

Welcome to your CDP Climate Change Questionnaire 2023

C0. Introduction

C0.1

(C0.1) Give a general description and introduction to your organization.

Host Hotels & Resorts, Inc. (“Host”) is the largest publicly traded lodging REIT, with a geographically diverse portfolio of luxury and upper-upscale hotels. As of February 17, 2023, our consolidated lodging portfolio consists of 78 primarily luxury and upper-upscale hotels containing approximately 42,200 rooms, substantially all of which are located in the United States with five of the hotels located outside of the U.S. in Brazil and Canada. In addition, we own non-controlling interests in seven domestic ventures and one international joint venture that focus on the lodging industry. For additional information, please visit www.hosthotels.com.

Host was incorporated as a Maryland corporation in 1998 and operates as a self-managed and self-administered REIT. Host Inc. owns properties and conducts operations through Host Hotels & Resorts, L.P., of which Host Inc. is the sole general partner and of which it holds approximately 99% of the partnership interests as of December 31, 2022.

BOUNDARY: Please note that Host does not operate the hotels within its portfolio. Instead, in compliance with REIT law, our hotels are operated by third-party hotel managers (“hotel managers”) pursuant to management contracts. Therefore, Host maintains certain control of the properties through several mechanisms, including budget approval rights and control over investing and financing decisions. Hotel managers are responsible for each of their own hotel’s daily operations, which includes the employment of hotel staff, the determination of room rates, the development of sales and marketing plans, the preparation of operating and capital expenditures budgets and the preparation of financial reports for the owner. Hotel managers



are also responsible for the physical control of the hotels' central plants and all other energy consuming equipment and systems. Our hotel managers, which include leading brands such as Marriott®, Hyatt®, Accor®, Hilton®, and Four Seasons® receive management fees from Host based on the revenues and profitability of the hotels. We partner with our hotel managers to support and fund environmental initiatives at hotels owned by Host. Thus, Host reports on its greenhouse gas emissions based on financial control and not operational control of the hotels within its portfolio.

SCOPE 1 AND 2 EMISSIONS REPORTING: To accurately reflect our disciplined asset management model and our financial contributions to the environmental sustainability initiatives at hotels owned by Host, we currently report emissions under Scope 1 and 2 in our CDP responses based on financial control. Those emissions may also be part of Scope 1 and 2 emissions reported by our hotel managers based on operational control. However, we have reported these emissions as direct Scope 1 and 2 sources in our CDP responses to reflect the commitment that we have made to measuring, managing and improving the carbon footprint of our consolidated portfolio.

NOTE REGARDING BUSINESS CONDITIONS: In 2022, hotel occupancy continued to show year-over-year improvement compared to 2021. However, portfolio occupancy averaged 66%, which is below our pre-pandemic 2019 average of 79%. While 2022 Scope 1 and 2 emissions continued to reflect more normalized operations, emissions remain impacted by reduced hotel demand and occupancy compared to 2019. Readers of our CDP 2023 Climate Change response are also strongly advised to refer to the disclaimer below regarding reliance on any and all statements that may be considered "forward-looking."

FORWARD-LOOKING STATEMENTS: Certain statements in this report may be considered "forward-looking" and, accordingly involve risks and uncertainties that could cause actual results to differ materially from those discussed. Forward-looking statements are not guarantees of future performance and we refer you to our filings with the SEC, which identify factors that could cause actual results to differ materially from management expectations suggested in such forward-looking statements. Host undertakes no obligation to update any forward-looking statements to conform the statements to actual results or changes in the Host's expectations.

Please note that this submission contains registered trademarks that are the exclusive property of their respective owners. None of the owners of these trademarks has any responsibility or liability for any information contained in this submission.

C0.2

(C0.2) State the start and end date of the year for which you are reporting data and indicate whether you will be providing emissions data for past reporting years.

Reporting year

Start date

January 1, 2022

End date

December 31, 2022

Indicate if you are providing emissions data for past reporting years

Yes

Select the number of past reporting years you will be providing Scope 1 emissions data for

5 years

Select the number of past reporting years you will be providing Scope 2 emissions data for

5 years

Select the number of past reporting years you will be providing Scope 3 emissions data for

5 years

C0.3

(C0.3) Select the countries/areas in which you operate.

Brazil

Canada

United States of America

C0.4

(C0.4) Select the currency used for all financial information disclosed throughout your response.

USD



C0.5

(C0.5) Select the option that describes the reporting boundary for which climate-related impacts on your business are being reported. Note that this option should align with your chosen approach for consolidating your GHG inventory.

Financial control

C-CN0.7/C-RE0.7

(C-CN0.7/C-RE0.7) Which real estate and/or construction activities does your organization engage in?

Other real estate or construction activities, please specify

Building owner (REIT)

C0.8

(C0.8) Does your organization have an ISIN code or another unique identifier (e.g., Ticker, CUSIP, etc.)?

Indicate whether you are able to provide a unique identifier for your organization	Provide your unique identifier
Yes, a Ticker symbol	NASDAQ: HST

C1. Governance

C1.1

(C1.1) Is there board-level oversight of climate-related issues within your organization?

Yes



C1.1a

(C1.1a) Identify the position(s) (do not include any names) of the individual(s) on the board with responsibility for climate-related issues.

Position of individual or committee	Responsibilities for climate-related issues
Board-level committee	The highest level of responsibility for climate-related issues formally resides with our Board’s Nominating, Governance and Corporate Responsibility Committee. The Board’s Nominating, Governance and Corporate Responsibility Committee provides stewardship on our climate change and energy policies, programs, practices and performance in addition to broader environmental, social and governance matters. All members on this committee are independent directors. Oversight of Host’s corporate governance principles and related matters including Host’s Corporate Responsibility program and climate-related issues resides with the Nominating, Governance and Corporate Responsibility Committee. The Audit Committee also provides oversight regarding our Company’s risk assessment and risk management processes, including climate change, which was recently elevated as a key risk. The Culture and Compensation Committee also provides oversight of the compensation policies and plans for all employees of the Company including incentives detailed in C1.3a.

C1.1b

(C1.1b) Provide further details on the board’s oversight of climate-related issues.

Frequency with which climate-related issues are a scheduled agenda item	Governance mechanisms into which climate-related issues are integrated	Please explain
Scheduled – all meetings	Overseeing and guiding employee incentives Reviewing and guiding strategy	The Nominating, Governance and Corporate Responsibility Committee continued to receive updates on climate, energy and ESG matters at its committee meetings. The Committee chair reports on committee matters to the Board at the next regularly scheduled Board meeting, including any recommendations from the Committee to the Board.



	<p>Overseeing the setting of corporate targets</p> <p>Reviewing and guiding the risk management process</p>	<p>Additionally, the Board’s Nominating, Governance and Corporate Responsibility Committee Charter includes oversight over environmental and social policies, programs and strategies as part of the Committee’s duties and responsibilities.</p> <p>The Audit Committee also provides oversight regarding our Company’s risk assessment and risk management processes, including climate change, which was recently elevated as a key risk. Our president and chief executive officer (CEO), who is a member of our Board, also provides direct oversight over our emissions reduction target and capital investments to support our climate change mitigation and adaptation strategies.</p> <p>The Culture and Compensation Committee provides oversight regarding the compensation policies and plans for all employees of the company, including reviewing and approving climate-related Company goals and objectives relevant to the compensation of the CEO, other executive officers, and employees at or above the Senior Vice President, Department Head detailed in C1.3a.</p> <p>In 2022, our president and CEO continued to chair both Host’s Capital Expenditure Committee and Investment Committee, which met periodically throughout the year to review and approve significant investments including those identified to support our emissions reduction target and/or increase the resiliency of properties against physical risks.</p> <p>Please note the following matters are addressed in some but not all Board meetings: (1) reviewing and approving annual budgets; (2) reviewing and guiding risk management policies; (3) reviewing and approving performance objectives; (4) reviewing and approving major capital expenditures, acquisitions and divestitures; and (5) monitoring and overseeing progress against goals and targets for addressing climate-related issues.</p>
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C1.1d

(C1.1d) Does your organization have at least one board member with competence on climate-related issues?

	Board member(s) have competence on climate-related issues	Criteria used to assess competence of board member(s) on climate-related issues
Row 1	Yes	<p>We evaluate the competence of our Board members on climate-related issues by assessing their experience with and exposure to topics like emissions reductions and their corresponding targets, climate risk assessments and their familiarity around climate-related frameworks like the Task Force on Climate-related Financial Disclosures (TCFD). Four of our Board members are current and former presidents, CEOs, and/or heads of their respective companies who are recognized leaders in ESG and have had their own programs, including reporting on the climate-related topics described before. Taking in to account the experience of these Board members on climate-related matters, we believe our Board is competent in climate-related issues.</p> <p>Eight of our Board members have Sustainability / Corporate Responsibility experience as listed in our 2023 Proxy Statement.</p>

C1.2

(C1.2) Provide the highest management-level position(s) or committee(s) with responsibility for climate-related issues.

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Position or committee

Other C-Suite Officer, please specify
 EVP, Development, Design & Construction

Climate-related responsibilities of this position

Setting climate-related corporate targets



Assessing climate-related risks and opportunities

Managing climate-related risks and opportunities

Coverage of responsibilities

Reporting line

CEO reporting line

Frequency of reporting to the board on climate-related issues via this reporting line

Quarterly

Please explain

Host's executive vice president, development, design & construction, serves as the executive sponsor of Host's ESG Executive Steering Committee and provides oversight of our corporate responsibility strategy and engagement with the Board, company leadership and external stakeholders.

Position or committee

Corporate responsibility committee

Climate-related responsibilities of this position

Assessing climate-related risks and opportunities

Managing climate-related risks and opportunities

Coverage of responsibilities

Reporting line

Reports to the board directly

Frequency of reporting to the board on climate-related issues via this reporting line



Quarterly

Please explain

Host’s ESG Executive Steering Committee, comprising the evp, development design & construction, evp, chief human resources officer, evp, general counsel and secretary and svp, investor relations, provides oversight of our corporate responsibility strategy and engagement with the Board, company leadership and external stakeholders.

C1.3

(C1.3) Do you provide incentives for the management of climate-related issues, including the attainment of targets?

	Provide incentives for the management of climate-related issues	Comment
Row 1	Yes	For nearly a decade, Host has provided both monetary and non-monetary incentives to support our emissions reduction targets and corporate responsibility initiatives. Further detail can be found in our response to Question C 1.3a below.

C1.3a

(C1.3a) Provide further details on the incentives provided for the management of climate-related issues (do not include the names of individuals).

Entitled to incentive

Corporate executive team

Type of incentive

Monetary reward

Incentive(s)

Bonus - % of salary

Performance indicator(s)

- Board approval of climate transition plan
- Progress towards a climate-related target
- Achievement of a climate-related target
- Implementation of an emissions reduction initiative
- Reduction in emissions intensity
- Increased share of renewable energy in total energy consumption
- Increased engagement with customers on climate-related issues

Incentive plan(s) this incentive is linked to

Both Short-Term and Long-Term Incentive Plan

Further details of incentive(s)

Short-Term Incentive Plan: 56% of the 2022 annual cash incentive for named executive officers are based on the Company's performance against cost per occupied room (CPOR). Additionally, 20% of the annual cash incentive for Host's executive vice president, development, design & construction is based on his contributions to business objectives in support of Host's execution on its annual business plan, including achievement of corporate responsibility goals.

Long-term Incentive Plan: 30% of the long-term incentive is linked to Adjusted EBITDA, a key measure of operating performance.

Explain how this incentive contributes to the implementation of your organization's climate commitments and/or climate transition plan

For the 2022 annual cash incentive, Host's annual business plan details the achievement of individual performance goals including executive co-leadership and oversight of the Company's Corporate Responsibility program, development of the Company's 2050 vision to become a net positive company, investments in ESG initiatives, engagement with ESG teams at the Company's key investors and progress toward achievement of 2025 environmental and social targets.

Cost per occupied room (CPOR) assesses our hotels' operational performance and our collaboration with our brands and management companies to redefine the operating model and achieve long-term savings. Investments in sustainability capex and renewable energy and

energy savings projects contribute to our CPOR metric and progress towards our SBTi verified emissions target.

Similarly, for our Long-Term Incentive Plan, our sustainability investments and associated utility cost savings contribute to our adjusted EBITDAre metric, incentivizing achievement of our 2025 environmental targets.

Entitled to incentive

Chief Executive Officer (CEO)

Type of incentive

Monetary reward

Incentive(s)

Bonus - % of salary

Performance indicator(s)

Progress towards a climate-related target
Implementation of an emissions reduction initiative
Reduction in emissions intensity
Energy efficiency improvement
Increased share of renewable energy in total energy consumption
Other (please specify)
Reporting on strategy and performance to Board and stakeholders

Incentive plan(s) this incentive is linked to

Both Short-Term and Long-Term Incentive Plan

Further details of incentive(s)

Short-Term Incentive Plan: 56% of the 2022 annual cash incentive for named executive officers are based on the Company's performance against cost per occupied room (CPOR).

Long-term Incentive Plan: 30% of the long-term incentive is linked to Adjusted EBITDAre, a key measure of operating performance

Explain how this incentive contributes to the implementation of your organization's climate commitments and/or climate transition plan

Short-Term Incentive Plan: Cost per occupied room (CPOR) assesses our hotels' operational performance and our collaboration with our brands and management companies to redefine the operating model and achieve long-term savings. Investments in sustainability capex and renewable energy and energy savings projects contribute to our CPOR metric and progress towards our SBTi verified emissions target.

Similarly, for our Long-Term Incentive Plan, our sustainability investments and associated utility cost savings contribute to our adjusted EBITDAre metric, incentivizing achievement of our 2025 environmental targets.

Entitled to incentive

Environment/Sustainability manager

Type of incentive

Monetary reward

Incentive(s)

Bonus - % of salary

Performance indicator(s)

Board approval of climate transition plan
Progress towards a climate-related target
Achievement of a climate-related target
Implementation of an emissions reduction initiative
Reduction in emissions intensity
Energy efficiency improvement



Increased share of renewable energy in total energy consumption
Increased engagement with suppliers on climate-related issues
Increased engagement with customers on climate-related issues
Company performance against a climate-related sustainability index (e.g., DJSI, CDP Climate Change score etc.)
Implementation of employee awareness campaign or training program on climate-related issues

Incentive plan(s) this incentive is linked to

Both Short-Term and Long-Term Incentive Plan

Further details of incentive(s)

Meeting Host's 2025 emissions reduction target is part of Host's defined annual departmental goals and targeted individual competencies, which are tied to compensation, for Host's senior vice president of engineering and sustainability, Host's vice president of energy and sustainability and Host's analyst of energy and sustainability. All employees at or above upper middle management also participate in the long-term incentive plan where 30% is linked to Adjusted EBITDAre, a key measure of operating performance.

Explain how this incentive contributes to the implementation of your organization's climate commitments and/or climate transition plan

These incentives are linked to our 2025 environmental targets and broader 2050 vision.

Short-Term Incentive Plan: Cost per occupied room (CPOR) assesses our hotels' operational performance and our collaboration with our brands and management companies to redefine the operating model and achieve long-term savings. Investments in sustainability capex and renewable energy and energy savings projects contribute to our CPOR metric and progress towards our SBTi verified emissions target.

Similarly, for our Long-Term Incentive Plan, our sustainability investments and associated utility cost savings contribute to our adjusted EBITDAre metric, incentivizing achievement of our 2025 environmental targets.

Entitled to incentive

Other, please specify

Hotel General Managers - NOT Host Employees

Type of incentive

Monetary reward

Incentive(s)

Other, please specify

Variable Incentive Management Fees and General Managers Meeting Environmental Stewardship cash award

Performance indicator(s)

Implementation of an emissions reduction initiative

Reduction in emissions intensity

Energy efficiency improvement

Reduction in total energy consumption

Implementation of employee awareness campaign or training program on climate-related issues

Incentive plan(s) this incentive is linked to

This position does not have an incentive plan

Further details of incentive(s)

Meeting our emissions reduction target is indirectly incentivized through variable incentive management fees (IMF) paid to our hotel managers, which impacts the general managers' compensation. The IMF is based on the net operating income of each property. Cost reductions achieved from energy reductions result in increased net operating income and therefore increase the IMF. To increase engagement and provide additional incentives to our operators on meeting our emissions reduction target, Host's Environmental Stewardship Award is given at our General Managers Meeting. The criteria for Host's Environmental Stewardship Award is based on the following three factors: (1) Reduction of carbon emissions, energy and water use; (2) Identification and implementation of value-enhancing, high return on investment initiatives; and (3) Green building certification achievements.

Explain how this incentive contributes to the implementation of your organization's climate commitments and/or climate transition plan



Incentive management fees and the Environmental Stewardship Award incentivize our operators to align on objectives and initiatives that contribute toward the achievement of our 2025 environmental targets.

C2. Risks and opportunities

C2.1

(C2.1) Does your organization have a process for identifying, assessing, and responding to climate-related risks and opportunities?

Yes

C2.1a

(C2.1a) How does your organization define short-, medium- and long-term time horizons?

	From (years)	To (years)	Comment
Short-term	1	3	When setting objectives and making strategic investments (including energy ROI projects), we typically consider the 1-3 year time horizon as “short-term.”
Medium-term	4	6	We typically consider the 4-6 year time horizon as “medium-term.” This time horizon is often relevant to our investments in renewable energy and future projection of sensitivities in energy pricing across key markets.
Long-term	7	10	We consider the 7 to >10 year time horizon as “long-term.” This time horizon aligns with the 10-year capital plans that are in place at all owned hotels in our consolidated portfolio.

C2.1b

(C2.1b) How does your organization define substantive financial or strategic impact on your business?

Using the Task Force on Climate-Related Financial Disclosures (TCFD) framework, we define a risk or opportunity as having a substantive impact on our business at the corporate level using both quantitative thresholds and qualitative assessments.



QUANTITATIVE THRESHOLDS: Quantitatively, we generally consider an impact to be substantive based on a scenario where at least 1% of our prior year's Comparable Hotel EBITDA (non-GAAP) could be impacted. For Host's CDP 2023 Climate Change response, we used the threshold of approximately \$15 million, which is based on Host's 2022 Comparable Hotel EBITDA (non-GAAP) of \$1.528 billion. We believe this Comparable Hotel EBITDA (non-GAAP) metric is the most representative benchmark for our business activity. For example, we consider potential direct cost implications associated with emerging regulation on energy efficient codes and standards for building and equipment performance to have a substantive impact on our business. As such, Host has decided to take active measures to partner with leading design, engineering, construction and LEED professionals to ensure compliance with relevant regulations and green building standards. We have dramatically increased the number of LEED certified hotels in our portfolio since 2017 by (1) pioneering an alternative compliance pathway to enable large resorts to meet certification requirements; (2) actively acquiring LEED certified properties as part of our strategy to own iconic and irreplaceable assets in the United States with above average EBITDA growth; and (3) obtaining LEED certification as part of Host's development, repositioning, and value enhancement projects. As of December 31, 2022, Host owned nine LEED certified properties, including three LEED Gold EBOM certified properties. We now own 10 LEED certified hotels, including three LEED Gold certified hotels, and have approved 21 projects to pursue LEED certification that would add 19 LEED hotels

As an owner, we also view potential property damage from physical climate risk as having a substantive impact to our business. Over the past five years, Host has invested nearly \$140 million on replacements and restorations to exterior walls, windows, roofs, doors and exteriors to further increase the resilience of the hotels that we own. We prioritize resiliency investment in key markets with hurricane and flood risk, including in Florida and Texas, which accounted for approximately 23% and 6% of 2022 revenues, respectively.

Host's development of an internal price of carbon is an example of how we consider anticipated trends and stakeholder concerns to determine substantive impacts to our business. Host has decided to apply a fixed price of \$100 per ton in alignment with the recommendations set forth in a 2017 joint-report of the World Bank and the International Monetary Fund. Our internal price of carbon helps us to prioritize specific projects and properties in our consolidated portfolio where we are evaluating investment decisions in energy efficiency technologies and low carbon energy sources.

C2.2

(C2.2) Describe your process(es) for identifying, assessing and responding to climate-related risks and opportunities.

Value chain stage(s) covered

Direct operations

Upstream

Downstream

Risk management process

Integrated into multi-disciplinary company-wide risk management process

Frequency of assessment

More than once a year

Time horizon(s) covered

Short-term

Medium-term

Long-term

Description of process

CORPORATE LEVEL PROCESSES: Our Corporate Responsibility (CR) team maintains ongoing strategic oversight to identify, assess and respond to climate-related risks that may have a substantive impact on our asset value, profitability, access to capital and reputation. Externally, we engage with our CR stakeholders including investors, industry associations, hotel managers and subject matter experts to gain their perspectives on industry risks, opportunities and associated best practices. Internally, our CR team engages with our Board and CR Advisory Committee members to support the on-going identification of company-level CR risks and opportunities. Our Board receives a dedicated Enterprise Risk Management (ERM) briefing annually led by our chief financial officer and corporate controller; and key climate-related finance, operating, strategic, legal and reputational risks are reviewed as part of the business plan update provided to the Board at each of its meetings. We use the following time horizons for identified climate risks and opportunities: Short-term (1-3 years), Medium-term (4-6 years), and Long-term (7-10 years). Host's ESG Executive Steering Committee provides formal oversight over Host's CR strategy and engagement with the Board, company leadership and external stakeholders. The results of our risk management findings as described herein are formally reported to our Board on both an annual and ongoing basis. Our CR team provides updates on emerging ESG risks and opportunities to our Board's Nominating, Governance and CR Committee at each meeting.

ASSET LEVEL PROCESSES: At the asset level, our risk and opportunity identification processes consider physical, regulatory and other business parameters, but are more targeted and consider regional differences in our portfolio. Our Asset Management; Enterprise Analytics;

Risk Management; and Development, Design & Construction groups work collaboratively with hotel managers, and consultants including architects, engineers, insurance brokers and others to monitor regional business and regulatory conditions, review energy costs at least quarterly and identify mitigation and adaptation opportunities. Our asset managers also conduct full business reviews at our consolidated hotels to assess property and business risks. Full business reviews are supported by monthly review calls with each hotel's general manager and other hotel managers. When evaluating potential acquisitions and dispositions, climate change-related risks and opportunities are identified within the due diligence process. We evaluate energy efficiency and renewable energy opportunities to improve margins, create higher investment return, drive shareholder value and reduce our environmental footprint. In 2022, we began developing a climate risk program with Risk Management using asset-level climate risk analytics to assess vulnerable properties based on their locations against six climate perils including flood, wind, fire, heat, cold and water stress. The results of this analysis, along with our internal historical experience and knowledge of our assets, and models from our insurance providers, will guide our strategies to better manage our exposure to climate risk in our portfolio.

PRIORITIZATION OF CLIMATE-RELATED RISKS: On at least an annual basis, we perform internal reviews of business impacts at the corporate and asset levels, with consideration of quantitative thresholds for substantial impact and the time horizon of potential impacts—in addition to engagement with CR-related stakeholders including our employees, hotel managers, institutional investors, industry associations, suppliers, academic institutions and non-profit and community organizations—are used to apply our criteria to prioritize risks. Annually, climate-related risks are reviewed during our ERM process, along with our cross-functional CR Advisory Committee also participates in reviews of climate-related risks with Host's CR team. Using our asset-level climate risk analysis, we have prioritized detailed reviews of the top 20 properties with high exposure across the six climate perils to inform capex reinvestment, risk management and acquisitions due diligence processes.

