Welcome to your CDP Climate Change Questionnaire 2021

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 June 1, 2021, our consolidated lodging portfolio consists of 82 primarily luxury and upper-upscale hotels containing approximately 47,200 rooms, with the majority located in the United States, and with five of the hotels located outside of the U.S. in Brazil and Canada. In addition, we own non-controlling interests in five domestic and one international joint venture that own hotels and in a timeshare joint venture in Hawaii. 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, 2020.

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®, AccorHotels® and Hilton®, 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 COVID-19: In 2020, Host experienced a 57% annual decrease in Scope 1 and 2 emissions, which reflects both lower occupancy and the temporary suspension of operations during the COVID-19 pandemic at our hotels. When assessing our progress against Host's 2025 environmental targets and when quantifying the estimated potential financial impacts of potential climate-related risks and opportunities, we consider the year 2019, which reflects pre-pandemic levels of business activity, to be a more credible benchmark. In light of the COVID-19 pandemic, readers of our CDP 2021 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.

	Start date	End date	Indicate if you are providing emissions data for past reporting years
Reporting year	January 1, 2020	December 31, 2020	No

C0.3

(C0.3) Select the countries/areas for which you will be supplying data.

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)

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(s)	Please explain
Board-level committee	The highest level of responsibility for climate-related issues formally resides with our Board's Nominating and Corporate Governance Committee.

	The Board's Nominating and Corporate Governance Committee provides stewardship on our climate change and energy policies, programs, practices and performance in addition to broader environmental, social and governance matters. Four of Host's seven independent Directors serve on the Nominating and Corporate Governance Committee. 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 and Corporate Governance Committee. The Audit Committee also provides oversight regarding our Company's risk assessment and risk management processes, which may include those associated with climate change.

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	Reviewing and guiding strategy Reviewing and guiding major plans of action Reviewing and guiding business plans Monitoring implementation and performance of objectives Monitoring and overseeing progress against goals and targets for addressing climate-related issues	In 2020, the Board's Nominating and Corporate Governance 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 executive session following meetings of the Committee, including any recommendations to the Board. Additionally, the Board's Nominating and Corporate Governance Committee Charter has been updated to explicitly include oversight over environmental and social policies, programs and strategies as part of the Committee's duties and responsibilities. The Audit Committee also provides oversight regarding our Company's risk assessment and risk management processes, which may include those associated with climate change. Our president and chief executive officer (CEO), 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.

		In 2020, our president and CEO continued to chair Host's Capital Expenditure and Investment Committees, which met generally on a bi-weekly basis 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. Please note the following elements are also included 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.

C1.2

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

Name of the position(s) and/or committee(s)	Responsibility	Frequency of reporting to the board on climate-related issues
Other C-Suite Officer, please specify EVP, Development, Design & Construction; and EVP, Human Resources and Corporate Responsibility	Both assessing and managing climate-related risks and opportunities	Quarterly
Corporate responsibility committee	Both assessing and managing climate-related risks and opportunities	Quarterly

C1.2a

(C1.2a) Describe where in the organizational structure this/these position(s) and/or committees lie, what their associated responsibilities are, and how climate-related issues are monitored (do not include the names of individuals).

ORGANIZATIONAL STRUCTURE: 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 and (11) Risk Management functions at Host. Several of these individuals also serve on Host's Capital Expenditure Committee and Investment Committee.

Executive sponsorship of our energy, climate and broader corporate responsibility strategies is provided by our executive vice president of human resources and corporate responsibility and executive vice president of development, design & construction. Both individuals directly report to our President and CEO, who also serves on Host's Board of Directors.

In 2020, Host formed a Corporate Responsibility 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 served on the four-member Executive Steering Committee in 2020.

ASSOCIATED RESPONSIBILITIES: We have established distinct responsibilities across Host's functional areas to execute on our climate and energy strategies. Distinct cross-functional responsibilities have been defined in the following areas: asset-level sustainability assessments, 10-year capital plans, investment decisions, return on investment validation, project management, utility management and stakeholder engagement.

RATIONALE: The rationale for establishing Host's Corporate Responsibility Advisory Committee is to obtain cross-functional perspectives and ensure that input from virtually all company departments is utilized to inform our climate-related strategies and disclosures. At Host, we have benefited from both convening the entire Corporate Responsibility Advisory Committee and engaging in thoughtful, one-on-one interviews and meetings with individual committee members to review trends, performance and future opportunities.

MONITORING OF CLIMATE-RELATED ISSUES: Climate-related issues are monitored on a regular basis during Host's Capital Expenditure Committee meetings (for investments between $1,000,000 and $10,000,000). Investment Committee and board-level meetings (for investments from $10 to $75 million or high-profile projects); our Development, Design & Construction department's quarterly reports, and the annual corporate responsibility reporting process. Our five-person Corporate Responsibility team, led by our senior vice president of engineering and sustainability; vice president of energy and sustainability; and vice president of corporate communications and social responsibility, meets weekly and on an as-needed basis. Host's Corporate Responsibility team also receives a quarterly debrief from Host's leadership on climate and ESG-related topics discussed at Board meetings. Oversight and direct communication among Host's Board, leadership and our Corporate Responsibility team

supports continuous improvement and our ability to advance our programs to address climate-related issues across Host.

Our Corporate Responsibility Advisory Committee convenes on an as-needed basis, usually in support of preparing our annual investor disclosures on climate change and other corporate responsibility topics. The Corporate Responsibility Advisory Committee has convened to review the recommendations of the Task Force on Climate-Related Financial Disclosures (TCFD), and how they apply to our company's business activities and corporate responsibility strategies. Members of our Corporate Responsibility Advisory Committee work closely with Host's Corporate Responsibility team to monitor prioritized climate risks and opportunities within the TCFD framework, and conduct annual meetings to review our progress in addition to future opportunities for deepen alignment with our core business activities.

ISO 14001 CERTIFICATION: ISO 14001 certification of Host's Environmental Management System validates its organizational structure, associated responsibilities, management of climate-related and other relevant environmental risks and commitment to continuous improvement to a globally recognized standard.

