



THE PHOENICIAN,  
A LUXURY COLLECTION RESORT



# Supplemental Financial Information

JUNE 30, 2022

# TABLE OF CONTENTS

<u>OVERVIEW</u>	03
<u>About Host Hotels &amp; Resorts</u>	04
<u>Analyst Coverage</u>	05
<u>Forward-Looking Statements</u>	06
<u>Non-GAAP Financial Measures</u>	07
<u>PROPERTY LEVEL DATA</u>	08
<u>All Owned Hotel Results by Location</u>	09
<u>CAPITALIZATION</u>	21
<u>Comparative Capitalization</u>	22
<u>Consolidated Debt Summary as of June 30, 2022 and December 31, 2021</u>	23
<u>Consolidated Debt Maturity as of June 30, 2022</u>	24
<u>Ground Lease Summary as of December 31, 2021</u>	25
<u>Property Transactions</u>	26
<u>Historical All Owned Hotel Results</u>	27
<u>FINANCIAL COVENANTS</u>	30
<u>Credit Facility and Senior Notes Financial Performance Tests</u>	31
<u>Reconciliation of GAAP Leverage Ratio to Credit Facility Leverage Ratio</u>	32
<u>Reconciliation of GAAP Interest Coverage Ratio to Credit Facility Unsecured Interest Coverage Ratio</u>	33
<u>Reconciliation of GAAP Interest Coverage Ratio to Credit Facility Fixed Charge Coverage Ratio</u>	34
<u>Reconciliation of GAAP Indebtedness Test to Senior Notes Indenture Indebtedness Test</u>	35
<u>Reconciliation of GAAP Secured Indebtedness Test to Senior Notes Indenture Secured Indebtedness Test</u>	36
<u>Reconciliation of GAAP Interest Coverage Ratio to Senior Notes Indenture EBITDA-to-Interest Coverage Ratio</u>	37
<u>Reconciliation of GAAP Assets to Indebtedness Test to Senior Notes Unencumbered Assets to Unsecured Indebtedness Test</u>	38
<u>NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION</u>	39
<u>All Owned Hotel Operating Statistics and Results</u>	40
<u>Non-GAAP Financial Measures</u>	40

# OVERVIEW

PROPERTY  
LEVEL DATA

CAPITALIZATION

FINANCIAL  
COVENANTS

NOTES TO  
SUPPLEMENTAL  
FINANCIAL  
INFORMATION



# ABOUT HOST HOTELS & RESORTS

## PREMIER US LODGING REIT

S&P  
500  
COMPANY

\$11.4  
BILLION  
MARKET CAP<sup>(1)</sup>

\$15.0  
BILLION  
ENTERPRISE VALUE<sup>(1)</sup>

## LUXURY & UPPER UPSCALE CONSOLIDATED HOTELS PORTFOLIO<sup>(2)</sup>

78  
HOTELS

42,300  
ROOMS

20  
TOP US MARKETS

(1) Based on market cap as of June 30, 2022. See Comparative Capitalization for calculation.

(2) At August 3, 2022.

# ANALYST COVERAGE

## BAIRD

Mike Bellisario  
414-298-6130

[mbellisario@rwbaird.com](mailto:mbellisario@rwbaird.com)

## COMPASS POINT RESEARCH & TRADING, LLC

Floris van Dijkum  
646-757-2621

[fvandijkum@compasspointllc.com](mailto:fvandijkum@compasspointllc.com)

## RAYMOND JAMES & ASSOCIATES

Bill Crow  
727-567-2594

[Bill.crow@raymondjames.com](mailto:Bill.crow@raymondjames.com)

## BANK OF AMERICA MERRILL LYNCH

Shaun Kelley  
646-855-1005

[shaun.kelley@baml.com](mailto:shaun.kelley@baml.com)

## DEUTSCHE BANK SECURITIES

Chris Woronka  
212-250-9376

[Chris.Woronka@db.com](mailto:Chris.Woronka@db.com)

## SMBC NIKKO SECURITIES AMERICA, INC.

Richard Anderson  
646-521-2351

[randerson@smbcnikko-si.com](mailto:randerson@smbcnikko-si.com)

## BARCLAYS CAPITAL

Anthony Powell  
212-526-8768

[anthony.powell@barclays.com](mailto:anthony.powell@barclays.com)

## EVERCORE ISI

Richard Hightower  
212-752-0886

[rhightower@evercoreisi.com](mailto:rhightower@evercoreisi.com)

## STIFEL, NICOLAUS & CO.

Simon Yarmak  
443-224-1345

[yarmaks@stifel.com](mailto:yarmaks@stifel.com)

## BMO CAPITAL MARKETS

Ari Klein  
212-885-4103

[ari.klein@bmo.com](mailto:ari.klein@bmo.com)

## GREEN STREET ADVISORS

Chris Darling  
949-640-8780

[cdarling@greenst.com](mailto:cdarling@greenst.com)

## TRUIST

C. Patrick Scholes  
212-319-3915

[Patrick.scholes@suntrust.com](mailto:Patrick.scholes@suntrust.com)

## CAPITAL ONE SECURITIES

Neil Malkin  
571-633-8191

[neil.malkin@capitalone.com](mailto:neil.malkin@capitalone.com)

## JEFFERIES

David Katz  
212-323-3355

[dkatz@jefferies.com](mailto:dkatz@jefferies.com)

## UBS SECURITIES LLC

Robin Farley  
212-713-2060

[Robin.farley@ubs.com](mailto:Robin.farley@ubs.com)

## CITI INVESTMENT RESEARCH

Smedes Rose  
212-816-6243

[smedes.rose@citi.com](mailto:smedes.rose@citi.com)

## J.P. MORGAN SECURITIES

Joe Greff  
212-622-0548

[Joseph.greff@jpmorgan.com](mailto:Joseph.greff@jpmorgan.com)

## WELLS FARGO SECURITIES LLC

Dori Kesten  
617-603-4233

[dori.kestens@wellsfargo.com](mailto:dori.kestens@wellsfargo.com)

# 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 June 30, 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 travel or the size of gatherings; 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; 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 August 3, 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) EBITDAre and Adjusted EBITDAre, (iii) Net Operating Income (NOI) and (iv) All Owned Hotel 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.

