



Acquired the 1 Hotel Nashville and Embassy Suites by Hilton Nashville Downtown, further diversifying portfolio in a new market

Delivered strong Adjusted EBITDAre and Adjusted FFO per share growth over Q1 2023

Maui had an actual drag of (170) bps on Q1 2024 RevPAR

Tightened 2024 guidance range; kept net income midpoint flat and increased Adjusted EBITDAre<sup>(1)</sup> midpoint by \$35M or 2%

2024 guidance midpoints: 3.7% comparable hotel Total RevPAR growth; \$748M net income; \$1,670M Adjusted EBITDAre<sup>(1)</sup>

## Corporate Results<sup>(1)</sup>

**\$272M**

Net Income

**\$483M**

Adjusted EBITDAre

**\$0.38**

Diluted EPS

**\$0.60**

Nareit FFO & Adjusted FFO Per Share

## Comparable Hotel Results<sup>(1)</sup>

**50 bps**

Total RevPAR vs. Q1 2023

**(1.2)%**

RevPAR vs. Q1 2023

**19.8%**

Operating Profit Margin

**31.2%**

Hotel EBITDA Margin



“Host delivered comparable hotel Total RevPAR growth of 0.5% over the first quarter of 2023, which is impressive given the challenging comparison of the prior year. Banquet revenues led our performance, driven by improvements in group business and continued strong demand in food and beverage. In addition, we delivered net income of \$272 million, a decline of 6.5% compared to the first quarter of 2023, and Adjusted EBITDAre of \$483 million, an 8.8% improvement over the first quarter of 2023. Subsequent to quarter end, we acquired the 1 Hotel Nashville and Embassy Suites by Hilton Nashville Downtown, underscoring the strength of our balance sheet and our strategic approach to capital allocation.”

James F. Risoleo, President and CEO

## 2024 Comparable Hotel Guidance<sup>(1)</sup>

Total RevPAR

**2.7% - 4.6%**

vs. 2023

RevPAR

**2.0% - 4.0%**

vs. 2023

Operating Profit Margin

**15.4% - 16.1%**

Hotel EBITDA Margin

**29.3% - 29.8%**

(1) Adjusted EBITDAre, Nareit FFO and Adjusted FFO per diluted share, and comparable hotel EBITDA margin are non-GAAP financial measures. Operating Profit Margin is a GAAP measure and includes the entire consolidated portfolio. Corporate Results include 77 hotels. Comparable Hotel Results in Q1 2024 include 76 hotels. 2024 Comparable Hotel Guidance includes 75 hotels. 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 a description of non-GAAP measures, reconciliations to the most directly comparable GAAP measure, limitations on the use of these supplemental measures, and cautionary language regarding forward looking statements and items that may affect lodging demand and forecast results on the Company's website: <https://ir.hosthotels.com/static-files/host-hotels-resorts-inc-first-quarter-2024-results>