PRIORITIZATION OF CLIMATE-RELATED OPPORTUNITIES: Throughout the year, and at least on an annual basis, we perform an internal review of climate-related opportunities. With consideration of quantitative thresholds for substantial impact, time horizons and emerging regulations, we utilize our ISO 14001-certified environmental management system, proprietary ROI diagnostic tool and internal price of carbon to prioritize our capex and ROI investments to increase the energy efficiency and resiliency of our assets and to make progress against our environmental goals. We also monitor emerging best practices and topics of interest, such as renewable energy, LEED certifications and EV charging, among investors, guests and our peers in the real estate and travel and tourism industries. Additionally, Host's materiality assessments and engagement with stockholders on ESG and climate issues has informed the prioritization of opportunities within our present corporate responsibility strategy, which is centered around the concept of responsible investment.

DECISION MAKING PROCESS: The decision making process with regards to mitigation, transfer, accept and/or control of potential climate



change risks and opportunities considers the following materiality-based factors: (i) greatest business impacts (e.g., those related to potential business disruptions due to extreme weather and opportunities to optimize stockholder value and operating cash flows at our properties), (ii) our degree of control and/or influence as an owner that does not manage its properties, and (iii) the needs, concerns and key business drivers of our stakeholders. We consider all geographical locations where Host owns assets in addition to potential new locations under evaluation. The significance of risks is evaluated based on numerous factors, most notably the potential likelihood and magnitude and time horizon of risks, and specific potential impacts to the net operating profit of our hotels. We also consider broader risks and trends that may impact our key markets, which include 50 markets in the U.S. In assessing market risks, we evaluate relationships between Total RevPAR (total revenue per available room, "TRvPAR") and various economic indicators, such as real GDP and business investment, in order to evaluate the impact of changes in the broader economy.

C2.2a

(C2.2a) Which risk types are considered in your organization's climate-related risk assessments?

	Relevance & inclusion	Please explain
Current regulation	Relevant, always included	<p>Examples of the type of current regulation risks considered include regulations pertaining to energy efficiency, energy benchmarking and green building codes and standards. For example, regulatory bodies are adopting more energy efficient codes and standards for building and equipment performance.</p> <p>Additionally, an increasing number of states and local governments in the United States have adopted green building codes, building performance targets and other legislation including electrification and LEED® certification for private developments to support their climate targets. For example, the city of San Francisco is targeting 100% renewable electricity supply by 2030. Washington D.C. is working toward a goal of 100% renewable energy by 2032. Additionally, we own two hotels in New York City where the state's Clean Energy Standard is now targeting 70% renewable energy generation by 2030. Building carbon and energy performance standards have also passed in Boston, Denver, Montgomery County, MD, New York City, Washington D.C. and Seattle.</p> <p>Other regulations include the Green Building Code in California, now effective and referred to as Title 24, and the Green Building Act of 2006 in Washington, D.C. Host incorporates both local energy building code compliance and energy and</p>



		<p>water best practices within its renovation project design phases whenever feasible. These investments may or may not be mandatory, however, often present a compelling return on investment. As such, we do not view current regulations as a substantive climate-related risk at this time.</p>
Emerging regulation	Relevant, always included	<p>Examples of the type of emerging regulation risks considered in our assessment include national, state and local regulations. Nearly all hotels in our consolidated portfolio are located in the United States. Although we do not anticipate our hotels becoming subject to any national building performance regulations in the next 1-3 years, we anticipate emerging regulations on climate disclosure stemming from the pending SEC proposal on climate disclosures.</p> <p>As more state and local governments enact green building codes, set climate goals and mandate asset-level energy and emissions reporting, we proactively prepare through our focus on energy, water and waste efficiency investments and end-of-life replacement projects throughout our portfolio. Ensuring that future prospective investments comply with emerging regulations would likely provide an attractive rate of return and/or already align with pre-existing maintenance programs and capital expenditure plans for renewal and replacements. For this reason, we do not currently classify risks associated with emerging regulations to be substantive. However, we continue to re-assess on at least an annual basis.</p>
Technology	Relevant, always included	<p>We evaluate potential technology risks in the context of industry trends that might impact our business strategy with regards to acquisitions, dispositions, asset management and capital expenditures.</p> <p>Examples of the type of technology risks considered in our assessment include technological developments with the potential to change or disrupt our business. Our current view is that while potentially disruptive forces exist in nearly every industry, the lodging industry is not subject to disruptive risk associated with the transition to a low carbon economy.</p> <p>We view the transition to a low carbon economy as a positive development for our business. As new technologies emerge, we can utilize these technologies to further increase the efficiency and resilience of our portfolio to deliver value to our stockholders.</p>
Legal	Relevant, always included	<p>Examples of the type of legal risks considered in our assessment would include potential liabilities or restrictions that may impact the third-party managers at hotels in our consolidated portfolio. We also consider potential liabilities associated with our disclosures regarding climate change and broader corporate responsibility issues. Because the lodging industry is not</p>

		as carbon intensive as other sectors, such as those participating in manufacturing and extractive processes, we do not currently classify climate-related legal risks as substantive to our business.
Market	Relevant, always included	Examples of the type of risks considered in our assessment include those associated with changing customer preferences, such as interest in LEED and other green building certifications among our market competitive set, corporate customers and government customers. We consider these risks to be substantive but well-mitigated with our industry leadership, comparison to peers and continued investment in sustainability.
Reputation	Relevant, always included	<p>Host's Corporate Responsibility, Investor Relations and Financial Reporting teams are tasked with assessing potential climate-related reputational risk that may impact our business and financial performance. The assessment is informed by engagement with our CR stakeholders including investors, industry associations, hotel managers and subject matter experts to gain their perspectives on industry risks, opportunities and associated best practices.</p> <p>Examples of the type of reputational risks considered in our assessment include risks among the following stakeholder groups: investors, lenders, rating agencies, analysts, guests, advocacy groups and media. We consider potential climate-related reputational risks to be substantive but well-mitigated at the current time.</p>
Acute physical	Relevant, always included	Examples of the type of acute physical risks considered in our assessment include risks associated with hurricanes and extreme weather events. We consider these risks to be substantive with a direct impact on our business, as evidenced by business interruptions and investments in repairs at owned hotels following Hurricanes Harvey, Irma and Ian. At The Ritz-Carlton, Naples, we used the recovery phase after Hurricane Ian to implement significant new climate resiliency measures designed to withstand a 500-year severe weather event. Host has invested nearly \$140 million over the past five years in hurricane-resistant windows and doors, facades and relocation of critical building systems, to increase asset resiliency against physical climate risk.
Chronic physical	Relevant, always included	Examples of the type of chronic physical risks considered in our assessment include rising sea levels, rising mean temperatures, changes in precipitation patterns (including droughts, wildfires) and extreme variability in weather patterns (including snow and ice). For example, Hyatt Regency Maui Resort and Spa is located on Ka'anapali Beach, which has been negatively impacted by chronic erosion and extreme seasonal erosion over the last four decades. Sand loss is expected to continue and even accelerate with sea level rise. The hotel has participated in research and development of a plan to restore the beach and enhance the shoreline to ensure long-term viability. If approved by the state Department of Land and Natural Resources, approximately 75,000 cubic yards of sand will be recovered from an 8.5-acre sand deposit

		<p>approximately 150 feet offshore for the restoration project.</p> <p>We view these types of risks to be substantive for our business, and as such, these risks are discussed extensively prior to any major acquisition and during the period of ownership.</p>
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C2.3

(C2.3) Have you identified any inherent climate-related risks with the potential to have a substantive financial or strategic impact on your business?

Yes

C2.3a

(C2.3a) Provide details of risks identified with the potential to have a substantive financial or strategic impact on your business.

Identifier

Risk 1

Where in the value chain does the risk driver occur?

Direct operations

Risk type & Primary climate-related risk driver

Emerging regulation

Mandates on and regulation of existing products and services

Primary potential financial impact

Increased direct costs

Company-specific description



The most significant regulatory risk for Host is product efficiency regulations and standards as regulatory bodies are adopting more energy efficient codes and standards for building and equipment performance. Additionally, an increasing number of states and local governments in the United States have adopted green building codes, building performance standards and other legislation requiring LEED® certification for private developments to support their climate targets. If these are not met, we may not be able to obtain permits for development or may incur annual, ongoing penalties and fines until our buildings are compliant. We currently report on energy consumption at properties in Atlanta, Austin, Boston, Chicago, Denver, Los Angeles, Minneapolis, Montgomery County (Maryland), New York, Orlando, Philadelphia, San Diego, San Francisco, Seattle and Washington, D.C. pursuant to local regulations. These regulations and standards on existing buildings could significantly increase costs and require replacement of critical building systems and equipment before the end of its useful life, potentially leading to asset valuation impacts.

Nearly all hotels in our consolidated portfolio are located in the United States. Although we do not anticipate our hotels becoming subject to any national building performance regulations in the next 1-3 years, we anticipate emerging regulations on climate disclosure stemming from the pending SEC proposal on climate disclosures and continued expansion of local and state regulations on building energy and emissions performance. We conducted an assessment of our future penalty of non-compliance in the jurisdictions with the highest penalty and can extrapolate an \$49,487,546 annual penalty for non-compliant buildings across our portfolio, which represents 3.24% of our Comparable Hotel EBITDA (non-GAAP).

Time horizon

Medium-term

Likelihood

Virtually certain

Magnitude of impact

Medium-high

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

49,487,546

Potential financial impact figure – minimum (currency)

Potential financial impact figure – maximum (currency)

Explanation of financial impact figure

The estimated financial impact figure is derived from assessments conducted in response to Boston’s Building Performance Standard, New York City’s Local Law 97, Washington DC’s Building Energy Performance Standard, and Denver’s Energize Denver Bill. Host’s assessment found the estimated future penalty for non-compliance for two properties in New York City would be over \$2M annually, up to \$32.5M annually at five properties in Washington, D.C. based on the maximum penalty and over \$1.5M annually at one property in Boston. We extrapolated this financial implication across all of our properties in jurisdictions with that have committed the White House Building Performance Standard Coalition, recognizing that the fines in Boston, Denver, DC, and NYC may represent higher penalties compared to the other jurisdictions.

Cost of response to risk

264,329,373

Description of response and explanation of cost calculation

To manage regulatory risks, Host actively engages with regulatory agencies directly and through industry associations to provide feedback on the development of regulation to help align policies with real estate and hotel sectors. For example, Host worked with Montgomery County Department of Environmental Protection to develop a technical case study using one of its hotels to identify compliance pathways and cost estimates for the new Building Energy Performance Standard. While the penalty for non-compliance is still in development, the case study estimated a cost to electrify the hotel and achieve net zero at roughly \$33-\$36 per square foot, which was the highest cost range of all asset types and highlights the significant challenges facing full-service hotel properties. In response, our approach to mitigating these risks is to include potential costs related to the impact of local laws, like New York City’s Local Law 97, when evaluating energy ROI investments and engaged an engineering consulting firm to develop a compliance strategy. The time horizon for these impacts is expected to be phased, with penalties put in place in the short to medium-term and compliance to net-zero in the long-term.

Host has developed a LEED program for existing hotels, as green building certification becomes more of an expectation from a regulatory perspective and sometimes eligible as an alternative compliance pathway to meeting BPS requirements in certain jurisdictions. We also partner with leading design, engineering and construction professionals to ensure compliance with relevant regulations and green building standards.



Host continues to increase the number of LEED certified properties in our portfolio, designing major repositioning and renovation projects to meet this standard. We now own 10 LEED certified hotels, including three LEED Gold certified hotels, and have approved 21 projects to pursue LEED certification that would add 19 LEED hotels.

COST CALCULATION: We estimate our cost or response to regulatory risks to be \$33 per square foot to achieve net zero, extrapolated to all our properties in regions with Building Energy Performance Standards or other local regulations on green building requirements.

Comment

Identifier

Risk 2

Where in the value chain does the risk driver occur?

Downstream

Risk type & Primary climate-related risk driver

Market

Changing customer behavior

Primary potential financial impact

Decreased revenues due to reduced demand for products and services

Company-specific description

Among corporate business travel, government travel and events customers at our hotels, we are seeing increased interest by guests and meeting planners in sustainability and LEED certified buildings. Additionally, corporate and government customers are increasingly requesting energy, water and waste data within their procurement processes for travel. This is especially relevant because Host maintains a higher concentration of business and convention hotels within its portfolio compared to lodging peers. Prior to the pandemic, government demand has typically represented approximately 5% of annual revenues.



If Host and its hotel managers are not seen as offering sustainable lodging and meeting services to our government and group business segments, business could be lost to competitors who can provide that level of service. Additionally, changes in climate could reduce the desirability of some of our markets as travel destinations. Given the percentage of our portfolio in markets at risk of reduced desirability and not all our properties yet being certified to sustainable building standards, we believe this could lead to a 1% reduction in our revenue based on impact to our government and group business specifically with spill over to other guests, which exceeds our threshold for substantive impact within a short-term horizon.

Time horizon

Short-term

Likelihood

Unlikely

Magnitude of impact

Medium

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

49,070,000

Potential financial impact figure – minimum (currency)

Potential financial impact figure – maximum (currency)

Explanation of financial impact figure

The estimated financial impact assumes the potential for an approximate 1% decrease in 2022 revenue should changing consumer behavior, with regard to interest in climate change and sustainability, adversely impact competitive performance of the hotels within Host's portfolio within key markets.

Cost of response to risk

3,940,000

Description of response and explanation of cost calculation

Host actively supports our hotel managers to respond to these requests and enable our properties to be leading venues for green meetings and conferences in the United States. Leveraging sustainable financing with lower cost of capital, we've dramatically increased the number of LEED certified hotels in our portfolio by (1) pioneering an alternative compliance pathway to enable large resorts to meet certification requirements; (2) actively acquiring LEED certified properties as part of our strategy to own the best hotel assets in the United States; and (3) obtaining LEED certification as part of Host's development, repositioning and value enhancement projects.

Host now owns 10 LEED certified properties, including three LEED Gold EBOM certified properties. An additional 21 major renovation and redevelopment projects have been approved to pursue LEED certifications including five hotels expected to receive LEED certification in 2023. We also refinanced our credit facility in January 2023 with sustainability linked pricing incentives tied to annual targets to increase the percentage of hotels with LEED certification to 38% of our consolidated portfolio by 2027.

We also support our brands and independent operators as they develop programs to engage guests on environmental responsibility. In 2022, Host continued to deepen its partnerships with brands and independent operators to eliminate plastic straws and transition to reusable bulk amenities—which not only reduce waste but also protect the health of land, oceans and waterways. As of 2022, nearly all of Host's owned hotels (92%) have bulk amenities in place, and Marriott, Hyatt, Accor and Hilton have each committed to either reduce or stop using single-use plastic straws and toiletries.

COST CALCULATION: During 2022, we estimated \$3.9 million, which is 2% of \$197 million represented in renewal and replacement projects, to help respond to this risk. We also invest in professional services from architects, designers, engineers and procurement firms to support major renovation and new development projects.

Comment



We believe that if Host and its hotel operators did not engage in these management methods, both the likelihood and magnitude of this risk would be higher. However, we acknowledge the importance of continuously responding to evolving market risks and expectations to manage this risk.

Please note that, for Host, our “customers” (the guests staying in our hotels and using our hotel amenities, and the meeting and event planners who purchase hotel rooms and services) are indirect to our organization. We engage with our “customers” through our brands and independent operators that manage our hotels. Our brands and independent operators develop programs to engage guests on sustainability and respond to emerging needs and inquiries among the corporate business travel, government travel and event segments at each hotel.

Identifier

Risk 3

Where in the value chain does the risk driver occur?

Direct operations

Risk type & Primary climate-related risk driver

Market

Uncertainty in market signals

Primary potential financial impact

Other, please specify

Change in revenue mix and sources resulting in decreased revenues

Company-specific description

While Host's portfolio is geographically diverse and no individual market represents more than 10% of 2022 Comparable Hotel EBITDA, negative socio-economic conditions associated with extreme weather events and other climate change risks in the United States may present wider social disadvantages and uncertainty in market signals that could impact our revenues and costs.

For example, long-term uncertainty in market signals may impact demand for lodging in Host's key markets. The concentration of our hotels in a limited number of large urban cities in the United States exposes us to greater risk to local economic or business conditions, and changes in hotel supply in these cities. Hotels in New York, Washington, D.C., San Diego, San Francisco, Florida, Hawaii, Houston, and Phoenix represented approximately 72% of our 2022 revenues. An economic downturn or climate-related event in any one of these cities likely would cause a decline in the hotel market and adversely affect occupancy rates, the financial performance of our hotels in these cities and our overall results of operations.

Additionally, increases in fuel, energy and commodities costs would pose a risk for higher operational costs at our hotels and may also impact demand for business and leisure travel; this, in turn, could affect lodging demand at hotels in Host's consolidated portfolio.

To serve guests, our hotels are also dependent on the availability and affordability of water and food. Supply reductions due to droughts could lead to cost increases. In past years, we have experienced higher food prices in the central and coastal United States due in part to droughts. Droughts in several regions in the United States including Arizona, Georgia and California, have been identified as a potential risk, which we proactively monitor with regard to both water supply and rates. Linen and laundering costs have also been subject to past price volatility due in part to the droughts. Water stress has been identified as a climate risk in key markets. As of December 31, 2022, this included Arizona (four hotels), California (13 hotels) and Georgia (three hotels), where average annual water utility rates have increased 11.2% over the past five years. We estimate that market uncertainty risks have the potential to lead to financial impact of a 2% decrease in revenue for Host.

Time horizon

Long-term

Likelihood

Very unlikely

Magnitude of impact

Medium-low

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

30,560,000

Potential financial impact figure – minimum (currency)

Potential financial impact figure – maximum (currency)

Explanation of financial impact figure

The estimated financial impact assumes the potential for an approximate 2% decrease in Host's 2022 Comparable Hotel EBITDA (non-GAAP) of \$1.528B due to operational impacts to both revenue and cost structure associated with climate-driven market conditions, including guest demand, in our top key markets.

Cost of response to risk

53,161,000

Description of response and explanation of cost calculation

Through Host's exclusive joint development agreement with IBM Research, we enhance our predictive analytics capabilities in order to adapt to changing market conditions. We are utilizing artificial intelligence and machine learning to extract predictive insights from structured and unstructured data, including news stories and social media. This method allows us to supplement long-term forecasts which are driven by historical actual results. The platform uses 1 million structured data points and 3 million unstructured data points through natural language processing. This represents an increase in over 3 million data points compared to 2020, as our sample size increased over 50% post-COVID and now looks at 50 US markets. These millions of datapoints allow for insights that help us predict how specific key markets might perform.

Host's Enterprise Analytics team offers independent feasibility and business intelligence planning and analysis to inform the 10-year capital plan for each property. Our asset managers also conduct full business reviews at our hotels to review changing market signals. Additionally, Host is on schedule to complete the Marriott Transformational Capital Program where we have prioritized investments across 16 properties over a five-year period, including pursuance of LEED certification for select projects, based on our assessment of market signals including efficiency and resilience opportunities for each property.

We enter into forward purchase agreements to hedge against cost increases in fuel, energy and commodities. Currently, we hedge up to 50% of



our exposure to energy costs. Host is strategically investing in on-site energy generation to hedge against increases in the cost of energy in key markets.

As part of Host's 2025 water efficiency target, we have established a context-based sub-goal to prioritize water initiatives at our top 10 properties with high water risk. We continue to implement new water technologies, which focus on the most water-intensive aspects of hotel and resort operations. We have installed laundry water recycling systems and smart irrigation systems that use cloud-based applications to automate schedules based on weather forecasts and landscape-specific parameters.

COST CALCULATION: In 2022, we completed over \$50 million in emissions reduction projects that help reduce our exposure to the risks associated with uncertainty in market signals.

Comment

We believe the likelihood and magnitude of this risk would be higher without investments in sustainability and emissions reduction projects.

We utilized the pandemic as an opportunity to work with our operators to redefine operating models to generate higher levels of profitability at lower levels of occupancy. Specific focus areas included driving efficiencies through the cross-utilization of management functions and adopting productivity-enhancing technologies, including contactless check-in and other measures with the potential to reduce utility costs. As a result of these efforts, Host's hotel managers have implemented portfolio-wide cost reductions, resulting in a reduction of pro forma hotel operating costs across the portfolio by nearly 5% in 2022, compared to 2019.

Identifier

Risk 4

Where in the value chain does the risk driver occur?

Direct operations

Risk type & Primary climate-related risk driver

Reputation

Increased stakeholder concern or negative stakeholder feedback

Primary potential financial impact

Other, please specify

Reduction in capital availability

Company-specific description

Host's climate change adaptation and mitigation approach, in addition to our broader corporate responsibility performance, may impact our reputation among both current and prospective investors, employees and strategic partners.

For example, several of Host's investors and specialized ESG research providers that serve the investment community are increasingly interested in receiving information regarding our CR program. During Host's 2022 outreach to investors representing approximately 75% of our outstanding shares, we observed strong interest in learning more about the development of Host's science-based target and low-carbon transition strategies.

Additionally, tailored ESG benchmarks and indexes, including the FTSE Nareit Index and Dow Jones U.S. Green REIT Index, have been developed specifically for REITs. Our management and governance of climate change risks and opportunities may potentially influence our ability to maintain access to these types of large capital pools.

We expect investor interest in climate change to further accelerate in the post-pandemic world. Among Host's institutional investor base, BlackRock and State Street have continued to focus on addressing systemic risks associated with climate change as one of their firms' main stewardship priorities.

Further, climate change could affect demand in our major markets if the (i) desirability of specific markets is affected or (ii) consumers prefer competing hotels in specified markets due to climate-related issues. For example, consumer research has indicated elevated interest in climate issues among members of Generation Z, those born after 1997, who represent a growing demographic of hotel guests and members of the workforce.

Time horizon

Short-term



Likelihood

More likely than not

Magnitude of impact

Medium-low

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

30,560,000

Potential financial impact figure – minimum (currency)

Potential financial impact figure – maximum (currency)

Explanation of financial impact figure

The estimated financial impact assumes the potential for an approximate 2% decrease in 2022's Comparable Hotel EBITDA (non-GAAP) of \$1.528B should revenue, margins and cost of capital be adversely impacted by our reputation regarding climate change.

Cost of response to risk

53,161,000

Description of response and explanation of cost calculation

In 2016, Host became the first hospitality company and one of the first 20 companies to have its GHG target approved by the Science Based Targets initiative (SBTi). Host's third-generation 2025 target has also been approved by the SBTi at the 1.5-degree Celsius level of ambition. Host has also been recognized as a leader for adopting and integrating Sustainability Accounting Standards Board (SASB) metrics, including energy and water disclosures, within our Annual Report Form 10-K filings since 2017.

Additionally, nearly all of our hotels in the United States have at least one green building certification, including ten hotels with LEED



certifications. Other industry-specific green building certifications include the Green Key Eco-Rating Program, Green Seal Hotels and Lodging certification and TripAdvisor's GreenLeaders. JW Marriott Washington, DC, which has achieved recertification at the Platinum Level within the U.S. Department of Energy's Superior Energy Performance Program, was the first hotel in the United States to receive ISO 50001 energy management certification, and the first full-service hotel in the Washington, DC metro area to achieve LEED Existing Building certification at the Gold level.

COST CALCULATION: In 2022, we completed over \$50 million in emissions reduction projects that have supported Host's science-based target. We also incur management oversight costs associated with our Corporate Responsibility program. In 2022, approximately 14% of our workforce participated as members of our Corporate Responsibility committees.

Comment

We believe that if Host did not undertake these investments, the likelihood and magnitude of this risk would be higher over the next 1-3 years.