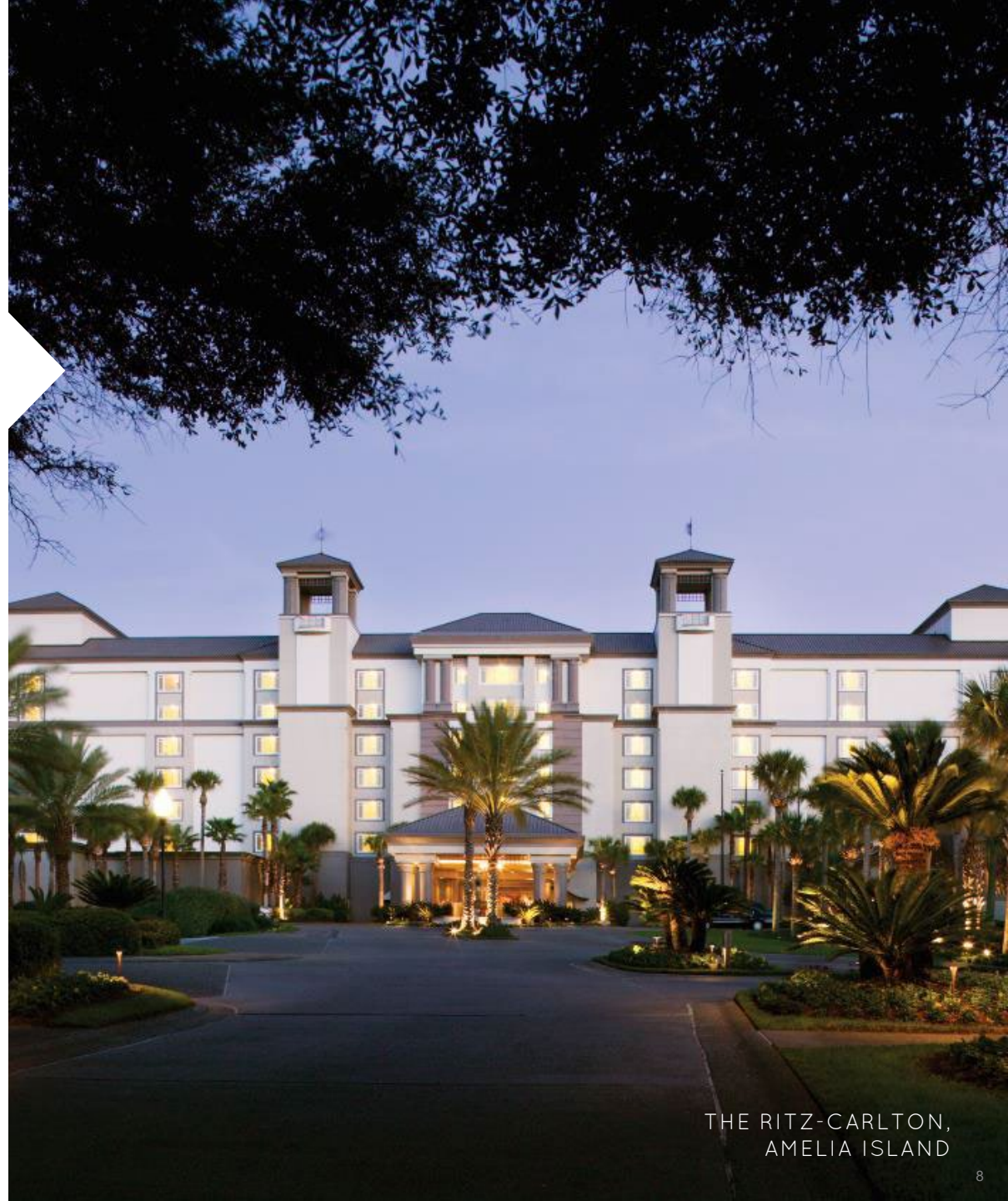
OVERVIEW

**PROPERTY  
LEVEL DATA**

CAPITALIZATION

FINANCIAL  
COVENANTS

NOTES TO  
SUPPLEMENTAL  
FINANCIAL  
INFORMATION



THE RITZ-CARLTON,  
AMELIA ISLAND



# ALL OWNED HOTEL RESULTS BY LOCATION

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

Quarter ended June 30, 2022										
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR <sup>(1)</sup>	Total revenues	Total Revenues per Available Room <sup>(2)</sup>	Hotel Net Income	Hotel EBITDA <sup>(3)</sup>	
Miami	2	1,033	\$618.60	67.4%	\$416.89	\$68.0	\$697.72	\$21.6	\$27.4	\$27.4
Maui/Oahu	4	2,007	567.20	78.0	442.56	126.0	690.02	37.1	51.3	51.3
Jacksonville	1	446	572.46	81.1	463.99	39.6	974.04	14.6	17.7	17.7
Florida Gulf Coast	5	1,850	411.67	70.2	288.94	100.4	596.48	24.4	37.0	37.0
Phoenix	4	1,822	367.35	75.5	277.29	101.5	612.01	30.3	41.1	41.1
Orlando	2	2,448	402.61	73.8	297.06	129.3	580.59	38.2	51.0	51.0
Los Angeles/ Orange County	3	1,067	278.61	87.4	243.48	34.4	354.78	5.7	9.0	9.0
Austin	2	767	272.13	80.7	219.57	26.8	383.03	7.2	11.4	11.4
San Diego	3	3,288	271.84	81.0	220.07	117.1	391.37	28.4	43.6	43.6
New York	2	2,486	326.39	80.3	261.97	87.2	385.41	14.7	29.1	29.1
Philadelphia	2	810	229.82	86.6	199.08	22.4	303.95	5.8	8.4	8.4
Washington, D.C. (CBD) <sup>(4)</sup>	5	3,238	286.32	77.0	220.58	92.0	312.13	28.0	36.8	36.8
New Orleans	1	1,333	219.22	76.4	167.55	28.8	237.37	9.7	12.1	12.1
Northern Virginia	2	916	228.38	75.8	173.05	22.2	266.99	5.4	7.8	7.8
San Antonio	2	1,512	202.69	70.3	142.44	29.4	213.86	5.0	9.2	9.2
San Francisco/ San Jose	6	4,162	237.03	72.7	172.26	89.5	236.43	7.8	24.3	24.3
Atlanta	2	810	186.06	77.5	144.28	17.5	236.30	4.5	6.7	6.7
Boston	2	1,495	277.40	60.7	168.38	30.4	223.59	12.2	15.8	15.8
Chicago	4	1,816	240.04	71.8	172.32	39.3	237.59	9.0	13.9	13.9
Houston	5	1,942	184.11	67.1	123.53	31.0	175.70	4.1	9.3	9.3
Seattle	2	1,315	228.80	74.6	170.62	26.1	218.92	4.1	7.4	7.4
Denver	3	1,340	188.02	69.4	130.52	23.2	189.86	6.7	9.4	9.4
Other	9	2,936	262.88	69.1	181.67	70.9	265.61	19.0	26.4	26.4
Other property level <sup>(5)</sup>						1.2		(2.8)	(2.8)	(2.8)
Domestic	73	40,839	301.01	74.4	223.98	1,354.2	363.76	340.7	503.3	503.3
International	5	1,499	155.80	59.0	91.91	19.2	140.79	4.2	6.4	6.4
All Locations	78	42,338	\$296.91	73.9%	\$219.30	\$1,373.4	\$355.88	\$344.9	\$509.7	\$509.7
All Owned Hotel adjustments <sup>(6)</sup>						7.6		—	(1.5)	(1.5)
Gain on sale of property and corporate level income/expense								(84.9)	(10.1)	(10.1)
Total	78	42,338	—	—	—	\$1,381.0	—	\$260.0	\$498.1	\$498.1

(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 and related expenses, as well as non-income taxes on TRS leases.

(6) All Owned Hotel adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of June 30, 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 June 30, 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 HOTEL RESULTS BY LOCATION

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

Location	Quarter ended June 30, 2022								
	No. of Properties	No. of Rooms	Hotel Net Income	Plus: Depreciation	Plus: Interest Expense	Plus: Income Tax	Plus: All Owned Hotel Adjustments	Equals: Hotel EBITDA	
Miami	2	1,033	\$21.6	\$5.8	\$ —	\$ —	\$ —	\$ —	\$27.4
Maui/Oahu	4	2,007	37.1	14.2	—	—	—	—	51.3
Jacksonville	1	446	14.6	3.1	—	—	—	—	17.7
Florida Gulf Coast	5	1,850	24.4	12.6	—	—	—	—	37.0
Phoenix	4	1,822	30.3	10.8	—	—	—	—	41.1
Orlando	2	2,448	38.2	12.8	—	—	—	—	51.0
Los Angeles/ Orange County	3	1,067	5.7	3.3	—	—	—	—	9.0
Austin	2	767	7.2	3.1	1.1	—	—	—	11.4
San Diego	3	3,288	28.4	15.2	—	—	—	—	43.6
New York	2	2,486	14.7	12.9	—	—	1.5	—	29.1
Philadelphia	2	810	5.8	2.6	—	—	—	—	8.4
Washington, D.C. (CBD)	5	3,238	28.0	8.8	—	—	—	—	36.8
New Orleans	1	1,333	9.7	2.4	—	—	—	—	12.1
Northern Virginia	2	916	5.4	2.4	—	—	—	—	7.8
San Antonio	2	1,512	5.0	4.2	—	—	—	—	9.2
San Francisco/ San Jose	6	4,162	7.8	16.5	—	—	—	—	24.3
Atlanta	2	810	4.5	2.2	—	—	—	—	6.7
Boston	2	1,495	12.2	3.6	—	—	—	—	15.8
Chicago	4	1,816	9.0	4.9	—	—	—	—	13.9
Houston	5	1,942	4.1	5.2	—	—	—	—	9.3
Seattle	2	1,315	4.1	3.3	—	—	—	—	7.4
Denver	3	1,340	6.7	2.7	—	—	—	—	9.4
Other	9	2,936	19.0	7.4	—	—	—	—	26.4
Other property level <sup>(1)</sup>			(2.8)	—	—	—	—	—	(2.8)
Domestic	73	40,839	340.7	160.0	1.1	—	1.5	—	503.3
International	5	1,499	4.2	2.2	—	—	—	—	6.4
All Locations	78	42,338	\$344.9	\$162.2	\$1.1	\$ —	\$1.5	—	\$509.7
All Owned Hotel adjustments <sup>(2)</sup>			—	—	—	—	(1.5)	—	(1.5)
Gain on sale of property and corporate level income/expense			(84.9)	0.2	35.5	39.1	—	—	(10.1)
Total	78	42,338	\$260.0	\$162.4	\$36.6	\$39.1	\$ —	—	\$498.1

(1) Other property level includes certain ancillary revenues and related expenses, as well as non-income taxes on TRS leases.

(2) All Owned Hotel adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of June 30, 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 June 30, 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 HOTEL RESULTS BY LOCATION

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

Quarter ended June 30, 2021

Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total Revenues		Hotel Net Income	Hotel EBITDA <sup>(1)</sup>
						per Available Room	Total revenues		
Miami	2	1,033	\$574.38	60.9%	\$349.81	\$53.7	\$550.03	\$14.1	\$19.2
Maui/Oahu	4	2,007	457.70	78.5	359.35	99.0	543.98	23.0	36.8
Jacksonville	1	446	559.42	68.9	385.55	29.6	730.42	10.1	13.3
Florida Gulf Coast	5	1,850	404.15	66.5	268.58	84.8	506.14	23.0	33.6
Phoenix	4	1,822	311.33	61.6	191.85	63.3	382.50	11.8	23.3
Orlando	2	2,448	427.88	27.0	115.67	45.6	204.69	(7.4)	5.4
Los Angeles/ Orange County	3	1,067	210.29	57.0	119.76	15.8	164.13	(2.6)	2.7
Austin	2	767	200.85	56.9	114.34	12.2	174.39	0.6	3.4
San Diego	3	3,288	194.88	46.0	89.63	40.4	134.93	(9.2)	6.2
New York	2	2,486	181.25	38.5	69.86	18.0	79.52	(27.6)	(4.1)
Philadelphia	2	810	160.86	59.6	95.82	10.9	147.30	0.4	2.9
Washington, D.C. (CBD)	5	3,238	152.55	40.4	61.69	20.1	68.15	(9.7)	(0.8)
New Orleans	1	1,333	125.59	44.8	56.27	9.4	77.37	(0.8)	1.9
Northern Virginia	2	916	178.08	42.2	75.16	9.3	112.17	(2.4)	0.6
San Antonio	2	1,512	154.53	39.2	60.58	12.0	87.18	(2.5)	1.7
San Francisco/ San Jose	6	4,162	147.45	30.6	45.12	22.6	59.89	(26.0)	(8.3)
Atlanta	2	810	154.11	55.3	85.28	8.4	114.63	(0.2)	2.2
Boston	2	1,495	145.54	37.1	53.93	9.5	70.34	(10.8)	(1.0)
Chicago	4	1,816	149.79	33.2	49.78	9.8	59.22	(8.9)	(3.7)
Houston	4	1,719	141.99	61.3	87.08	18.4	117.76	(0.1)	4.3
Seattle	2	1,315	166.90	22.2	37.13	5.5	45.54	(6.8)	(3.1)
Denver	3	1,340	133.42	43.3	57.76	9.1	74.07	(2.0)	1.6
Other	9	2,936	250.31	47.6	119.18	46.1	172.74	(2.9)	15.6
Other property level <sup>(2)</sup>						1.1		(1.3)	(1.3)
Domestic	72	40,616	249.31	45.8	114.26	654.6	176.81	(38.2)	152.4
International	5	1,499	66.34	19.2	12.75	2.7	19.99	(4.1)	(1.7)
All Locations	77	42,115	\$246.52	44.9%	\$110.65	\$657.3	\$171.23	\$(42.3)	\$150.7
(Severance) reversal at hotel properties						—		—	1.3
All Owned Hotel adjustments <sup>(3)</sup>						(8.1)		—	(26.4)
Gain on sale of property and corporate level income/expense						—		(18.4)	3.0
Total	77	42,115	—	—	—	\$649.2	—	\$(60.7)	\$128.6

(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 and related expenses, as well as non-income taxes on TRS leases.