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	Type of incentive	Activity inventivized	Comment
Other C-Suite Officer	Monetary reward	Emissions reduction target	20% of the annual cash incentive for Host's executive vice president, human resources and corporate responsibility was based on her contributions to business objectives in support of Host's

			execution on its annual business plan. In 2020, the assessment of her individual performance recognized the introduction of and progress toward achievement of Host's 2025 environmental targets (as described above). The assessment of her individual performance also recognized her executive leadership and oversight of the Company's Corporate Responsibility program and its investments in ESG initiatives. Compensation for Host's executive vice president, development, design & construction is based on the identification and execution of major utility return-on-investment (ROI) projects including solar, energy master plan, LED lighting, guestroom energy management system and co-gen plant and broader value enhancement opportunities, which support Host's 2025 emission reduction target and our climate, energy and overarching corporate responsibility strategies. For our all named executive officers, 50% of performance-based long-term equity incentives are tied to Host's corporate strategic objectives, which, in 2020, included objectives to proactively engage with stockholders on the COVID-19 pandemic as well as ESG matters, including climate change.
Chief Executive Officer (CEO)	Monetary reward	Emissions reduction target Other (please specify) Reporting on strategy and performance to Board and stakeholders	50% of performance-based long-term equity incentives for our CEO are tied to Host's corporate strategic objectives, which, in 2020, included objectives to proactively engage with stockholders on the COVID-19 pandemic as well as ESG matters, including climate change. This information can be found on pages 49 and 60 of Host's 2021 Proxy

			Statement, which is publicly available at: https://ir.hosthotels.com/static-files/eb78c7bb-b9a4-4532-a29c-b6af58a45e8f.
Environment/Sustainability manager	Monetary reward	Emissions reduction target	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 and Host's vice president of energy and sustainability. Their annual responsibilities include (1) ensuring alignment with the hotel managers as it relates to our property-specific energy targets that support our intensity target and (2) identifying targeted projects to support Host's greenhouse gas emissions reduction target.
Other, please specify Hotel General Managers	Non-monetary reward	Emissions reduction target	Meeting our emissions reduction target is indirectly incentivized through variable incentive management fees (IMF) paid to our hotel managers. 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. Meeting our emissions reduction target has also been incentivized through Host's Environmental Stewardship Award 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.

			The 2020 recipient of Host's Environmental Stewardship Award was the Hyatt Regency Maui Resort and Spa, which is a LEED® EBOM certified property and has installed one of the largest rooftop photovoltaic solar systems in Hawaii.

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 typically consider the 7-10 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 GAAP operating profit could be impacted. For Host's CDP 2021 Climate Change response, we used threshold of

approximately $8 million, which is based on Host's 2019 pre-pandemic GAAP operating profit. We currently consider the year 2019, which reflects pre-pandemic levels of business activity, to be a more credible benchmark.
This threshold informs our capital expenditures and business decisions. For example, we consider potential revenue implications associated with customer interest in sustainability attributes at Host-owned hotels to have a substantive impact on our business. As such, Host has decided to take active measures to increase the number of LEED® certified hotels in our portfolio. 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 iconic and irreplaceable assets in the United States with above average EBITDA opportunities; and (3) obtaining LEED certification as part of Host's development, repositioning and value enhancement projects. Host now owns eight LEED certified properties, including two LEED Gold EBOM certified properties. Nine additional LEED certifications are expected from Host's current major renovation and redevelopment projects.
QUALITATIVE ASSESSMENTS: Qualitative assessments consider correlations to our business model, anticipated trends and stakeholder concerns holistically from an operational, financial and strategic perspective.
Host's business model is such that, in accordance with REIT law, we own hotels that are operated by third-party hotel managers pursuant to long-term management contracts. Our hotel managers, which include leading brands such as Marriott, Hyatt, AccorHotels and Hilton, 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 Host-owned hotels.

For example, as an owner, we view potential property damage from physical climate risk as having a substantive impact to our business. Over the past five years, Host has invested over $100 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 risk, including Florida, which accounted for approximately 27% of 2020 revenues, and Texas, which accounted for nearly 4.5% of 2020 revenues.

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 impact our reputation, profitability and access to capital. 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, who collectively represent virtually every department at Host, to support the ongoing identification of company-level CR risks and opportunities. In 2020, Host also formed a four-member Executive Steering Committee to provide enhanced 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 company-wide ESG risks and opportunities to our Board's Nominating and Corporate Governance 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; and Development, Design & Construction groups work collaboratively with hotel managers, energy consultants, architects and engineers to monitor regional business and regulatory conditions, review energy costs 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 leadership managers.

When evaluating potential acquisitions and dispositions, climate change-related risks and opportunities are identified within the due diligence process. We evaluate energy efficiency opportunities to improve margins, create higher investment return, drive shareholder value and reduce our environmental footprint. When replacing architectural elements such as windows and façades, we evaluate designs that will withstand extreme weather where necessary.

PRIORITIZATION OF CLIMATE-RELATED RISKS: Internal reviews of business impacts at the corporate and asset levels—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—is used to apply our criteria to prioritize risks. Annually, our cross-functional CR Advisory Committee also participates in reviews of climate-related risks with Host's CR team.

PRIORITIZATION OF CLIMATE-RELATED OPPORTUNITIES: To prioritize opportunities, we utilize our ISO 14001-certified environmental management system and internal price of carbon, which focuses on continuous improvement to increase the energy efficiency of our portfolio. We also monitor emerging best practices and topics of interest, such as renewable energy and LEED certifications, 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. Additionally, we consider environmental and socioeconomic trends, which may impact our asset values in addition to revenue and costs in our major markets. The significance of risks is evaluated based on numerous factors, most notably the potential likelihood and magnitude 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 the top 25 urban markets and premier resort destinations in the U.S.

In assessing market risks, we evaluate relationships between Total RevPAR (total revenue per available room, “TRevPAR”) and various economic indicators, such as real GDP and business investment, in order to evaluate the impact of changes in the broader economy. Total RevPAR is calculated by dividing the sum of rooms, food and beverage, and other revenues by the available room nights and is considered a key indicator of revenues for the hotel industry.

CASE STUDY FOR TRANSITION RISKS: We consider our greatest potential transition risk to be changing consumer behavior whereby consumers increasingly prioritize hotels with sustainable attributes. This risk is managed through active engagement with the brands that manage our hotels, including Marriott, Hyatt, AccorHotels and Hilton, and independent operators. We remain actively focused on continuing to increase the number of LEED certified hotels in our portfolio, and have begun a new initiative to more deeply integrate the LEED criteria into our approach for new major renovation projects. For example, Host's only two new ground-up developments are both expected to receive LEED certifications in 2021. In our role as an owner, we also aim to support the adoption of electric vehicles at hotels owned by Host.