Identifier

Risk 5

Where in the value chain does the risk driver occur?

Direct operations

Risk type & Primary climate-related risk driver

Acute physical

Cyclone, hurricane, typhoon

Primary potential financial impact

Increased capital expenditures

Company-specific description

Hurricanes and floods present a risk to our hotels located in certain regions, such as coastal Florida (where we own 12 properties and 5 golf courses), locations near the Gulf of Mexico (including Texas and New Orleans where we own 10 hotels) and Hawaii (where we own 4 properties). These hotels incur additional property insurance premiums, higher deductibles, capital costs and have significant increased risk of



property damage and potential business interruption due to hurricanes. Increasing hurricane risk in Florida is a major factor in the rising cost of insurance and making it more difficult to obtain insurance going forward.

There is no assurance that this insurance could fully fund the rebuilding or restoration of a hotel impacted by a hurricane, as well as reimburse the income lost as a result of the damage. For example, if a hurricane were to cause widespread damage to Florida/up the Atlantic Coast, claims from each of our hotels would be aggregated against the policy limit or sub-limit and likely could exceed the applicable limit or sub-limit. Other markets may experience prolonged variations in temperature or precipitation which may increase wildfire risk, limit access to the water needed to operate our hotels or significantly increase energy costs.

To help mitigate our exposure to physical climate risks, geographic diversification is a critical component of our investment strategy, ensuring not more than 10% of our portfolio Ebitda comes from any single market.

Time horizon

Short-term

Likelihood

Likely

Magnitude of impact

Medium

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

97,480,000

Potential financial impact figure – minimum (currency)

Potential financial impact figure – maximum (currency)

Explanation of financial impact figure

The estimated financial impact assumes the potential for an approximate 1% decrease in the 2022 net book value of Host's property and equipment assets due to business interruptions, supply chain interruptions, demand implications and/or repairs at our hotels, resulting from hurricanes and floods.

Even with Hurricane Ian in 2022 and Hurricanes Irma and Harvey in 2017, our six-year average hurricane loss is less than our potential financial impact figure.

Cost of response to risk

Description of response and explanation of cost calculation

Host's climate resilience strategy is anchored in preventive maintenance, continuous enhancements and thoughtful risk management—prioritizing resilience investments in markets where the greatest risks from hurricanes and flooding exist. Host has developed a strategic plan for each property in its portfolio, which is based on the analysis of regional physical risks, age and condition of each property. We also continue to improve resiliency by investing in stand-by emergency power generators and ensuring that critical equipment—including electrical switchgear, major mechanical equipment and telephone switches—is located above grade and above storm surge levels at coastal properties.

Our Risk Management team maintains crisis management and transition plans for extreme weather events, and all Host properties are required to develop emergency response procedures tailored to meet the specific risks associated with their geography and unique construction attributes.

In 2022, we began developing a climate risk program with Risk Management using asset-level climate risk analytics to assess vulnerable properties based on their locations against six climate perils including flood, wind, fire, heat, cold and water stress. The results of this analysis, will help guide our capex reinvestment and risk management strategies to better manage our exposure to acute physical in our portfolio. We conduct a formal review annually to determine our exposure to physical risk and engage in financial modelling based on historical storms to predict worst-case scenarios, which helps determine insurance needs and potential capital investments.

Host has invested nearly \$140 million over the past five years in hurricane-resistant windows and doors, facades and relocation of critical building systems, to increase asset resiliency against physical climate risk. In 2022, at The Ritz-Carlton, Naples, we used the recovery phase

after Hurricane Ian to implement significant new climate resiliency measures to withstand a 500-year severe weather event.

COST CALCULATION: Over the past five years, Host has invested nearly \$140 million in replacements and restorations to exterior walls, windows, roofs, doors and exteriors to further increase the resilience of our hotels in Florida, Louisiana, Hawaii and Texas from hurricane risks. The cost calculation represents resilience measures completed in 2022 to harden our assets and does not include hurricane recovery costs.

Comment

We believe that our approach to risk management has not reduced the risk's likelihood but are expected to significantly reduce this risk's potential impact to our properties over the next 1-3 years.

We also invest in insurance including deductible buy downs to reduce out of pocket exposure for damages to building, contents, landscaping and business interruption losses.

Identifier

Risk 6

Where in the value chain does the risk driver occur?

Direct operations

Risk type & Primary climate-related risk driver

Chronic physical

Sea level rise

Primary potential financial impact

Other, please specify

Reduced revenue from sales/output

Company-specific description



Over time, our coastal markets are expected to experience increases in storm intensity and rising sea levels, which may cause damage to our hotels. Specific impacts from rises in sea levels may include business interruptions, demand implications, property damage, beach erosion and supply chain implications. As a result, we could become subject to significant losses and/or repair costs that may or may not be fully covered by insurance potentially leading to a stranded asset.

Many of Host's properties are located in gateway cities and are within or near coastal areas in the United States, which could potentially be affected should sea levels rise dramatically. For example, we own 12 properties and five golf courses in Florida and four properties and two golf courses in Hawaii.

Time horizon

Long-term

Likelihood

Likely

Magnitude of impact

Medium

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

76,400,000

Potential financial impact figure – minimum (currency)

Potential financial impact figure – maximum (currency)

Explanation of financial impact figure

The estimated financial impact assumes the potential for an approximate 5% decrease in 2022 Comparable Hotel EBITDA of \$1.528B due to business interruptions, supply chain interruptions, demand implications and repairs resulting from sea level rises.

Cost of response to risk

97,828,678

Description of response and explanation of cost calculation

Host's Investment Committee considers risks associated with rising sea levels as part of the due diligence processes for acquisitions, with review and oversight from the Board of Directors. Host's Asset Management; Development, Design & Construction and Enterprise Analytics teams support these due diligence processes.

In 2022, we began developing a climate risk program with Risk Management using asset-level climate risk analytics to assess vulnerable properties based on their locations against six climate perils including flood, wind, fire, heat, cold and water stress. The results of this analysis, along with our internal historical experience and knowledge of our assets, and models from our insurance providers, will guide our acquisitions due diligence strategies to better manage our exposure to chronic physical risks in our portfolio.

For existing hotels in our consolidated portfolio, we continue to work in concert with our risk management and risk control teams to identify resiliency measures.

Host is the first hospitality company to have its emissions reduction target approved by the SBTi. Our 2025 emission reduction target has been re-approved by the SBTi at the 1.5-degree level of ambition. Host is the first hospitality company and among the first three real estate companies in North America to set emissions reduction targets in line with the 1.5-degree Celsius level of ambition. We've also enacted a \$100 internal price of carbon to inform future investments toward decarbonization. We also encourage and enable other real estate developers to proactively manage this risk by advancing research and innovation in collaboration with the Urban Land Institute and Fifth Wall (a venture capital firm focused on redefining how the world interacts with the built environment). Host is the only lodging REIT anchor partner at Fifth Wall and is an investor in their Climate Tech Fund.

COST CALCULATION: In 2022, we completed nearly \$100 million in sustainability, engineering and resilience projects that may help support our mitigation strategy against this potential risk.

Comment

C2.4

(C2.4) Have you identified any climate-related opportunities with the potential to have a substantive financial or strategic impact on your business?

Yes

C2.4a

(C2.4a) Provide details of opportunities identified with the potential to have a substantive financial or strategic impact on your business.

Identifier

Opp1

Where in the value chain does the opportunity occur?

Direct operations

Opportunity type

Resource efficiency

Primary climate-related opportunity driver

Move to more efficient buildings

Primary potential financial impact

Reduced indirect (operating) costs

Company-specific description



Equipment replacements with newer, more efficient technology can reduce energy consumption thereby generating an attractive internal rate of return on the incremental investment while significantly reducing greenhouse gas emissions. In 2022, 91% of our hotels—including all our properties located in the United States—participated in the ENERGY STAR® building energy rating program, which enables us to benchmark our progress, reduce operating costs and support our 2025 goal to reduce energy consumption per square foot by 25% from our 2008 baseline. Over the past five years, we have increased our portfolio ENERGY STAR rating by more than 16%.

Our targeted energy ROI projects—including plant improvement and LED retrofits—often generate cash-on-cash returns of 20% or more, and proven technologies yielding Internal Rates of Return (IRR) above 10% are still considered to be a good use of capital. From 2018-2022, Host has invested in over 620 sustainability projects representing nearly \$140 million generating 15-20% average cash-on-cash returns. The expected utility savings from our combined investments is over \$20 million annually in avoided costs.

Rebates are sometimes available within certain markets for installation of more efficient equipment or "clean" energy use, which help projects reach our investment return threshold. Over the past five years, we have proactively applied for and received over \$12 million in rebates to offset the costs of investments in energy efficiency and renewable energy projects. For Host, specific markets with the greatest rebate opportunities currently include Boston (where we own two hotels), California (where we own 13 hotels), Chicago (where we own three hotels), Denver (where we own three hotels), Hawaii (where we own four properties), New York City (where we own two hotels) and Washington D.C. (where we own five hotels).

Time horizon

Short-term

Likelihood

Likely

Magnitude of impact

Medium-low

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

30,560,000

Potential financial impact figure – minimum (currency)

Potential financial impact figure – maximum (currency)

Explanation of financial impact figure

We estimate an opportunity of approximately \$30.5 million annually, assuming a potential 2% increase in Comparable Hotel EBITDA (non-GAAP) of \$1.528 billion due to additional savings from completed emissions projects should the price of energy increase.

Cost to realize opportunity

53,161,000

Strategy to realize opportunity and explanation of cost calculation

In 2022, Host continued to implement the second phase of its Internet of Things (IoT) Energy Management pilot, where we are leveraging cloud-based building analytic tools that use AI and machine learning based on information gathered from our hotel's building management systems to monitor energy performance in real-time and help identify and validate new energy ROI projects. In the first phase, five hotels participated in commissioning pilots where hundreds of sensors were used to gather system-level data, which was used to reveal opportunities to optimize building performance. During the COVID-19 pandemic, Host's Enterprise Analytics team was able to utilize data from low occupancy hotels to perform an energy analysis benchmarking exercise to better understand the distinctions between fixed and variable consumption.

We continue to make significant investments in the refurbishment, replacement and retrofit of (1) energy efficient lighting and controls; (2) central plant equipment; (3) air handling and exhaust systems; (4) intelligent demand controls and variable speed drive technology; (5) guestroom energy management systems; (6) elevator and escalator equipment with micro-processor based controls with variable speed drive technology and regenerative drive motors; (7) roofing, window and door systems with higher insulation and reflective properties; and (8) building automation systems, including the replacement of pneumatic controls with more precise direct digital controls (DDC).

Host's portfolio-wide energy efficiency has benefited from the installation of intelligent demand side guestroom energy management systems.

Often with an attractive payback period, these systems are currently in place at over 80% of our consolidated portfolio. Since 2008, we have continued to identify innovative ways to maximize the efficiency of HVAC and central plant systems. For example, New York Marriott Downtown has recently installed a micro-turbine controller to enable more efficient production of electricity while harvesting waste heat. Inefficient steam absorption chillers have been replaced with staged electric stack chillers to manage and better respond to energy demands at the property.

COST CALCULATION: In 2022, we completed over \$50 million in emissions reduction projects that helped to increase energy efficiency in our portfolio.

Comment

Host conducts annual webinars with hotel operators' property engineering teams to provide resources, guidance and case studies on operational best practices to maximize returns on investments. These webinars help Host and operators to assess and prepare potential efficiency projects for budgetary approvals.

We have also invested in a real estate technology and climate venture capital funds to identify new emerging building technologies that have significant potential to reduce our hotels' energy consumption.

Identifier

Opp2

Where in the value chain does the opportunity occur?

Direct operations

Opportunity type

Energy source

Primary climate-related opportunity driver

Shift toward decentralized energy generation

Primary potential financial impact

Returns on investment in low-emission technology



Company-specific description

When our hotels consume energy from a decentralized generation source, it improves our ability to hedge against future increases in the price of energy. This also enables our managers to better control energy production with high precision and avoid unnecessary energy use through sophisticated controls that we invest in. Additionally, our hotels can increase their overall resiliency to respond better to physical risks associated with climate change and eliminate/minimize distribution losses between utility plants and our hotels thereby further reducing our carbon footprint.

Host's investments in decentralized energy sources include steam-to-gas conversions, co-generation plants and on-site solar photovoltaic systems. These systems generally have lower carbon emissions through enhanced equipment efficiency, sophisticated controls and monitoring technologies, and the elimination of losses over power transmission lines.

Within Host's consolidated portfolio, markets including California, Boston, Hawaii, New York and Washington D.C. have presented compelling environmental and business opportunities to invest in decentralized power generation systems with an attractive return on invested capital. These opportunities include the installation of steam-to-gas conversion systems, on-site solar photovoltaic systems and co-generation plants.

Time horizon

Medium-term

Likelihood

Likely

Magnitude of impact

Medium-high

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

130,808,391

Potential financial impact figure – minimum (currency)

Potential financial impact figure – maximum (currency)

Explanation of financial impact figure

We estimate a financial opportunity of approximately \$131 million, based on applying the estimated cost savings from Host's investments in decentralized energy generation as a factor of the capitalization rates for applicable properties.

Cost to realize opportunity

60,828,052

Strategy to realize opportunity and explanation of cost calculation

Host continues to invest in on-site solar photovoltaic (PV) systems to enable for decentralized renewable energy. In 2022, four solar projects were completed in Phoenix and Washington, D.C., and one solar PV project in Hawaii is scheduled to be completed in 2023. We are continuing to evaluate solar PV investments in Arizona, California, Colorado, Florida, Hawaii, Massachusetts and New Jersey.

Additional renewable energy investments in our portfolio include a 600-kilowatt solar PV system at The Phoenician, a Luxury Collection Resort, and solar thermal systems at properties including the Andaz Maui at Wailea Resort, Grand Hyatt Atlanta in Buckhead and Hyatt Regency Maui Resort and Spa.

Since 2015, we have invested over \$60 million in distributed energy systems, including co-generation, that increase resiliency and eliminate our reliance on less efficient district utilities. At the New York Marriott Marquis, we invested \$24 million in a 4.2-megawatt co-generation system with battery and thermal storage, which was significantly completed in 2022. The project leverages \$8.4 million in incentives and is projected to save \$2.6 million in annual utility costs at the property. This follows investments in two similar projects at the New York Marriott Downtown and The Logan in Philadelphia at a combined investment of \$4 million leading to annual savings of just over \$1 million. At the New York Marriott Marquis, we previously invested approximately \$12 million to install an on-site steam plant estimated to save approximately \$2.2 million in annual utility costs and reduce annual emissions by 5,790 metric tons.

To supplement our on-site renewable energy efforts, Host has also begun purchasing renewable energy credits (RECs). In 2022, Host purchased 67,582 RECs and made meaningful progress toward our renewable energy targets.



COST CALCULATION: Over the past seven years, Host has invested approximately \$60 million in solar photovoltaic systems and steam-to-gas conversion systems to enable decentralized energy generation. Please note that these investments costs were offset by nearly \$18 million in incentives and rebates.

Comment

In 2022, Host has also continued with our pilot project to use a \$100 internal price of carbon to help these investments in decentralized energy generation.

Identifier

Opp3

Where in the value chain does the opportunity occur?

Direct operations

Opportunity type

Products and services

Primary climate-related opportunity driver

Development and/or expansion of low emission goods and services

Primary potential financial impact

Other, please specify

Increased revenue through demand for lower emissions products and services

🗨 Increased revenue through demand for lower emissions products and services

Company-specific description

A growing number of our investors and specialized ESG research providers that serve the investment community are increasingly interested in receiving information regarding Host's Corporate Responsibility program and targets, including our efforts to support the transition to a low



carbon economy.

Host's leadership in developing and executing on a science-based target helped our company to be named to the Dow Jones Sustainability Index for the sixth consecutive year in 2022. Additionally, Host was included among the world's most sustainable companies in S&P's Global Sustainability Yearbook and named one of America's Most Responsible Companies by Newsweek.

During Host's 2022 outreach to investors representing approximately 75% of our outstanding shares, we observed strong interest in learning more about the development of Host's science-based target and low-carbon transition strategies. We expect investor interest in climate change to further accelerate in the post-pandemic world.

Lenders and bondholders are also increasingly interested in climate change and corporate responsibility practices as part of their evaluations for project financing and corporate credit instruments. Our management and governance of climate change risks and opportunities can positively impact our ability to maintain access to these large capital pools. In 2021, Host issued its third green bond offering, bringing the total capital raised to \$1.85 billion for sustainability-related and LEED-certified investments. The allocation of these proceeds has been used to increase the number of LEED certified properties in our portfolio, and execute on investments in energy efficiency, water efficiency and renewable energy. In 2022, Host developed a pipeline of 21 LEED projects across 19 hotels representing over \$600 million in renovation and redevelopment investments.

As regulatory bodies adopt more energy efficient codes and standards for building and equipment performance and an increasing number of states and local governments in the United States have adopted legislation requiring LEED certification for private developments, actions associated with compliance may increase demand at specific properties, particularly within the group and business travel segments.

Time horizon

Long-term

Likelihood

More likely than not

Magnitude of impact

Medium-high



Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

154,000,000

Potential financial impact figure – minimum (currency)

Potential financial impact figure – maximum (currency)

Explanation of financial impact figure

We estimate an opportunity of nearly \$1,549 million, assuming an approximately 1% increase in our December 31, 2022 total enterprise value, as a result of our programs to deliver on Host’s science-based target and broader corporate responsibility strategy over the long term.

Cost to realize opportunity

53,161,000

Strategy to realize opportunity and explanation of cost calculation

Host is the first hospitality organization to have its target verified by the Science Based Targets initiative. Our new 2025 target has been re-approved by the SBTi at the 1.5-degree Celsius level of ambition.

To support this target, Host has set a target to achieve 30% renewable energy consumption by 2025. From 2021-2025, Host’s renewable energy strategy is focused on utilizing a mix of on-site and offsite renewable energy sources. Our first phase of work toward achieving this target has been focused on on-site renewable energy generation. The second phase of our work will be to accelerate our purchases of renewable energy from utility providers. During 2022, Host purchased 67,582 RECs to continue making consequential progress toward our 2025 goal. For 2023, we plan to continue increasing procurement of electricity from renewable sources in alignment with our LEED certification strategy. Concurrently, we plan to expand the number of on-site solar PV systems within our consolidated portfolio. Two solar PV expansion projects in Hawaii are in construction, adding over 700 kW of installed solar PV capacity. We are also evaluating solar PV investments in seven states.



In 2022, Host has continued to apply a \$100 internal price of carbon to help inform investment decisions in energy efficiency technologies and low carbon energy sources. The internal price of carbon will help to support our long-term decarbonization plans and engagement with third-party hotel operators on sustainability initiatives.

We actively select and partner with suppliers such as Interface and Milliken that are committed to leading the path toward a low carbon, circular economy. Host also specifies and purchases EPA ENERGY STAR® qualified appliances and electronics; and ships most furniture, fixtures and equipment via EPA's SmartWay® transportation partnership.

We also recognize the importance of protecting forests, which are under threat and critical to addressing climate change due to their role in storing and capturing greenhouse gas emissions and regulating Earth's climate. In 2022, Host continued to partner with our largest furniture suppliers to increase our procurement of products that either have Forest Stewardship Council (FSC) certification or align with leading certification frameworks.

COST CALCULATIONS: In 2022, we completed over \$50 million in emissions reduction projects that have helped to support our science-based target.

Comment

We believe that our ongoing strategy and investments have increased the likelihood and potential magnitude that this opportunity will be realized.

Identifier

Opp4

Where in the value chain does the opportunity occur?

Downstream

Opportunity type

Products and services

Primary climate-related opportunity driver

Shift in consumer preferences

Primary potential financial impact

Other, please specify

Better competitive position to reflect shifting consumer preferences, resulting in increased revenues

Company-specific description

Host hotel managers have the opportunity to provide an additional differentiator for our hotels by offering sustainable lodging and meeting services, as evidenced by the receipt of green building certifications, including LEED, Green Key and Green Seal, and featuring leading-edge sustainability practices as part of the guest experience. For example, Host currently owns eight Westin brand hotels, which have embraced biophilic design principles as part of the company's brand standards. We are incorporating these brand standards to enhance the wellness experience into current and upcoming renewals and renovations.

Interest in sustainability characteristics and certifications is increasing in the hospitality space, particularly within the business travel segment. In response, hotel managers have enhanced their environmental reporting platforms, which includes Hilton's award-winning and ISO 14001 certified LightStay platform, to proactively provide data and information for business travel segment requests for proposals and information (RFPs and RFIs). Host actively supports our hotel managers so that they can respond to these requests and enables our properties to be leading venues for green meetings and conferences in the United States. Among the government travel and events segments at our hotels, we are also seeing increased guest interest in sustainability. It has become commonplace for meeting planners to request energy, water and waste data within their procurement processes for group meetings and to consider individual hotel performance in their award.

Time horizon

Short-term

Likelihood

More likely than not

Magnitude of impact

Medium

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

49,070,000

Potential financial impact figure – minimum (currency)

Potential financial impact figure – maximum (currency)

Explanation of financial impact figure

The estimated financial impact from this opportunity assumes the potential for an approximate 1% increase in 2022 revenue attributable to climate change and sustainability attributes and efforts at the hotels within our consolidated portfolio.

Cost to realize opportunity

3,940,000

Strategy to realize opportunity and explanation of cost calculation

We strive to own iconic properties that are at the forefront of leading-edge sustainability practices in travel and tourism. We continued to lower our cost of capital on approximately \$4.3 billion of sustainable financing, further demonstrating our sustainability leadership and commitment to accelerate environmental investments. In January 2023, we closed on the refinancing of our \$2.5 billion credit facility, with no increase in pricing, linking two-way pricing incentives to increasing renewable energy and hotels with LEED certification. Since 2019, we have issued over \$1.8 billion in green bonds with nearly \$1.5 billion allocated to the acquisitions of LEED certified properties and projects that have achieved certification through our LEED program for existing hotels.

Host now owns 10 LEED certified properties, including three LEED Gold EBOM certified properties, and has 21 additional LEED approved projects in the pipeline. Grand Hyatt Atlanta in Buckhead and Grand Hyatt San Francisco have also received 5 Keys, which is the highest level of certification within the Green Key Eco-Rating Program.

In our role as an owner, we support the adoption of electric vehicles (EVs). In 2022, Host continued our engagement with EV charging manufacturers to expand our EV charging footprint and upgrade existing chargers. As of 2022, we have installed nearly 150 EV chargers across 37 of our properties and intend to significantly increase this number going forward.



At our General Managers (GM) Meeting, we present an Environmental Stewardship Award to promote and recognize best practices among our managers. The recipient in 2022 was the JW Marriott, Washington, D.C., which demonstrated sustainability leadership through property-driven initiatives and clear commitment from top management, resulting in multiple awards and recognition, including LEED Gold EBOM certification and the U.S. Department of Energy Superior Energy Performance Platinum recertification. We are also partnering with brands and independent operators to eliminate single use plastics and accelerate initiatives to serve food that is locally, sustainably and/or regeneratively sourced.

COST CALCULATION: During 2022, we estimated \$3.94 million, which is 2% of \$197 million on renewal and replacement projects, to help capitalize on this opportunity. We also invest in professional services from architects, designers, engineers and procurement firms to support major renovation and new development projects.

Comment

We believe that our ongoing strategy to realize this opportunity has increased both the likelihood and potential magnitude of this opportunity over the next 2-5 years.