(3) All Owned Hotel adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of June 30, 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 June 30, 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 HOTEL RESULTS BY LOCATION

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

Quarter ended June 30, 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: All Owned Hotel Adjustments	Equals: Hotel EBITDA
Miami	2	1,033	\$14.1	\$6.1	\$ —	\$ —	\$ —	\$(1.0)	\$19.2
Maui/Oahu	4	2,007	23.0	14.1	—	—	(0.2)	(0.1)	36.8
Jacksonville	1	446	10.1	3.2	—	—	—	—	13.3
Florida Gulf Coast	5	1,850	23.0	10.6	—	—	—	—	33.6
Phoenix	4	1,822	11.8	11.5	—	—	—	—	23.3
Orlando	2	2,448	(7.4)	10.5	—	—	—	2.3	5.4
Los Angeles/ Orange County	3	1,067	(2.6)	5.8	—	—	(0.1)	(0.4)	2.7
Austin	2	767	0.6	1.1	—	—	—	1.7	3.4
San Diego	3	3,288	(9.2)	15.5	—	—	(0.1)	—	6.2
New York	2	2,486	(27.6)	14.9	—	—	0.2	8.4	(4.1)
Philadelphia	2	810	0.4	2.5	—	—	—	—	2.9
Washington, D.C. (CBD)	5	3,238	(9.7)	8.9	—	—	—	—	(0.8)
New Orleans	1	1,333	(0.8)	2.7	—	—	—	—	1.9
Northern Virginia	2	916	(2.4)	3.0	—	—	—	—	0.6
San Antonio	2	1,512	(2.5)	4.3	—	—	(0.1)	—	1.7
San Francisco/ San Jose	6	4,162	(26.0)	17.6	—	—	(0.1)	0.2	(8.3)
Atlanta	2	810	(0.2)	5.6	—	—	—	(3.2)	2.2
Boston	2	1,495	(10.8)	5.9	—	—	(0.8)	4.7	(1.0)
Chicago	4	1,816	(8.9)	5.2	—	—	—	—	(3.7)
Houston	4	1,719	(0.1)	4.4	—	—	—	—	4.3
Seattle	2	1,315	(6.8)	3.7	—	—	—	—	(3.1)
Denver	3	1,340	(2.0)	3.6	—	—	—	—	1.6
Other	9	2,936	(2.9)	4.8	—	—	(0.1)	13.8	15.6
Other property level <sup>(1)</sup>			(1.3)	—	—	—	—	—	(1.3)
Domestic	72	40,616	(38.2)	165.5	—	—	(1.3)	26.4	152.4
International	5	1,499	(4.1)	2.4	—	—	—	—	(1.7)
All Locations	77	42,115	\$(42.3)	\$167.9	\$ —	\$ —	\$(1.3)	\$26.4	\$150.7
(Severance) reversal at hotel properties			—	—	—	—	1.3	—	1.3
All Owned Hotel adjustments <sup>(2)</sup>			—	—	—	—	—	(26.4)	(26.4)
Gain on sale of property and corporate level income/expense			(18.4)	0.7	42.8	(22.1)	—	—	3.0
Total	77	42,115	\$(60.7)	\$168.6	\$42.8	\$(22.1)	\$ —	\$ —	\$128.6

(1) Other property level includes certain ancillary revenues and related expenses, as well as non-income taxes on TRS leases.

(2) All Owned Hotel adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of June 30, 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 June 30, 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 HOTEL RESULTS BY LOCATION

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

Quarter ended June 30, 2019

Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total revenues	Total Revenues per Available Room <sup>(2)</sup>	Hotel Net Income	Hotel EBITDA <sup>(1)</sup>
Miami	2	1,033	\$339.61	80.5%	\$273.24	\$44.3	\$450.92	\$9.4	\$14.1
Maui/Oahu	4	2,007	384.31	92.3	354.62	104.2	577.55	22.9	34.1
Jacksonville	1	446	414.11	84.1	348.40	30.6	753.61	10.0	12.3
Florida Gulf Coast	5	1,850	313.53	73.9	231.56	83.4	496.76	16.2	24.7
Phoenix	3	1,657	277.88	74.6	207.40	73.5	488.38	14.0	23.7
Orlando	2	2,448	280.14	72.2	202.14	91.7	411.47	12.2	25.5
Los Angeles/ Orange County	3	1,067	255.87	84.6	216.50	31.9	326.84	13.0	7.6
Austin	2	767	248.55	91.2	226.69	26.7	382.10	—	10.6
San Diego	3	3,288	257.34	83.0	213.66	118.1	394.65	26.7	44.1
New York	2	2,486	317.33	82.7	262.29	94.7	420.05	18.6	22.3
Philadelphia	2	810	247.35	89.7	221.94	27.0	366.74	6.9	10.1
Washington, D.C. (CBD)	5	3,238	278.76	91.5	255.04	108.3	367.23	31.6	41.4
New Orleans	1	1,333	196.98	81.0	159.65	28.4	233.90	8.1	10.7
Northern Virginia	2	916	224.95	80.6	181.28	25.0	299.04	9.9	8.0
San Antonio	2	1,512	186.37	75.1	139.94	27.6	200.21	5.7	8.4
San Francisco/ San Jose	6	4,162	272.24	83.4	227.04	121.7	321.62	27.9	41.3
Atlanta	2	810	180.64	82.7	149.41	18.3	248.11	8.0	6.1
Boston	2	1,495	277.53	87.6	243.15	46.6	342.58	26.0	16.8
Chicago	4	1,816	237.05	82.5	195.46	45.6	278.10	14.9	18.1
Houston	4	1,719	181.69	74.6	135.49	30.2	193.31	4.1	8.9
Seattle	2	1,315	234.35	85.1	199.47	32.5	271.52	5.7	9.7
Denver	3	1,340	176.07	79.4	139.88	25.7	210.69	5.2	9.3
Other	9	2,936	196.30	81.4	159.88	64.0	238.44	11.8	19.1
Other property level <sup>(2)</sup>						1.0		(6.9)	(6.9)
Domestic	71	40,451	261.79	82.2	215.26	1,301.0	353.07	301.9	420.0
International	5	1,499	158.97	69.7	110.79	23.1	169.04	4.6	7.1
All Locations	76	41,950	\$258.66	81.8%	\$211.52	\$1,324.1	\$346.49	306.5	\$427.1
All Owned Hotel adjustments <sup>(3)</sup>						159.3		—	43.8
Gain on sale of property and corporate level income/expense						—		(16.5)	44.4
Total	76	41,950	—	—	—	\$1,483.4	—	\$290.0	\$515.3

(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 and related expenses, as well as non-income taxes on TRS leases.

(3) All Owned Hotel adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of June 30, 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 June 30, 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 HOTEL RESULTS BY LOCATION

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

Quarter ended June 30, 2019								
Location	No. of Properties	No. of Rooms	Hotel Net Income	Plus: Depreciation	Plus: Interest Expense	Plus: Income Tax	Plus: All Owned Hotel Adjustments	Equals: Hotel EBITDA
Miami	2	1,033	\$9.4	\$5.4	\$ —	\$ —	\$(0.7)	\$14.1
Maui/Oahu	4	2,007	22.9	11.2	—	—	—	34.1
Jacksonville	1	446	10.0	2.3	—	—	—	12.3
Florida Gulf Coast	5	1,850	16.2	8.5	—	—	—	24.7
Phoenix	3	1,657	14.0	12.8	—	—	(3.1)	23.7
Orlando	2	2,448	12.2	5.6	—	—	7.7	25.5
Los Angeles/ Orange County	3	1,067	13.0	7.7	—	—	(13.1)	7.6
Austin	2	767	—	—	—	—	10.6	10.6
San Diego	3	3,288	26.7	20.1	—	—	(2.7)	44.1
New York	2	2,486	18.6	11.8	—	—	(8.1)	22.3
Philadelphia	2	810	6.9	3.2	—	—	—	10.1
Washington, D.C. (CBD)	5	3,238	31.6	9.8	—	—	—	41.4
New Orleans	1	1,333	8.1	2.6	—	—	—	10.7
Northern Virginia	2	916	9.9	3.9	—	—	(5.8)	8.0
San Antonio	2	1,512	5.7	2.7	—	—	—	8.4
San Francisco/ San Jose	6	4,162	27.9	15.8	—	—	(2.4)	41.3
Atlanta	2	810	8.0	4.8	—	—	(6.7)	6.1
Boston	2	1,495	26.0	8.6	—	—	(17.8)	16.8
Chicago	4	1,816	14.9	6.8	—	—	(3.6)	18.1
Houston	4	1,719	4.1	4.8	—	—	—	8.9
Seattle	2	1,315	5.7	4.0	—	—	—	9.7
Denver	3	1,340	5.2	4.1	—	—	—	9.3
Other	9	2,936	11.8	5.4	—	—	1.9	19.1
Other property level <sup>(1)</sup>			(6.9)	—	—	—	—	(6.9)
Domestic	71	40,451	301.9	161.9	—	—	(43.8)	420.0
International	5	1,499	4.6	2.5	—	—	—	7.1
All Locations	76	41,950	\$306.5	\$164.4	\$ —	\$ —	\$(43.8)	\$427.1
All Owned Hotel adjustments <sup>(2)</sup>			—	—	—	—	43.8	43.8
Gain on sale of property and corporate level income/expense			(16.5)	1.1	43.4	16.4	—	44.4
Total	76	41,950	\$290.0	\$165.5	\$43.4	\$16.4	\$ —	\$515.3

(1) Other property level includes certain ancillary revenues and related expenses, as well as non-income taxes on TRS leases.

(2) All Owned Hotel adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of June 30, 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 June 30, 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 HOTEL RESULTS BY LOCATION