CASE STUDY FOR PHYSICAL RISKS: We consider our greatest long-term physical risk to be rises in sea levels, which inform our acquisition strategy. For example, prior to the acquisition of 1 Hotel South Beach in 2019, we evaluated the condition, location and overall resilience of the hotel. We also evaluated the physical location of mission-critical infrastructure and systems within the structure and determined that there was minimal risk of flooding in those areas. We determined that the potential risks related to sea level rise were mitigated based on its base elevation and distance from the mean high water line. Additionally, we considered the strong, long-term commitment to climate change adaptation measures that the City of Miami Beach has undertaken.

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	Host has LEED accredited professionals on staff, engages LEED® accredited consultants and proactively integrates sustainable design elements into our property improvement projects to ensure regulatory standards are met and exceeded. We also partner with leading design, engineering and construction professionals to ensure compliance with relevant regulations and standards. Examples of the type of risks considered include regulations pertaining to energy efficiency, energy consumption reporting and green building codes and standards. For example, regulatory bodies are adopting more energy efficient codes and standards for building and equipment performance. We also currently report on energy consumption at properties in Atlanta, 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. Additionally, an increasing number of states and local governments in the United States have adopted green building codes and legislation requiring LEED® certification for private developments. Notable 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 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.
Emerging regulation	Relevant, always included	We review upcoming changes in regulations with our strategic energy consultants, hotel managers, and architectural, engineering and design professionals throughout the year and at annual capital expenditure planning meetings. We conduct engineering assessments as needed to review options for equipment upgrades should a property be impacted by new regulations. Examples of the type of risks considered in our assessment include national, state and local regulations. Nearly all hotels in our consolidated portfolio are located in the United States. We do not anticipate our hotels becoming subject to any national regulations in the next 1-3 years. Emerging regulations are more relevant at the city and state level, particularly to support 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 three hotels in New York City where the state's Clean Energy Standard is now targeting 70% renewable energy generation by 2030. Additionally, building carbon and energy performance standards have passed in New York City and Washington D.C. and proposals to enact building performance standards for hotels are currently under consideration in additional markets, include Boston and Denver, where Host owns hotels. As more state and local governments enact green building codes, set climate goals and mandate emissions reporting, we proactively prepare through our focus on energy, water and waste efficiency projects throughout our portfolio. Future prospective investments to 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 an annual basis.
Technology	Relevant, always included	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. This evaluation considers input from cross-functional teams at Host, including Asset Management; Investments; and Development, Design & Construction. Representatives from these teams also serve on and support our Corporate Responsibility Advisory Committee. Examples of the type of 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. 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. For example, in 2020, cross-functional teams at Host engaged with our hotels and brands to explore ideas and technologies that can enable the "hotel of the future." Ideas were crowdsourced online, and a series of pilots were launched at select hotels. These pilots are designed to enhance efficiency and profitability across virtually all aspects of hotel operations. One of these pilots was Host's new EV Charging Initiative led by a cross-functional team at Host. In 2020, Host began engaging with EV charging manufacturers to upgrade existing chargers at nearly 30 properties—improving the EV charging ecosystem and enabling data analytics to track usage across properties to inform our EV charging footprint expansion strategy.
Legal	Relevant, always included	With support from cross-functional teams across the organization, Host's Legal team is responsible for evaluating potential climate-related legal risks. On an annual basis, potential climate-related legal risks are reviewed and discussed with our Corporate Responsibility team. In 2020, Host's executive vice president, general counsel and secretary also joined our newly-formed Corporate Responsibility Executive Steering Committee, which is responsible for providing oversight over Host's corporate responsibility strategy and engagement with the Board, company leadership and external stakeholders.

		Examples of the type of 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 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	With support from Host's Corporate Responsibility team and the Enterprise Analytics department, Host's Asset Management is primarily responsible for the evaluation of market risks. This evaluation is informed by monthly full business reviews with each hotel's general manager and leadership team. 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 hotel guests, corporate customers and government customers. We consider these risks to be substantive but well-mitigated.
Reputation	Relevant, always included	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 corporate responsibility stakeholders including investors, industry associations, hotel managers and subject matter experts to gain their perspectives on industry risks, opportunities and associated best practices. Examples of the type of risks considered in our assessment include potential reputational 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. In 2020, we significantly expanded our ESG-focused outreach and during the year and reached out to investors representing approximately 70% of our outstanding shares and held conversations with 24 investors representing approximately 43% of the Company's stockholder base. We are incorporating investor feedback to inform the evolution of our climate strategy and corporate responsibility reporting.
Acute physical	Relevant, always included	Our Risk Management team monitors acute physical risks associated with climate change through property inspection cycles and active engagement with insurers. The Risk Management team is supported by cross-functional teams at Host including Asset and Development,

		Design & Construction. Examples of the type of 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 and Irma.
Chronic physical	Relevant, always included	Our Risk Management team also monitors chronic physical risks associated with climate change through property inspection cycles and active engagement with insurers. When evaluating potential acquisitions and dispositions, potential chronic physical risks are identified within the due diligence process by our Investment team with support from our executive leadership and Board of Directors. Examples of the type of 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 berm to ensure long-term viability. Approximately 75,000 cubic yards of sand will be recovered from an 8.5-acre sand deposit approximately 150 feet offshore for the restoration project. 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.

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?

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 the corporate business travel, government travel and events segments 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 convention hotels within its portfolio compared to lodging peers. Prior to the pandemic, government demand has typically represented approximately 5% of annual revenues.

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. For example, in order to be eligible as a preferred hotel for a recent Greenbuild International Conference and Expo, Host retrofitted low flow plumbing fixtures in guest rooms at the Swissotel Chicago. At Grand Hyatt Washington, Host obtained LEED certification for its meeting spaces to facilitate sales of green meetings and conferences.

If Host and its hotel managers are not seen as offering sustainable lodging and meeting services, 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.

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)

54,690,000

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 2019 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

3,120,000

Description of response and explanation of cost calculation

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 eight LEED certified properties, including two LEED Gold EBOM certified properties. Host's two new ground-up developments are expected to receive LEED certifications in 2021. Renovation projects at Boston Marriott Copley Place, Marriott Marquis San Diego Marina, Marina Del Rey Marriott and The Ritz-Carlton, Naples Beach Resort have been designed in order to achieve LEED certifications. Additionally, we plan to allocate proceeds from Host's green bonds to add LEED certified properties to our portfolio.

