

Full Year 2025 Results: +4.2% Comparable Hotel Total RevPAR; +3.8% Comparable Hotel RevPAR; \$776M net income; \$1,757M Adjusted EBITDAre, a +4.6% increase over 2024 ⁽¹⁾

Completed two asset sales in 2025 and four assets sold or under contract to sell in early 2026

Refinanced \$900M of senior notes in 2025 through two separate public offerings

Repurchased 13.1M shares of common stock at an average price of \$15.68 per share, for a total of \$205M in 2025

Reopened the Don CeSar and commenced a second Transformational Capital Program with Marriott International



THE CANYON SUITES AT THE PHOENICIAN, A LUXURY COLLECTION RESORT, SCOTTSDALE

Corporate Results ⁽¹⁾

\$137M

Net Income

\$428M

Adjusted EBITDAre

\$0.20

Diluted EPS

\$0.51

Adjusted FFO Per Share

Comparable Hotel Results ⁽¹⁾

+5.4%

Total RevPAR vs. Q4 2024

+4.6%

RevPAR vs. Q4 2024

12.0%

Operating Profit Margin

28.0%

Hotel EBITDA Margin



James F. Risoleo
President and CEO

"Our strong fourth quarter and full year 2025 results underscore the success of our strategy and the quality of our portfolio...In 2025, we continued to successfully allocate capital to unlock value for shareholders. During the year, and subsequent to year end, we sold \$1.4 billion of real estate across five properties. Over the course of 2025, we also reinvested \$644 million in our portfolio through capital expenditures and resiliency investments, made progress on the Hyatt Transformational Capital Program, and commenced a second transformational capital program with Marriott International. Additionally, we returned \$859 million of capital to stockholders through dividends declared and share repurchases. In 2026, we are optimistic about the state of travel for luxury and upper-upscale hotels, as affluent consumers continue to prioritize spending on experiences. With an investment-grade balance sheet, significant liquidity, and a diversified portfolio of iconic properties, Host is well positioned to capture additional upside from lodging demand growth and take advantage of potential opportunities in the future."

2026 Comparable Hotel Guidance ⁽¹⁾

Total RevPAR

2.5% - 4.0%

vs. 2025

RevPAR

2.0% - 3.5%

vs. 2025

Operating Profit Margin

13.9% - 14.6%

Hotel EBITDA Margin

29.0% - 29.4%

(1) Adjusted EBITDAre, Nareit FFO and Adjusted FFO per diluted share, and comparable hotel EBITDA margin are non-GAAP financial measures. See the Company's earnings release (link below) for a description of these non-GAAP measures, reconciliations to the most directly comparable GAAP measure, and limitations on the use of these supplemental measures. Forward-looking statements are not guarantees of future performance and involve known and unknown risks that may cause actual results to be materially different from these forecasts. See the Company's earnings release for cautionary language regarding these statements and items that may affect lodging demand and forecast results. Operating Profit Margin is a GAAP measure based on the 79-hotel consolidated portfolio in 2025 and the 75-hotel consolidated portfolio in 2026. Comparable hotel results are based on 76 comparable hotels in 2025 and 74 comparable hotels in 2026. See the earnings press release for more details: <https://ir.hosthotels.com/static-files/host-hotels-resorts-inc-fourth-quarter-2025-results>