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

Year-to-date ended June 30, 2022										
Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR <sup>(1)</sup>	Total revenues	Total Revenues per Available Room <sup>(2)</sup>	Hotel Net Income	Hotel EBITDA <sup>(3)</sup>	
Miami	2	1,033	\$677.26	69.1%	\$468.18	\$147.1	\$758.30	\$53.5	\$63.4	
Maui/Oahu	4	2,007	556.16	77.2	429.37	241.7	665.43	67.9	96.3	
Jacksonville	1	446	555.35	70.8	393.31	68.4	846.75	22.7	29.0	
Florida Gulf Coast	5	1,850	485.09	72.1	349.66	230.2	687.58	74.7	99.5	
Phoenix	4	1,822	412.40	74.7	307.94	212.1	643.07	75.6	97.3	
Orlando	2	2,448	427.24	66.0	281.89	236.9	534.73	67.2	92.3	
Los Angeles/ Orange County	3	1,067	282.52	76.2	215.25	60.0	310.70	7.4	13.8	
Austin	2	767	274.92	71.3	196.03	46.5	334.68	10.9	19.2	
San Diego	3	3,288	265.79	71.3	189.62	204.6	343.77	42.7	73.1	
New York	2	2,486	303.32	61.0	184.91	121.3	269.63	(28.2)	20.8	
Philadelphia	2	810	206.81	76.7	158.68	35.8	244.18	5.6	10.7	
Washington, D.C. (CBD) <sup>(4)</sup>	5	3,238	269.82	57.9	156.21	130.2	222.15	24.8	42.4	
New Orleans	1	1,333	212.83	66.2	140.90	48.9	202.78	14.2	19.2	
Northern Virginia	2	916	216.27	64.4	139.18	34.5	208.25	4.3	9.0	
San Antonio	2	1,512	195.73	68.8	134.67	56.3	205.78	9.8	18.3	
San Francisco/ San Jose	6	4,162	221.94	58.9	130.72	141.4	187.71	(6.9)	26.2	
Atlanta	2	810	180.13	72.0	129.60	30.4	207.01	6.4	10.8	
Boston	2	1,495	235.57	54.2	127.70	45.5	168.31	8.5	16.9	
Chicago	4	1,816	210.41	56.0	117.93	53.0	161.24	(1.5)	8.6	
Houston	5	1,942	182.12	64.0	116.60	57.1	162.56	6.0	16.3	
Seattle	2	1,315	211.55	55.1	116.53	36.5	153.56	(2.6)	4.3	
Denver	3	1,340	173.91	57.4	99.84	35.6	146.61	6.7	12.2	
Other	9	2,936	266.94	60.0	160.20	122.0	229.80	23.8	38.9	
Other property level <sup>(5)</sup>						2.5		(5.8)	(5.8)	
Domestic	73	40,839	305.26	64.8	197.94	2,398.5	323.87	487.7	832.7	
International	5	1,499	133.14	49.3	65.66	27.0	99.56	2.2	6.7	
All Locations	78	42,338	\$300.59	64.3%	\$193.26	\$2,425.5	\$315.94	\$489.9	\$839.4	
(Severance) reversal at hotel properties						—		—	(1.7)	
All Owned Hotel adjustments <sup>(6)</sup>						29.4		—	(12.4)	
Gain on sale of property and corporate level income/expense						—		(111.9)	(17.1)	
Total	78	42,338	—	—	—	\$2,454.9	—	\$378.0	\$808.2	

(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 and related expenses, as well as non-income taxes on TRS leases.

(6) All Owned Hotel adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of June 30, 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 June 30, 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 HOTEL RESULTS BY LOCATION

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

Year-to-date ended June 30, 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: All Owned Hotel Adjustments	Equals: Hotel EBITDA
Miami	2	1,033	\$53.5	\$11.5	\$ —	\$ —	\$ —	\$(1.6)	\$63.4
Maui/Oahu	4	2,007	67.9	28.3	—	—	0.1	—	96.3
Jacksonville	1	446	22.7	6.3	—	—	—	—	29.0
Florida Gulf Coast	5	1,850	74.7	24.8	—	—	—	—	99.5
Phoenix	4	1,822	75.6	21.7	—	—	—	—	97.3
Orlando	2	2,448	67.2	25.1	—	—	—	—	92.3
Los Angeles/ Orange County	3	1,067	7.4	6.4	—	—	—	—	13.8
Austin	2	767	10.9	6.2	2.1	—	—	—	19.2
San Diego	3	3,288	42.7	30.4	—	—	—	—	73.1
New York	2	2,486	(28.2)	35.2	—	—	1.6	12.2	20.8
Philadelphia	2	810	5.6	5.1	—	—	—	—	10.7
Washington, D.C. (CBD)	5	3,238	24.8	17.6	—	—	—	—	42.4
New Orleans	1	1,333	14.2	5.0	—	—	—	—	19.2
Northern Virginia	2	916	4.3	4.7	—	—	—	—	9.0
San Antonio	2	1,512	9.8	8.5	—	—	—	—	18.3
San Francisco/ San Jose	6	4,162	(6.9)	33.1	—	—	—	—	26.2
Atlanta	2	810	6.4	4.4	—	—	—	—	10.8
Boston	2	1,495	8.5	6.6	—	—	—	1.8	16.9
Chicago	4	1,816	(1.5)	10.1	—	—	—	—	8.6
Houston	5	1,942	6.0	10.3	—	—	—	—	16.3
Seattle	2	1,315	(2.6)	6.9	—	—	—	—	4.3
Denver	3	1,340	6.7	5.5	—	—	—	—	12.2
Other	9	2,936	23.8	15.1	—	—	—	—	38.9
Other property level <sup>(1)</sup>			(5.8)	—	—	—	—	—	(5.8)
Domestic	73	40,839	487.7	328.8	2.1	—	1.7	12.4	832.7
International	5	1,499	2.2	4.5	—	—	—	—	6.7
All Locations	78	42,338	\$489.9	\$333.3	\$2.1	\$ —	\$1.7	\$12.4	\$839.4
(Severance) reversal at hotel properties			—	—	—	—	(1.7)	—	(1.7)
All Owned Hotel adjustments <sup>(2)</sup>			—	—	—	—	—	(12.4)	(12.4)
Gain on sale of property and corporate level income/expense			(111.9)	0.6	70.8	23.4	—	—	(17.1)
Total	78	42,338	\$378.0	\$333.9	\$72.9	\$23.4	\$—	\$—	\$808.2

(1) Other property level includes certain ancillary revenues and related expenses, as well as non-income taxes on TRS leases.

(2) All Owned Hotel adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of June 30, 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 June 30, 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 HOTEL RESULTS BY LOCATION

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

Year-to-date ended June 30, 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 <sup>(1)</sup>
Miami	2	1,033	\$618.08	57.7%	\$356.49	\$107.6	\$554.37	\$30.9	\$41.6
Maui/Oahu	4	2,007	440.07	59.4	261.61	145.0	401.86	16.8	43.5
Jacksonville	1	446	534.27	52.3	279.35	43.5	539.18	13.5	19.4
Florida Gulf Coast	5	1,850	455.98	59.7	272.11	166.0	497.88	48.0	69.0
Phoenix	4	1,822	330.65	55.8	184.62	117.1	359.23	22.2	45.2
Orlando	2	2,448	454.91	22.2	101.17	79.8	180.02	(18.0)	6.0
Los Angeles/ Orange County	3	1,067	206.74	39.4	81.50	21.4	111.51	(14.2)	0.4
Austin	2	767	177.66	48.8	86.61	18.7	134.48	0.2	3.1
San Diego	3	3,288	184.52	31.6	58.33	54.7	91.91	(32.1)	(1.1)
New York	2	2,486	169.79	29.1	49.48	26.2	58.28	(60.5)	(11.9)
Philadelphia	2	810	151.04	48.3	72.98	16.0	108.91	(2.7)	2.4
Washington, D.C. (CBD)	5	3,238	152.25	44.9	68.30	43.0	73.29	(13.5)	4.5
New Orleans	1	1,333	121.54	29.1	35.40	12.7	52.52	(3.6)	1.6
Northern Virginia	2	916	170.43	38.5	65.58	15.9	96.09	(7.4)	(0.5)
San Antonio	2	1,512	142.95	33.2	47.42	18.5	67.74	(6.8)	1.7
San Francisco/ San Jose	6	4,162	144.98	21.9	31.82	31.6	42.11	(59.1)	(22.5)
Atlanta	2	810	145.54	49.3	71.70	13.9	94.90	(4.5)	2.2
Boston	2	1,495	137.77	25.8	35.60	12.5	46.33	(26.1)	(5.5)
Chicago	4	1,816	138.56	24.7	34.28	13.5	41.10	(21.2)	(10.7)
Houston	4	1,719	134.73	56.1	75.63	31.8	102.44	(2.0)	6.9
Seattle	2	1,315	162.69	14.8	24.06	7.2	30.12	(15.3)	(7.8)
Denver	3	1,340	127.52	30.3	38.66	11.9	49.03	(8.4)	(1.2)
Other	9	2,936	238.33	40.2	95.81	72.9	137.29	(10.3)	18.8
Other property level <sup>(2)</sup>						2.2		(1.6)	(1.6)
Domestic	72	40,616	252.11	37.5	94.51	1,083.6	147.17	(175.7)	203.5
International	5	1,499	75.57	16.1	12.19	4.8	17.74	(8.7)	(4.0)
All Locations	77	42,115	\$249.34	36.7%	\$91.58	\$1,088.4	\$142.57	\$(184.4)	\$199.5
(Severance) reversal at hotel properties						—		—	3.1
All Owned Hotel adjustments <sup>(3)</sup>						(40.2)		—	(54.4)
Gain on sale of property and corporate level income/expense						—		(29.6)	(11.5)
Total	77	42,115	—	—	—	\$1,048.2	—	\$(214.0)	\$136.7

(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 and related expenses, as well as non-income taxes on TRS leases.

(3) All Owned Hotel adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of June 30, 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 June 30, 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 HOTEL RESULTS BY LOCATION

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

Year-to-date ended June 30, 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: All Owned Hotel Adjustments	Equals: Hotel EBITDA
Miami	2	1,033	\$30.9	\$12.2	\$ —	\$ —	\$ —	\$(1.5)	\$41.6
Maui/Oahu	4	2,007	16.8	28.1	—	—	(1.7)	0.3	43.5
Jacksonville	1	446	13.5	5.9	—	—	—	—	19.4
Florida Gulf Coast	5	1,850	48.0	21.0	—	—	—	—	69.0
Phoenix	4	1,822	22.2	23.0	—	—	—	—	45.2
Orlando	2	2,448	(18.0)	17.9	—	—	—	6.1	6.0
Los Angeles/ Orange County	3	1,067	(14.2)	11.6	—	—	(0.2)	3.2	0.4
Austin	2	767	0.2	1.5	—	—	—	1.4	3.1
San Diego	3	3,288	(32.1)	31.1	—	—	(0.1)	—	(1.1)
New York	2	2,486	(60.5)	30.2	—	—	0.2	18.2	(11.9)
Philadelphia	2	810	(2.7)	5.1	—	—	—	—	2.4
Washington, D.C. (CBD)	5	3,238	(13.5)	18.0	—	—	—	—	4.5
New Orleans	1	1,333	(3.6)	5.2	—	—	—	—	1.6
Northern Virginia	2	916	(7.4)	5.9	—	—	—	1.0	(0.5)
San Antonio	2	1,512	(6.8)	8.6	—	—	(0.1)	—	1.7
San Francisco/ San Jose	6	4,162	(59.1)	35.6	—	—	(0.2)	1.2	(22.5)
Atlanta	2	810	(4.5)	11.2	—	—	—	(4.5)	2.2
Boston	2	1,495	(26.1)	12.0	—	—	(0.9)	9.5	(5.5)
Chicago	4	1,816	(21.2)	10.5	—	—	—	—	(10.7)
Houston	4	1,719	(2.0)	8.9	—	—	—	—	6.9
Seattle	2	1,315	(15.3)	7.5	—	—	—	—	(7.8)
Denver	3	1,340	(8.4)	7.3	—	—	(0.1)	—	(1.2)
Other	9	2,936	(10.3)	9.6	—	—	—	19.5	18.8
Other property level <sup>(1)</sup>			(1.6)	—	—	—	—	—	(1.6)
Domestic	72	40,616	(175.7)	327.9	—	—	(3.1)	54.4	203.5
International	5	1,499	(8.7)	4.7	—	—	—	—	(4.0)
All Locations	77	42,115	\$(184.4)	\$332.6	\$—	\$—	\$(3.1)	\$54.4	\$199.5
(Severance) reversal at hotel properties			—	—	—	—	3.1	—	3.1
All Owned Hotel adjustments <sup>(2)</sup>			—	—	—	—	—	(54.4)	(54.4)
Gain on sale of property and corporate level income/expense			(29.6)	0.9	85.2	(68.0)	—	—	(11.5)
Total	77	42,115	\$(214.0)	\$333.5	\$85.2	\$(68.0)	\$—	\$—	\$136.7

(1) Other property level includes certain ancillary revenues and related expenses, as well as non-income taxes on TRS leases.

