

Full year comparable hotel RevPAR growth of 8.1% exceeded the midpoint of guidance

Estimated full year 2023 Maui impacts: (50) bps to RevPAR; (70) bps to TRevPAR; \$(22)M to net income and Adj. EBITDAre <sup>(1)</sup>

Q4 share repurchases of \$31M, totaling \$181M for the year at an average share price of \$15.93

Completed work on three strategic objectives, including transformational renovations at 24 properties and four ROI development projects

2024 guidance midpoints: 4% comparable hotel RevPAR growth; \$751M net income; \$1,635M Adjusted EBITDAre <sup>(1)</sup>



THE RITZ-CARLTON, NAPLES

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

**\$134M**

Net Income

**\$378M**

Adjusted EBITDAre

**\$0.19**

Diluted EPS

**\$0.44**

Nareit FFO & Adjusted FFO Per Share

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

**1.5%**

RevPAR vs. Q4 2022

**70 bps**

Total RevPAR vs. Q4 2022

**13.1%**

Operating Profit Margin

**28.1%**

Hotel EBITDA Margin



“We ended 2023 on a high note, marking the seventh consecutive quarter that Host achieved TRevPAR, RevPAR, comparable hotel EBITDA and comparable hotel EBITDA margins at or above 2019 levels. Over the course of the year, we continued to successfully allocate capital through reinvestment in our portfolio, share repurchases, and dividend increases. We are optimistic on the backdrop for our business, and we will continue to position Host to take advantage of potential opportunities in the future.”

James F. Risoleo, President and CEO

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

RevPAR

**2.5% - 5.5%**

vs. 2023

Total RevPAR

**2.9% - 5.8%**

vs. 2023

Operating Profit Margin

**15.2% - 16.3%**

Hotel EBITDA Margin

**28.9% - 29.7%**

<sup>(1)</sup> 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. Comparable Hotel portfolio includes 75 hotels in 2023 and 76 hotels in 2024. 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-fourth-quarter-2023-results>