Please note, that for Host, our “customers” (the guests staying in our hotels and using our hotel amenities, and the meeting and event planners that purchase hotel rooms and services) are indirect to our organization. Our third-party managers, including Marriott, Hyatt, Hilton, Accor and Four Seasons, directly engage with these customers.

C3. Business Strategy

C3.1

(C3.1) Does your organization’s strategy include a climate transition plan that aligns with a 1.5°C world?

Row 1

Climate transition plan

Yes, we have a climate transition plan which aligns with a 1.5°C world



Publicly available climate transition plan

Yes

Mechanism by which feedback is collected from shareholders on your climate transition plan

We have a different feedback mechanism in place

Description of feedback mechanism

While our transition plan is not voted on, it is discussed in our Annual General Meetings by our senior executives and is further discussed during our annual off-season engagement with our largest investors.

Frequency of feedback collection

Annually

Attach any relevant documents which detail your climate transition plan (optional)

Please refer to Host’s 2025 emission reduction target set in 2020 that is verified by SBTi at the 1.5C ambition level. This is available on pages 26, 73 of our most recent Corporate Responsibility Report (attached). This plan will be aligned with our priorities to date, which have included continuing to increase the number of LEED-certified properties in our consolidated portfolio and decarbonizing buildings through improving energy efficiency and increasing renewable energy procurement at our hotels.

 2022 CR Report.pdf

C3.2

(C3.2) Does your organization use climate-related scenario analysis to inform its strategy?

	Use of climate-related scenario analysis to inform strategy
Row 1	Yes, qualitative and quantitative

C3.2a

(C3.2a) Provide details of your organization’s use of climate-related scenario analysis.



Climate-related scenario	Scenario analysis coverage	Temperature alignment of scenario	Parameters, assumptions, analytical choices
Transition scenarios IEA B2DS	Company-wide		<p>IDENTIFICATION OF SCENARIOS: Host has evaluated macro-level impacts to our business based on a 2-degree scenario (where companies and governments transition to a low carbon economy) and 4-degree scenario (where “business as usual” persists). We also have evaluated the potential micro-level impacts for Host based on whether we are perceived as a “low-carbon” or “high-carbon” company. Additionally, we have modelled Host’s emission reduction pathway to reach alignment with a more aggressive 1.5-degree scenario.</p> <p>PARAMETERS, INPUTS, ASSUMPTIONS AND ANALYTICAL CHOICES: The primary inputs used in our qualitative scenarios were based on the TCFD physical and transition risk categories. Within the 2-degree scenario, we assumed that transition risks would be more pronounced. Within the 4-degree scenario, we assumed the physical risks would be more pronounced. However, we assumed that increased frequency and intensity of physical risks related to extreme weather events would still exist in a 2-degree scenario but be less severe. A key parameter within our assessment of a 4-degree scenario was the adaptation capacity of government, businesses and society.</p> <p>For Host’s qualitative scenario analysis, we used the absolute contraction approach at the 1.5-degree level of ambition. We also considered the Sectoral Decarbonization Approach trajectory of growth and the scenarios presented in the International Energy Agency projecting energy rise in service buildings of 26% and 77% in Organization for Economic Co-operation and Development (OECD) countries and non-OECD countries, respectively. We then modelled Host’s emissions reduction pathway based on projections that square footage in our emissions boundary (the denominator) for our intensity target will be lower from base year 2008 to 2025. Host’s 2022 portfolio square footage was less than that of the 2008 baseline, and we estimated conservative growth in portfolio size going forward. We maintained an intensity-based target as it most closely aligned with our business objectives and understanding among our stakeholders, and can be re-evaluated should significant changes in boundary occur through 2050. The boundary for both qualitative and quantitative scenarios analysis included our entire consolidated</p>



		<p>portfolio and its value chain. The time horizon used in the analysis extended to the year 2050.</p>
<p>Physical climate scenarios RCP 2.6</p>	<p>Company-wide</p>	<p>IDENTIFICATION OF SCENARIOS: Host has evaluated macro-level impacts to our business based on a 2-degree scenario (where companies and governments transition to a low carbon economy) and 4-degree scenario (where “business as usual” persists). We also have evaluated the potential micro-level impacts for Host based on whether we are perceived as a “low-carbon” or “high-carbon” company. Additionally, we have modelled Host’s emission reduction pathway to reach alignment with a more aggressive 1.5-degree scenario. In 2022, Host also engaged a climate risk analytics provider to assess climate risk at the asset level under several climate scenarios including RCP 2.6.</p> <p>PARAMETERS, INPUTS, ASSUMPTIONS AND ANALYTICAL CHOICES: The primary inputs used in our qualitative scenarios were based on the TCFD physical and transition risk categories. Within the 2-degree scenario, we assumed that transition risks would be more pronounced and within the 4-degree scenario, we assumed the physical risks would be. However, we assumed that increased frequency and intensity of physical risks related to extreme weather events would still exist in a 2-degree scenario but be less severe. A key parameter within our assessment of a 4-degree scenario was the adaptation capacity of government, businesses and society.</p> <p>For Host’s qualitative scenario analysis, we used the absolute contraction approach at the 1.5-degree level of ambition. We also considered the Sectoral Decarbonization Approach trajectory of growth and the scenarios presented in the International Energy Agency projecting energy rise in service buildings of 26% and 77% in Organization for Economic Co-operation and Development (OECD) countries and non-OECD countries, respectively. The boundary for both qualitative and quantitative scenarios analysis included our entire consolidated portfolio and its value chain. The time horizon used in the analysis extended to the year 2050.</p> <p>For the asset level climate risk analysis, the initial assessment was based on property location and leading climate risk models to identify vulnerable locations against seven climate perils including Flood, Wind, Fire, Hail, Extreme Heat, Extreme Cold and Water Stress in the RCP 2.6 scenario. Properties were ranked by their risk exposure and change in risk exposure over time through 2100. The results of</p>



			<p>this analysis will help guide strategies to integrate climate risk as a consideration in our capex reinvestment, risk management, and portfolio strategy.</p>
Physical climate scenarios RCP 8.5	Company-wide		<p>IDENTIFICATION OF SCENARIOS: Host has evaluated macro-level impacts to our business based on a 2-degree scenario (where companies and governments transition to a low carbon economy) and 4-degree scenario (where “business as usual” persists). We also have evaluated the potential micro-level impacts for Host based on whether we are perceived as a “low-carbon” or “high-carbon” company. Additionally, we have modelled Host’s emission reduction pathway to reach alignment with a more aggressive 1.5-degree scenario. In 2022, Host also engaged a climate risk analytics provider to assess climate risk at the asset level under several climate scenarios including RCP 8.5.</p> <p>PARAMETERS, INPUTS, ASSUMPTIONS AND ANALYTICAL CHOICES: The primary inputs used in our qualitative scenarios were based on the TCFD physical and transition risk categories. Within the 2-degree scenario, we assumed that transition risks would be more pronounced and within the 4-degree scenario, we assumed the physical risks would be. However, we assumed that increased frequency and intensity of physical risks related to extreme weather events would still exist in a 2-degree scenario but be less severe. A key parameter within our assessment of a 4-degree scenario was the adaptation capacity of government, businesses and society.</p> <p>For Host’s qualitative scenario analysis, we used the absolute contraction approach at the 1.5-degree level of ambition. We also considered the Sectoral Decarbonization Approach trajectory of growth and the scenarios presented in the International Energy Agency projecting energy rise in service buildings of 26% and 77% in Organization for Economic Co-operation and Development (OECD) countries and non-OECD countries, respectively. The boundary for both qualitative and quantitative scenarios analysis included our entire consolidated portfolio and its value chain. The time horizon used in the analysis extended to the year 2050.</p> <p>For the asset level climate risk analysis, the initial assessment was based on property location and leading climate risk models to identify vulnerable locations against seven climate perils including Flood, Wind, Fire, Hail, Extreme Heat, Extreme Cold and Water Stress in the RCP 8.5 scenario. Properties</p>



			<p>were ranked by their risk exposure and change in risk exposure over time through 2100. The results of this analysis will help guide strategies to integrate climate risk as a consideration in our capex reinvestment, risk management, and portfolio strategy.</p>
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C3.2b

(C3.2b) Provide details of the focal questions your organization seeks to address by using climate-related scenario analysis, and summarize the results with respect to these questions.

Row 1

Focal questions

What types of investments are needed to decarbonize and build resiliency across our portfolio?

Results of the climate-related scenario analysis with respect to the focal questions

INFLUENCE ON STRATEGY AND FINANCIAL PLANNING: Host seeks to align with capital investment decisions that support the key findings from our climate risk scenario analyses. The quantitative scenario analysis has informed the development of Host’s third-generation environmental targets to reduce greenhouse gas emissions intensity by 55% from 2008-2025 and to achieve 30% renewable electricity consumption by 2025. Additionally, we consider qualitative scenarios to prioritize specific markets and types of investments to decarbonize our portfolio. For example, we actively invested in resiliency measures in Texas and Florida; water efficiency measures in California and Georgia; and decentralized energy generation in New York and Hawaii.

We also monitor and report on our progress against our environmental targets internally throughout the year. On an annual basis, we review our progress against the science-based target with our CEO. The results of the scenario analysis have impacted our long-term strategy toward decarbonization. In 2022, we reached 12% of portfolio-wide electricity consumption from renewable sources through green power purchases. Concurrently, we plan to expand the number of on-site solar PV systems within our consolidated portfolio. A new solar PV expansion project in Hawaii has been approved. We are also evaluating solar PV investments in California, Florida, Hawaii, Massachusetts and New Jersey.

C3.3

(C3.3) Describe where and how climate-related risks and opportunities have influenced your strategy.

	Have climate-related risks and opportunities influenced your strategy in this area?	Description of influence
Products and services	Yes	<p>Risks associated with product and services (i.e., our hotels with guest rooms, meeting and event spaces, restaurants, spas and other features and amenities) included (1) changing consumer behavior, (2) emerging and current regulations, (3) uncertainty in market signals, (4) extreme weather events, (5) rises in temperatures and (6) rises in sea levels.</p> <p>These risks have been integrated into our business strategy and planning process through our (1) establishment of 2025 Host’s environmental goals, which includes a science-based target, (2) investments to increase the efficiency and resiliency of our consolidated portfolio and (3) active engagement with brands and independent operators that manage our properties. These brands include Marriott, Hyatt, Hilton, Accor and Four Seasons – each company has its own robust sustainability commitments and programs that align with Host’s objectives as an owner and our corporate responsibility strategy. For example, Marriott has set goals to increase the number of its LEED-certified hotels, percentage of renewable energy used at hotels and a commitment to set a science-based target and achieve net zero by 2050. Hilton was also the first major brand operator to have its science-based target approved by the Science-Based Targets initiative (SBTi) and has also disclosed their aspiration to become net zero. Similarly, Accor has committed to a short and long term 1.5°C emissions reduction goal, and is aiming to reduce Scope 1 and 2 emissions by almost 50% by 2050.</p> <p>We view some of these risks, particularly those related to changing consumer behavior and climate change resilience, as opportunities to obtain competitive advantages in key markets. We manage these opportunities through engagement with the brands and independent operators, and take a proactive approach to preventive maintenance, risk management. In addition, we have significantly increased the number of existing hotels pursuing LEED certification and other green building standards.</p>



		<p>The potential magnitude of these risks was estimated at 1-5% of 2022 Comparable Hotel EBITDA (non-GAAP). The potential magnitude of these opportunities was estimated at 5-10% of 2022 Comparable Hotel EBITDA (non-GAAP) over a longer time horizon.</p>
<p>Supply chain and/or value chain</p>	<p>Yes</p>	<p>Risks associated with our supply chain include changes in the cost of energy, fuel and commodities as well as uncertainty in market signals associated with climate change. (Risks associated with our value chain are described in the “Products and Services” row above.)</p> <p>Opportunities associated with our supply chain include investments in energy and water efficiency technologies and decentralized energy generation, including renewable energy.</p> <p>To manage both these risks and opportunities, Host has prioritized environmental stewardship in our corporate responsibility strategy, which is centered around the concept of responsible investment with a focus on (1) investing in proven sustainable practices, (2) proactively monitoring and reporting energy performance across our portfolio and (3) establishing long-term capital investment plans for all our assets.</p> <p>In 2022, Host continued to implement the second phase of its Internet of Things Energy Management pilot, where we are leveraging cloud-based building analytic tools that use algorithms and machine learning based on information gathered from our hotel’s building management systems to monitor energy performance in real-time and help identify and validate new energy ROI projects. During the first phase, five hotels have participated in commissioning pilots where hundreds of sensors are being used to gather system-level data, which is used to reveal opportunities to optimize building performance.</p> <p>We also utilized our Supplier Excellence Survey to deepen our engagement on both climate-related risks and opportunities and to inform procurement decisions and selection criteria for Strategic Suppliers. For example, the Supplier Excellence Survey has enabled us to receive baseline data on important metrics, including the percentage of our suppliers with environmental targets and management systems, and those with the ability to offer products with sustainability certifications.</p>



		The potential magnitude of these risks and opportunities is currently estimated at 2% of Comparable Hotel EBITDA (non-GAAP) over the next 3-6 years.
Investment in R&D	Yes	Host invested in Fifth Wall's Climate Tech Fund. Fifth Wall is a venture capital firm focused on sustainable technology for the built world and the climate tech fund finances the maturation of sustainable and efficient technologies, specifically designed to be used in hotels and other buildings. Host intends to work with its hotel managers to implement these technologies into our properties when appropriate. A few companies in the fund are Aurora, Blend (NYSE: BLND), Doma (NYSE: DOMA), Hippo (NYSE: HIPO), OpenDoor (NASDAQ: OPEN), SmartRent (NYSE: SMRT).
Operations	Yes	<p>As an owner that does not operate our hotels, climate-related risks and opportunities are more applicable to the indirect operations of the leading brands, such as Marriott, Hyatt, Hilton, Accor and Four Seasons, and independent operators, that receive management fees from Host based on the revenues and profitability of the hotels.</p> <p>Host's asset managers conduct on-site full business reviews at our consolidated hotels to address risks and opportunities associated with changing consumer behavior, and environmental resilience and efficiency. Full business reviews are supported by monthly review calls with each hotel's general manager and other leadership members. Additionally, Host works with brands and independent operators to establish budgets and monitor the environmental and financial performance at each hotel.</p> <p>Risks associated with Host's direct operations include our (1) reputation among current and prospective employees, investors, and banks and (2) physical risks from snow, ice, storms and climate-related health events that may prevent employees from commuting to our corporate offices. We view our reputation among current and prospective employees on climate-related issues as an opportunity to attract and retain talent more than a risk. Host also maintains a passionate, dedicated Green Team that engages employees on environmental stewardship. For example, Host's Green Team celebrates Earth Day annually and provides employees with educational resources to incorporate sustainability into the workplace and their personal lives. Since 2010, Host's energy consumption at corporate headquarters</p>



		<p>per square foot has decreased by more than 20%. Additionally, Host’s corporate headquarters is LEED Gold certified with close, convenient access to public transportation for employees and visitors.</p> <p>We also value our reputation among the financial institutions we partner with, including investors and banks, and see climate-related issues as an opportunity to lower our cost of capital for ESG debt instruments. Host is the only lodging REIT to issue green bonds, three of which have been issued over the last four years. The allocation of these proceeds has been used to increase the number of LEED certified properties in our portfolio. As part of these LEED-aligned projects we also execute on investments in energy efficiency, water efficiency and renewable energy.</p>
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C3.4

(C3.4) Describe where and how climate-related risks and opportunities have influenced your financial planning.

	Financial planning elements that have been influenced	Description of influence
Row 1	Revenues Direct costs Indirect costs Capital expenditures Capital allocation Acquisitions and divestments Access to capital	<p>REVENUE: We pursue LEED certifications and incorporate green building best practices in our major renovation and value enhancement development projects. Host now initiates gap assessments to determine whether it’s feasible to pursue LEED certification for rooms, public space, meeting space and ballroom renovations for projects with budgets of \$10 million and above. For example, in 2022 Host received LEED certification at two hotels following major renovations and at one new ground-up development. We expect to achieve up to five LEED certifications in 2023.</p> <p>We also proactively invest in resiliency measures (including investing in business interruption insurance). For example, all four of our hotels in Houston were able to remain operational and available to first responders and displaced residents following Hurricane Harvey. By comparison, some non-Host owned hotels in Texas did not reopen for several months following the hurricane.</p> <p>DIRECT & INDIRECT COSTS: We enter into forward purchase agreements in deregulated markets to hedge against fuel and energy cost increases and invest in capital expenditures to increase the energy efficiency within our portfolio. Over</p>



	<p>the past five years, we have completed over 620 projects with sustainability attributes. In 2022, energy consumption per square foot was 19% below our 2008 baseline due in part to reduced occupancy and meeting space utilization as the pandemic recovery continues. Prior to the pandemic, energy consumption per square foot had decreased by 14% from our 2008 baseline.</p> <p>CAPITAL EXPENDITURES & ALLOCATION: We invest in targeted energy ROI projects and other capital expenditures wherein emissions reduction opportunities are identified. Our recently completed energy ROI projects have achieved a high-teens average cash-on-cash return. In 2022, we completed over \$20 million in capital expenditures on completed energy efficiency and emissions reduction projects.</p> <p>ACQUISITIONS & DIVESTMENTS: Physical climate risks are considered within the due diligence process by our Investments team with support from our Development, Design & Construction team and review and oversight from executive leadership and the Board of Directors. Prior to the acquisition of assets located in areas with elevated physical risks, we evaluate the condition, location and overall resilience of the hotel, along with the physical location of critical infrastructure and systems. In 2021, Host did not pursue three acquisition opportunities in Florida and New Orleans due to increased exposure to physical risks. We acquired Baker’s Cay Resort Key Largo, Curio Collection following a \$63 million reconstruction with substantial improvements to the building envelope including hurricane-rated windows and doors and a new roof. In 2019, Host acquired the 1 Hotel South Beach after determining the potential risks related to sea level rise were mitigated based on its base elevation and distance from the mean high-water line. We also reviewed historical storm losses, expected loss estimates and recently implemented resiliency measures for the roof and windows.</p> <p>ACCESS TO CAPITAL: We invest significant time and resources in our ESG strategy and annual disclosures. We actively engage with investors on Host’s climate and broader corporate responsibility strategies. For example, in 2022, our ESG-focused outreach to investors represented approximately 75% of our outstanding shares and we held conversations with 14 investors, representing approximately 53% of our stockholder base.</p> <p>In 2021, Host issued its third green bond offering, bringing the total capital raised to \$1.85 billion for sustainability-related and LEED-certified investments. Host is the only lodging REIT to issue green bonds. The allocation of these proceeds has been used to increase the number of LEED certified properties in our portfolio, and execute on investments in energy efficiency, water efficiency and renewable energy. In 2022, Host developed a pipeline of 21 LEED projects across 19</p>
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		hotels representing over \$600 million in renovation and redevelopment investments. TIME HORIZONS: 1-10 years for all financial planning elements.
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C3.5

(C3.5) In your organization’s financial accounting, do you identify spending/revenue that is aligned with your organization’s climate transition?

	Identification of spending/revenue that is aligned with your organization’s climate transition
Row 1	Yes, we identify alignment with our climate transition plan

C3.5a

(C3.5a) Quantify the percentage share of your spending/revenue that is aligned with your organization’s climate transition.

Financial Metric

CAPEX

Type of alignment being reported for this financial metric

Alignment with our climate transition plan

Taxonomy under which information is being reported

Objective under which alignment is being reported

Amount of selected financial metric that is aligned in the reporting year (unit currency as selected in C0.4)

53,161,000

Percentage share of selected financial metric aligned in the reporting year (%)

10.55

Percentage share of selected financial metric planned to align in 2025 (%)

5.57

Percentage share of selected financial metric planned to align in 2030 (%)

5.57

Describe the methodology used to identify spending/revenue that is aligned

We track CAPEX engineering projects with sustainability attributes and energy and water saving return on investment (ROI) investments through internal project management and documentation systems. These platforms allow us to report on the total spend and expected impact of our sustainability investments.

C4. Targets and performance

C4.1

(C4.1) Did you have an emissions target that was active in the reporting year?

Intensity target

C4.1b

(C4.1b) Provide details of your emissions intensity target(s) and progress made against those target(s).

Target reference number

Int 1

Is this a science-based target?