(2) All Owned Hotel adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of June 30, 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 June 30, 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 HOTEL RESULTS BY LOCATION

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

Year-to-date ended June 30, 2019

Location	No. of Properties	No. of Rooms	Average Room Rate	Average Occupancy Percentage	RevPAR	Total Revenues		Hotel Net Income	Hotel EBITDA <sup>(1)</sup>
						Total revenues	per Available Room		
Miami	2	1,033	\$402.26	82.9%	\$333.47	\$102.4	\$524.52	\$24.2	\$39.7
Mauui/Oahu	4	2,007	410.35	90.6	371.89	211.5	589.24	50.1	73.3
Jacksonville	1	446	391.86	81.4	318.88	58.3	722.04	17.6	22.2
Florida Gulf Coast	5	1,850	379.76	78.4	297.90	204.5	612.66	59.2	76.6
Phoenix	3	1,657	327.86	78.6	257.82	169.5	566.03	49.8	66.3
Orlando	2	2,448	299.99	75.6	226.78	204.4	461.20	32.8	63.1
Los Angeles/ Orange County	3	1,067	257.81	83.8	215.95	64.0	330.77	23.7	15.1
Austin	2	767	262.77	87.8	230.62	54.3	390.95	—	22.3
San Diego	3	3,288	255.23	80.0	204.18	221.5	372.23	46.8	79.6
New York	2	2,486	290.28	77.3	224.37	162.8	362.87	5.0	23.5
Philadelphia	2	810	220.90	83.9	185.41	44.7	304.83	7.2	13.6
Washington, D.C. (CBD)	5	3,238	265.11	82.5	218.62	183.3	312.73	40.5	60.3
New Orleans	1	1,333	203.37	81.3	165.38	58.3	241.84	16.7	22.1
Northern Virginia	2	916	223.51	76.4	170.75	46.3	279.04	14.1	13.4
San Antonio	2	1,512	191.24	76.2	145.81	58.9	215.02	12.2	17.6
San Francisco/ San Jose	6	4,162	291.25	80.8	235.43	248.8	330.93	62.2	88.6
Atlanta	2	810	198.45	84.2	167.15	40.5	275.94	20.9	14.9
Boston	2	1,495	240.24	80.6	193.67	76.6	283.11	23.5	22.4
Chicago	4	1,816	199.76	71.5	142.77	66.4	203.93	6.5	16.8
Houston	4	1,719	182.15	75.2	136.92	61.2	197.16	8.4	18.1
Seattle	2	1,315	215.31	81.3	174.95	56.6	237.90	5.5	13.6
Denver	3	1,340	169.71	72.1	122.41	44.8	184.62	5.8	14.2
Other	9	2,936	191.01	75.2	143.57	113.2	212.39	23.2	28.2
Other property level <sup>(2)</sup>						2.1		(9.0)	(9.0)
Domestic	71	40,451	266.87	79.4	211.99	2,554.9	348.75	546.9	816.5
International	5	1,499	151.58	68.7	104.09	42.1	155.00	6.1	11.2
All Locations	76	41,950	\$263.29	79.1%	\$208.13	\$2,597.0	\$341.83	\$553.0	\$827.7
All Owned Hotel adjustments <sup>(3)</sup>						276.4		—	58.3
Gain on sale of property and corporate level income/expense						—		(74.0)	32.5
Total	76	41,950	—	—	—	\$2,873.4	—	\$479.0	\$918.5

(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 and related expenses, as well as non-income taxes on TRS leases.

(3) All Owned Hotel adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of June 30, 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 June 30, 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 HOTEL RESULTS BY LOCATION

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

Location	Year-to-date ended June 30, 2019								
	No. of Properties	No. of Rooms	Hotel Net Income	Plus: Depreciation	Plus: Interest Expense	Plus: Income Tax	Plus: All Owned Hotel Adjustments	Equals: Hotel EBITDA	
Miami	2	1,033	\$24.2	\$9.4	\$ —	\$ —	\$6.1	\$39.7	
Maui/Oahu	4	2,007	50.1	22.5	—	—	0.7	73.3	
Jacksonville	1	446	17.6	4.6	—	—	—	22.2	
Florida Gulf Coast	5	1,850	59.2	17.4	—	—	—	76.6	
Phoenix	3	1,657	49.8	26.1	—	—	(9.6)	66.3	
Orlando	2	2,448	32.8	11.2	—	—	19.1	63.1	
Los Angeles/ Orange County	3	1,067	23.7	15.9	—	—	(24.5)	15.1	
Austin	2	767	—	—	—	—	22.3	22.3	
San Diego	3	3,288	46.8	40.8	—	—	(8.0)	79.6	
New York	2	2,486	5.0	24.5	—	—	(6.0)	23.5	
Philadelphia	2	810	7.2	6.4	—	—	—	13.6	
Washington, D.C. (CBD)	5	3,238	40.5	19.8	—	—	—	60.3	
New Orleans	1	1,333	16.7	5.4	—	—	—	22.1	
Northern Virginia	2	916	14.1	8.4	—	—	(9.1)	13.4	
San Antonio	2	1,512	12.2	5.4	—	—	—	17.6	
San Francisco/ San Jose	6	4,162	62.2	31.1	—	—	(4.7)	88.6	
Atlanta	2	810	20.9	10.1	—	—	(16.1)	14.9	
Boston	2	1,495	23.5	17.5	—	—	(18.6)	22.4	
Chicago	4	1,816	6.5	14.0	—	—	(3.7)	16.8	
Houston	4	1,719	8.4	9.7	—	—	—	18.1	
Seattle	2	1,315	5.5	8.1	—	—	—	13.6	
Denver	3	1,340	5.8	8.4	—	—	—	14.2	
Other	9	2,936	23.2	11.2	—	—	(6.2)	28.2	
Other property level <sup>(1)</sup>			(9.0)	—	—	—	—	(9.0)	
Domestic	71	40,451	546.9	327.9	—	—	(58.3)	816.5	
International	5	1,499	6.1	5.1	—	—	—	11.2	
All Locations	76	41,950	\$553.0	\$333.0	\$ —	\$ —	\$(58.3)	\$827.7	
All Owned Hotel adjustments <sup>(2)</sup>			—	—	—	—	58.3	58.3	
Gain on sale of property and corporate level income/expense			(74.0)	2.6	86.4	17.5	—	32.5	
Total	76	41,950	\$479.0	\$335.6	\$86.4	\$17.5	\$ —	\$918.5	

(1) Other property level includes certain ancillary revenues and related expenses, as well as non-income taxes on TRS leases.

(2) All Owned Hotel adjustments represent the following items: (i) the elimination of results of operations of our hotels sold or held-for-sale as of June 30, 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 June 30, 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.

OVERVIEW

PROPERTY  
LEVEL DATA

## CAPITALIZATION

FINANCIAL  
COVENANTS

NOTES TO  
SUPPLEMENTAL  
FINANCIAL  
INFORMATION



1 HOTEL SOUTH BEACH

# COMPARATIVE CAPITALIZATION

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

	As of June 30, 2022	As of March 31, 2022	As of December 31, 2021	As of September 30, 2021	As of June 30, 2021
<b>Shares/Units</b>					
Common shares outstanding	714.9	714.8	714.1	714.0	713.9
Common shares outstanding assuming conversion of OP Units <sup>(1)</sup>	725.3	725.2	721.3	721.3	721.3
Preferred OP Units outstanding	0.01	0.01	0.01	0.01	0.01
<b>Security pricing</b>					
Common stock at end of quarter <sup>(2)</sup>	\$15.68	\$19.43	\$17.39	\$16.33	\$17.09
High during quarter	21.24	19.93	18.38	17.32	18.43
Low during quarter	15.40	16.57	15.36	14.86	16.51
<b>Capitalization</b>					
Market value of common equity <sup>(3)</sup>	\$11,373	\$14,091	\$12,543	\$11,779	\$12,327
Consolidated debt	4,212	4,210	4,891	5,545	5,542
Less: Cash	(699)	(266)	(807)	(1,038)	(1,450)
Consolidated total capitalization	14,886	18,035	16,627	16,286	16,419
Plus: Share of debt in unconsolidated investments	143	143	144	142	143
Pro rata total capitalization	\$15,029	\$18,178	\$16,771	\$16,428	\$16,562
	Quarter ended June 30, 2022	Quarter ended March 31, 2022	Quarter ended December 31, 2021	Quarter ended September 30, 2021	Quarter ended June 30, 2021
<b>Dividends declared per common share</b>	\$0.06	\$0.03	\$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 June 30, 2022, March 31, 2022, December 31, 2021, September 30, 2021, and June 30, 2021, there were 10.2 million, 10.2 million, 7.1 million, 7.1 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)

