



# Green Bond Allocation Statement

Host Hotels & Resorts, L.P. 3.50% Series I Notes due 2030

August 2021

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# Environmental, Social and Governance (ESG) at Host

## Responsible Investment

As the premier lodging REIT and a sustainability leader, we are committed to creating long-term value through investing responsibly in our business, environment, people, stakeholders and community. Our Corporate Responsibility program is centered around the concept of responsible investment — an overarching strategy that guides our focus and actions across our three main themes of Environmental Stewardship, Social Responsibility and Governance.

## ESG Commitment

Host is committed to reducing the environmental impact of our portfolio. We are the first hospitality company and one of the first 20 companies globally to have its greenhouse gas emissions target approved by the Science Based Targets initiative (SBTi). Our third-generation 2025 target is in line with the SBTi's 1.5°C ambition level, making Host the first hospitality company and among the first three real estate companies in North America to set emissions reduction targets in line with the Paris Agreement's highest level of ambition.

## Sustainability Projects

From 2017-2020, Host has invested in more than 500 sustainability projects that have substantially increased the operational efficiency and resiliency of our hotels. The expected utility savings from these combined investments is more than \$15M million annually in avoided costs.

## Green Bond Issuances

Our green bonds are a key component supporting our ESG targets and integrating sustainability into our acquisition, development and redevelopment pipeline. We have issued a total of \$1.4 billion of green bonds and the allocation of these proceeds has been used to increase the number of LEED-certified properties in our portfolio. Our green bond framework aligns with ICMA's Green Bond Principles.

Additional information about our CR program and ESG initiatives can be found on our corporate website and CR Report at <https://www.hosthotels.com/corporate-responsibility/corporate-responsibility-report>

## Recognition & Achievements



# Independent Accountant's Report



KPMG LLP  
Suite 900  
8350 Broad Street  
McLean, VA 22102

## Independent Accountants' Report

To the Board of Directors of Host Hotels & Resorts, L.P.:

We have examined management of Host Hotels & Resorts, L.P.'s (the Company) assertion that proceeds from the August 20, 2020 issuance of 3.50% Series I Notes due 2030 were allocated to Eligible Green Projects (the Assertion) as set forth in Appendix B of management's Green Bond Allocation Statement (the Statement) in accordance with Appendix A to the Statement (the Criteria). The Company's management is responsible for its assertion. Our responsibility is to express an opinion on management's assertion based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Statement is in accordance with the Criteria, in all material respects. An examination involves performing procedures to obtain evidence supporting the Statement. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of the Statement, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

In our opinion, management's assertion referred to above is fairly stated, in all material respects, based on the Criteria.

*KPMG LLP*

McLean, Virginia  
August 12, 2021

# Appendix A: Management's Assertion – Eligible Green Project Criteria

Host Hotels & Resorts' management is responsible for the completeness, accuracy and validity of this Green Bond Allocation Statement. Management asserts that the net proceeds of the offering of the notes included in the Green Bond Allocation Statement (Appendix B) were allocated to one or more Eligible Green Projects as defined below:

- (i) the acquisition of hotel properties; (ii) hotel developments or redevelopments; (iii) renovations in existing hotels; and (iv) improvement projects, in each case, that have received, or are expected to receive, in the three years prior to the issuance of the notes or during the term of the notes, a LEED Silver, Gold or Platinum certification (or environmentally equivalent successor standards);
- refurbishments to properties in order to significantly improve energy efficiency and/or water efficiency of, or make other environmentally beneficial improvements to, a building, building subsystem or land, including but not limited to investments in LED and other energy efficient lighting, cool roof and other sustainability-oriented construction materials, smart meters, electric

and renewable energy charging stations and batteries, xeriscaping/drought-tolerant landscaping, waste diversion, water and energy-saving technologies and materials and improvements recognized by sustainability rating systems, in each case, made during the three-year period prior to the original issue date of the notes or during the term of the notes; and

- investments in or expenditures on the acquisition, development, construction and/or installation of renewable energy production units and storage systems, including, but not limited to, solar panel installations, in each case, made during the three-year period prior to the original issue date of the notes or during the term of the notes.

Eligible Green Projects include the acquisition, development or redevelopment and renovation of hotels in Appendix B, each of which has achieved, or is expected to achieve at or above LEED Silver certification.

# Appendix B: Green Bond Allocation Statement

## Net Proceeds from Sale of Notes

Host Hotels & Resorts, L.P. 3.50% Series I Notes due 2030	\$734,000,000
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As of July 2021, the net proceeds have been fully allocated to the following projects:

Project	Location	Acquisition/ Certification Date	LEED Certification	Allocation of Proceeds
1 Hotel South Beach	Miami Beach, FL	February 2019	Silver	\$380,000,000
Marriott Marquis San Diego Marina	San Diego, CA	October 2017	Silver	\$102,000,000
Hyatt Regency San Francisco Airport	Burlingame, CA	August 2018	Gold	\$65,000,000
Host Hotels & Resorts Headquarters	Bethesda, MD	November 2020	Gold	\$10,000,000
Hyatt Regency Maui Resort & Spa	Maui, HI	Expected 2021	Gold	\$96,000,000
Andaz Maui at Wailea Resort	Maui, HI	Expected 2021	Silver	\$45,000,000
AC Hotel Scottsdale North	Scottsdale, AZ	Expected 2021	Silver	\$36,000,000
<b>Total Allocation of Net Proceeds</b>				<b>\$734,000,000</b>

# Appendix C: Impact Metrics and Equivalencies

## *Additional Information Provided by Management*

The impact metrics and equivalencies demonstrate the expected annual environmental benefits of the net proceeds allocated to the seven properties, with a total of 2.9 million square feet, that has received or is expected to receive LEED certification at the Silver level or above. The selected metrics align with ICMA’s The Green Bond Principles Handbook – Harmonised Framework for Impact Reporting (June 2021).