We also support our brands and independent operators as they develop programs to engage guests on environmental responsibility. In 2020, 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. Marriott, Hyatt, AccorHotels and Hilton have each committed to either reduce or stop using single-use plastic straws and toiletries. At Hyatt Regency Maui Resort and Spa, each guest is provided a reusable water bottle to fill at water stations located conveniently throughout the facility, thereby avoiding the use of about 400,000 bottles a year. At W Seattle, the property is also transitioning to 100% compostable cutlery, plates, bowls, glasses and cups for its back-of-house operations.

COST CALCULATION: During 2020, we estimated $3.1 million, which is 2% of $156 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 2

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 12% of revenues, 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, changes in hotel supply in these cities. Hotels in New York, Washington, D.C., San Diego, San Francisco, Boston, Florida, Hawaii, Atlanta, and Los Angeles represented approximately 67% of our 2020 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. In recent years, water scarcity issues have been identified as a potential risk in key markets, including Arizona (where we own three hotels), California (where we own 15 hotels) and Georgia (where we own four hotels).

Time horizon
Unknown

Likelihood
Unknown

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)
15,980,000

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 pre-pandemic 2019 GAAP operating profit 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
44,159,967

Description of response and explanation of cost calculation
Through Host's joint development agreement with IBM Research, we enhance our predictive analytics capabilities in order to adapt in real-time 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. Using 1.3 billion discrete data points, these insights help us to predict how specific key markets might perform.

Host has a dedicated Enterprise Analytics team, which 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 has entered into a transformational reinvestment plan with Marriott where we have prioritized investments across 16 properties over a four-year period, 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 including Hawaii, where we have solar photovoltaic systems in place or development at all hotels, and New York and Texas, where we've invested in co-generation and steam-to-gas conversion systems.

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 smart irrigation systems that use cloud-based applications to automate schedules based on weather forecasts and landscape-specific parameters. At golf courses, individual sprinkler heads are able to avoid overwatering with pinpoint precision. We have also implemented on-site wastewater laundry recycling systems and high efficiency laundry equipment that reduce water utilization by approximately 70%.

COST CALCULATION: In 2020, we invested nearly $45 million in completed emissions reduction projects that help reduce our exposure to the risks associated with uncertainty in market signals.

Comment

We believe that if Host didn't engage in these management methods, both the likelihood and magnitude of this risk would be higher.

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 has a set a target to achieve $100-150 million of potential reductions in annual hotel expenses upon returning to pre-pandemic business levels.

In 2020, we also completed Host's first formal, portfolio-wide water assessment. We used the World Resources Institute's Aqueduct Tool to identify hotels located in areas with either high or extremely high baseline water stress. Based on the assessment, we are initially prioritizing a set of high-priority hotels in Arizona, California, Colorado, Florida and New Jersey.

Identifier

Risk 3

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 Corporate Responsibility program. During Host's 2020 outreach to investors representing approximately 70% 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. For example, in his annual Letter to CEOs, BlackRock's Larry Fink noted that the pandemic has driven the firm to confront the global threat of climate change more forcefully. As of February 26, 2021, BlackRock owned nearly 11% of shares in Host's common stock. State Street Corporation, which owned approximately 6% of shares in Host's common stock as of February 26, 2021, has also indicated that addressing systemic risks associated with climate change will be one of the firm's main stewardship priorities in 2021.

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, and who represent a growing demographic of hotel guests and members of the workforce.

Time horizon

Short-term

Likelihood

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)

15,980,000

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 pre-pandemic 2019 GAAP operating profit should revenue, margins and cost of capital be adversely impacted by our reputation regarding climate change.

Cost of response to risk

44,159,967

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 new third-generation 2025 target has been re-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 eight hotels with LEED certifications. Other industry-specific green building certifications include the Green Key Eco-Rating Program and Green Seal Hotels and Lodging certification. JW Marriott Washington, DC has achieved recertification at the Platinum Level within the U.S. Department of Energy's Superior Energy Performance Program, and was the first hotel in the United States to receive ISO 50001 energy management certification.

Host has a dedicated five-member Corporate Responsibility team that is tasked with (1) overseeing our corporate responsibility framework and its business integration, (2) developing strategies to meet our emissions reduction target, (3) communicating our ESG performance and management approach internally and externally, and (4) engaging with interested investors and other stakeholders on climate change-related issues.

Additionally, we engage our employees on Host's climate change strategies through our cross-functional Corporate Responsibility Advisory Committee and Green Team. Since 2008, Host's dedicated and passionate Green Team has worked to champion sustainability in all areas of the company by promoting environmentally responsible practices at our corporate office, partnering with our building management company, fellow tenants and employees to educate, implement and encourage sustainability programs and educating and providing resources to employees on green practices. The team also organizes annual employee events to commemorate Earth Day.

COST CALCULATION: In 2020, we invested nearly $45 million in completed emissions reduction projects that have supported Host's science-based target. We also incur management oversight costs associated with our Corporate Responsibility program. In 2020, approximately 15% of our workforce participated as members of our Corporate Responsibility committees.

Comment

We believe that if Host did not engage in current management methods, both the likelihood and magnitude of this risk over the next 1-3 years would be higher.

Identifier

Risk 4

Where in the value chain does the risk driver occur?

Direct operations

Risk type & Primary climate-related risk driver

Acute physical

Increased severity and frequency of extreme weather events such as cyclones and floods

Primary potential financial impact

Increased capital expenditures

Company-specific description

Host recognizes that hurricanes & floods present a risk to all hotels located in certain regions, such as Florida (where we own 13 hotels and 4 championship golf courses), locations near the Gulf of Mexico (including Texas and New Orleans where we own 7 hotels) & Hawaii (where we own 4 resorts). These hotels incur additional property insurance premiums, higher deductibles, capital costs & have an increased risk of property damage & potential business interruption due to hurricanes. Additional expenses may include investments in tree planting & contract labor for repairs.

There is no assurance that this insurance could fully fund the rebuilding or restoration of a hotel impacted by a hurricane, or the income lost as a result of the damage. For example, if a hurricane were to cause widespread damage to Florida/up the East Coast, claims from each of our hotels would be aggregated against the policy limit or sub-limit & likely would exceed the applicable limit or sub-limit. We may incur losses in excess of insured limits, and we may be even less likely to receive complete coverage for risks that affect multiple properties.