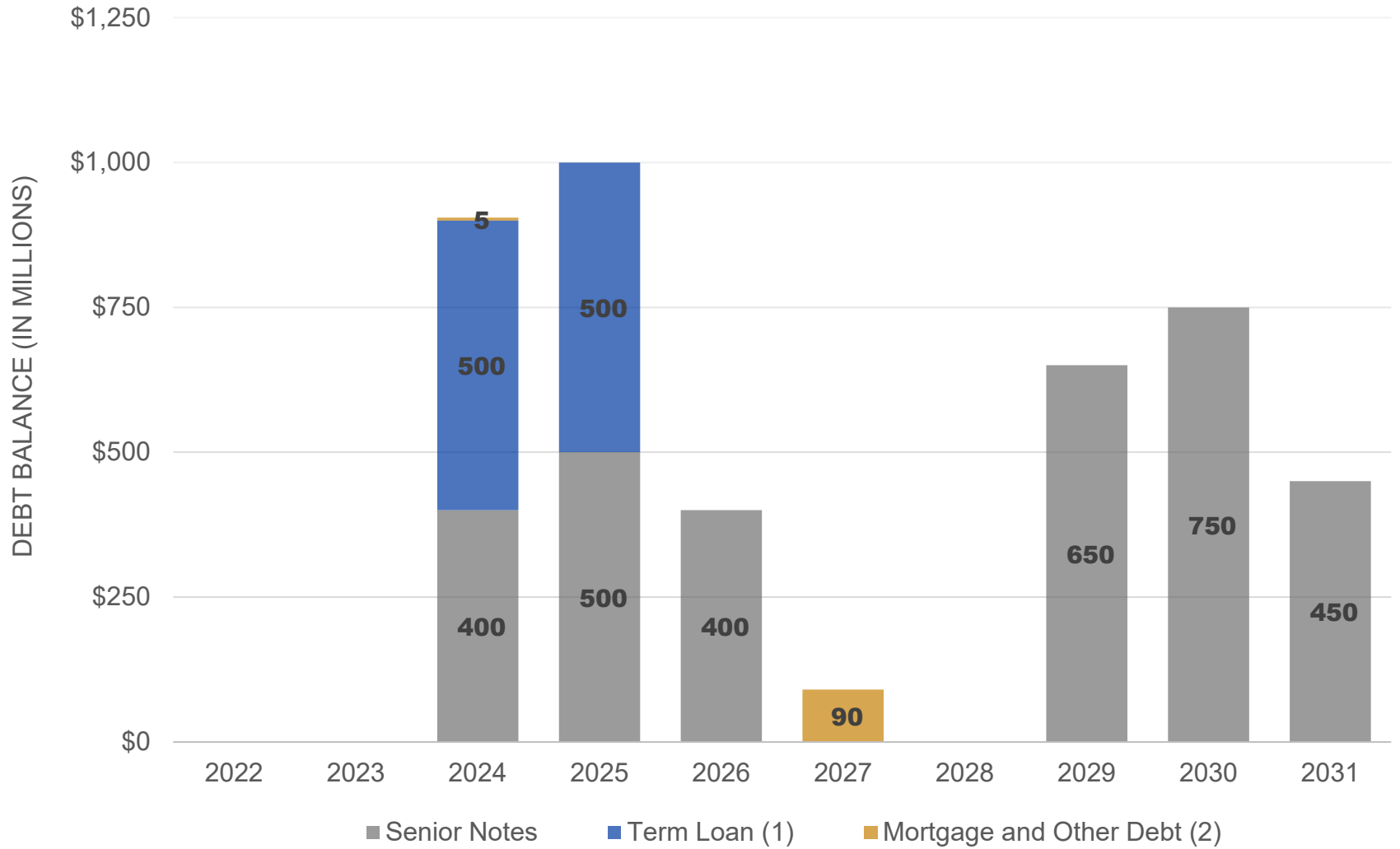
<b>Debt</b>	<b>Rate</b>	<b>Maturity date</b>	<b>June 30, 2022</b>	<b>December 31, 2021</b>
<b>Senior debt</b>				
Series E	4%	6/2025	\$498	\$498
Series F	4 ½%	2/2026	398	398
Series G	3 7/8%	4/2024	398	398
Series H	3 3/8%	12/2029	642	641
Series I	3 ½%	9/2030	736	735
Series J	2.9%	12/2031	440	439
2024 Credit facility term loan	2.9%	1/2024	499	498
2025 Credit facility term loan	2.9%	1/2025	499	499
Credit facility revolver <sup>(1)</sup>	—	1/2024	(6)	676
			<u>4,104</u>	<u>4,782</u>
<b>Mortgage and other debt</b>				
Mortgage and other debt	4.9%	2/2024 - 11/2027	108	109
Total debt <sup>(2)(3)</sup>			<u>\$4,212</u>	<u>\$4,891</u>
Percentage of fixed rate debt			76%	66%
Weighted average interest rate			3.7%	3.1%
Weighted average debt maturity			5 years	5.1 years
<b>Credit Facility</b>				
Total capacity			\$1,500	
Available capacity			1,495	
<b>Assets encumbered by mortgage debt</b>				
			1	

(1) There are no outstanding credit facility borrowings at June 30, 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 June 30, 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 June 30, 2022 and December 31, 2021 includes net discounts and deferred financing costs of \$44 million and \$49 million, respectively.

# CONSOLIDATED DEBT MATURITY AS OF JUNE 30, 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



As of December 31, 2021

	No. of rooms	Lessor Institution		Current expiration	Expiration after all potential options <sup>(1)</sup>
		Type	Minimum rent		
1 Boston Marriott Copley Place	1,144	Public	N/A <sup>(2)</sup>	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 <sup>(3)</sup>
19 The Westin South Coast Plaza, Costa Mesa	393	Private	178,160	9/30/2025	9/30/2025
<b>Weighted average remaining lease term (assuming all extension options)</b>					52 years
<b>Percentage of leases (based on room count) with Public/Private/Non-Profit lessors</b>					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 <sup>(5)</sup>	Cap Rate <sup>(3)</sup>	Net income multiple <sup>(5)</sup>	EBITDA multiple <sup>(4)</sup>
<b>2021-2022 completed sales <sup>(1)</sup></b>	\$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
<b>2021 completed acquisitions <sup>(2)</sup></b>	\$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
<b>2021-2022 completed sales <sup>(1)</sup></b>	\$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
<b>2021 completed acquisitions <sup>(2)</sup></b>	\$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 August 3, 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 ALL OWNED HOTEL RESULTS



## Historical All Owned Hotel Metrics – Hotels Owned as of June 30, 2022 <sup>(1)</sup> <sup>(2)</sup>

	Three Months Ended						Full Year	Three Months Ended				Full Year
	March 31, 2022	June 30, 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	78	77	77	77	78	78	76	76	76	76	76
Number of rooms	42,338	42,338	42,115	42,115	42,115	42,338	42,338	41,950	41,950	41,950	41,950	41,950
All Owned Hotel RevPAR	\$166.93	\$219.30	\$72.27	\$110.65	\$134.91	\$150.56	\$117.40	\$204.70	\$211.52	\$188.85	\$194.13	\$199.74
All Owned Hotel occupancy	54.6%	73.9%	28.5%	44.9%	56.4%	57.0%	46.8%	76.3%	81.8%	79.5%	75.5%	78.3%
All Owned Hotel ADR	\$305.63	\$296.91	\$253.85	\$246.52	\$239.20	\$264.18	\$250.83	\$268.31	\$258.66	\$237.56	\$256.97	\$255.17

## Historical All Owned Hotel Revenues – Hotels Owned as of June 30, 2022 <sup>(1)</sup> <sup>(2)</sup>

	Three Months Ended						Full Year	Three Months Ended				Full Year
	March 31, 2022	June 30, 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	\$1,381	\$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)	(8)	(16)	(36)	(66)	(60)	(178)	(221)	(243)	(198)	(171)	(833)
<b>All Owned Hotel revenues</b>	<b>\$1,052</b>	<b>\$1,373</b>	<b>\$431</b>	<b>\$657</b>	<b>\$801</b>	<b>\$953</b>	<b>\$2,842</b>	<b>\$1,273</b>	<b>\$1,324</b>	<b>\$1,135</b>	<b>\$1,245</b>	<b>\$4,977</b>

# HISTORICAL ALL OWNED HOTEL RESULTS CONT.

## Historical All Owned Hotel EBITDA – Hotels Owned as of June 30, 2022 <sup>(1) (2)</sup>

	Three Months Ended						Full Year	Three Months Ended				Full Year
	March 31, 2022	June 30, 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
<b>Net income (loss)</b>	\$118	\$260	\$(153)	\$(61)	\$(120)	\$323	\$(11)	\$189	\$290	\$372	\$81	\$932
Depreciation and amortization	172	162	165	169	263	165	762	170	166	165	175	676
Interest expense	36	37	42	43	43	63	191	43	43	46	90	222
Provision (benefit) for income taxes	(16)	39	(46)	(22)	(13)	(10)	(91)	2	16	4	8	30
Gain on sale of property and corporate level income/expense	7	10	15	(3)	19	(271)	(240)	11	(44)	(263)	13	(283)
Severance expense (reversal) at hotel properties	2	-	(2)	(1)	(2)	(5)	(10)	-	-	-	-	-
All Owned Hotel adjustments	11	2	28	26	8	2	64	(14)	(44)	(27)	(18)	(103)
<b>All Owned Hotel EBITDA<sup>(3)</sup></b>	<b>\$330</b>	<b>\$510</b>	<b>\$49</b>	<b>\$151</b>	<b>\$198</b>	<b>\$267</b>	<b>\$665</b>	<b>\$401</b>	<b>\$427</b>	<b>\$297</b>	<b>\$349</b>	<b>\$1,474</b>

# HISTORICAL ALL OWNED HOTEL RESULTS



## Historical All Owned Hotel Adjusted EBITDAre – Hotels Owned as of June 30, 2022 <sup>(1) (2)</sup>

	Three Months Ended						Full Year	Three Months Ended				Full Year
	March 31, 2022	June 30, 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
<b>Net income (loss)</b>	\$118	\$260	\$(153)	\$(61)	\$(120)	\$323	\$(11)	\$189	\$290	\$372	\$81	\$932
Interest expense	36	37	42	43	43	63	191	43	43	46	90	222
Depreciation and amortization	172	162	165	169	171	165	670	170	166	159	167	662
Income taxes	(16)	39	(46)	(22)	(13)	(10)	(91)	2	16	4	8	30
<b>EBITDA<sup>(3)</sup></b>	<b>310</b>	<b>498</b>	<b>8</b>	<b>129</b>	<b>81</b>	<b>541</b>	<b>759</b>	<b>404</b>	<b>515</b>	<b>581</b>	<b>346</b>	<b>1,846</b>
Gain on dispositions	(12)	(1)	-	-	-	(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)	(2)	(9)	(25)	(2)	5	(31)	(5)	(4)	(4)	(1)	(14)
Pro rata EBITDAre of equity investments	10	11	6	7	8	4	25	9	6	6	4	26
<b>EBITDAre<sup>(3)</sup></b>	<b>306</b>	<b>506</b>	<b>5</b>	<b>111</b>	<b>179</b>	<b>247</b>	<b>542</b>	<b>406</b>	<b>460</b>	<b>316</b>	<b>355</b>	<b>1,538</b>
Adjustments to EBITDAre:												
Severance expense (reversal) at hotel properties	-	-	(2)	(1)	(2)	(5)	(10)	-	-	-	-	-
Gain on property insurance settlement	-	(6)	-	-	-	-	-	-	-	(4)	-	(4)
<b>Adjusted EBITDAre<sup>(3)</sup></b>	<b>306</b>	<b>500</b>	<b>3</b>	<b>110</b>	<b>177</b>	<b>242</b>	<b>532</b>	<b>406</b>	<b>460</b>	<b>312</b>	<b>355</b>	<b>1,534</b>
Add: EBITDA from asset acquisitions	-	-	9	18	9	6	42	31	22	17	23	93
Less: EBITDA from asset dispositions	11	2	19	8	(1)	(4)	22	(45)	(66)	(44)	(41)	(196)
<b>All Owned Hotel Adjusted EBITDAre<sup>(3)</sup></b>	<b>\$317</b>	<b>\$502</b>	<b>\$31</b>	<b>\$136</b>	<b>\$185</b>	<b>\$244</b>	<b>\$596</b>	<b>\$392</b>	<b>\$416</b>	<b>\$285</b>	<b>\$337</b>	<b>\$1,431</b>

(1) The tables above include All Owned Hotel adjustments for three asset sold in 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) All Owned Hotel results represent adjustments for the following items: (i) to remove the results of operations of our hotels sold or held-for-sale as of June 30, 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 June 30, 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, EBITDAre, Adjusted EBITDAre, All Owned Hotel EBITDA, and All Owned Hotel Adjusted EBITDAre are non-GAAP financial measures within the meaning of the rules of the Securities and Exchange commission. See the Notes to Supplemental Financial Information for discussion of these non-GAAP measures.

