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HVS

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**HOST HOTELS & RESORTS, INC. WINS LODGING LEADERSHIP AWARD FOR
TOP-PERFORMING BOARD OF DIRECTORS**

Award Marks Second Accolade for Host Hotels & Resorts, Inc.

HVS Executive Search, a division of HVS, the globally renowned hotel consulting and services firm, has named Host Hotels & Resorts, Inc. (NYSE: HST) as the lodging industry's top-performing board of directors for 2008. Keith Kefgen, President of HVS Executive Search, and Steve Rushmore, President and Founder of HVS, presented the award to W. Edward Walter, President and Chief Executive Officer, during the 31st Annual New York University International Hospitality Industry Investment Conference. This is the 11th year this award is being presented to the Best Performing Board of Directors. Host won the inaugural award for board performance in 1999.

The award is presented each year to the board of directors that is most effective in leading a public lodging company. Using a corporate governance model designed by Kefgen, HVS Executive Search tabulates rankings that compare board makeup, independence, committee structure, conflicts of interest, and a commitment to pay-for-performance.

Host Hotels & Resorts, Inc. is an S&P 500 and Fortune 500 company and is the largest lodging real estate investment trust and one of the largest owners of luxury and upper upscale hotels. The Company currently owns 116 properties with approximately 63,000 rooms, and also holds a non-controlling interest in a joint venture that owns 11 hotels in Europe with approximately 3,500 rooms. Guided by a disciplined approach to capital allocation and aggressive asset management, the Company partners with premium brands such as Marriott®, Ritz-Carlton®, Westin®, Sheraton®, W®, St. Regis®, The Luxury Collection®, Hyatt®, Fairmont®, Four Seasons®, Hilton® and Swissôtel®* in the operation of properties in over 50 major markets worldwide. For additional information, please visit the Company's website at www.hosthotels.com.

“This is Host’s second win and demonstrates the company’s commitment to fair and transparent corporate governance,” said Mr. Kefgen.

About HVS Executive Search

HVS Executive Search provides advisory services to leaders of the hotel, restaurant, retail and gaming industries. Practice areas include senior-level executive search, mid-management recruitment, compensation consulting, governance counseling and performance development. Our goal is to provide highly customized solutions regardless of the engagement. Offices are located in New York, London, Moscow, Hong Kong, New Delhi and Mumbai.

About HVS Executive Search

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