Yes, and this target has been approved by the Science Based Targets initiative

Target ambition

1.5°C aligned

Year target was set

2020

Target coverage

Company-wide

Scope(s)

Scope 1

Scope 2

Scope 2 accounting method

Market-based

Scope 3 category(ies)

Intensity metric

Metric tons CO₂e per square foot

Base year

2008

Intensity figure in base year for Scope 1 (metric tons CO₂e per unit of activity)

0.00223

Intensity figure in base year for Scope 2 (metric tons CO₂e per unit of activity)

0.00955



Intensity figure in base year for Scope 3, Category 1: Purchased goods and services (metric tons CO₂e per unit of activity)

Intensity figure in base year for Scope 3, Category 2: Capital goods (metric tons CO₂e per unit of activity)

Intensity figure in base year for Scope 3, Category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2) (metric tons CO₂e per unit of activity)

Intensity figure in base year for Scope 3, Category 4: Upstream transportation and distribution (metric tons CO₂e per unit of activity)

Intensity figure in base year for Scope 3, Category 5: Waste generated in operations (metric tons CO₂e per unit of activity)

Intensity figure in base year for Scope 3, Category 6: Business travel (metric tons CO₂e per unit of activity)

Intensity figure in base year for Scope 3, Category 7: Employee commuting (metric tons CO₂e per unit of activity)

Intensity figure in base year for Scope 3, Category 8: Upstream leased assets (metric tons CO₂e per unit of activity)

Intensity figure in base year for Scope 3, Category 9: Downstream transportation and distribution (metric tons CO₂e per unit of activity)

Intensity figure in base year for Scope 3, Category 10: Processing of sold products (metric tons CO₂e per unit of activity)



Intensity figure in base year for Scope 3, Category 11: Use of sold products (metric tons CO2e per unit of activity)

Intensity figure in base year for Scope 3, Category 12: End-of-life treatment of sold products (metric tons CO2e per unit of activity)

Intensity figure in base year for Scope 3, Category 13: Downstream leased assets (metric tons CO2e per unit of activity)

Intensity figure in base year for Scope 3, Category 14: Franchises (metric tons CO2e per unit of activity)

Intensity figure in base year for Scope 3, Category 15: Investments (metric tons CO2e per unit of activity)

Intensity figure in base year for Scope 3, Other (upstream) (metric tons CO2e per unit of activity)

Intensity figure in base year for Scope 3, Other (downstream) (metric tons CO2e per unit of activity)

Intensity figure in base year for total Scope 3 (metric tons CO2e per unit of activity)

Intensity figure in base year for all selected Scopes (metric tons CO2e per unit of activity)

0.01178

% of total base year emissions in Scope 1 covered by this Scope 1 intensity figure

100

% of total base year emissions in Scope 2 covered by this Scope 2 intensity figure

100



% of total base year emissions in Scope 3, Category 1: Purchased goods and services covered by this Scope 3, Category 1: Purchased goods and services intensity figure

% of total base year emissions in Scope 3, Category 2: Capital goods covered by this Scope 3, Category 2: Capital goods intensity figure

% of total base year emissions in Scope 3, Category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2) covered by this Scope 3, Category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2) intensity figure

% of total base year emissions in Scope 3, Category 4: Upstream transportation and distribution covered by this Scope 3, Category 4: Upstream transportation and distribution intensity figure

% of total base year emissions in Scope 3, Category 5: Waste generated in operations covered by this Scope 3, Category 5: Waste generated in operations intensity figure

% of total base year emissions in Scope 3, Category 6: Business travel covered by this Scope 3, Category 6: Business travel intensity figure

% of total base year emissions in Scope 3, Category 7: Employee commuting covered by this Scope 3, Category 7: Employee commuting intensity figure

% of total base year emissions in Scope 3, Category 8: Upstream leased assets covered by this Scope 3, Category 8: Upstream leased assets intensity figure

% of total base year emissions in Scope 3, Category 9: Downstream transportation and distribution covered by this Scope 3, Category 9: Downstream transportation and distribution intensity figure

% of total base year emissions in Scope 3, Category 10: Processing of sold products covered by this Scope 3, Category 10: Processing of sold products intensity figure

% of total base year emissions in Scope 3, Category 11: Use of sold products covered by this Scope 3, Category 11: Use of sold products intensity figure

% of total base year emissions in Scope 3, Category 12: End-of-life treatment of sold products covered by this Scope 3, Category 12: End-of-life treatment of sold products intensity figure

% of total base year emissions in Scope 3, Category 13: Downstream leased assets covered by this Scope 3, Category 13: Downstream leased assets intensity figure

% of total base year emissions in Scope 3, Category 14: Franchises covered by this Scope 3, Category 14: Franchises intensity figure

% of total base year emissions in Scope 3, Category 15: Investments covered by this Scope 3, Category 15: Investments intensity figure

% of total base year emissions in Scope 3, Other (upstream) covered by this Scope 3, Other (upstream) intensity figure

% of total base year emissions in Scope 3, Other (downstream) covered by this Scope 3, Other (downstream) intensity figure



% of total base year emissions in Scope 3 (in all Scope 3 categories) covered by this total Scope 3 intensity figure

% of total base year emissions in all selected Scopes covered by this intensity figure

100

Target year

2025

Targeted reduction from base year (%)

55

Intensity figure in target year for all selected Scopes (metric tons CO₂e per unit of activity) [auto-calculated]

0.005301

% change anticipated in absolute Scope 1+2 emissions

-55

% change anticipated in absolute Scope 3 emissions

Intensity figure in reporting year for Scope 1 (metric tons CO₂e per unit of activity)

0.001898

Intensity figure in reporting year for Scope 2 (metric tons CO₂e per unit of activity)

0.004647

Intensity figure in reporting year for Scope 3, Category 1: Purchased goods and services (metric tons CO₂e per unit of activity)

Intensity figure in reporting year for Scope 3, Category 2: Capital goods (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2) (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Category 4: Upstream transportation and distribution (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Category 5: Waste generated in operations (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Category 6: Business travel (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Category 7: Employee commuting (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Category 8: Upstream leased assets (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Category 9: Downstream transportation and distribution (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Category 10: Processing of sold products (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Category 11: Use of sold products (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Category 12: End-of-life treatment of sold products (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Category 13: Downstream leased assets (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Category 14: Franchises (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Category 15: Investments (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Other (upstream) (metric tons CO2e per unit of activity)

Intensity figure in reporting year for Scope 3, Other (downstream) (metric tons CO2e per unit of activity)

Intensity figure in reporting year for total Scope 3 (metric tons CO2e per unit of activity)

Intensity figure in reporting year for all selected Scopes (metric tons CO2e per unit of activity)

0.006545

Does this target cover any land-related emissions?

No, it does not cover any land-related emissions (e.g. non-FLAG SBT)

% of target achieved relative to base year [auto-calculated]

80.7995060966

Target status in reporting year

Underway

Please explain target coverage and identify any exclusions

Our 2025 emissions target covers our entire consolidated portfolio of hotels owned by Host.

Plan for achieving target, and progress made to the end of the reporting year

Since our 2008 baseline year, we have focused on improving energy efficiency within our hotels and resorts. We will continue to identify additional energy efficiency initiatives but also increase renewable electricity consumption to support Host's 2025 science-based GHG emissions target verified by SBTi. We also engage with our hotel managers, which include Marriott, Hyatt, Hilton, Accor and Four Seasons, in the principal climate change strategies of increasing operational efficiencies. Our efforts help the managers achieve their own energy, water and carbon reduction targets. Additionally, we incentivize achievement of our emissions reduction target through our management fees which are tied to profitability at hotels. Progress made: 50%

List the emissions reduction initiatives which contributed most to achieving this target

C4.2

(C4.2) Did you have any other climate-related targets that were active in the reporting year?

Target(s) to increase low-carbon energy consumption or production

Other climate-related target(s)

C4.2a

(C4.2a) Provide details of your target(s) to increase low-carbon energy consumption or production.

Target reference number

Low 1

Year target was set

2018

Target coverage

Company-wide

Target type: energy carrier

Electricity

Target type: activity

Consumption

Target type: energy source

Renewable energy source(s) only

Base year

2016

Consumption or production of selected energy carrier in base year (MWh)

3,159

% share of low-carbon or renewable energy in base year

0.3

Target year

2025

% share of low-carbon or renewable energy in target year

30

% share of low-carbon or renewable energy in reporting year

12

% of target achieved relative to base year [auto-calculated]

39.3939393939

Target status in reporting year

Underway

Is this target part of an emissions target?

This target supports the continuation progress to meet Host's science-based emission reduction targets to reduce 2025 emissions per square foot by 55% from our 2008 baseline.

Is this target part of an overarching initiative?

Science Based Targets initiative

Please explain target coverage and identify any exclusions

Our 2025 renewable energy target covers our entire consolidated portfolio of hotels owned by Host.

Plan for achieving target, and progress made to the end of the reporting year

Our first phase of work toward achieving this target has been focused on on-site renewable energy generation. Host has now installed over two megawatts of on-site solar photovoltaic (PV) systems at the Andaz Maui at Wailea Resort in Hawaii, Fairmont Kea Lani, Maui and Hyatt Regency Maui Resort and Spa. The second and most impactful phase of our work to reach 30% renewable electricity consumption will be accelerating our purchases of renewable energy credits (RECs) from utility providers. In aim of reaching this goal we purchased 67,582 RECs in 2022 and plan increase procurement of renewable energy to at least 17% by 2023. Concurrently, we plan to expand the number of on-site solar PV systems within our consolidated portfolio. We are evaluating solar PV investments in Arizona, California, Colorado, Florida, Hawaii, Massachusetts and New Jersey. Additional renewable energy investments in our portfolio include a 600-kilowatt solar PV system at The Phoenician, a Luxury Collection Resort, and solar thermal systems at properties including the Manchester Grand Hyatt San Diego and Grand Hyatt Atlanta in Buckhead. In 2022 we completed construction on solar installations at the AC Hotel Scottsdale North, Hyatt Regency Washington on Capitol Hill, JW Marriot Washington D.C., and The Westin Georgetown, Washington D.C.

List the actions which contributed most to achieving this target

C4.2b

(C4.2b) Provide details of any other climate-related targets, including methane reduction targets.

Target reference number

Oth 1

Year target was set

2019

Target coverage

Company-wide

Target type: absolute or intensity

Intensity

Target type: category & Metric (target numerator if reporting an intensity target)

Energy productivity
megawatt hours (MWh)

Target denominator (intensity targets only)

square foot

Base year

2008

Figure or percentage in base year

31.08

Target year

2025

Figure or percentage in target year

25

Figure or percentage in reporting year

39.32

% of target achieved relative to base year [auto-calculated]

-135.5263157895

Target status in reporting year

Underway

Is this target part of an emissions target?

To support Host's science-based target at the 1.5-degree Celsius level of ambition, Host has set a 2025 target to reduce energy consumption per square foot by 15% from our 2008 baseline

Is this target part of an overarching initiative?

Science Based targets initiative - other

Please explain target coverage and identify any exclusions

Our 2025 energy efficiency target covers our entire consolidated portfolio of hotels owned by Host. Host is currently on track to meet this target, having reduced our energy consumption per square foot by 18% since 2008. Our performance is still influenced by reduced hotel occupancy and meeting space utilization. Prior to the pandemic, energy consumption per square foot had decreased by 14% from our 2008 baseline.

Plan for achieving target, and progress made to the end of the reporting year

We plan to achieve our target by continuing to implement projects including renewable energy investments, building automation systems, LED lighting, and HVAC and central plant enhancements. We also continue to invest in maximizing the efficiency of HVAC and central plant systems. Progress made: 30% intensity reduction

List the actions which contributed most to achieving this target



C4.3

(C4.3) Did you have emissions reduction initiatives that were active within the reporting year? Note that this can include those in the planning and/or implementation phases.

Yes

C4.3a

(C4.3a) Identify the total number of initiatives at each stage of development, and for those in the implementation stages, the estimated CO2e savings.

	Number of initiatives	Total estimated annual CO2e savings in metric tonnes CO2e (only for rows marked *)
Under investigation	15	
To be implemented*	113	2,432
Implementation commenced*	359	16,559
Implemented*	201	10,620
Not to be implemented	75	

C4.3b

(C4.3b) Provide details on the initiatives implemented in the reporting year in the table below.

Initiative category & Initiative type

Low-carbon energy generation

Solar PV

Estimated annual CO2e savings (metric tonnes CO2e)

247

Scope(s) or Scope 3 category(ies) where emissions savings occur

Scope 1

Scope 2 (location-based)

Voluntary/Mandatory

Voluntary

Annual monetary savings (unit currency – as specified in C0.4)

200,200

Investment required (unit currency – as specified in C0.4)

950,091

Payback period

4-10 years

Estimated lifetime of the initiative

16-20 years

Comment

In 2022, we completed solar PV projects at AC Hotel Scottsdale North; Hyatt Regency Washington on Capitol Hill; JW Marriott Washington, DC; and The Westin Georgetown, Washington D.C., furthering our renewable energy procurement efforts. These projects have saved an estimated \$29,300 in utility spend in their first year combined and produced an estimated 619,300 kWh of energy. Investment costs for these solar PV projects were partially offset by the receipt of federal and state incentives and/or solar renewable energy credits, which made the payback period three to seven years.

Currently, all hotels owned by Host in Hawaii have PV systems to generate on-site solar either implemented or in development.

The solar PV systems at the Fairmont Kea Lani, Maui and Hyatt Regency Maui Resort and Spa are two of the largest rooftop solar PV systems on the island of Maui.

Initiative category & Initiative type

Energy efficiency in buildings
Heating, Ventilation and Air Conditioning (HVAC)

Estimated annual CO2e savings (metric tonnes CO2e)

7,214

Scope(s) or Scope 3 category(ies) where emissions savings occur

Scope 1
Scope 2 (location-based)

Voluntary/Mandatory

Voluntary

Annual monetary savings (unit currency – as specified in C0.4)

2,344,483

Investment required (unit currency – as specified in C0.4)

22,492,617

Payback period

4-10 years

Estimated lifetime of the initiative

16-20 years

Comment

In 2022, we invested in 78 completed projects to improve HVAC and related systems at our properties, often increasing the mechanical efficiency of properties to reduce energy consumption. These investments included central plant replacements of chillers and cooling towers, guestroom fan coil unit and air handler replacements and refurbishments and upgrades to variable frequency drive installations, pump

replacements and ECM (electronically commutated motors) fan motors.

Our most significant investment was a \$5.3 million fan coil and riser replacement at the Houston Marriott Medical Center. This project replaced 36-year-old fan coil units and chilled water & heating risers that were at end of life with upgraded and more efficient systems. We also invested in a \$4.23 million project at The Westin Seattle in four high efficiency chiller replacements. These chillers were responsible for cooling the entire property and were nearing end of life.

Initiative category & Initiative type

Energy efficiency in buildings

Motors and drives

Estimated annual CO₂e savings (metric tonnes CO₂e)

808

Scope(s) or Scope 3 category(ies) where emissions savings occur

Scope 1

Scope 2 (location-based)

Voluntary/Mandatory

Voluntary

Annual monetary savings (unit currency – as specified in C0.4)

265,382

Investment required (unit currency – as specified in C0.4)

1,771,734

Payback period

4-10 years

Estimated lifetime of the initiative

21-30 years

Comment

We are also on schedule to complete the installation of variable frequency drives at seven properties. Host has been an early adopter of installing high efficiency motors and drives. As some of this high efficiency equipment begins to approach its end of life, we continue to fund replacements to optimize the energy efficiency of the hotels in our consolidated portfolio.

Preventive maintenance is anticipated to extend the estimated lifetime of these investments

Initiative category & Initiative type

Energy efficiency in buildings
Building Energy Management Systems (BEMS)

Estimated annual CO₂e savings (metric tonnes CO₂e)

1,089

Scope(s) or Scope 3 category(ies) where emissions savings occur

Scope 1
Scope 2 (location-based)

Voluntary/Mandatory

Voluntary

Annual monetary savings (unit currency – as specified in C0.4)

388,896

Investment required (unit currency – as specified in C0.4)

1,455,519

Payback period

1-3 years

Estimated lifetime of the initiative

6-10 years

Comment

In 2022, we completed the installation of building automation systems, in-room energy management systems, diagnostic systems and building control upgrades at 11 of our hotels, bringing the total hotels with in-room energy management systems to more than 80% of our portfolio.

These projects are projected to save over \$2 million in annual utility costs and these systems generally have an attractive payback period of approximately three to five years.

Building automation system and energy management system technology typically have life cycles of 10-15 years but may require periodic micro-processor upgrades.

Initiative category & Initiative type

Energy efficiency in buildings

Maintenance program

Estimated annual CO2e savings (metric tonnes CO2e)

1,146

Scope(s) or Scope 3 category(ies) where emissions savings occur

Scope 1

Scope 2 (location-based)

Voluntary/Mandatory

Voluntary

Annual monetary savings (unit currency – as specified in C0.4)

3,317,444



Investment required (unit currency – as specified in C0.4)

18,268,123

Payback period

4-10 years

Estimated lifetime of the initiative

21-30 years

Comment

In 2022, we completed 40 projects to replace boilers, chillers, water systems and other central plant components.

The reported payback period is based on the aggregate of these projects; however, please note that some central plant projects have an estimated payback period greater than 10 years.

Preventive maintenance is anticipated to extend the estimated lifetime of these investments.

C4.3c

(C4.3c) What methods do you use to drive investment in emissions reduction activities?

Method	Comment
Financial optimization calculations	<p>Host utilizes financial optimization calculations to evaluate major building infrastructure replacement projects, including chillers, boilers, elevator modernizations, roof and façade projects as well as designated energy return on investment (ROI) projects, which include (but are not limited to) energy management systems, HVAC upgrades, lighting upgrades, renewable energy and the installation of new electronically commutated motors (ECM) and variable frequency drives on existing motors across the portfolio.</p> <p>During 2022, we invested approximately \$504 million on capital expenditures, of which \$307 million represented ROI capital expenditures and \$197 million represented renewal and replacement projects. These expenditures include investments in a transformational capital program in collaboration with Marriott, which we initiated in 2018 and completed</p>

	<p>approximately 96% of in 2022.</p> <p>We consider energy costs and impacts in addition to other sustainability elements when making capital expenditures. In 2022, we completed approximately 15 emissions reduction projects, representing over \$20 million invested.</p> <p>For our designated energy ROI projects, financial optimization calculations include Internal Rate of Return (IRR) and the inclusion of available incentives, such as rebates, and other specific considerations relevant to each property and emissions reduction opportunity. In 2022, we completed projects that have received or are expected to receive over \$9 million in rebates to partially offset investments in emissions reduction projects.</p>
<p>Compliance with regulatory requirements/standards</p>	<p>Emissions reduction activities are occasionally influenced by the need for compliance with regulatory requirements.</p> <p>For example, investments in major renovations in California have been designed to comply with Title 24, The Energy Efficiency Standards for Residential and Non-residential Buildings section of the California Building Standards Code. Over the past seven years, we have invested over \$279 million in major renovations that are in compliance with Title 24 regulations helping to increase energy efficiency at our properties in California. As local municipalities and states enact building performance standards, we are beginning to include the impact of these regulations in our energy and water-saving ROI investments. For example, we included New York City’s Building Carbon Law LL97 into the analysis of our investment in the 4.2MW cogen plant with energy storage at the New York Marriott Marquis that was completed in 2022.</p> <p>Additionally, we are investing in water efficient technologies, which also reduce energy consumption through reduced hot water heating, to comply with regulations restricting water use in California.</p>
<p>Internal price on carbon</p>	<p>We have been using an internal price of carbon of \$100 since 2017 to help inform future investment decisions including but not limited to Host’s investments in decentralized and/or on-site renewable energy generation.</p>

C4.5

(C4.5) Do you classify any of your existing goods and/or services as low-carbon products?

Yes

C4.5a

(C4.5a) Provide details of your products and/or services that you classify as low-carbon products.

Level of aggregation

Group of products or services

Taxonomy used to classify product(s) or service(s) as low-carbon

Other, please specify

WRI Greenhouse Gas Protocols and Cornell Hotel Sustainability Benchmarking (CHSB) Index

Type of product(s) or service(s)

Other

Other, please specify

Buildings with decarbonization initiatives

Description of product(s) or service(s)

Lodging and additional services related to use of owned hotels

Have you estimated the avoided emissions of this low-carbon product(s) or service(s)

Yes

Methodology used to calculate avoided emissions

Estimating and Reporting the Comparative Emissions Impacts of Products (WRI)

Life cycle stage(s) covered for the low-carbon product(s) or services(s)

Use stage

Functional unit used

Metric tons of CO₂e emissions emitted per square foot per hotel building per year

Reference product/service or baseline scenario used

2023 CHSB Index GHG emissions per sqft median average by hotel segment, location type and region.

Life cycle stage(s) covered for the reference product/service or baseline scenario

Gate-to-gate

Estimated avoided emissions (metric tons CO₂e per functional unit) compared to reference product/service or baseline scenario

43,047

Explain your calculation of avoided emissions, including any assumptions

We utilize the GHG Protocols to calculate our emissions, which are verified by a third-party.

Assumptions, emission factors and global warming potentials are stated herein within the CDP 2023 Climate Change response and in prior years' disclosures.

Host supports and funds environmental initiatives at our hotels, which are managed by third parties including Marriott, Hyatt, Hilton, Accor and Four Seasons and other third-party operators. Whole building emissions at Host-owned hotels are the Scope 1 and 2 emissions of our hotel managers based on operational control.

Calculation Methodology: Host-owned hotel emissions intensities per property were compared to the median average emissions intensities in the CHSB Index to calculate avoided emissions for hotels that are outperforming the CHSB median average by hotel segment, location type, and U.S. region. Our properties were categorized as resort or non-resort, and then separated into midscale, upscale, upper upscale, and luxury. Categorizations of Host hotel assets can be found in the 'All Property Data' spreadsheet on our corporate website.

Revenue generated from low-carbon product(s) or service(s) as % of total revenue in the reporting year

61



C5. Emissions methodology

C5.1

(C5.1) Is this your first year of reporting emissions data to CDP?

No

C5.1a

(C5.1a) Has your organization undergone any structural changes in the reporting year, or are any previous structural changes being accounted for in this disclosure of emissions data?

Row 1

Has there been a structural change?

No

C5.1b

(C5.1b) Has your emissions accounting methodology, boundary, and/or reporting year definition changed in the reporting year?

	Change(s) in methodology, boundary, and/or reporting year definition?
Row 1	No

C5.2

(C5.2) Provide your base year and base year emissions.

Scope 1

Base year start

January 1, 2008

Base year end

December 31, 2008

Base year emissions (metric tons CO₂e)

126,407

Comment

Please note that our 2008 baseline only includes properties that were owned by Host on a consolidated basis during the full base year.

Scope 2 (location-based)

Base year start

January 1, 2008

Base year end

December 31, 2008

Base year emissions (metric tons CO₂e)

542,338

Comment

Please note that our 2008 baseline only includes properties that were owned by Host on a consolidated basis during the full base year.

Scope 2 (market-based)

Base year start

January 1, 2008

Base year end

December 31, 2008



Base year emissions (metric tons CO₂e)

542,338

Comment

RECs were not applicable to our 2008 baseline. As such, there is no variance between our base year Scope 2 market-based and location-based emissions.

Scope 3 category 1: Purchased goods and services

Base year start

Base year end

Base year emissions (metric tons CO₂e)

Comment

Scope 3 category 2: Capital goods

Base year start

Base year end

Base year emissions (metric tons CO₂e)

Comment



Scope 3 category 3: Fuel-and-energy-related activities (not included in Scope 1 or 2)

Base year start

Base year end

Base year emissions (metric tons CO2e)

Comment

Scope 3 category 4: Upstream transportation and distribution

Base year start

Base year end

Base year emissions (metric tons CO2e)

Comment

Scope 3 category 5: Waste generated in operations

Base year start



Base year end

Base year emissions (metric tons CO2e)

Comment

Scope 3 category 6: Business travel

Base year start

Base year end

Base year emissions (metric tons CO2e)

Comment

Scope 3 category 7: Employee commuting

Base year start

Base year end



Base year emissions (metric tons CO2e)

Comment

Scope 3 category 8: Upstream leased assets

Base year start

Base year end

Base year emissions (metric tons CO2e)

Comment

Scope 3 category 9: Downstream transportation and distribution

Base year start

Base year end

Base year emissions (metric tons CO2e)

Comment

Scope 3 category 10: Processing of sold products

Base year start

Base year end

Base year emissions (metric tons CO₂e)

Comment

Scope 3 category 11: Use of sold products

Base year start

Base year end

Base year emissions (metric tons CO₂e)

Comment

Scope 3 category 12: End of life treatment of sold products

Base year start



Base year end

Base year emissions (metric tons CO2e)

Comment

Scope 3 category 13: Downstream leased assets

Base year start

Base year end

Base year emissions (metric tons CO2e)

Comment

Scope 3 category 14: Franchises

Base year start

Base year end

Base year emissions (metric tons CO2e)



Comment

Scope 3 category 15: Investments

Base year start

Base year end

Base year emissions (metric tons CO2e)

Comment

Scope 3: Other (upstream)

Base year start

Base year end

Base year emissions (metric tons CO2e)

Comment

Scope 3: Other (downstream)

Base year start

Base year end

Base year emissions (metric tons CO₂e)

Comment

C5.3

(C5.3) Select the name of the standard, protocol, or methodology you have used to collect activity data and calculate emissions.

The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)

C6. Emissions data

C6.1

(C6.1) What were your organization's gross global Scope 1 emissions in metric tons CO₂e?

Reporting year

Gross global Scope 1 emissions (metric tons CO₂e)

82,747

Start date

January 1, 2022



End date

December 31, 2022

Comment

The majority of Host's Scope 1 emissions are generated from natural gas consumption at our hotels.

Past year 1

Gross global Scope 1 emissions (metric tons CO2e)

73,024

Start date

January 1, 2021

End date

December 31, 2021

Comment

The majority of Host's Scope 1 emissions are generated from natural gas consumption at our hotels.

Past year 2

Gross global Scope 1 emissions (metric tons CO2e)

69,689

Start date

January 1, 2020

End date

December 31, 2020

Comment

The majority of Host's Scope 1 emissions are generated from natural gas consumption at our hotels.

Past year 3

Gross global Scope 1 emissions (metric tons CO2e)

101,616

Start date

January 1, 2019

End date

December 31, 2019

Comment

The majority of Host's Scope 1 emissions are generated from natural gas consumption at our hotels.

Past year 4

Gross global Scope 1 emissions (metric tons CO2e)

110,298

Start date

January 1, 2018

End date

December 31, 2018

Comment

The majority of Host's Scope 1 emissions are generated from natural gas consumption at our hotels.