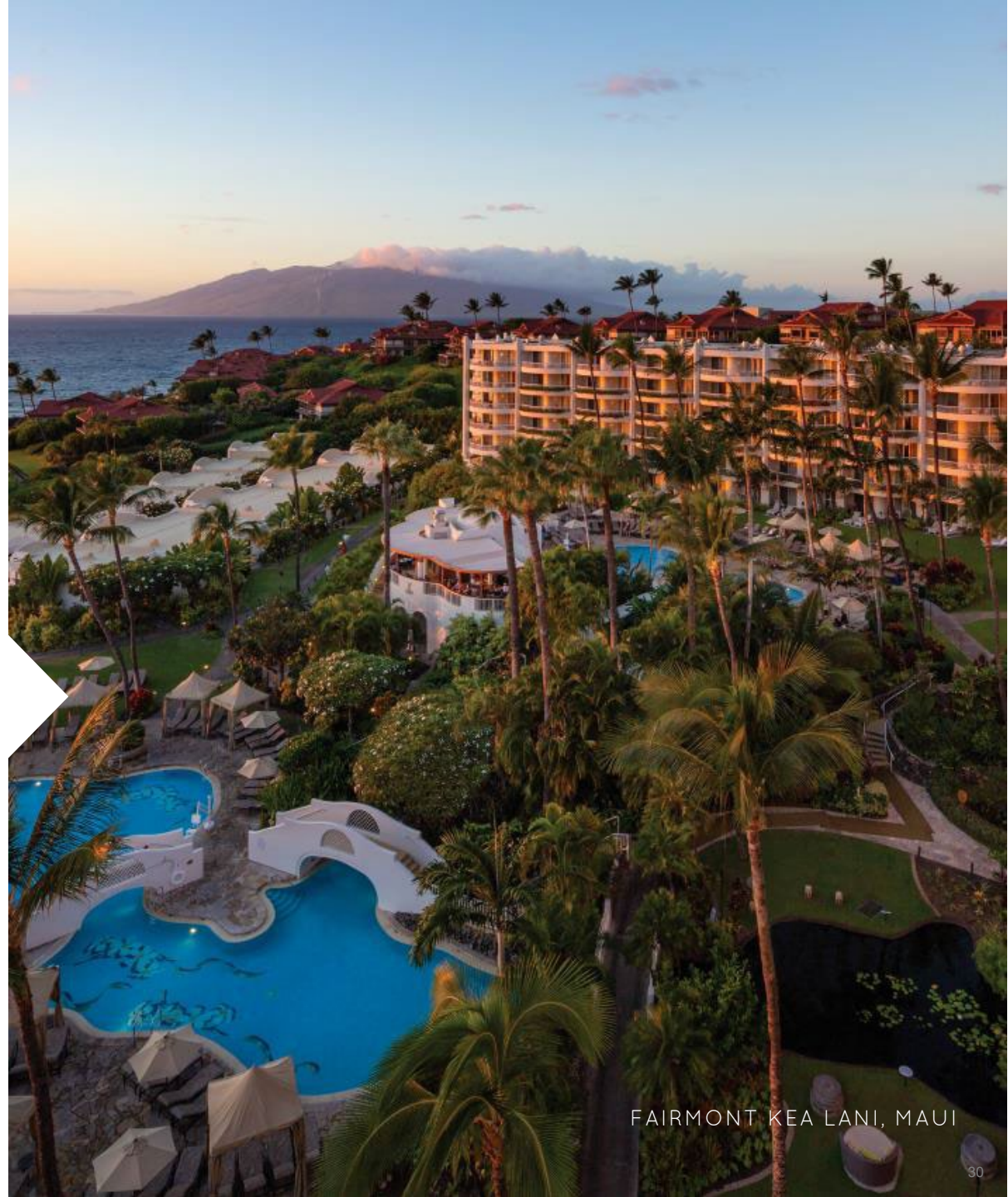
OVERVIEW

PROPERTY  
LEVEL DATA

CAPITALIZATION

**FINANCIAL  
COVENANTS**

NOTES TO  
SUPPLEMENTAL  
FINANCIAL  
INFORMATION



# FINANCIAL COVENANTS: CREDIT FACILITY AND SENIOR NOTES FINANCIAL PERFORMANCE TESTS



(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	8.00x	8.00x	7.50x	7.25x
Leverage Ratio	2Q '22	3Q '22	4Q '22	Beyond
Fixed Charge Coverage Ratio	Minimum 1.25x			
Unsecured Interest Coverage Ratio	Minimum 1.75x <sup>(1)</sup>			

Covenant ratios are calculated using Host's credit facility and senior notes definitions. 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:

Credit Facility Financial Performance Tests	Permitted	At June 30, 2022	
		GAAP Ratio	Covenant Ratio
Leverage Ratio	Maximum 8.00x	7.2x	2.8x
Unsecured Interest Coverage Ratio	Minimum 1.75x <sup>(1)</sup>	3.2x	9.6x
Consolidated Fixed Charge Coverage Ratio	Minimum 1.25x	3.2x	10.2x

Bond Compliance Financial Performance Tests	Permitted	At June 30, 2022	
		GAAP Ratio	Covenant Ratio
Indebtedness Test	Maximum 65%	35%	21%
Secured Indebtedness Test	Maximum 40%	1%	1%
EBITDA-to-interest Coverage ratio	Minimum 1.5x	3.2x	8.8x
Ratio of Unencumbered Assets to Unsecured Indebtedness	Minimum 150%	286%	474%

(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



(UNAUDITED, IN MILLIONS, EXCEPT RATIOS)

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

	<b>GAAP Leverage Ratio</b>
	Trailing Twelve Months
	June 30, 2022
Debt	\$4,212
Net income	581
<b>GAAP Leverage Ratio</b>	<b>7.2x</b>

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

	<b>Leverage Ratio per</b>
	<b>Credit Facility</b>
	Trailing Twelve Months
	June 30, 2022
Net debt <sup>(1)</sup>	\$3,614
Adjusted Credit Facility EBITDA <sup>(2)</sup>	1,269
<b>Leverage Ratio</b>	<b>2.8x</b>

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

	June 30, 2022
Debt	\$4,212
Less: Unrestricted cash over \$100 million	(598)
<b>Net debt per credit facility definition</b>	<b>\$3,614</b>

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

	Trailing Twelve Months
	June 30, 2022
Net income	\$581
Interest expense	179
Depreciation and amortization	670
Income taxes	-
<b>EBITDA</b>	<b>1,430</b>
Gain on dispositions	(316)
Non-cash impairment expense	92
Equity in earnings of affiliates	(1)
Pro rata EBITDAre of equity investments	33
<b>EBITDAre</b>	<b>1,238</b>
Severance expense (reversal) at hotel properties	(7)
Gain on property insurance settlement	(6)
<b>Adjusted EBITDAre</b>	<b>1,225</b>
Less: Severance expense reversal	7
Pro forma EBITDA - Acquisitions	14
Pro forma EBITDA - Dispositions	4
Restricted stock expense and other non-cash items	19
<b>Adjusted Credit Facility EBITDA</b>	<b>1,269</b>



# 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:

<b>GAAP Interest Coverage Ratio</b>		<b>Unsecured Interest Coverage per Credit Facility Ratio</b>	
Trailing Twelve Months June 30, 2022		Trailing Twelve Months June 30, 2022	
Net income	\$581	Unencumbered consolidated EBITDA per credit facility definition <sup>(1)</sup>	\$1,324
Interest expense	179	Adjusted Credit Facility unsecured interest expense <sup>(2)</sup>	138
<b>GAAP Interest Coverage Ratio</b>	<b>3.2x</b>	<b>Unsecured Interest Coverage Ratio</b>	<b>9.6x</b>

(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 June 30, 2022
Adjusted Credit Facility EBITDA	\$1,269
Less: Encumbered EBITDA	(18)
Corporate overhead	81
Interest income	(8)
<b>Unencumbered Consolidated EBITDA per credit facility definition</b>	<b>\$1,324</b>

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

	Trailing Twelve Months June 30, 2022
GAAP Interest expense	\$179
Interest on secured debt	(3)
Debt extinguishment costs	(23)
Deferred financing cost amortization	(8)
Capitalized interest	7
Pro forma interest adjustments	(14)
<b>Adjusted Credit Facility Unsecured Interest Expense</b>	<b>\$138</b>

# 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:

<u>GAAP Fixed Charge Coverage Ratio</u>		<u>Credit Facility Fixed Charge Coverage Ratio</u>	
Trailing Twelve Months June 30, 2022		Trailing Twelve Months June 30, 2022	
Net income	\$581	Credit Facility Fixed Charge Coverage Ratio	
Interest expense	179	EBITDA <sup>(1)</sup>	\$1,061
<b>GAAP Fixed Charge Coverage Ratio</b>	<b>3.2x</b>	Fixed charges <sup>(2)</sup>	104
		<b>Credit Facility Fixed Charge Coverage Ratio</b>	<b>10.2x</b>

(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 June 30, 2022
Adjusted Credit Facility EBITDA	\$1,269
Less: 5% of hotel property gross revenue	(207)
Less: 3% of revenues from other real estate	(1)
<b>Credit Facility Fixed Charge Coverage Ratio EBITDA</b>	<b>\$1,061</b>

