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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549**

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**FORM 8-K**

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**CURRENT REPORT**

**PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934**

**Date of Report (Date of earliest event reported) March 14, 2012**

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**HOST HOTELS & RESORTS, INC.  
HOST HOTELS & RESORTS, L.P.**

(Exact name of registrant as specified in its charter)

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**Maryland (Host Hotels & Resorts, Inc.)  
Delaware (Host Hotels & Resorts, L.P.)**  
(State or other jurisdiction  
of incorporation)

**001-14625  
0-25087**  
(Commission  
File Number)

**53-0085950  
52-2095412**  
(IRS Employer  
Identification No.)

**6903 Rockledge Drive, Suite 1500  
Bethesda, Maryland 20817**  
(Address of principal executive offices) (Zip Code)

**(240) 744-1000**  
Registrant's telephone number, including area code

**Not Applicable**  
(Former name or former address, if changed since last report.)

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Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**Item 8.01. Other Events.**

On March 14, 2012, Host Hotels & Resorts, Inc. (“Host Inc.”) issued a press release announcing that Host Hotels & Resorts, L.P. (“Host L.P.”), for whom Host Inc. acts as general partner, priced its private placement offering (the “Offering”) of \$350 million aggregate principal amount of 5 1/4% senior notes due 2022. The net proceeds of the Offering of approximately \$344 million, after taking into account fees and offering expenses plus available cash, will be used to repay the \$113 million principal amount outstanding of the 7.5% mortgage secured by the JW Marriott, Washington, D.C. and to redeem \$250 million of our 6 7/8% Series S senior notes due in 2014. A copy of the press release is attached hereto and is incorporated by reference herein.

Additionally, on March 14, 2012, Host L.P. gave notice that it intends to redeem \$250 million in aggregate principal amount outstanding of Host L.P.’s 6 7/8% Series S senior notes due 2014. The redemption date for the Series S senior notes is April 13, 2012 pursuant to an irrevocable notice delivered by the trustee on Host L.P.’s behalf on March 14, 2012. The Series S senior notes were issued pursuant to a supplement to Host L.P.’s senior notes indenture. Under the terms of the Series S senior notes, the redemption price will be 101.719% of the principal amount thereof, together with accrued and unpaid interest thereon to the redemption date.

**Item 9.01. Financial Statements and Exhibits.**

(d) Exhibits

<u>Exhibit No.</u>	<u>Description</u>
99.1	Host Hotels & Resorts, Inc. Press Release, dated March 14, 2012.

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

HOST HOTELS & RESORTS, INC.  
(Registrant)

Date: March 14, 2012

By: /s/ Brian G. Macnamara  
Brian G. Macnamara  
Senior Vice President and  
Corporate Controller

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

HOST HOTELS & RESORTS, L.P.  
(Registrant)

By: HOST HOTELS & RESORTS, INC.  
Its General Partner

Date: March 14, 2012

By: /s/ Brian G. Macnamara  
Brian G. Macnamara  
Senior Vice President and  
Corporate Controller

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**EXHIBIT INDEX**

Exhibit  
No.

Description

99.1 Host Hotels & Resorts, Inc. Press Release, dated March 14, 2012.



Gregory J. Larson  
Executive Vice President  
240.744.5120

Gee Lingberg  
Vice President  
240.744.5275

## NEWS RELEASE

### **HOST HOTELS & RESORTS, INC. ANNOUNCES PRICING OF \$350 MILLION OF 5 1/4% SENIOR NOTES DUE 2022 BY HOST HOTELS & RESORTS, L.P.**

BETHESDA, MD; March 14, 2012 – Host Hotels & Resorts, Inc. (NYSE: HST) today announced that Host Hotels & Resorts, L.P. (“Host L.P.”), for whom the Company acts as sole general partner, has priced its private placement offering (the “Offering”) of \$350 million in aggregate principal amount of 5 1/4% senior notes due 2022 (the “Notes”). The Offering is expected to close on March 22, 2012, subject to the satisfaction or waiver of customary closing conditions.

The net proceeds of the Offering of approximately \$344 million, after taking into account fees and offering expenses, plus available cash will be used to repay the \$113 million principal amount outstanding of the 7.5% mortgage secured by the JW Marriott, Washington, D.C., to redeem \$250 million of our 6 7/8% Series S senior notes due in 2014 and for general corporate purposes.

The Notes have not been registered under the United States Securities Act of 1933 and may not be offered or sold in the United States absent registration or an applicable exemption from registration requirements. The Notes are being offered and sold only to qualified institutional buyers in reliance on Rule 144A and in offshore transactions pursuant to Regulation S under the Securities Act.

This press release does not constitute an offer to sell or the solicitation of an offer to buy any of the securities, nor shall there be any sale of the securities in any state in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such state.

This press release contains information about pending transactions, and there can be no assurance that these transactions will be completed.

*Note: This press release contains forward-looking statements. These forward-looking statements 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: our ability to close this offering and apply the proceeds as currently intended; national and local economic and business conditions, including the effect on travel of potential terrorist attacks, that will affect occupancy rates at our hotels and the demand for hotel products and services; operating risks associated with the hotel business; risks associated with the level of our indebtedness and our ability to meet covenants in our debt agreements; relationships with property managers; our ability to maintain our properties in a first-class manner, including meeting capital expenditure requirements; our ability to compete effectively in areas such as access, location, quality of accommodations and room rate structures; changes in travel patterns, taxes and government regulations which influence or determine wages, prices, construction procedures and costs; our ability to complete acquisitions and dispositions; the risk that the Company’s board of directors will determine to pay dividends at a rate different than currently anticipated and our ability to continue to satisfy complex rules in order for us to remain a REIT for federal income tax purposes and other risks and uncertainties associated with our business described in the Company’s filings with the SEC. Although the Company believes the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that the expectations will be attained or that any deviation will not be material. All information in this release is as of the date of this release, 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.*

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