Past year 5

Gross global Scope 1 emissions (metric tons CO2e)

104,031

Start date

January 1, 2017

End date

December 31, 2017

Comment

The majority of Host's Scope 1 emissions are generated from natural gas consumption at our hotels.

C6.2

(C6.2) Describe your organization's approach to reporting Scope 2 emissions.

Row 1

Scope 2, location-based

We are reporting a Scope 2, location-based figure

Scope 2, market-based

We are reporting a Scope 2, market-based figure

Comment

Both market-based and location-based Scope 2 emissions figures are measured and reported in our CDP Climate Change response. To track performance against our science-based target, we use our market-based Scope 2 emissions figure.

C6.3

(C6.3) What were your organization's gross global Scope 2 emissions in metric tons CO₂e?

Reporting year

Scope 2, location-based

220,702

Scope 2, market-based (if applicable)

202,575

Start date

January 1, 2022

End date

December 31, 2022

Comment

Past year 1

Scope 2, location-based

183,881

Scope 2, market-based (if applicable)

181,471

Start date

January 1, 2021

End date

December 31, 2021

Comment

In 2021, Host's location-based emissions were slightly higher than market-based emissions due to the purchase of renewable energy credits and availability of utility specific emissions factors.

Past year 2



Scope 2, location-based

167,831

Scope 2, market-based (if applicable)

167,610

Start date

January 1, 2020

End date

December 31, 2020

Comment

In 2020, Host's location-based emissions were marginally higher than market-based emissions due to increased availability of utility specific emissions factors.

Past year 3

Scope 2, location-based

246,000

Scope 2, market-based (if applicable)

246,000

Start date

January 1, 2019

End date

December 31, 2019

Comment

In 2019, Host's market and location-based emissions were the same due to the lack of availability of utility specific emissions factors.

Past year 4

Scope 2, location-based

279,606

Scope 2, market-based (if applicable)

280,452

Start date

January 1, 2018

End date

December 31, 2018

Comment

In 2018, Host's market-based emissions were slightly higher than location-based emissions due to the accounting of emissions from a power purchase agreement.

Past year 5

Scope 2, location-based

309,473

Scope 2, market-based (if applicable)

309,197

Start date

January 1, 2017

End date

December 31, 2017

Comment

Host's 2017 market-based Scope 2 emissions figure reflects the purchase of renewable energy certificates covering 100% of electricity at Axiom Hotel.

C6.4

(C6.4) Are there any sources (e.g. facilities, specific GHGs, activities, geographies, etc.) of Scope 1, Scope 2 or Scope 3 emissions that are within your selected reporting boundary which are not included in your disclosure?

Yes

C6.4a

(C6.4a) Provide details of the sources of Scope 1, Scope 2, or Scope 3 emissions that are within your selected reporting boundary which are not included in your disclosure.

Source of excluded emissions

Direct emissions from combustion of fuel oil at select properties

Scope(s) or Scope 3 category(ies)

Scope 1

Relevance of Scope 1 emissions from this source

Emissions are not relevant

Relevance of location-based Scope 2 emissions from this source

Relevance of market-based Scope 2 emissions from this source

Relevance of Scope 3 emissions from this source

Date of completion of acquisition or merger

Estimated percentage of total Scope 1+2 emissions this excluded source represents

1

Estimated percentage of total Scope 3 emissions this excluded source represents

Explain why this source is excluded

Incomplete information (In 2021, we excluded direct emissions from the combustion of fuel oil for emergency generators, fire pumps, guest transport and other instances with incomplete information at applicable hotels. These emissions are estimated to comprise less than 1% of total Scope 1 and 2 emissions.)

Explain how you estimated the percentage of emissions this excluded source represents

This percentage is based on an initial assessment our inventory boundary – in which emergency generators operate intermittently often for testing purposes and very few of our hotels own or operate guest transport vehicles.

Source of excluded emissions

Fugitive refrigerant emissions

Scope(s) or Scope 3 category(ies)

Scope 1

Relevance of Scope 1 emissions from this source

Emissions are not relevant

Relevance of location-based Scope 2 emissions from this source

Relevance of market-based Scope 2 emissions from this source

Relevance of Scope 3 emissions from this source

Date of completion of acquisition or merger

Estimated percentage of total Scope 1+2 emissions this excluded source represents

1

Estimated percentage of total Scope 3 emissions this excluded source represents

Explain why this source is excluded

Unreliable information (Fugitive emissions resulting from leakages occurring in package air conditioning units, central chillers and restaurant refrigeration equipment are not included within the boundary.)

Explain how you estimated the percentage of emissions this excluded source represents

A study by the Cornell University Center for Hospitality Research concluded that fugitive emissions and mobile fuel burning from hotel operations are likely less than 1% of total emissions at the portfolio level, and thus these have not been included.

C6.5

(C6.5) Account for your organization's gross global Scope 3 emissions, disclosing and explaining any exclusions.

Purchased goods and services

Evaluation status

Not relevant, explanation provided



Please explain

Historically, Host has reported emissions related to products and materials associated with renovation and redevelopment activities to purchased goods and services. Upon further review, it was determined that these emissions were better categorized as Capital Goods. We evaluated purchased goods and services for Host offices, employees and business activities, and found related emissions to be statistically insignificant. As a U.S. lodging REIT, we own but cannot operate our hotels and do not have operational control or purchasing responsibilities for goods and services for our owned hotels and related emissions, which was considered to inform the development and approval of our science based target, are outside of our reporting boundary.

Capital goods

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO2e)

90,313

Emissions calculation methodology

Spend-based method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

0

Please explain

Emissions were calculated using the Quantis/WRI Scope 3 Screening Tool based on spend in categories associated with Host's purchases of furniture, fixture and equipment and other renovations spend. Categories include construction, metals, paper, rubber and plastics, leather, electrical equipment, textiles and wood products. We have calculated an estimate of our Scope 3 emissions from capital goods, which was considered to inform the development and approval of our science based target. We believe that the margin of error may be substantial for this source of Scope 3 emissions using the spend-based estimation tool.

Fuel-and-energy-related activities (not included in Scope 1 or 2)

Evaluation status

Not relevant, explanation provided

Please explain

We have evaluated fugitive emissions, which we consider to be Scope 1 emissions, and have found the related emissions to be statistically insignificant.

Upstream transportation and distribution

Evaluation status

Not relevant, explanation provided

Please explain

This emissions source is not relevant because it is captured as part of our estimated emissions from capital goods. We continue to reduce our emissions from this source through the use of rail shipping (with an estimated 70% reduction in emissions compared to the alternative of over-the-road shipping).

Waste generated in operations

Evaluation status

Not relevant, explanation provided

Please explain

We track waste at our corporate headquarters; however, the waste generated from our direct operations is currently not material as we are a real estate investment trust with fewer than 175 employees that maintains corporate headquarters in a LEED certified building with on-site recycling and an active Green Team to reduce waste. Since 2012, Host's Green Team has helped our company and its employees recycle more than an estimated 25,000 pounds of electronic waste. We are also currently in the process of collecting baseline operational data for our hotels. Additionally, we track avoided waste to landfill as part of our hotel renovation projects. As a U.S. lodging REIT, we own but cannot operate our hotels and do not have operational control or waste management responsibilities for our owned hotels and related emissions from hotel waste, which was considered to inform the development and approval of our science based target, are outside of our reporting boundary.

Business travel



Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO2e)

376

Emissions calculation methodology

Supplier-specific method

Distance-based method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

Please explain

DEFRA v1.2 emission factors for business air travel were used to calculate emissions. Emission Factors without RF were applied to miles and class of travel provided by our business travel vendor.

Employee commuting

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO2e)

226

Emissions calculation methodology

Fuel-based method

Distance-based method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

0

Please explain

As of December 31, 2022, we had 165 employees, all of which work in the United States. Host's corporate headquarters is adjacent to the Bethesda metro station with incentives to use public transportation. Using conservative assumptions, we estimated the distance of all employees to the office by zipcode and using an average car fuel efficiency by the EPA, we calculated emissions based on gasoline use to commute to and from the office five days a week. Using this methodology, we estimated annual associated emissions to be no greater than 500 MT CO₂e. In 2022, estimated associated emissions would be even less, based on remote and hybrid working schedules.

Upstream leased assets

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO₂e)

294

Emissions calculation methodology

Methodology for direct use phase emissions, please specify

Detailed calculation method is detailed in the "Please explain" section for this category.

Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

Please explain

Emissions were calculated using the GHG Protocols and applying the EPA e-Grid 2021 factors from US EPA MRR Final Rule (40 CFR98). Global warming potentials are based on the IPCC Fifth Assessment Report. We lease the office space used for our LEED certified corporate headquarters. To calculate emissions related to our leased office headquarters in Bethesda, Maryland, we requested utility bill data reflecting our pro-rated share of the complex from the building manager. As part of the LEED certification, we purchased RECs to offset electricity consumption for three years. We have also added our smaller corporate office in Miami to our boundary utilizing assumptions based on square footage and regional emissions factors.

Downstream transportation and distribution

Evaluation status

Not relevant, explanation provided

Please explain

These emissions are not relevant to our business model. We do not sell products.

Processing of sold products

Evaluation status

Not relevant, explanation provided

Please explain

These emissions are not relevant to our business model. We do not sell products.

Use of sold products

Evaluation status

Not relevant, explanation provided

Please explain

These emissions are not relevant to our business model. We do not sell products.

End of life treatment of sold products

Evaluation status

Not relevant, explanation provided

Please explain

These emissions are not relevant to our business model. We do not sell products.

Downstream leased assets

Evaluation status

Not relevant, explanation provided

Please explain

These emissions do not currently meet the threshold for relevance.

Franchises

Evaluation status

Not relevant, explanation provided

Please explain

These emissions are not relevant to our business model. We do not have franchises. However, these emissions are relevant to some of our hotel managers.

Investments

Evaluation status

Not relevant, explanation provided

Please explain

These emissions are not relevant to our business model. We do not have franchises. However, these emissions are relevant to some of our hotel managers.

Other (upstream)

Evaluation status

Not relevant, explanation provided

Please explain

We have not identified any other downstream Scope 3 emission sources at this time.

Other (downstream)

Evaluation status

Not relevant, explanation provided

Please explain

We have not identified any other downstream Scope 3 emission sources at this time.

C6.5a

(C6.5a) Disclose or restate your Scope 3 emissions data for previous years.

Past year 1

Start date

January 1, 2021

End date

December 31, 2021

Scope 3: Purchased goods and services (metric tons CO2e)

74,359

Scope 3: Capital goods (metric tons CO2e)

Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2) (metric tons CO2e)

Scope 3: Upstream transportation and distribution (metric tons CO2e)

Scope 3: Waste generated in operations (metric tons CO2e)

Scope 3: Business travel (metric tons CO2e)

199



Scope 3: Employee commuting (metric tons CO2e)

192

Scope 3: Upstream leased assets (metric tons CO2e)

11

Scope 3: Downstream transportation and distribution (metric tons CO2e)

Scope 3: Processing of sold products (metric tons CO2e)

Scope 3: Use of sold products (metric tons CO2e)

Scope 3: End of life treatment of sold products (metric tons CO2e)

Scope 3: Downstream leased assets (metric tons CO2e)

Scope 3: Franchises (metric tons CO2e)

Scope 3: Investments (metric tons CO2e)

Scope 3: Other (upstream) (metric tons CO2e)

Scope 3: Other (downstream) (metric tons CO2e)

Comment

Past year 2

Start date

January 1, 2020

End date

December 31, 2020

Scope 3: Purchased goods and services (metric tons CO₂e)

56,234

Scope 3: Capital goods (metric tons CO₂e)

Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2) (metric tons CO₂e)

Scope 3: Upstream transportation and distribution (metric tons CO₂e)

Scope 3: Waste generated in operations (metric tons CO₂e)

Scope 3: Business travel (metric tons CO₂e)

123

Scope 3: Employee commuting (metric tons CO₂e)

Scope 3: Upstream leased assets (metric tons CO₂e)

29

Scope 3: Downstream transportation and distribution (metric tons CO2e)

Scope 3: Processing of sold products (metric tons CO2e)

Scope 3: Use of sold products (metric tons CO2e)

Scope 3: End of life treatment of sold products (metric tons CO2e)

Scope 3: Downstream leased assets (metric tons CO2e)

Scope 3: Franchises (metric tons CO2e)

Scope 3: Investments (metric tons CO2e)

Scope 3: Other (upstream) (metric tons CO2e)

Scope 3: Other (downstream) (metric tons CO2e)

Comment

Past year 3

Start date

January 1, 2019

End date

December 31, 2019

Scope 3: Purchased goods and services (metric tons CO2e)

87,500

Scope 3: Capital goods (metric tons CO2e)

Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2) (metric tons CO2e)

Scope 3: Upstream transportation and distribution (metric tons CO2e)

Scope 3: Waste generated in operations (metric tons CO2e)

Scope 3: Business travel (metric tons CO2e)

534

Scope 3: Employee commuting (metric tons CO2e)

Scope 3: Upstream leased assets (metric tons CO2e)

515

Scope 3: Downstream transportation and distribution (metric tons CO2e)

Scope 3: Processing of sold products (metric tons CO2e)

Scope 3: Use of sold products (metric tons CO2e)

Scope 3: End of life treatment of sold products (metric tons CO2e)

Scope 3: Downstream leased assets (metric tons CO2e)

Scope 3: Franchises (metric tons CO2e)

Scope 3: Investments (metric tons CO2e)

Scope 3: Other (upstream) (metric tons CO2e)

Scope 3: Other (downstream) (metric tons CO2e)

Comment

Past year 4

Start date

January 1, 2018

End date

December 31, 2018

Scope 3: Purchased goods and services (metric tons CO2e)

82,469

Scope 3: Capital goods (metric tons CO2e)

Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2) (metric tons CO2e)

Scope 3: Upstream transportation and distribution (metric tons CO2e)

Scope 3: Waste generated in operations (metric tons CO2e)

Scope 3: Business travel (metric tons CO2e)

369

Scope 3: Employee commuting (metric tons CO2e)

Scope 3: Upstream leased assets (metric tons CO2e)

733

Scope 3: Downstream transportation and distribution (metric tons CO2e)

Scope 3: Processing of sold products (metric tons CO2e)

Scope 3: Use of sold products (metric tons CO2e)

Scope 3: End of life treatment of sold products (metric tons CO2e)

Scope 3: Downstream leased assets (metric tons CO2e)

Scope 3: Franchises (metric tons CO2e)

Scope 3: Investments (metric tons CO2e)

Scope 3: Other (upstream) (metric tons CO2e)

Scope 3: Other (downstream) (metric tons CO2e)

Comment

Past year 5

Start date

January 1, 2017

End date

December 31, 2017

Scope 3: Purchased goods and services (metric tons CO2e)

111,416

Scope 3: Capital goods (metric tons CO2e)

Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2) (metric tons CO2e)

Scope 3: Upstream transportation and distribution (metric tons CO2e)

Scope 3: Waste generated in operations (metric tons CO2e)

Scope 3: Business travel (metric tons CO2e)

402

Scope 3: Employee commuting (metric tons CO2e)

Scope 3: Upstream leased assets (metric tons CO2e)

725

Scope 3: Downstream transportation and distribution (metric tons CO2e)

Scope 3: Processing of sold products (metric tons CO2e)

Scope 3: Use of sold products (metric tons CO2e)

Scope 3: End of life treatment of sold products (metric tons CO2e)

Scope 3: Downstream leased assets (metric tons CO2e)

Scope 3: Franchises (metric tons CO2e)

Scope 3: Investments (metric tons CO2e)

Scope 3: Other (upstream) (metric tons CO2e)

Scope 3: Other (downstream) (metric tons CO2e)

Comment

C6.7

(C6.7) Are carbon dioxide emissions from biogenic carbon relevant to your organization?

No

C6.10

(C6.10) Describe your gross global combined Scope 1 and 2 emissions for the reporting year in metric tons CO2e per unit currency total revenue and provide any additional intensity metrics that are appropriate to your business operations.

Intensity figure

0.0000581



Metric numerator (Gross global combined Scope 1 and 2 emissions, metric tons CO2e)

285,803

Metric denominator

unit total revenue

Metric denominator: Unit total

4,907,000,000

Scope 2 figure used

Market-based

% change from previous year

33.97

Direction of change

Decreased

Reason(s) for change

Change in renewable energy consumption

Other emissions reduction activities

Change in revenue

Please explain

In 2022, continued business recovery increased our revenue by 70.0% (from \$2.89 billion to \$4.91 billion) driven by increased sold rooms by 41.25% year over year. Our emissions per dollar of revenue decreased by 33.97% (from 0.00008806 to 0.0000581). Our completed 2022 emissions reduction projects contributed to the decrease in emissions per dollar of revenue.

Intensity figure

0.006545

Metric numerator (Gross global combined Scope 1 and 2 emissions, metric tons CO2e)

285,322

Metric denominator

square foot

Metric denominator: Unit total

43,593,872

Scope 2 figure used

Market-based

% change from previous year

12.48

Direction of change

Increased

Reason(s) for change

Change in renewable energy consumption

Other emissions reduction activities

Please explain

In 2022, the amount of square feet within our boundary decreased by .33% (from 43,738,176 to 43,593,872) and our emissions per square foot increased by 12.48% (from 0.005818 to 0.006545). The primary contributor to the increase in 2022 emission intensity per square foot was due to continued business recovery which is still impacted by the pandemic with continued reduced occupancy and meeting space utilization. Our emissions reduction projects helped reduce the increase in emission intensity per square foot.

C7. Emissions breakdowns

C7.1

(C7.1) Does your organization break down its Scope 1 emissions by greenhouse gas type?

Yes

C7.1a

(C7.1a) Break down your total gross global Scope 1 emissions by greenhouse gas type and provide the source of each used greenhouse warming potential (GWP).

Greenhouse gas	Scope 1 emissions (metric tons of CO2e)	GWP Reference
CO2	82,649.9	IPCC Fifth Assessment Report (AR5 – 100 year)
CH4	47.02	IPCC Fifth Assessment Report (AR5 – 100 year)
N2O	50.03	IPCC Fifth Assessment Report (AR5 – 100 year)

C7.2

(C7.2) Break down your total gross global Scope 1 emissions by country/area/region.

Country/area/region	Scope 1 emissions (metric tons CO2e)
United States of America	80,221.42
Canada	2,328.32
Brazil	197.2

C7.3

(C7.3) Indicate which gross global Scope 1 emissions breakdowns you are able to provide.

By business division

C7.3a

(C7.3a) Break down your total gross global Scope 1 emissions by business division.

Business division	Scope 1 emissions (metric ton CO2e)
Urban	16,372.96
Resort/Luxury	33,628.18
Suburban	7,240.51
Airport	4,868.38
Convention	20,545.42
Resort/Upscale	91.5

C7.5

(C7.5) Break down your total gross global Scope 2 emissions by country/area/region.

Country/area/region	Scope 2, location-based (metric tons CO2e)	Scope 2, market-based (metric tons CO2e)
United States of America	218,073.52	199,946.22
Canada	2,159.46	2,159.46
Brazil	469.43	469.43

C7.6

(C7.6) Indicate which gross global Scope 2 emissions breakdowns you are able to provide.

By business division

C7.6a

(C7.6a) Break down your total gross global Scope 2 emissions by business division.

Business division	Scope 2, location-based (metric tons CO2e)	Scope 2, market-based (metric tons CO2e)
Urban	43,762.89	46,189.06
Resort/Luxury	96,509.08	94,721.15
Suburban	13,985.8	13,546.33
Airport	9,001.18	9,001.18
Convention	57,142.47	38,816.41
Resort/Upscale	300.98	300.98

C7.7

(C7.7) Is your organization able to break down your emissions data for any of the subsidiaries included in your CDP response?

Not relevant as we do not have any subsidiaries

C7.9

(C7.9) How do your gross global emissions (Scope 1 and 2 combined) for the reporting year compare to those of the previous reporting year?

Increased

C7.9a

(C7.9a) Identify the reasons for any change in your gross global emissions (Scope 1 and 2 combined), and for each of them specify how your emissions compare to the previous year.

	Change in emissions (metric tons CO2e)	Direction of change in emissions	Emissions value (percentage)	Please explain calculation
Change in renewable energy consumption	22,626	Decreased	8.89	<p>In 2022, we estimate a 8.89% reduction associated with (1) production of solar energy from the photovoltaic systems at Fairmont Kea Lani, Maui; Hyatt Regency Maui Resort and Spa, Andaz Maui at Wailea Resort, AC by Marriott Scottsdale North, Hyatt Regency Washington on Capitol Hill, and the Westin Georgetown, Washington D.C; (2) our solar PPA at The Phoenician, a Luxury Collection Resort; (3) solar water heating systems at hotels; and (4) purchase of 67,582 MWhs of renewable energy credits.</p> <p>We expect to accelerate these annual decreases in our emissions as we work toward our target to achieve 30% renewable electricity consumption by 2025 and 50% by 2030.</p> <p>The numerator used in the calculation is 22,626 MT CO2e and the denominator is our 2021 Scope 1 and 2 emissions, which were 254,495 MT CO2e.</p>
Other emissions reduction activities	20,726	Decreased	7.45	<p>In 2022, we estimated a 7.45% reduction due to (1) estimated benefits accrued from Host's 2022 completed emissions reduction activities (as reported in 4.3b), (2) the cumulative effect of emissions reduction projects completed in late 2021, and (3) our hotel managers' emissions reduction activities, which includes process efficiency projects and behavioural change initiatives.</p> <p>The numerator used in the calculation is 20,726MT CO2e and the denominator is our 2021 Scope 1 and 2 emissions of 254,495 MT CO2e.</p> <p>Also, please note that hotel managers' emissions reduction activities continue to</p>

				accelerate as a result of collaboration with Host’s Asset Management team to execute on (1) operating efficiency best practices, (2) opportunities identified from property energy audits funded by Host, and (3) retro-commissioning efforts.
Divestment	14,217	Decreased	5.59	In 2022, our emissions decreased by 5.59% due to the sale of four hotel assets. The numerator used in the calculation is 14,217 MT CO ₂ e, which was the total 2021 Scope 1 and 2 emissions at these hotels. The denominator is our 2021 Scope 1 and 2 emissions of 254,495 MT CO ₂ e.
Acquisitions	20,768	Increased	8.75	In 2022, our emissions increase by 8.75% due to the acquisition and addition of 8 hotel assets to our reporting boundary. The numerator used in the calculation is 20,768 MT CO ₂ e, which was the 2022 Scope 1 and 2 emissions at these 8 hotels. The denominator is our 2021 Scope 1 and 2 emissions of 254,495 MT CO ₂ e.
Mergers	0	No change	0	Not applicable to Host
Change in output	38,174	Increased	15	In 2022, we estimate an increase of 15% associated with the continued business recovery from the COVID-19 pandemic. This can be seen in our increase in room nights sold year over year, and total revenue year over year. The numerator used in the calculation is 38,174 MT CO ₂ e. and the denominator is our 2021 Scope 1 and 2 emissions of 254,495 MT CO ₂ e.
Change in methodology	18,127	Increased	7.12	Each year, we update emission factors in alignment with our greenhouse gas emission inventory methodology and to reflect changes among emissions factors sources used. In 2022, we estimate an increase of 7.12% associated with the use of updated emission factors.