(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 June 30, 2022
Adjusted Credit Facility Interest Unsecured Expense	\$138
Pro forma interest adjustments for secured debt	2
Interest on secured debt	3
<b>Adjusted Credit Facility Interest Expense</b>	<b>\$143</b>
Scheduled principal payments	2
Cash taxes on ordinary income	(41)
<b>Fixed Charges</b>	<b>\$104</b>

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



(UNAUDITED, IN MILLIONS, EXCEPT RATIOS)

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

	<b>GAAP Total Indebtedness to Total Assets</b>
	June 30, 2022
Debt	\$4,212
Total assets	12,044
<b>GAAP Total Indebtedness to Total Assets</b>	<b>35%</b>

	<b>Total Indebtedness to Total Assets per Senior Notes Indenture</b>
	June 30, 2022
Adjusted indebtedness <sup>(1)</sup>	\$4,236
Adjusted total assets <sup>(2)</sup>	19,950
<b>Total Indebtedness to Total Assets</b>	<b>21%</b>

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

	June 30, 2022
Debt	\$4,212
Add: Deferred financing costs	27
Less: Mark-to-market on assumed mortgage	(3)
<b>Adjusted Indebtedness per Senior Notes Indenture</b>	<b>\$4,236</b>

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

	June 30, 2022
Total assets	\$12,044
Add: Accumulated depreciation	8,452
Add: Prior impairment of assets held	11
Add: Prior inventory impairment at unconsolidated investment	14
Less: Intangibles	(11)
Less: Right-of-use assets	(560)
<b>Adjusted Total Assets per Senior Notes Indenture</b>	<b>\$19,950</b>

# 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:

	<u>GAAP Secured Indebtedness</u>
	June 30, 2022
Mortgage and other secured debt	\$108
Total assets	12,044
<b>GAAP Secured Indebtedness to Total Assets</b>	<b>1%</b>

	<u>Secured Indebtedness per Senior Notes Indenture</u>
	June 30, 2022
Secured indebtedness <sup>(1)</sup>	\$106
Adjusted total assets <sup>(2)</sup>	19,950
<b>Secured Indebtedness to Total Assets</b>	<b>1%</b>

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

	June 30, 2022
Mortgage and other secured debt	\$108
Add: Deferred financing costs on secured debt	1
Less: Mark-to-market on assumed mortgage	(3)
<b>Secured Indebtedness</b>	<b>\$106</b>

(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:

	<b>GAAP Interest Coverage Ratio</b>
	Trailing Twelve Months June 30, 2022
Net income	\$581
Interest expense	179
<b>GAAP Interest Coverage Ratio</b>	<b>3.2x</b>
	<b>EBITDA to Interest Coverage Ratio</b>
	Trailing Twelve Months June 30, 2022
Adjusted Credit Facility EBITDA <sup>(1)</sup>	\$1,269
Non-controlling interest adjustment	2
<b>Adjusted Senior Notes EBITDA</b>	<b>\$1,271</b>
Adjusted Credit Facility interest expense <sup>(2)</sup>	143
Plus: Premium amortization on assumed mortgage	1
<b>Adjusted Senior Notes Interest Expense</b>	<b>\$144</b>
<b>EBITDA to Interest Coverage Ratio</b>	<b>8.8x</b>

(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



(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:

	<b>GAAP Assets / Debt</b>
	June 30, 2022
Total assets	\$12,044
Total debt	4,212
<b>GAAP Total Assets / Total Debt</b>	<b>286%</b>

	<b>Unencumbered Assets / Unsecured Debt per Senior Notes Indenture</b>
	June 30, 2022
Unencumbered Assets <sup>(1)</sup>	\$19,559
Unsecured Debt <sup>(2)</sup>	4,130
<b>Unencumbered Assets / Unsecured Debt</b>	<b>474%</b>

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

	June 30, 2022
Adjusted total assets <sup>(a)</sup>	\$19,950
Less: Partnership adjustments	(126)
Less: Prior inventory impairment at unconsolidated investment	(14)
Less: Encumbered Assets	(251)
<b>Unencumbered Assets</b>	<b>\$19,559</b>

(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:

	June 30, 2022
Total debt	\$4,212
Deferred financing costs	27
Less: Mark-to-market on assumed mortgage	(3)
Less: Secured indebtedness <sup>(b)</sup>	(106)
<b>Unsecured Debt</b>	<b>\$4,130</b>

(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.

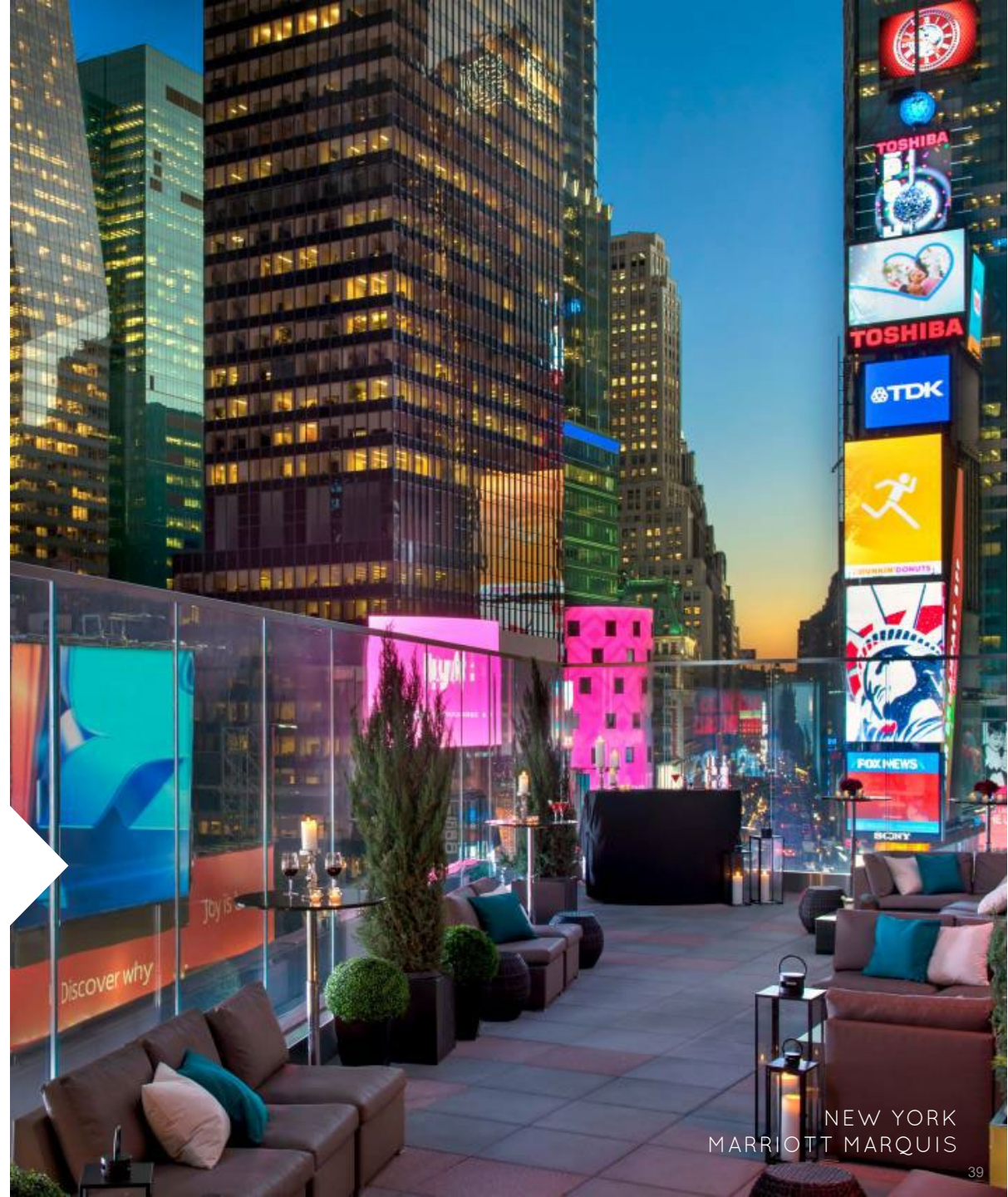
OVERVIEW

PROPERTY  
LEVEL DATA

CAPITALIZATION

FINANCIAL  
COVENANTS

**NOTES TO  
SUPPLEMENTAL  
FINANCIAL  
INFORMATION**



# NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION



## ALL OWNED HOTEL 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, referred to as “All Owned Hotel”, which include the following adjustments: (1) operating results are presented for all consolidated hotels owned as of June 30, 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 June 30, 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.

## 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) EBITDAre and Adjusted EBITDAre, (iii) NOI, (iv) All Owned Hotel 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)

### EBITDAre AND ADJUSTED EBITDAre

We present EBITDAre 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 EBITDAre 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 EBITDAre of unconsolidated affiliates.

We make additional adjustments to EBITDAre 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 EBITDAre, when combined with the primary GAAP presentation of net income, is beneficial to an investor’s understanding of our operating performance. Adjusted EBITDAre also is similar to the measure used to calculate certain credit ratios for our credit facility and senior notes. We adjust EBITDAre for the following items, which may occur in any period, and refer to this measure as Adjusted EBITDAre:

- 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 EBITDAre 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 EBITDAre 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, EBITDAre, ADJUSTED EBITDAre AND NOI

EBITDA, EBITDAre, Adjusted EBITDAre, and NOI, as presented, may not be comparable to measures calculated by other companies. We calculate EBITDAre 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 EBITDAre. In addition, although EBITDAre 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 EBITDAre, 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, EBITDAre, Adjusted EBITDAre 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, EBITDAre, Adjusted EBITDAre, 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, EBITDAre, Adjusted EBITDAre 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, EBITDAre and Adjusted EBITDAre, 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 EBITDAre and Adjusted EBITDAre were calculated as set forth in the definitions above. Readers should be cautioned that the pro rata results presented in these measures for equity investments may not accurately depict the legal and economic implications of our investments in these entities.

# NOTES TO SUPPLEMENTAL FINANCIAL INFORMATION



## NON-GAAP FINANCIAL MEASURES (continued)

### HOTEL PROPERTY LEVEL OPERATING RESULTS

We present certain operating results for our hotels, such as hotel revenues, expenses, food and beverage profit, and EBITDA (and the related margins), on a hotel-level basis as supplemental information for our investors. Our hotel results reflect the operating results of our hotels as discussed in “All Owned Hotel Operating Statistics and Results” above. We present All Owned Hotel 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 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 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.