



+4.2% Comparable Hotel Total RevPAR; +3.0% Comparable Hotel RevPAR; \$225M net income; \$496M Adjusted EBITDAre, a +3.1% increase over Q2 2024 <sup>(1)</sup>

31.0% Comparable Hotel EBITDA Margin, a 120 basis point decline over Q2 2024 driven by a 120 basis point impact from business interruption proceeds received last year for the Maui wildfires <sup>(1)</sup>

Repurchased 6.7M shares of common stock at an average price of \$15.56 per share, for a total of \$105M

Total available liquidity of \$2.3B, including FF&E reserves of \$279M and \$1.5B available under revolver portion of credit facility

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

**\$225M**

Net Income

**\$496M**

Adjusted EBITDAre

**\$0.32**

Diluted EPS

**\$0.58**

Adjusted FFO Per Share

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

**+4.2%**

Total RevPAR vs. Q2 2024

**+3.0%**

RevPAR vs. Q2 2024

**17.5%**

Operating Profit Margin

**31.0%**

Hotel EBITDA Margin



James F. Risoleo  
President and CEO

“We are pleased with our strong operational and financial results, as Host delivered comparable hotel Total RevPAR growth of 4.2% over the second quarter of 2024, driven by strong transient demand leading to improvements in room revenues, food & beverage revenues and ancillary spend. Comparable hotel RevPAR increased 3.0% over the same period last year, driven by higher rates across the portfolio and improving leisure transient trends in Maui. As a result of our outperformance in the first half of the year, we are increasing our 2025 comparable hotel RevPAR growth guidance range to 1.5% to 2.5% and our comparable hotel Total RevPAR growth guidance range to 2.0% to 3.0% over 2024. During the second quarter, we also sold The Westin Cincinnati, repurchased \$105 million of common stock and made additional progress on our portfolio reinvestments. We continue to believe Host is well positioned to successfully navigate the current environment as a result of our investment grade balance sheet, our size and scale, our diversified business and geographic mix, and our continued reinvestment in our portfolio.”

## 2025 Comparable Hotel Guidance <sup>(1)</sup>

Total RevPAR

**2.0% - 3.0%**

vs. 2024

RevPAR

**1.5% - 2.5%**

vs. 2024

Operating Profit Margin

**13.3% - 13.7%**

Hotel EBITDA Margin

**28.4% - 28.7%**

<sup>(1)</sup> 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 80-hotel consolidated portfolio while comparable hotel results and 2025 forecasts are based on 78 comparable hotels. See the earnings press release for more details: <https://ir.hosthotels.com/static-files/host-hotels-resorts-inc-second-quarter-2025-results>