In 2017, all of our hotels in Florida & Houston were negatively impacted by Hurricanes Irma & Harvey. The book value of the property & equipment written off and the related repairs and cleanup costs were approximately $34 million. In total we received $38 million of property insurance proceeds related to Hurricane Irma, resulting in a gain of $4 million. We believe that we were able to substantially reduce our financial impact through our resiliency investments & extreme weather preparedness measures. All 4 of our hotels in Houston were able to remain operational during the hurricane. In Florida, due to evacuation mandates & loss of commercial power, 7 of 9 properties were closed for a period of time. By comparison, some non-Host owned hotels in Texas/Florida did not reopen for several months and at least 1 hotel in Florida remained closed for over a year. Through our disciplined strategy to avoid Caribbean property investments, we have avoided any direct impacts from Hurricane Maria and other recent storms.

Other markets may experience prolonged variations in temperature or precipitation which may limit access to the water needed to operate our hotels or significantly increase energy costs, and may subject those hotels to additional regulatory burdens, such as limitations on water usage or stricter energy efficiency standards.

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)

47,080,000

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 0.5% decrease in the 2020 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.

Cost of response to risk

110,000,000

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 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. We facilitate emergency preparedness and response webinars with hotel operators annually in preparation for extreme weather events including floods, hurricanes, earthquakes and other natural disasters. All Host properties are required to develop emergency response procedures tailored to meet the specific risks associated with their geography and unique construction attributes. We also maintain a network of strategic consultants and contractors that are able to rapidly support our hotels when they realize damage from natural disasters.

Host considers storm risk in its portfolio strategy through diversification and avoiding many destination markets in cyclone-prone areas. 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 to determine insurance needs and potential capital investments.

We work with our hotel managers to ensure that they are regularly servicing and maintaining our properties' infrastructure systems to best prepare our equipment for unexpected temperature extremes and prevent business disruption during such times. We make capital expenditures as appropriate to protect our HVAC systems, roofs, façades, windows and other building elements from temperature-related risks.

COST CALCULATION: Over the past five years, Host has invested over $100 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.

Comment

We believe that current management methods have not reduced the risk's likelihood, but are expected to significantly reduce this risk's potential magnitude 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 5

Where in the value chain does the risk driver occur?

Direct operations

Risk type & Primary climate-related risk driver

Chronic physical
Rising sea levels

Primary potential financial impact

Other, please specify
Reduced revenues 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.

Many of Host's properties are located in gateway cities and are on or near coastal areas in the United States, which could potentially be affected should sea levels rise dramatically. For example, we own 13 hotels and four championship golf courses in Florida and four resorts and two golf courses in Hawaii.

Time horizon

Long-term

Likelihood
Unknown

Magnitude of impact
Medium

Are you able to provide a potential financial impact figure?
Yes, a single figure estimate

Potential financial impact figure (currency)
39,950,000

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 pre-pandemic 2019 GAAP operating profit due to business interruptions, supply chain interruptions, demand implications and repairs resulting from sea level rises.

Cost of response to risk
44,159,967

Description of response and explanation of cost calculation
Host's Investments team considers risks associating with rising sea levels as part of the due diligence processes for acquisitions, with review and oversight from executive management and the Board of Directors. Host's Asset Management; Development, Design & Construction and Enterprise Analytics teams support these due diligence processes.

For example, prior to the 2019 acquisition of 1 Hotel South Beach in Miami, we evaluated the condition, location and overall resilience of the hotel. We determined that 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 damage losses provided by the seller and found that recent improvements to roofs and windows had protected this hotel from any loss from Hurricane Irma. We calculated an expected loss estimate, using an industry-standard software program, and received favorable results. Additionally, we considered the strong, long-term commitment to climate change adaptation measures that the City of Miami Beach has undertaken.

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, including the installation of removable flood wall barriers as well as the relocation of mission critical systems and equipment to higher elevations.

Host is the first hospitality company to have its emissions reduction target approved by the Science Based Targets initiative (SBTi). Our new 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 an 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.

COST CALCULATION: In 2020, we invested nearly $45 million in completed sustainability engineering and renovation 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 while significantly reducing greenhouse gas emissions. In 2020, 98% 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 weighted average ENERGY STAR rating by more than 20%.

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 2016-2020, Host has invested in over 675 sustainability projects that have substantially increased the operational efficiency and resiliency of our hotels. The expected utility savings from our combined investments from is approximately $21 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 $5 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 three hotels), California (where we own 15 hotels), Chicago (where we own four hotels), Hawaii (where we own four resorts), New York City (where we own three 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)

15,980,000

Potential financial impact figure – minimum (currency)

Potential financial impact figure – maximum (currency)

Explanation of financial impact figure

We estimate an opportunity of approximately $16 million annually, assuming a potential 2% increase in pre-pandemic 2019 GAAP operating profit due to additional savings from completed emissions projects should the price of energy increase.

Cost to realize opportunity

44,159,967

Strategy to realize opportunity and explanation of cost calculation

In 2020, Host began the second phase of its Internet of Things (IoT) 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. 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 controls 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 approximately 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 2020, we invested nearly $45 million in completed 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 venture capital firm to identify new technologies that are still in their infancy, but 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 are able to consume energy from a decentralized generation source, our ability to hedge against future increases in the price of energy is improved. 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 a plant 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 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, 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)

152,300,000

Potential financial impact figure – minimum (currency)

Potential financial impact figure – maximum (currency)

Explanation of financial impact figure

We estimate a financial opportunity of approximately $152 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

60,881,420

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 Hawaii, Host has now installed nearly two megawatts of on-site solar photovoltaic (PV) systems totaling $7.8 million of invested capital and leveraging $5.1 million in renewable energy incentives. These investments have resulted in $838,000 in estimated combined annual cost savings and 2,800 metric tons of associated annual emissions reductions. New solar PV investments at three hotels in Washington, D.C. and one expansion project in Hawaii have been approved. We are also evaluating solar PV investments in California, 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. In 2020, we also approved rooftop solar systems as part of our construction of AC Hotel Scottsdale North and additional villas at the Andaz Maui at Wailea Resort.

