDA	$875	$997
Less: 5% of hotel property gross revenue	(176)	(190)
Less: 3% of revenues from other real estate	(1)	(1)
Credit Facility Fixed Charge Coverage Ratio EBITDA	**$698**	**$806**

(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 unsecured interest expense per our credit facility definition:

	Trailing Twelve Months March 31, 2022
Adjusted Credit Facility Unsecured Interest Expense	$138
Pro forma interest adjustments for secured debt	3
Interest on secured debt	2
Adjusted Credit Facility Interest Expense	**$143**
Scheduled principal payments	2
Cash tax refund on ordinary income	(42)
Fixed Charges	**$103**

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

HOST HOTELS & RESORTS

(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
	March 31, 2022
Debt	$4,210
Total assets	11,829
GAAP Total Indebtedness to Total Assets	**36%**

	Total Indebtedness to Total Assets per Senior Notes Indenture
	March 31, 2022
Adjusted indebtedness (1)	$4,235
Adjusted total assets (2)	20,224
Total Indebtedness to Total Assets	**21%**

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

	March 31, 2022
Debt	$4,210
Add: Deferred financing costs	28
Less: Mark-to-market on assumed mortgage	(3)
Adjusted Indebtedness per Senior Notes Indenture	**$4,235**

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

	March 31, 2022
Total assets	$11,829
Add: Accumulated depreciation	8,645
Add: Prior impairment of assets held	309
Add: Prior inventory impairment at unconsolidated investment	14
Less: Intangibles	(10)
Less: Right-of-use assets	(563)
Adjusted Total Assets per Senior Notes Indenture	**$20,224**

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

(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
	March 31, 2022
Mortgage and other secured debt	$108
Total assets	11,829
GAAP Secured Indebtedness to Total Assets	**1%**

	Secured Indebtedness per Senior Notes Indenture
	March 31, 2022
Secured indebtedness (1)	$106
Adjusted total assets (2)	20,224
Secured Indebtedness to Total Assets	**1%**

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

	March 31, 2022
Mortgage and other secured debt	$108
Add: Deferred financing costs on secured debt	1
Less: Mark to market on assumed mortgage	(3)
Secured Indebtedness	**$106**

(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 March 31, 2022
Net income	$260
Interest expense	185
GAAP Interest Coverage Ratio	**1.4x**

	EBITDA to Interest Coverage Ratio
	Trailing Twelve Months March 31, 2022
Adjusted Credit Facility EBITDA (1)	$875
Non-controlling interest adjustment	2
Adjusted Senior Notes EBITDA	**$877**
Adjusted Credit Facility interest expense (2)	143
Plus: Premium amortization on assumed mortgage	1
Adjusted Senior Notes Interest Expense	**$144**
EBITDA to Interest Coverage Ratio	**6.1x**

(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 Fixed Charge Coverage Ratio for the calculation of Adjusted Credit Facility interest expense and reconciliation to GAAP interest expense.

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
	March 31, 2022
Total assets	$11,829
Total debt	4,210
GAAP Total Assets / Total Debt	**281%**

	Unencumbered Assets / Unsecured Debt per Senior Notes Indenture
	March 31, 2022
Unencumbered Assets [(1)]	$19,815
Unsecured Debt [(2)]	4,129
Unencumbered Assets / Unsecured Debt	**480%**

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

	March 31, 2022
Adjusted total assets [(a)]	$20,224
Less: Partnership adjustments	(143)
Less: Prior inventory impairment at unconsolidated investment	(14)
Less: Encumbered Assets	(252)
Unencumbered Assets	**$19,815**

(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:

	March 31, 2022
Total debt	$4,210
Deferred financing costs	28
Less: Mark to market on assumed mortgage	(3)
Less: Secured indebtedness [(b)]	(106)
Unsecured Debt	**$4,129**

(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.