				The numerator used in the calculation is 18,127 MT CO ₂ e. The denominator is our 2021 Scope 1 and 2 emissions of 254,495 MT CO ₂ e.
Change in boundary	840	Decreased	0.33	<p>The change in boundary is the difference in square footage between the acquired hotels and sold hotels in 2022. In 2022, we added 8 properties to our reporting boundary and sold 4 properties. This resulted in a 0.33% decrease in total square footage.</p> <p>The numerator used in the calculation is 840 MT CO₂e. The denominator is our 2021 Scope 1 and 2 emissions of 254,495 MT CO₂e.</p>
Change in physical operating conditions	12,167	Increased	3.5	<p>Our estimate considered net weather consumption data with a decrease in heating degree days and increase in cooling degree days, which are evaluated using data obtained for each property and an internally calculated normalizing function for their effect on energy load.</p> <p>The net impact, primarily observed in increased Scope 1 natural gas emissions, is estimated to equate to an increase of 3.50%, or 12,167 MT CO₂e, from Host's 2021 total Scope 1 and 2 emissions, which were 254,495 MT CO₂e.</p>
Unidentified	0	No change	0	<p>There are no unidentified drivers in Host's 2022 emissions performance.</p> <p>The absolute increase in our 2022 emissions is primarily attributable to business recovery, while still lower than 2019 due to continued reduced occupancy and meeting space utilization during the COVID-19 pandemic at hotels owned by Host.</p> <p>Host's emissions reduction activities and investments in renewable energy also contributed to the annual decrease in emissions.</p>
Other				

C7.9b

(C7.9b) Are your emissions performance calculations in C7.9 and C7.9a based on a location-based Scope 2 emissions figure or a market-based Scope 2 emissions figure?

Market-based

C8. Energy

C8.1

(C8.1) What percentage of your total operational spend in the reporting year was on energy?

More than 0% but less than or equal to 5%

C8.2

(C8.2) Select which energy-related activities your organization has undertaken.

	Indicate whether your organization undertook this energy-related activity in the reporting year
Consumption of fuel (excluding feedstocks)	Yes
Consumption of purchased or acquired electricity	Yes
Consumption of purchased or acquired heat	Yes
Consumption of purchased or acquired steam	Yes
Consumption of purchased or acquired cooling	Yes
Generation of electricity, heat, steam, or cooling	Yes

C8.2a

(C8.2a) Report your organization's energy consumption totals (excluding feedstocks) in MWh.

	Heating value	MWh from renewable sources	MWh from non-renewable sources	Total (renewable and non-renewable) MWh
Consumption of fuel (excluding feedstock)	HHV (higher heating value)	0	451,357.71	451,357.71
Consumption of purchased or acquired electricity		67,581.77	518,363.82	585,945.59
Consumption of purchased or acquired heat		0	0	0
Consumption of purchased or acquired steam		0	38,652.83	38,652.83
Consumption of purchased or acquired cooling		0	29,967.71	29,967.71
Consumption of self-generated non-fuel renewable energy		2,720.26		2,720.26
Total energy consumption		70,302.03	1,038,342.08	1,108,644.11

C8.2b

(C8.2b) Select the applications of your organization’s consumption of fuel.

	Indicate whether your organization undertakes this fuel application
Consumption of fuel for the generation of electricity	No
Consumption of fuel for the generation of heat	Yes
Consumption of fuel for the generation of steam	Yes
Consumption of fuel for the generation of cooling	Yes
Consumption of fuel for co-generation or tri-generation	Yes

C8.2c

(C8.2c) State how much fuel in MWh your organization has consumed (excluding feedstocks) by fuel type.

Sustainable biomass

Heating value

Total fuel MWh consumed by the organization

MWh fuel consumed for self-generation of heat

MWh fuel consumed for self-generation of steam

MWh fuel consumed for self-generation of cooling

MWh fuel consumed for self- cogeneration or self-trigeneration

Comment

Other biomass

Heating value

Total fuel MWh consumed by the organization

MWh fuel consumed for self-generation of heat

MWh fuel consumed for self-generation of steam

MWh fuel consumed for self-generation of cooling

MWh fuel consumed for self- cogeneration or self-trigeneration

Comment

Other renewable fuels (e.g. renewable hydrogen)

Heating value

Total fuel MWh consumed by the organization

MWh fuel consumed for self-generation of heat

MWh fuel consumed for self-generation of steam

MWh fuel consumed for self-generation of cooling

MWh fuel consumed for self- cogeneration or self-trigeneration

Comment

Coal

Heating value

Total fuel MWh consumed by the organization

MWh fuel consumed for self-generation of heat

MWh fuel consumed for self-generation of steam

MWh fuel consumed for self-generation of cooling

MWh fuel consumed for self- cogeneration or self-trigeneration

Comment

Oil

Heating value

HHV



Total fuel MWh consumed by the organization

6,058.43

MWh fuel consumed for self-generation of heat

MWh fuel consumed for self-generation of steam

MWh fuel consumed for self-generation of cooling

MWh fuel consumed for self- cogeneration or self-trigeneration

Comment

Gas

Heating value

HHV

Total fuel MWh consumed by the organization

444,299.28

MWh fuel consumed for self-generation of heat

258,218.25

MWh fuel consumed for self-generation of steam

16,914.76

MWh fuel consumed for self-generation of cooling

148,653.43

MWh fuel consumed for self- cogeneration or self-trigeneration

6,577.31

Comment

Other non-renewable fuels (e.g. non-renewable hydrogen)

Heating value

Total fuel MWh consumed by the organization

MWh fuel consumed for self-generation of heat

MWh fuel consumed for self-generation of steam

MWh fuel consumed for self-generation of cooling

MWh fuel consumed for self- cogeneration or self-trigeneration

Comment

Total fuel



Heating value

HHV

Total fuel MWh consumed by the organization

451,357.71

MWh fuel consumed for self-generation of heat

258,218.23

MWh fuel consumed for self-generation of steam

16,914.76

MWh fuel consumed for self-generation of cooling

148,653.43

MWh fuel consumed for self- cogeneration or self-trigeneration

6,577.31

Comment

C8.2d

(C8.2d) Provide details on the electricity, heat, steam, and cooling your organization has generated and consumed in the reporting year.

	Total Gross generation (MWh)	Generation that is consumed by the organization (MWh)	Gross generation from renewable sources (MWh)	Generation from renewable sources that is consumed by the organization (MWh)
Electricity	2,720.6	2,720.6	2,720.6	2,720.6
Heat	258,218.25	258,218.25	0	0
Steam	16,914.76	16,914.76	0	0

Cooling	148,653.43	148,653.43	0	0
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C8.2e

(C8.2e) Provide details on the electricity, heat, steam, and/or cooling amounts that were accounted for at a zero or near-zero emission factor in the market-based Scope 2 figure reported in C6.3.

Country/area of low-carbon energy consumption

United States of America

Sourcing method

Purchase from an on-site installation owned by a third party (on-site PPA)

Energy carrier

Electricity

Low-carbon technology type

Solar

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

388.03

Tracking instrument used

Contract

Country/area of origin (generation) of the low-carbon energy or energy attribute

United States of America

Are you able to report the commissioning or re-powering year of the energy generation facility?

Yes

Commissioning year of the energy generation facility (e.g. date of first commercial operation or repowering)

2015

Comment

Country/area of low-carbon energy consumption

United States of America

Sourcing method

Unbundled procurement of energy attribute certificates (EACs)

Energy carrier

Electricity

Low-carbon technology type

Wind

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

67,581.77

Tracking instrument used

US-REC

Country/area of origin (generation) of the low-carbon energy or energy attribute

United States of America

Are you able to report the commissioning or re-powering year of the energy generation facility?

Yes

Commissioning year of the energy generation facility (e.g. date of first commercial operation or repowering)

2015

Comment

Country/area of low-carbon energy consumption

United States of America

Sourcing method

Other, please specify

Onsite solar PV owned by Host without a PPA

Energy carrier

Electricity

Low-carbon technology type

Solar

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

2,253.53

Tracking instrument used

Contract

Country/area of origin (generation) of the low-carbon energy or energy attribute

United States of America

Are you able to report the commissioning or re-powering year of the energy generation facility?

Yes

Commissioning year of the energy generation facility (e.g. date of first commercial operation or repowering)

2015

Comment

C8.2g

(C8.2g) Provide a breakdown by country/area of your non-fuel energy consumption in the reporting year.

Country/area

United States of America

Consumption of purchased electricity (MWh)

572,066.87

Consumption of self-generated electricity (MWh)

2,720.26

Consumption of purchased heat, steam, and cooling (MWh)

68,620.54

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

643,407.67

Country/area

Canada

Consumption of purchased electricity (MWh)

8,852.15

Consumption of self-generated electricity (MWh)

0

Consumption of purchased heat, steam, and cooling (MWh)

0

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

8,852.15

Country/area

Brazil

Consumption of purchased electricity (MWh)

5,026.57

Consumption of self-generated electricity (MWh)

0

Consumption of purchased heat, steam, and cooling (MWh)

0

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

5,026.57

C9. Additional metrics

C9.1

(C9.1) Provide any additional climate-related metrics relevant to your business.

Description

Energy usage

Metric value

25

Metric numerator

Kilowatt hours

Metric denominator (intensity metric only)

Square foot

% change from previous year

17

Direction of change

Increased



Please explain

Host has set a 2025 goal to reduce energy consumption per square foot by 25% from our 2008 baseline. In 2022, energy consumption per square foot was 17% lower than the 2008 baseline as a result of reduced occupancy and meeting space utilization due to the post-pandemic recovery. Prior to the pandemic, energy consumption per square foot had decreased by 14% from our 2008 baseline, which is on track to meet the 2025 target.

C-CE9.6/C-CG9.6/C-CH9.6/C-CN9.6/C-CO9.6/C-EU9.6/C-MM9.6/C-OG9.6/C-RE9.6/C-ST9.6/C-TO9.6/C-TS9.6

(C-CE9.6/C-CG9.6/C-CH9.6/C-CN9.6/C-CO9.6/C-EU9.6/C-MM9.6/C-OG9.6/C-RE9.6/C-ST9.6/C-TO9.6/C-TS9.6) Does your organization invest in research and development (R&D) of low-carbon products or services related to your sector activities?

	Investment in low-carbon R&D	Comment
Row 1	No	As a lodging REIT, Host does not currently make any investments that we classify as R&D. Over the past five years, we have invested nearly \$140 million in over 620 sustainability projects that have substantially reduced the emissions, energy and water footprint at hotels owned by Host. As a lodging REIT partner at Fifth Wall (a leading-edge venture capital firm focused on redefining how the world interacts with the built environment) and as an investor in Fifth Wall's Climate Tech Fund, Host is also investing in advancing sustainability through new technologies. Host is also an active participant in The Urban Land Institute. Its mission is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. Host's executive vice president of development, design & construction, senior vice president of engineering & sustainability and vice president of energy & sustainability have helped to develop Urban Land Institute whitepapers to advance sustainability best practices within the real estate industry.

C10. Verification

C10.1

(C10.1) Indicate the verification/assurance status that applies to your reported emissions.

	Verification/assurance status
Scope 1	Third-party verification or assurance process in place
Scope 2 (location-based or market-based)	Third-party verification or assurance process in place
Scope 3	Third-party verification or assurance process in place

C10.1a

(C10.1a) Provide further details of the verification/assurance undertaken for your Scope 1 emissions, and attach the relevant statements.

Verification or assurance cycle in place

Annual process


Status in the current reporting year

Complete

Type of verification or assurance

Limited assurance

Attach the statement

 Host Hotels CY22 Assurance Statement.pdf

Page/ section reference

All

Relevant standard

ISO14064-3

Proportion of reported emissions verified (%)

100

C10.1b

(C10.1b) Provide further details of the verification/assurance undertaken for your Scope 2 emissions and attach the relevant statements.

Scope 2 approach

Scope 2 market-based

Verification or assurance cycle in place

Annual process


Status in the current reporting year

Complete

Type of verification or assurance

Limited assurance

Attach the statement

 Host Hotels CY22 Assurance Statement.pdf

Page/ section reference

All

Relevant standard

ISO14064-3

Proportion of reported emissions verified (%)

100

C10.1c

(C10.1c) Provide further details of the verification/assurance undertaken for your Scope 3 emissions and attach the relevant statements.

Scope 3 category

Scope 3: Purchased goods and services

Scope 3: Business travel

Scope 3: Employee commuting

Scope 3: Upstream leased assets

Verification or assurance cycle in place

Annual process


Status in the current reporting year

Complete

Type of verification or assurance

Limited assurance

Attach the statement

 Host Hotels CY22 Assurance Statement.pdf

Page/section reference

All

Relevant standard

ISO14064-3

Proportion of reported emissions verified (%)

100


C10.2


(C10.2) Do you verify any climate-related information reported in your CDP disclosure other than the emissions figures reported in C6.1, C6.3, and C6.5?

Yes

C10.2a

(C10.2a) Which data points within your CDP disclosure have been verified, and which verification standards were used?

 Host Hotels CY22 Assurance Statement.pdf

Disclosure module verification relates to	Data verified	Verification standard	Please explain
C4. Targets and performance	Progress against emissions reduction target	ISO14064-3	As part of the assurance process, our independent provider also assured Host's (1) progress against our emissions reduction target, (2) year-on-year change in Scope 1 and 2 emissions, and (3) energy consumption. (This information can be found in the table on page 2 of our assurance statement.)  1
C5. Emissions performance	Year on year change in emissions (Scope 1 and 2)	ISO14064-3	As part of the assurance process, our independent provider also assured Host's (1) progress against our emissions reduction target, (2) year-on-year change in Scope 1 and 2 emissions, and (3) energy consumption. (This information can be found in the table on page 2 of our assurance statement.)

			📎 ₁
C8. Energy	Energy consumption	ISO14064-3	As part of the assurance process, our independent provider also assured Host's (1) progress against our emissions reduction target, (2) year-on-year change in Scope 1 and 2 emissions, and (3) energy consumption. (This information can be found in the table on page 2 of our assurance statement.) 📎 ₁

📎₁ Host Hotels CY22 Assurance Statement.pdf

C11. Carbon pricing

C11.1

(C11.1) Are any of your operations or activities regulated by a carbon pricing system (i.e. ETS, Cap & Trade or Carbon Tax)?

No, and we do not anticipate being regulated in the next three years

C11.2

(C11.2) Has your organization canceled any project-based carbon credits within the reporting year?

No

C11.3

(C11.3) Does your organization use an internal price on carbon?

Yes

C11.3a

(C11.3a) Provide details of how your organization uses an internal price on carbon.

Type of internal carbon price

Shadow price

How the price is determined

Alignment with the price of a carbon tax

Price with material impact on business decisions

Other, please specify

2017 joint-report of the World Bank and the International Monetary Fund recommendation

Objective(s) for implementing this internal carbon price

Drive energy efficiency

Drive low-carbon investment

Stakeholder expectations

Scope(s) covered

Scope 1

Scope 2

Pricing approach used – spatial variance

Differentiated

Pricing approach used – temporal variance

Evolutionary

Indicate how you expect the price to change over time

The minimum carbon price used is a uniform static price of \$100 per metric ton, according to recommendations set by the 2017 joint-report of the World Bank and the International Monetary Fund. In jurisdictions where there are Building Performance Standards (BPS) with limits on energy and/or carbon emissions intensity, we use the penalty set per metric ton of carbon as the internal carbon price.

Actual price(s) used – minimum (currency as specified in C0.4 per metric ton CO2e)

100

Actual price(s) used – maximum (currency as specified in C0.4 per metric ton CO₂e)

268

Business decision-making processes this internal carbon price is applied to

Capital expenditure
Risk management
Opportunity management

Mandatory enforcement of this internal carbon price within these business decision-making processes

Yes, for some decision-making processes, please specify

Internal Carbon Price is considered in all sustainability ROI prioritization and is incorporated in all analysis of ROI investments in jurisdictions with Building Performance Standards in place or in development.

Explain how this internal carbon price has contributed to the implementation of your organization's climate commitments and/or climate transition plan

The internal carbon price has prioritized renewable energy investments and identified additional energy efficiency investment opportunities contributing to our efforts implementing over 620 sustainability investments over the last five years that are expected to save roughly \$20 million in annual utility costs with 15% to 20% cash on cash returns. These investments drive progress towards our SBTi-approved 2025 carbon emissions goal and help inform our approach to achieving our 2050 net positive aspiration.

C12. Engagement

C12.1

(C12.1) Do you engage with your value chain on climate-related issues?

Yes, our suppliers
Yes, other partners in the value chain

C12.1a

(C12.1a) Provide details of your climate-related supplier engagement strategy.

Type of engagement

Information collection (understanding supplier behavior)

Details of engagement

Collect other climate related information at least annually from suppliers

% of suppliers by number

29.3

% total procurement spend (direct and indirect)

91.8

% of supplier-related Scope 3 emissions as reported in C6.5

100

Rationale for the coverage of your engagement

We have developed strong relationships with our strategic suppliers, which currently represent over 90% of total supplier spend. We actively engage with these suppliers on climate and energy issues, which includes distributing Host's Supplier Excellence Survey that includes questions on both climate-related risks and opportunities in order to ensure their environmental priorities are aligned with our own. We continuously seek to gain a better understanding of our emissions profile, and to ensure our suppliers are aligned with our priorities around responsible sourcing. Host held two webinars with suppliers to review survey results, performance expectations, and potential future initiatives. Host reports publicly on the survey results at: https://www.hosthotels.com/-/media/HostHotels/Files/ESG-Performance/Host_Hotels_Resorts_Inc_Supplier_Excellence.pdf. We also continued to formally review Host's greenhouse gas emission targets and sustainability expectations for renovation projects as featured topics during our annual meetings with strategic suppliers.

Impact of engagement, including measures of success

The impacts from our engagement with these suppliers includes the identification of products that are energy efficient, locally-sourced and have other sustainability attributes, such as third-party certifications, recycled content and low VOC content, pursuant to Host's Environmental Policy and Materials Selection Policy. For example, we recently have begun to shift from carpet to luxury vinyl flooring in hotel guestrooms, in part to reduce life cycle emissions and waste. Additionally, we try to ensure that we have multiple sources and various options for items and maintain strong supplier relationships so that we can take appropriate measures to identify solutions and alternatives when physical events occur. We also utilize Host's Supplier Excellence Survey to deepen our engagement on both climate-related risks and opportunities. The Survey has enabled us to receive baseline data on important metrics, which includes the percentage of our suppliers with (1) environmental management systems and (2) the ability to offer products with sustainability certifications. We always seek to increase the share of our suppliers that are practicing best-in-class management and sourcing practices. Additionally, we developed Sustainable Operating Procedures for product selection. To implement the procedures, we have incorporated the collection of sustainability data into our project management software platform for product managers and designers to use for renovation projects greater than \$5 million. Measures of success include quantified Scope 3 emissions reductions for major renovation projects that consider all phases of the product lifecycle. For example, we estimate a 70% reduction in emissions from transport through the use of EPA SmartWay® logistics providers. Host's Scope 3 emissions are less than 40% of its total Scope 1, 2 and 3 emissions due to its operating model as a U.S. lodging REIT. Collectively, these foundational efforts will enable us to collect more robust data on our suppliers' sustainability programs, with which we can track and enhance key performance metrics, including energy reductions, sustainable procurement and waste to landfill diversion. Engagement with our suppliers should lead to reduced emissions and environmental impact over time as we gain a better understanding of who we are working with and how their priorities align with ours.

Comment

We engage with suppliers both directly and in collaboration with our brands (including Marriott, Hyatt, Hilton, Accor and Four Seasons), and independent operators and strategic procurement partners to identify energy efficiency projects and capital procurement initiatives, which include, but are not limited to: LED lighting; energy efficient televisions; and low-flow showerheads, toilets and faucets. As an owner and not a manager, we also engage with suppliers representing our direct spend, which is primarily comprised of furniture, fixtures and equipment and construction materials. In our supply chain engagement with brands, independent operators, suppliers, designers and architects, we seek to identify sustainable construction materials that use recycled/repurposed materials and low VOC paint, that are locally manufactured and have third party certifications. Host has diverted more than 32,500 tons of waste from landfill including construction debris, mattresses, carpets, wall coverings and other liquidated items since 2008. We value innovation and we strive to foster and embed leading practices across our portfolio when feasible and/or appropriate and collaborate with our strategic suppliers toward our sustainable procurement strategy. In 2022, our hotel managers continued initiatives to recycle kitchen oil for conversion to fuel. This is an emerging best practice that is currently in place at 45 hotels owned by Host. Our managers have collected more than two and a half million pounds of used oil since 2018, which is the equivalent of

removing approximately 400 cars from the road annually. We also engage with suppliers to assess potential physical supply risks, which include impacts from climate change volatility. In collaboration with our procurement partners, we also perform a full 3-year financial review of selected new strategic suppliers to ensure that they are viable.

Type of engagement

Engagement & incentivization (changing supplier behavior)

Details of engagement

Other, please specify

Provide training, support, and best practices on responsible sourcing

% of suppliers by number

29.3

% total procurement spend (direct and indirect)

91.8

% of supplier-related Scope 3 emissions as reported in C6.5

100

Rationale for the coverage of your engagement

We have developed strong relationships with our strategic suppliers, which currently represent over 90% of total supplier spend. We actively engage with these suppliers on climate and energy issues, which includes distributing Host's Supplier Excellence Survey that includes questions on both climate-related risks and opportunities in order to ensure their environmental priorities are aligned with our own. We continuously seek to gain a better understanding of our emissions profile, and to ensure our suppliers are aligned with our priorities around responsible sourcing. Host held two webinars with suppliers to review survey results, performance expectations, and potential future initiatives. Host reports publicly on the survey results at: https://www.hosthotels.com/-/media/hosthotels/files/esg-performance/host_hotels_resorts_inc_supplier_excellence.pdf. We also continued to formally review Host's greenhouse gas emission targets and sustainability expectations for renovation projects as featured topics during our annual meetings with strategic suppliers.

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Comment

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hotels owned by Host. Our managers have collected more than two and a half million pounds of used oil since 2018, which is the equivalent of removing approximately 400 cars from the road annually. We also engage with suppliers to assess potential physical supply risks, which includes impacts from climate change volatility. In collaboration with our procurement partners, we also perform a full 3-year financial review of selected new strategic suppliers to ensure that they are viable.

C12.1d

(C12.1d) Give details of your climate-related engagement strategy with other partners in the value chain.

Host regularly engages with brand managers, interior designers, procurement agents, and architects in one on one meetings or written correspondences to ensure that purchases associated with renovations and ground up construction projects align with our climate strategy and emissions reduction targets. As part of this engagement and collaboration, we support initiatives that help meet our sustainability goals for renovations and new developments.

Additionally, we engage with industry associations including the American Hotel & Lodging Association (AHLA), the US Travel Association, the United States Green Building Council, the Urban Land Institute, the Network for Executive Women in Hospitality and local convention and visitors bureaus not only to monitor physical, business and regulatory risks but also to explore opportunities to innovate and advance the conversation regarding climate change mitigation and adaptation within the hotel industry. To ensure that our information technology supports our climate and energy strategy, we also engage with the association for Hospitality Financial and Technology Professionals and Hotel Technology Next Generation.

Host's vice president of energy and sustainability also serves as a co-chair on AHLA's Sustainability Committee to advance and harmonize best practices in the hotel industry and represents Host on the Real Estate Roundtable's Sustainability Policy Advisory Committee.

For Host, our "customers" (the guests staying in our hotels and using our hotel amenities, and the meeting and event planners who purchase hotel rooms and services) are indirect to our organization. However, guests play a critical role in helping Host meet its emissions reduction targets because guestrooms typically occupy approximately 60% of a hotel's square footage. We engage with these "customers" through the hotel operators that manage our hotels, with whom we collaborate to support mutual goals and Host's emissions reduction targets. Examples of hotel operator engagement activities with guests include programs to forgo housekeeping services and measures to reduce single-use plastic products and food waste at hotels owned by Host.