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. In 2020, Host began construction on a $24 million 4.2-megawatt co-generation system with thermal storage leveraging $8.4 million in incentives that is projected to save approximately $2.6 million in annual utility costs at New York Marriott Marquis. This follows investments in two similar co-generation plants at the New York Marriott Downtown and The Logan in Philadelphia. These projects had a combined investment of approximately $4 million and annual savings of just over $1 million. At 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. We continue to evaluate our consolidated portfolio where there is a compelling return on investment and material environmental performance improvement opportunities.

COST CALCULATION: Over the past seven years, Host has invested approximately $61 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 rebates.

Comment

In 2020, Host has also continued with our pilot project to use an 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 fourth consecutive year in 2020. Additionally, Host ranked first among REITs in Newsweek's most recent List of Most Responsible Companies in America. Host was also the only lodging REIT to be named in Barron's 2021 ranking of the Top 10 Most Sustainable REITs.

During Host's 2020 outreach to investors representing approximately 70% 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 post-pandemic world.

Lenders also are 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 2019, Host issued the first green bond in the lodging industry and achieved the lowest effective bond pricing in our company's history. In 2020, Host issued a second green bond offering, bringing the total capital raised to $1.4 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.

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

Unknown

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)

138,000,000

Potential financial impact figure – minimum (currency)

Potential financial impact figure – maximum (currency)

Explanation of financial impact figure

We estimate an opportunity of nearly $140 million, assuming an approximately 1% increase in 2020 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

44,159,967

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 and more impactful phase of our work will be to accelerate our purchases of renewable energy from utility providers. By 2022, we aim to increase procurement of electricity from renewable sources through green power purchases. Concurrently, we plan to expand the number of on-site solar PV systems within our consolidated portfolio. New solar PV investments at three hotels in Washington, D.C. and one expansion project in Hawaii have been approved. We are also evaluating solar PV investments in California, Florida, Hawaii, Massachusetts and New Jersey.

In 2020, Host has continued with our pilot project to apply a shadow price 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 furniture, fixtures and equipment via EPA's voluntary 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 climate. Timber is the most relevant forest risk commodity within our supply chain. In 2020, 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 2020, we invested nearly $45 million in completed emissions reduction projects that have helped to support our science-based target.

Comment

We believe that current management methods have increased this opportunity's likelihood and potential magnitude.

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 and its 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 10 Westin brand hotels, which have embraced biophilic design principles as part of the company's brand standards. We are incorporating these brand standards that enhance the wellness experience into all 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 to 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)

54,690,000

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 pre-pandemic 2019 revenue attributable to climate change and sustainability attributes and efforts at the hotels within our consolidated portfolio.

Cost to realize opportunity

156,000,000

Strategy to realize opportunity and explanation of cost calculation

We aim to own iconic properties that are also at the forefront of leading-edge sustainability practices in travel and tourism. For example, in 2019, we acquired 1 Hotel South Beach, which was designed with biophilic design principles for both environmental and human health purposes, and also features a 3,000 square foot green wall with nearly 12,000 plants.

We continue to dramatically increase the number of LEED certified hotels in our portfolio. Host now owns eight LEED certified properties, including two LEED Gold EBOM certified properties, and has nine 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 2020, Host began engaging with EV charging manufacturers to upgrade existing chargers at more than 30 properties, enabling data analytics to track usage across properties. Led by a cross-functional team at Host, we plan to roll out this EV charging initiatives to additional hotels in 2021.

At our General Managers Meeting, we present an Environmental Stewardship Award to both promote and recognize best practices among our operators. The recipient of Host's Environmental Stewardship Award at the 2020 General Managers Meeting was Hyatt Regency Maui Resort and Spa, which is a LEED Gold EBOM certified property. Host has invested and installed one of the largest rooftop photovoltaic solar systems in Hawaii, which provides over 10% of the resort's annual electricity.

We are also partnering with brands and independent operators to eliminate plastic straws and transition to reusable bulk amenities to reduce waste and protect the oceans. Across our portfolio, properties are accelerating initiatives to serve food that is locally, sustainably and/or regeneratively sourced. Examples include beekeeping, urban farming and hydroponic systems to grow food on-site.

COST CALCULATION: During 2020, we estimated $3.1 million, which is 2% of $156 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 current management methods have 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 and Hilton, directly engage with these customers.

C3. Business Strategy

C3.1

(C3.1) Have climate-related risks and opportunities influenced your organization’s strategy and/or financial planning?

Yes, and we have developed a low-carbon transition plan

C3.1a

(C3.1a) Is your organization’s low-carbon transition plan a scheduled resolution item at Annual General Meetings (AGMs)?

	Is your low-carbon transition plan a scheduled resolution item at AGMs?	Comment
Row 1	No, and we do not intend it to become a scheduled resolution item within the next two years	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). In 2020, Host’s third-generation 2025 emissions target has been re-approved by the SBTi at the 1.5-degree Celsius 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. Host’s low-carbon transition plan is not a scheduled resolution item at our annual shareholder meetings, due to (1) our establishment of

		science-based targets since 2016 and (2) our limited absolute emissions compared to other more carbon-intensive industries. Host's climate strategy and plans are included in our 2021 annual shareholder meeting materials, known as our Proxy Statement. We report on Host's 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 included in our 2021 Proxy Statement.

C3.2

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

Yes, qualitative and quantitative

C3.2a

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

Climate-related scenarios and models applied	Details
2DS RCP 2.6 RCP 8.5 IEA B2DS	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. 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 assume that transition risks would be more pronounced. Within the 4-degree scenario, we assume the physical risks would be more pronounced. However, we assume 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 variable within our assessment of a 4-degree scenario was the adaptation capacity of government, businesses and society. 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 modeled 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 2020 portfolio square footage is less than that of the 2008 baseline, and we estimate conservative growth in portfolio size going forward. We maintain an intensity-based target as it is 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. BOUNDARY AND TIME HORIZONS: 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. INFLUENCE ON STRATEGY AND FINANCIAL PLANNING: Host continues aligned capital investment decisions to support the key findings from our 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 invest 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. By 2022, we aim to reach at least 10% 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. New solar PV investments at three hotels in Washington, D.C. and one expansion project in Hawaii have 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	Description of influence