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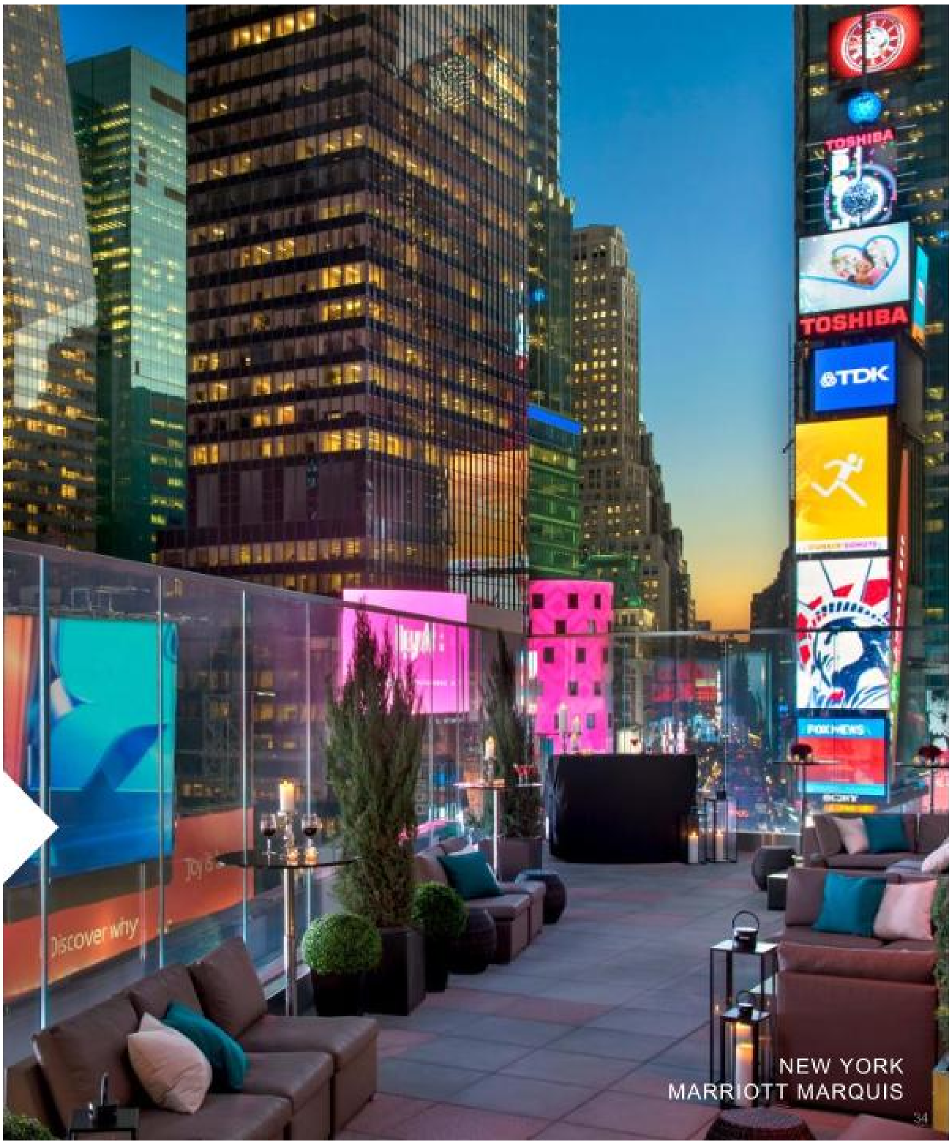
NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION



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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 March 31, 2022, but do not include the results of operations for properties sold or held-for-sale as of the reporting date; and (2) operating results for acquisitions as of March 31, 2022 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. At March 31, 2022, the Sheraton New York Times Square Hotel and YVE Hotel Miami are classified as held-for-sale. Therefore the results of these hotels are excluded from All Owned Hotel Pro Forma Operating Statistics and 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.

NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION

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 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 eight 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.

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. 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.

NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION

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.