C12.2

(C12.2) Do your suppliers have to meet climate-related requirements as part of your organization's purchasing process?

No, but we plan to introduce climate-related requirements within the next two years

C12.3

(C12.3) Does your organization engage in activities that could either directly or indirectly influence policy, law, or regulation that may impact the climate?

Row 1

External engagement activities that could directly or indirectly influence policy, law, or regulation that may impact the climate

Yes, we engage directly with policy makers

Yes, our membership of/engagement with trade associations could influence policy, law, or regulation that may impact the climate

Does your organization have a public commitment or position statement to conduct your engagement activities in line with the goals of the Paris Agreement?

No, but we plan to have one in the next two years

Describe the process(es) your organization has in place to ensure that your external engagement activities are consistent with your climate commitments and/or climate transition plan

Host's Code of Business Conduct and Ethics explicitly states that company funds may not be used to contribute to candidates, political party committees or political action committees. We engage on public policy indirectly through our affiliations with trade associations, who have publicly disclosed priorities that are aligned with our overall climate change strategy. The National Association of Real Estate Investment Trusts (Nareit) leads on issues regarding energy efficiency investments for REITs, where Host's VP of energy & sustainability serves as vice chair of the Real Estate Sustainability Council. The Real Estate Roundtable (RER) focuses, among other topics, on environment and energy, as well as promotes sustainable development that encourages high performance, energy-efficient green buildings and progressive land use—including brownfields redevelopment and transit-oriented development.

C12.3a

(C12.3a) On what policy, law, or regulation that may impact the climate has your organization been engaging directly with policy makers in the reporting year?

Specify the policy, law, or regulation on which your organization is engaging with policy makers

Seattle Building Energy Performance Standards (BPS)

Category of policy, law, or regulation that may impact the climate

Climate change mitigation

Focus area of policy, law, or regulation that may impact the climate

Other, please specify

Energy efficiency performance standards

Policy, law, or regulation geographic coverage

Sub-national

Country/area/region the policy, law, or regulation applies to

United States of America

Your organization's position on the policy, law, or regulation

Support with minor exceptions

Description of engagement with policy makers

Host has provided input to support the application of building energy performance standards for hotels at the city and county levels. Host also directly engages with policy makers at the local level in the context of our value enhancement projects in key markets. In 2022, Host engaged directly with the Seattle government and Washington Hospitality Association. Host supports the role of BEPS to help meet the energy and climate goals of the Seattle BPS — to reduce greenhouse gas emissions 27% by 2050.

Details of exceptions (if applicable) and your organization’s proposed alternative approach to the policy, law or regulation

Host provided feedback on emissions targets for hotel building types, and the challenges around the proposed emissions target for hotel building types. Common across BPS mandates, the regulation sets a uniform emission target across all hotel types, which does not take into account variability in on-site amenities and types of spaces. For example, Host owns primarily existing full-service, upper upscale and luxury resort, convention, and large hotels that would be under the same emissions target as motels and other select and limited-service lodging that use significantly less resources due to limited amenities and space.

Have you evaluated whether your organization’s engagement on this policy, law, or regulation is aligned with the goals of the Paris Agreement?

Yes, we have evaluated, and it is aligned

Please explain whether this policy, law or regulation is central to the achievement of your climate transition plan and, if so, how?

While Host supports BPS regulations and believe these types of mandates are important to driving emissions reduction at scale in alignment with the Paris Agreement, we believe it’s critical for regulations to consider the varying asset types within the hotel sector and what is technically and financially feasible to make progress towards our shared objectives.

C12.3b

(C12.3b) Provide details of the trade associations your organization is a member of, or engages with, which are likely to take a position on any policy, law or regulation that may impact the climate.

Trade association

Other, please specify

National Association of Real Estate Investment Trusts® (Nareit)

Is your organization’s position on climate change policy consistent with theirs?

Consistent

Has your organization attempted to influence their position in the reporting year?

Yes, we publicly promoted their current position

Describe how your organization's position is consistent with or differs from the trade association's position, and any actions taken to influence their position

TRADE ASSOCIATION'S POSITION: The National Association of Real Estate Investment Trusts® (Nareit) provides a representative voice for REITs and publicly traded United States real estate companies. Nareit supports efforts to decarbonize buildings in the United States and has endorsed the use of energy grants in lieu of tax credits for REITs and the Better Buildings Initiative, which offers incentives for energy efficient buildings. Nareit continues to advocate for the establishment of an Energy Efficient Qualified Improvement Property (E-QUIP) category with a 10-year cost recovery period. Nareit sent a letter, co-endorsed with other leading associations including the American Hotel & Lodging Association, to the U.S Senate Finance Committee and U.S. House Committee on Ways and Means to advocate for the E-QUIP category for depreciation of energy efficient building equipment. A list on Nareit's policy priorities (including those of its affiliated political action committee entitled "REITPAC") can be found at: <https://www.reit.com/Nareit/advocacy/policy>.

HOST'S POSITION: Host supports Nareit's efforts to advocate for tax policies that incentivize investments in energy efficiency and decarbonization of buildings in the United States. OUR INFLUENCE ON POSITION: Host's chief executive officer served as the Chair of the Nareit Executive Board. William A. Stein, one of Host's independent Board Members, also serves as an Executive Board Member to Nareit. Mary Hogan Preusse, one of Host's independent Board Members, serves as a founder and member of the steering committee of Dividends Through Diversity, Equity & Inclusion, Nareit's diversity and inclusion initiative. Host's vice president of energy and sustainability is a vice chair of Nareit's Real Estate Sustainability Committee and participated in the establishment of the Sustainability Committee's strategy and priorities, and the planning of its REITworks ESG conference. He also works closely with Nareit's senior vice president tasked with advancing environmental, social and governance issues among REITs.

Funding figure your organization provided to this trade association in the reporting year (currency as selected in C0.4)

38,431

Describe the aim of your organization's funding

Host believes that participation in the public policy process is an important and essential means of enhancing our business value and supporting policy initiatives that lead to decarbonization. To help us achieve this objective, Host belongs to and pays dues and contributions to a number of trade associations (organized under Section 501(c)(6) of the Internal Revenue Code), which allows us to network, build business skills, advance our public agenda and related business goals and monitor industry policies and trends.

Have you evaluated whether your organization’s engagement with this trade association is aligned with the goals of the Paris Agreement?

Yes, we have evaluated, and it is aligned

Trade association

Other, please specify

Real Estate Roundtable

Is your organization’s position on climate change policy consistent with theirs?

Consistent

Has your organization attempted to influence their position in the reporting year?

Yes, we publicly promoted their current position

Describe how your organization’s position is consistent with or differs from the trade association’s position, and any actions taken to influence their position

TRADE ASSOCIATION'S POSITION: The RER is comprised of leaders within the United States' top public and privately-held real estate companies and national real estate trade associations. Energy and climate are prioritized topics within the RER's advocacy agenda. Like Nareit and AHLA, the RER also supports Energy Efficient Qualified Improvement Property (E-QUIP) tax incentives to encourage investments in energy retrofits. The E-QUIP Act and advocacy efforts to include it as part of infrastructure legislation were a targeted focus of discussion during RER's Spring 2021 Meeting. The RER has also advocated the need for cost-effective policies and energy efficiency incentives to the United States EPA. (RER's specific advocacy positions related to energy and climate change can be found at: <https://www.rer.org/policyissues/Energy-Climate-Immigration>.) RER's Sustainability Policy Advisory Committee is focused on advancing sustainable development policies that encourage high performance, energy efficient green buildings and progressive land use, including brownfields redevelopment and transit-oriented development. The top priority of RER's Sustainability Policy Advisory Committee continues to be "Tenant Star" legislation, which would direct the EPA and DOE to implement a voluntary, market-based branding program to recognize commercial landlord and tenants that design, construct and operate within high-performance and energy efficient leased spaces. RER is now actively working with EPA and DOE to develop rules to implement "Tenant Star". RER also contacted DOE over funding concerns and other issues related to the Commercial Buildings Energy Consumption Survey, a national sample survey that collects information on United States commercial buildings, their energy-related building

characteristics, and their energy consumption and expenditures. RER has created the RealSustainable initiative in partnership with Nareit and Building Owners and Managers Association (BOMA) International.

HOST'S POSITION: Host supports RER's efforts to advocate for tax policies that incentivize investments in energy efficiency and decarbonization of buildings in the United States. OUR INFLUENCE ON POSITION: Host is a member of the RER and participates in regular meetings to discuss and voice support for advancing sustainable development policies that support the decarbonization effort.

Funding figure your organization provided to this trade association in the reporting year (currency as selected in C0.4)

22,750

Describe the aim of your organization's funding

Host believes that participation in the public policy process is an important and essential means of enhancing our business value and supporting policy initiatives that lead to decarbonization. To help us achieve this objective, Host belongs to and pays dues and contributions to a number of trade associations (organized under Section 501(c)(6) of the Internal Revenue Code), which allows us to network, build business skills, advance our public agenda and related business goals and monitor industry policies and trends.

Have you evaluated whether your organization's engagement with this trade association is aligned with the goals of the Paris Agreement?

Yes, we have evaluated, and it is aligned

Trade association

Other, please specify

United States Travel Association

Is your organization's position on climate change policy consistent with theirs?

Consistent

Has your organization attempted to influence their position in the reporting year?

Yes, we publicly promoted their current position



Describe how your organization’s position is consistent with or differs from the trade association’s position, and any actions taken to influence their position

Host believes that participation in the public policy process is an important and essential means of enhancing our business value and supporting policy initiatives that lead to decarbonization. To help us achieve this objective, Host belongs to and pays dues and contributions to a number of trade associations (organized under Section 501(c)(6) of the Internal Revenue Code), which allows us to network, build business skills, advance our public agenda and related business goals and monitor industry policies and trends.

Funding figure your organization provided to this trade association in the reporting year (currency as selected in C0.4)

48,944

Describe the aim of your organization’s funding

Host believes that participation in the public policy process is an important and essential means of enhancing our business value and supporting policy initiatives that lead to decarbonization. To help us achieve this objective, Host belongs to and pays dues and contributions to a number of trade associations (organized under Section 501(c)(6) of the Internal Revenue Code), which allows us to network, build business skills, advance our public agenda and related business goals and monitor industry policies and trends.

Have you evaluated whether your organization’s engagement with this trade association is aligned with the goals of the Paris Agreement?

Yes, we have evaluated, and it is aligned

Trade association

Other, please specify

American Hotel and Lodging Association (AHLA)

Is your organization’s position on climate change policy consistent with theirs?

Consistent

Has your organization attempted to influence their position in the reporting year?

Yes, we publicly promoted their current position

Describe how your organization's position is consistent with or differs from the trade association's position, and any actions taken to influence their position

The American Hotel & Lodging Association (AHLA) is a national association for hoteliers and has a government affairs department that seeks to support the economic interests of the United States hospitality industry. Climate change adaptation and mitigation is not currently a central regulatory and legislative priority for the AHLA, but the association provides climate change related resources for the industry through its program and initiatives. Climate change related programs and initiatives include providing members with resources on emergency preparedness and best practices on environmental stewardship. Information on AHLA's public policy positions and efforts (including those of its political action committee entitled "HotelPAC") can be found at: <https://www.ahla.com/advocacy>. Host's vice president of energy and sustainability serves as a co-chair on AHLA's Sustainability Committee, which works to advance and harmonize best practices in the hotel industry. In 2021, Host continued to support the Sustainability Committee's initiative to help evaluate and advance the use of ENERGY STAR® scores for the hospitality sector. Host's vice president of energy and sustainability has also participated in an AHLA Sustainability and Finance Committee project to update the latest edition of the Uniform System of Accounts for the Lodging Industry (USALI) to include best practices in reporting sustainability metrics. Host's chief executive officer serves on AHLA's Executive Committee. Host's chief investment officer also serves on AHLA's Board of Directors as an owner representative. Please note that Host does not have direct control or influence over AHLA's political action committee, HotelPAC. While AHLA's policy agenda is overall consistent with Host's position on lodging trends, the positions of all candidates, organizations and measures supported by HotelPAC may not support our positions on energy and climate policy.

Funding figure your organization provided to this trade association in the reporting year (currency as selected in C0.4)

Describe the aim of your organization's funding

Have you evaluated whether your organization's engagement with this trade association is aligned with the goals of the Paris Agreement?

Yes, we have evaluated, and it is aligned

C12.4

(C12.4) Have you published information about your organization's response to climate change and GHG emissions performance for this reporting year in places other than in your CDP response? If so, please attach the publication(s).


Publication

In mainstream reports

Status

Complete

Attach the document

 2022 10-K.pdf

Page/Section reference

"Corporate Responsibility" (pages 4-5), "Risk Factors" (page 31) and "Disciplined Capital Allocation" (page 3-4)

Content elements

Risks & opportunities

Emissions figures

Emission targets

Other metrics

Other, please specify

Early adopter of SASB in 10-K filing

Comment

In our 2022 10-K filing, climate change is a specific risk factor. We also report on our emissions target, energy intensity consumption trends and energy ROI projects. Host is also an early adopter of integrating Sustainability Accounting Standards Board (SASB) metrics into our 10-K filing.

Publication

In mainstream reports

Status

Complete

Attach the document

 2023 Proxy.pdf

Page/Section reference

"Corporate Responsibility" (pages 3-4 of PDF), "Corporate Governance Highlights" (pages 14-15 of PDF); "Risk Oversight" (pages 33-34 of PDF), "Board and Management Approach to Sustainability" (pages 35-36 of PDF) and "Compensation Discussion & Analysis" (pages 54 and 58-59 of PDF)

Content elements

Governance
Strategy
Emission targets
Other metrics

Comment

In Host's 2023 Proxy Statement, we report on progress against targets and describe Board oversight over climate change and other environmental and social matters. The linkage between Host's 2025 emissions reduction target and executive compensation is also reported.

Publication

In voluntary communications

Status

Complete

Attach the document

 HST Investor Presentation - Q4 2022.pdf

Page/Section reference

"Corporate Responsibility" (pages 37-44)

Content elements

Strategy
Emission targets
Other metrics

Comment

In our investor presentation for Q4 2022 (dated February 2023), we highlight our environmental performance and associated financial and non-financial impact metrics.

Publication

In voluntary sustainability report

Status

Underway – previous year attached

Attach the document

 2022 CR Report.pdf

Page/Section reference



“2025 Environmental and Social Targets” (page 7), “Net Positive: Our 2050 Vision” (page 10), “ESG Oversight at Host” (page 17), “Risk Management” (page 18), “Environmental Stewardship” (pages 21-30), “TCFD Report” (pages 43-48), “SASB Disclosure” (49-53) and “Independent Assurance Statement” (pages 62-63)

Content elements

- Governance
- Strategy
- Risks & opportunities
- Emissions figures
- Emission targets
- Other metrics

Comment

In our annual Corporate Responsibility Report, we report on our climate change strategy, emissions performance and how climate-related risks and opportunities are managed. We expect to publish our 2023 Corporate Responsibility Report in the third quarter of 2023.



Publication

In voluntary communications


Status


Complete

Attach the document

-  ESG Performance - Host Hotels & Resorts.pdf
-  Awards and Recognition - Host Hotels & Resorts.pdf



 Environmental Projects - Host Hotels & Resorts.pdf

 Strategy and Themes - Host Hotels & Resorts.pdf

Page/Section reference

All pages in attached PDFs, referencing content on our corporate website

Content elements

- Governance
- Strategy
- Emissions figures
- Emission targets
- Other metrics

Comment

Host's corporate responsibility webpages include our climate change strategy, environmental targets and examples of how we manage climate-related risks and opportunities. We also include an ESG Performance page with detailed emissions and energy performance metrics

C12.5

(C12.5) Indicate the collaborative frameworks, initiatives and/or commitments related to environmental issues for which you are a signatory/member.

	Environmental collaborative framework, initiative and/or commitment	Describe your organization's role within each framework, initiative and/or commitment
Row 1	Other, please specify American Hotel and Lodging Association's (AHLA) Responsible Stay Initiative	Host is an active participant in AHLA's Responsible Stay Initiative, which aims to advance environmental initiatives and help hotel operations be more sustainable by focusing efforts in four key areas: Energy efficiency: Optimizing energy efficiency through operational improvements and adoption of clean



	<p>energy technologies</p> <p>Waste reduction: Investing in waste reduction programs and new, innovative alternatives to reduce, reuse and recycle waste across properties</p> <p>Water conservation: Ensuring the reduction of water usage by implementing water-efficient practices in core areas like laundry, food and beverage, and landscaping</p> <p>Responsible sourcing: Sourcing responsibly and prioritizing sustainability in supply chains to prevent harmful environmental and social impacts</p> <p>By focusing on these four core principles, Host along with AHLA and its members, are united on a commitment to strengthen environmental programs, education and resources to help hotels provide a “responsible stay” for guests, protect the future of the planet and support our communities.</p>
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C15. Biodiversity

C15.1

(C15.1) Is there board-level oversight and/or executive management-level responsibility for biodiversity-related issues within your organization?

	Board-level oversight and/or executive management-level responsibility for biodiversity-related issues	Description of oversight and objectives relating to biodiversity
Row 1	Yes, both board-level oversight and executive management-level responsibility	The highest level of responsibility for biodiversity issues formally resides with our Board’s Nominating, Governance and Corporate Responsibility Committee. The Board’s Nominating, Governance and Corporate Responsibility Committee provides stewardship on our climate change, biodiversity, energy policies, programs, practices and performance in addition to broader environmental matters. All members on this committee are independent directors.



		<p>To support our Board and CEO, Host's Corporate Responsibility (CR) team formally engages and convenes Host's Corporate Responsibility Advisory Committee, which is a cross-functional committee representing our (1) Asset Management; (2) Corporate Communications; (3) Enterprise Analytics; (4) Development, Design & Construction; (5) Human Resources; (6) Information Technology; (7) Investments; (8) Investor Relations; (9) Financial Reporting; (10) Legal; (11) Office Services and Facilities and (12) Risk Management functions at Host. Several of these individuals also serve on Host's Capital Expenditure Committee and Investment Committee.</p> <p>Executive sponsorship of our energy, climate, biodiversity and broader corporate responsibility strategies is provided by our executive vice president of development, design & construction. He directly reports to our President and CEO, who also serves on Host's Board of Directors.</p> <p>Host also has an ESG Executive Steering Committee to enhance formal oversight over Host's corporate responsibility strategy and engagement with the Board, company leadership and external stakeholders. In addition to our executive sponsors, Host's executive vice president, general counsel and secretary, and senior vice president of investor relations serve on the four-member Executive Steering Committee.</p> <p>Host is committed to applying the mitigation hierarchy in major development, redevelopment and renovation projects with the aim to achieve no net loss on biodiversity.</p>
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C15.2

(C15.2) Has your organization made a public commitment and/or endorsed any initiatives related to biodiversity?

	Indicate whether your organization made a public commitment or endorsed any initiatives related to biodiversity	Biodiversity-related public commitments
Row 1	Yes, we have made public commitments only	Adoption of the mitigation hierarchy approach Commitment to not explore or develop in legally designated protected areas



		Commitment to respect legally designated protected areas Other, please specify United Nations Sustainable Development Goals
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C15.3

(C15.3) Does your organization assess the impacts and dependencies of its value chain on biodiversity?

Impacts on biodiversity

Indicate whether your organization undertakes this type of assessment

Yes

Value chain stage(s) covered

Upstream

Downstream

Tools and methods to assess impacts and/or dependencies on biodiversity

Other, please specify

Please explain how the tools and methods are implemented and provide an indication of the associated outcome(s)

Our hotels' locations were cross-referenced against the International Union for Conservation of Nature (IUCN) Protected Area Categories I-IV; the United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site list, UNESCO Biosphere Reserves and Ramsar Wetlands of International Importance. These assessments aimed to identify upstream and downstream threats to biodiversity and revealed that properties located in Hawaii and Florida are situated within IUCN Category IV Protected Areas.

Dependencies on biodiversity

Indicate whether your organization undertakes this type of assessment

No, but we plan to within the next two years

C15.4

(C15.4) Does your organization have activities located in or near to biodiversity- sensitive areas in the reporting year?

Yes

C15.4a

(C15.4a) Provide details of your organization's activities in the reporting year located in or near to biodiversity -sensitive areas.

Classification of biodiversity -sensitive area

Other biodiversity sensitive area, please specify
IUCN Category IV Protected Areas

Country/area

United States of America

Name of the biodiversity-sensitive area

Humpback Whale National Marine Sanctuary (Hawaii)
Boca Ciega Bay Aquatic Preserve and Pinellas County Aquatic Preserve (Florida)
Estero Bay Aquatic Preserve (Florida)

Proximity

Overlap

Briefly describe your organization's activities in the reporting year located in or near to the selected area

Five hotels are located in IUCN Category IV Protected Areas. While Host owns the hotels, they are operated by Marriott, Hyatt, AccorHotels, and other third-party operators who manage biodiversity risks related to operations specific to each hotel. During the reporting year, Host engaged in major renovation projects at one of the hotels, where we are committed to applying the mitigation hierarchy and aim to achieve no



net loss on biodiversity, as stated in our Environmental Policy, in addition to following all local laws and regulations in preserving and restoring the natural environment surrounding our hotel assets.

Indicate whether any of your organization’s activities located in or near to the selected area could negatively affect biodiversity

Yes, but mitigation measures have been implemented

Mitigation measures implemented within the selected area

- Physical controls
- Operational controls
- Abatement controls
- Restoration

Explain how your organization’s activities located in or near to the selected area could negatively affect biodiversity, how this was assessed, and describe any mitigation measures implemented

There was very limited biodiversity impacts in our major renovation project because the scope included only the interior areas of the hotel, such as the guestrooms, guest villas, and public areas. Host is pursuing LEED certification with the renovation projects, helping to mitigate any biodiversity risks with measures such as waste diversion and tracking as required by minimum certification requirements.

C15.5

(C15.5) What actions has your organization taken in the reporting year to progress your biodiversity-related commitments?

	Have you taken any actions in the reporting period to progress your biodiversity-related commitments?	Type of action taken to progress biodiversity-related commitments
Row 1	Yes, we are taking actions to progress our biodiversity-related commitments	Land/water protection Land/water management Education & awareness



C15.6

(C15.6) Does your organization use biodiversity indicators to monitor performance across its activities?

	Does your organization use indicators to monitor biodiversity performance?	Indicators used to monitor biodiversity performance
Row 1	No, we do not use indicators, but plan to within the next two years	

C15.7

(C15.7) Have you published information about your organization’s response to biodiversity-related issues for this reporting year in places other than in your CDP response? If so, please attach the publication(s).

Report type	Content elements	Attach the document and indicate where in the document the relevant biodiversity information is located
In voluntary sustainability report or other voluntary communications	Content of biodiversity-related policies or commitments Biodiversity strategy	page 27 📎 1

📎 12022 CR Report.pdf

C16. Signoff

C-FI

(C-FI) Use this field to provide any additional information or context that you feel is relevant to your organization’s response. Please note that this field is optional and is not scored.



C16.1

(C16.1) Provide details for the person that has signed off (approved) your CDP climate change response.

	Job title	Corresponding job category
Row 1	president & chief executive officer	Chief Executive Officer (CEO)

Submit your response

In which language are you submitting your response?

English

Please confirm how your response should be handled by CDP

	I understand that my response will be shared with all requesting stakeholders	Response permission
Please select your submission options	Yes	Public

Please confirm below

I have read and accept the applicable Terms