	influenced your strategy in this area?	
Products and services	Yes	Risks associated with product and services (i.e., our hotels with guest rooms, meeting and event spaces, restaurants, spas and other features and amenities) include (1) changing consumer behavior, (2) uncertainty in market signals, (3) extreme weather events, (4) rises in temperatures and (5) rises in sea levels. 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, AccorHotels and Hilton – 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 and percentage of renewable energy used at hotels. Hilton is also the first major brand operator to have its science-based target approved by the Science-Based Targets initiative (SBTi). 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 a proactive approach to preventive maintenance, risk management and alignment with LEED and other green building standards for hotels. The potential magnitude of these risks is currently estimated at 1-5% of pre-pandemic 2019 GAAP operating profit. The potential magnitude of these opportunities is currently estimated at 5-10% of 2019 pre-pandemic operating profit over a longer time horizon.
Supply chain and/or value chain	Yes	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.) Opportunities associated with our supply chain include investments in energy and water efficiency technologies and decentralized energy generation, including renewable energy. To manage both these risks and opportunities, Host has prioritized environmental stewardship in our current 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. For example, in 2020, Host began 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 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. We also utilize our Supplier Excellence Survey to deepen our engagement on both climate-related risks and opportunities and to inform procurement decisions. 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. The potential magnitude of these risks and opportunities is currently estimated at 2% of pre-pandemic 2019 GAAP operating profit over the next 3-6 years.
Investment in R&D	No	As a lodging REIT, Host does not currently make any investments that we classify as R&D. As such, investments in R&D are not yet impacted by climate-related risks and opportunities.

Operations	Yes	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, AccorHotels and Hilton, and independent operators, that receive management fees from Host based on the revenues and profitability of the hotels. 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. Additionally, Host works with brands and independent operators to establish budgets and monitor the environmental and financial performance at each hotel. Risks associated with Host's direct operations include our (1) reputation among current and prospective employees 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 more than a risk. Host 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 per square foot has decreased by more than 25%. Additionally, Host's new corporate headquarters is LEED Gold certified with close, convenient access to public transportation for employees and visitors. To manage physical risks that could impact our corporate offices, Host has its own business continuity and emergency preparedness plans to protect physical and IT assets. Host has invested in technologies to enable our employees to work remotely and securely access our servers on days they are not in the office. Host's ability to

		enable employees to work from home supported a smooth transition to remote work during the COVID-19 pandemic.

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	REVENUE: We pursue LEED certifications and incorporate green building best practices in our major renovation and value enhancement projects. In 2020, we have also begun a new initiative to more deeply integrate the LEED criteria into our approach for new major renovation projects. For example, Host's two new ground-up developments are expected to receive LEED certifications in 2021. 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. 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 the past six years, we have completed nearly 1,000 projects with sustainability attributes. In 2020, as a result of the pandemic, energy consumption per square foot was 31% below our 2008 baseline due to extreme low occupancy and suspended operations at some hotels. Prior to the pandemic, energy consumption per square foot had decreased by 14% from our 2008 baseline. 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 2020, we invested nearly $45 million in capital expenditures on completed energy efficiency and emissions reduction projects. ACQUISITIONS & DIVESTMENTS: Physical climate risks are considered within the due diligence process by our Investments team with support from our Design & Construction team and review and

		oversight from executive leadership and the Board of Directors. Prior to 2019 acquisition of 1 Hotel South Beach, we evaluated the condition, location and overall resilience of the hotel. We also evaluated the physical location of mission-critical infrastructure and systems and determined that there was minimal risk of flooding in those areas. We determined that 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. ACCESS TO CAPITAL: We invest time and resources in our ESG strategy and annual disclosures. We also actively engage with investors on Host's climate and broader corporate responsibility strategies. For example, in 2020, we significantly expanded our ESG-focused outreach and during the year reached out to investors representing approximately 70% of our outstanding shares and held conversations with 24 investors representing approximately 43% of the Company's stockholder base. In 2019, Host issued the first green bond in the lodging industry and achieved the lowest effective bond pricing in our company's history. And in 2020, Host issued a follow-up green bond, bringing the total capital raised from green bonds to $1.4 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. As part of these LEED-aligned projects we also execute on investments in energy efficiency, water efficiency and renewable energy. TIME HORIZONS: 1-10 years for all financial planning elements.

C3.4a

(C3.4a) Provide any additional information on how climate-related risks and opportunities have influenced your strategy and financial planning (optional).

Climate change and broader corporate responsibility topics are explicitly aligned and integrated into Host's core business strategies. Our climate change and corporate responsibility programs support our overarching goal to be the preeminent owner of iconic and irreplaceable lodging real estate and to generate superior long-term returns for our stockholders. Climate change also informs how we execute on other core business strategies, including our focus on disciplined capital allocation and development of an industry-leading Enterprise Analytics platform.

Examples of how climate change has influenced and supported our business strategies include our efforts to (1) maximize stockholder value and operating income at each of our properties, (2) manage and mitigate exposure to potential financial risks, which include business disruptions, reputational risks, property damage and increased energy costs and (3) engage with our hotel managers, investors, local communities and other corporate responsibility stakeholders to support shared goals.

Hotels consume energy at higher intensity levels than other types of commercial buildings due to continuous 24/7 operations. Therefore, reducing energy consumption presents the greatest climate change opportunity for Host. Host's status as a REIT by which we own but do not operate our hotels also impacts our business strategy. We provide investment capital, strategic direction and ongoing monitoring to enable climate change adaptation and mitigation initiatives at our hotels. The hotel managers are ultimately responsible for ensuring that the technologies we invest in are managed and operated efficiently.

Our hotels are operated by internationally recognized managers such as Marriott, Hyatt, AccorHotels and Hilton as well as respected independent managers in the lodging industry. As such, execution on Host's climate and energy strategy involves constant engagement with these managers and alignment of our strategy with the numerous programs implemented by the different hotel managers across our portfolio.

Another aspect that differentiates our climate and energy strategy is that when we acquire existing hotels, we often expect to hold them for long periods of time. Thus, we must consider long-term physical risks (such as potential sea level rise and extreme weather events) and invest in making properties more resilient to these exposures as well as more energy efficient. As a result, we are focused on investing in high quality, durable and long-lasting products and systems for the properties that we own.

Using our ISO 14001 certified environmental management system and an internal price on carbon, we have targeted hotels with the greatest risks and opportunities and developed specific action plans for these hotels. We have initiated a pilot project using a cloud-based building analytics tool that will use algorithms based on our hotel's building management systems to monitor energy and water performance in real-time and help identify and validate new energy and water ROI projects.