<b>Impact Metrics</b>	<b>Intensity per Sqft.</b>	<b>Est. Annual Savings/Avoidance</b>	<b>% Savings/Avoidance</b>
Energy (kBtu)	69.844	10,831,298	17.6%
Carbon Emissions (kgCO <sub>2</sub> e)	3.860	1,263,961	18.4%
Water (kGal)	0.106	36,821	14.8%
Waste Diverted (tons) <sup>1</sup>	-	30,208	87.4%

## **Equivalency Calculations**

The estimated annual reduction/avoidance associated with the impact metrics based on the allocation of green bond proceeds to the seven properties represent:



**409** homes<sup>2</sup> electricity use for one year<sup>2</sup>



**1,549** acres of US forests in one year<sup>2</sup>



**55.8** Olympic-sized swimming pools



**5,000+** dumpsters diverted from landfill

<sup>1</sup> Select waste data converted from volume to weight using conversion factors provided by LEED <https://www.usgbc.org/resources/table-2-volumetoweight-conversion-construction-and-demolition-debris>

<sup>2</sup> Based on U.S. EPA Greenhouse Gas Equivalency Factors

# Appendix D: Green Building Projects

*Additional Information Provided by Management*

## 1 Hotel South Beach



LEED Silver | GFA (sqft): 864,347  
62% of project cost allocated to green bond proceeds

Environmental Impact Metrics	Est. Annual Savings
Energy Savings (kBtu)	-
Avoided Carbon Emissions (kgCO <sub>2</sub> e)	255,927
Water Savings (kGal)	3,718
Waste Diverted (cubic yards)	59,147

## Marriott Hall at Marriott Marquis San Diego Marina



LEED Silver | GFA (sqft): 169,497  
99% of project cost allocated to green bond proceeds

Environmental Impact Metrics	Est. Annual Savings
Energy Savings (kBtu)	3,961,983
Avoided Carbon Emissions (kgCO <sub>2</sub> e)	229,218
Water Savings (kGal)	357
Waste Diverted (tons)	15,812



# Appendix D: Green Building Projects (continued)

*Additional Information Provided by Management*

## Hyatt Regency San Francisco Airport



LEED Gold | GFA (sqft): 650,000  
97% of project cost allocated to green bond proceeds

Environmental Impact Metrics	Est. Annual Savings
Energy (kBtu)	4,348,610
Avoided Carbon Emissions (kgCO2e)	260,929
Water (kGal)	3,293

## Host Hotels & Resorts Headquarters



LEED Gold | GFA (sqft): 45,372  
100% of project cost allocated to green bond proceeds

Environmental Impact Metrics	Est. Annual Savings
Energy (kBtu)	506,172
Avoided Carbon Emissions (kgCO2e)	31,642
Water (kGal)	9
Waste Diverted (tons)	63

# Appendix D: Green Building Projects (continued)

*Additional Information Provided by Management*

## Hyatt Regency Maui Resort & Spa



LEED Gold (expected) | GFA (sqft): 732,193  
 96% of project cost allocated to green bond proceeds

Environmental Impact Metrics	Est. Annual Savings
Energy (kBtu)	670,408
Avoided Carbon Emissions (kgCO <sub>2</sub> e)	184,216
Water (kGal)	27,959

## 'Ilikai Villas at Andaz Maui at Wailea Resort



LEED Silver (expected) | GFA (sqft): 55,901  
 87% of project cost allocated to green bond proceeds

Environmental Impact Metrics	Est. Annual Savings
Energy (kBtu)	946
Avoided Carbon Emissions (kgCO <sub>2</sub> e)	150,088
Water (kGal)	824

# Appendix D: Green Building Projects (continued)

*Additional Information Provided by Management*

## AC Hotel Scottsdale North



LEED Silver (expected) | GFA (sqft): 87,698  
 100% of project cost allocated to green bond proceeds

<b>Environmental Impact Metrics</b>	<b>Est. Annual Savings</b>
Energy (kBtu)	1,343,179
Avoided Carbon Emissions (kgCO2e)	151,940
Water (kGal)	661
Waste Diverted (cubic yards)	1,341

# Appendix E: Glossary

Term	Definition
Leadership in Energy and Environmental Design (“LEED”)	a voluntary, third-party building certification process developed by the U.S. Green Building Council (“USGBC”), a non-profit organization. The USGBC developed the LEED certification process to (i) evaluate the environmental performance from a whole-building perspective over a building’s life cycle, (ii) provide a definitive standard for what constitutes a “green building,” (iii) enhance environmental awareness among architects and building contractors and (iv) encourage the design and construction of energy-efficient, water-conserving buildings that use sustainable or green resources and materials (please see <a href="http://www.usgbc.org">www.usgbc.org</a> for more information).
ICMA	International Capital Market Association
kBtu	Kilo-British thermal units
kgCO2e	Kilograms of carbon dioxide equivalent
kGal	Kilo-gallons
Tons	Short ton
Estimated Annual Savings/Avoidance	represents the green bond share of the total estimated annual savings/avoidance of environmental impacts from Eligible Green Projects as submitted to the USGBC during the LEED certification process.