HOST HOTELS & RESORTS®

Q3 2026 Earnings Highlights

+8.8% Comparable Hotel RevPAR; +7.3% Comparable Hotel Total RevPAR; $71M net income; $347M Adjusted EBITDAre, an +8.8% increase over Q3 2025

Raised Full Year 2026 Comparable Hotel RevPAR and Total RevPAR Guidance to +6.75% and +6.0%, respectively

Acquired 1 Hotel Brooklyn Bridge and Renaissance Dallas at Plano Legacy West Hotel

Amended $2.5 billion credit facility, extending maturity and improving pricing grid

In October, paid a common stock cash dividend of $0.20 per share


1 HOTEL BROOKLYN BRIDGE


RENAISSANCE DALLAS AT PLANO LEGACY WEST HOTEL

Corporate Results[1]

$71M	$347M	$0.10	$0.39
Net Income	Adjusted EBITDAre	Diluted EPS	Adjusted FFO Per Share

Comparable Hotel Results[1]

+7.3%	+8.8%	9.0%	25.2%
Total RevPAR vs. Q3 2025	RevPAR vs. Q3 2025	Operating Profit Margin	Hotel EBITDA Margin



James F. Risoleo
President and CEO

James F. Risoleo, President and Chief Executive Officer, said, "We delivered a strong third quarter, driven by the quality of our portfolio, disciplined capital allocation and continued reinvestment in our assets. Comparable hotel RevPAR increased 8.8%, supported by rate growth and broad-based strength in leisure transient, group, and business transient demand. Comparable hotel Total RevPAR grew 7.3%, reflecting higher food and beverage revenues and leisure transient demand. We now expect full year comparable hotel RevPAR growth of approximately 6.75% and comparable hotel Total RevPAR growth of approximately 6.0% over 2025, both of which are above the high end of our previously announced guidance ranges. The acquisitions of the 1 Hotel Brooklyn Bridge and Renaissance Dallas at Plano Legacy West enhance our diversified portfolio with two market-leading properties that are expected to be immediately accretive to the Company. The 1 Hotel expands our presence in New York into a new submarket, and the Renaissance establishes our presence in the high-growth Dallas/Fort Worth market. Looking ahead, demand remains durable, supported by resilient leisure travel, growth in business travel, and healthy group demand in many markets. With our investment-grade balance sheet, strong liquidity and diversified portfolio, Host Hotels is well positioned to capitalize on favorable industry fundamentals and selectively pursue growth opportunities to deliver long-term value creation."

2026 Comparable Hotel Guidance[1]

Total RevPAR	RevPAR
+6.0%	+6.75%
vs. 2025	vs. 2025

Operating Profit Margin	Hotel EBITDA Margin
15.4%	30.0%

(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 75-hotel consolidated portfolio for Q3 2026 and 77-hotel consolidated portfolio for full year forecast 2026. Comparable hotel results are based on 73 comparable hotels in 2026. See the earnings press release for more details: https://ir.hosthotels.com/static-files/host-hotels-resorts-inc-third-quarter-2026-results

©Host Hotels & Resorts, Inc.