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

Year target was set
2008

Target coverage
Company-wide

Scope(s) (or Scope 3 category)
Scope 1+2 (location-based)

Intensity metric
Metric tons CO2e per square foot

Base year
2008

Intensity figure in base year (metric tons CO2e per unit of activity)
0.01178

% of total base year emissions in selected Scope(s) (or Scope 3 category) covered by this intensity figure
100

Target year
2025

Targeted reduction from base year (%)
55

Intensity figure in target year (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
0

Intensity figure in reporting year (metric tons CO2e per unit of activity)
0.005065

% of target achieved [auto-calculated]
103.6425374286

Target status in reporting year
Underway

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

Please explain (including target coverage)

In 2020, Host established a new 2025 emissions target of 55% reduction per square foot from our 2008 baseline has been successfully assessed as a science-based target through the quality check process of the Science Based Targets initiative (SBTi), and is recognized as an approved target at http://sciencebasedtargets.org/companies-taking-action.

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

Host's 2025 emissions targets is in line with the SBTi's 1.5-degree Celsius ambition level. Host became the first hospitality company and among the first three real estate companies in North America to set emissions reduction targets in line with the Paris Agreement's highest level of ambition.

The SBTi verification highlights our sustained focus on reducing carbon emissions through ROI investments in energy efficiency and renewable energy.

We also engage with our hotel managers, which include Marriott, Hyatt, AccorHotels and Hilton, 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.

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: absolute or intensity

Absolute

Target type: energy carrier

Electricity

Target type: activity

Consumption

Target type: energy source

Renewable energy source(s) only

Metric (target numerator if reporting an intensity target)

Percentage

Target denominator (intensity targets only)

Base year

2016

Figure or percentage in base year

0.3

Target year

2025

Figure or percentage in target year

30

Figure or percentage in reporting year

0.78

% of target achieved [auto-calculated]

1.6161616162

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. Following the expiration of Host’s 2020 emissions target, we will be working 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 (including target coverage)

Our 2025 renewable energy target covers our entire consolidated portfolio of hotels owned by Host. 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. Host has now installed two megawatts of on-site solar photovoltaic (PV) systems at 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. By 2022, we aim to increase procurement of electricity from renewable sources through green power purchases. Concurrently, we plan to expand the number of on-site solar PV systems within our consolidated portfolio. New solar PV investments at three hotels in Washington, D.C. and one expansion project in Hawaii have been approved. We are also evaluating solar PV investments in California, 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, Manchester Grand Hyatt San Diego and Grand Hyatt Atlanta in Buckhead. In 2020, we also installed rooftop solar systems as part of the construction of AC Hotel Scottsdale North and additional villas at the Andaz Maui at Wailea Resort.

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
18.68

% of target achieved [auto-calculated]
203.9473684211

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

Please explain (including target coverage)
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 40% since 2008. Prior to the pandemic, energy consumption per square foot had decreased by 14% from our 2008 baseline.

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	36	3,367
To be implemented*	53	9,231
Implementation commenced*	58	25,744
Implemented*	121	9,944
Not to be implemented	43	6,737

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)

210

Scope(s)

Scope 1
Scope 2 (location-based)

Voluntary/Mandatory

Voluntary

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

165,592

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

1,536,000

Payback period

1-3 years

Estimated lifetime of the initiative

16-20 years

Comment

In 2020, we completed the installation of a 252-kilowatt solar photovoltaic system at Fairmont Kea Lani, Maui, which expanded the current system's generation capacity by approximately 50%.

In 2020, we also completed the installation of a 252-kilowatt solar photovoltaic system at Hyatt Regency Maui Resort and Spa and installed a 224-kilowatt battery to reduce demand charges at this property. As a result, solar generation capacity at Hyatt Regency Maui Resort and Spa increased by nearly 20%.

Investment costs for these solar PV projects were partially offset by the receipt of both federal and state credits, which made the payback period of less than three 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)

4,839

Scope(s)

Scope 1
Scope 2 (location-based)

Voluntary/Mandatory

Voluntary

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

1,387,892

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

9,671,004

Payback period

4-10 years

Estimated lifetime of the initiative

11-15 years

Comment

In 2020, we invested in nearly 40 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.

In 2020, our most significant investment was a central plant energy ROI project at New York Marriott Downtown, where we upgraded controls to the cogeneration chiller to allow for proper dual mode operation and new controls to improve efficiency and become less reliant on city steam. Host also installed a new 35-ton electric chiller that will further reduce steam usage while also utilizing more of the hotel's electric generation capabilities that are available with the cogeneration plant. Additionally, a new energy management system will allow the various components of the central plant to work together to maximize efficiency.
The central plant energy ROI project at New York Marriott Downtown is expected to achieve 14% stabilized cash-on-cash returns, due in part to the benefits accrued from rebates received. The reported payback period is based on the aggregate of all completed HVAC projects in 2020. However, please note that some HVAC projects have an estimated payback period greater than 10 years.

Initiative category & Initiative type

Energy efficiency in buildings
Motors and drives

Estimated annual CO2e savings (metric tonnes CO2e)

2,854

Scope(s)

Scope 1
Scope 2 (location-based)

Voluntary/Mandatory

Voluntary

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

717,234

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

29,746,937

Payback period

>25 years

Estimated lifetime of the initiative

21-30 years

Comment

In 2020, we completed 58 projects to replace and upgrade motors and drives at 35 of our hotels.

These projects include investments in elevator and escalator modernization with solid state electronics, intelligent dispatching, regenerative drives and power save modes. The modernization feature increases the energy efficiency associated with operating a property’s elevators and escalators and is incorporated in major renovations and end-of-life replacements.

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)

357

Scope(s)

Scope 1
Scope 2 (location-based)

Voluntary/Mandatory

Voluntary

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

84,729

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

307,059

Payback period

1-3 years

Estimated lifetime of the initiative

6-10 years

Comment

In 2020, we completed the installation of building automation systems, in-room energy management systems, diagnostic systems and building control upgrades at three of our hotels, bringing the total hotels with in-room energy management systems to more than 80% of our portfolio.

These investments included the installation of an in-room energy management system with smart digital thermostats at Tampa Airport Marriott. With an attractive payback period of approximately three years, these systems are also currently in place in approximately 80% of hotels owned by Host.

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)

1,335

Scope(s)

Scope 1
Scope 2 (location-based)

Voluntary/Mandatory

Voluntary

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

333,723

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

2,597,730

Payback period

4-10 years

Estimated lifetime of the initiative

21-30 years

Comment

In 2020, we completed 13 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.

Initiative category & Initiative type

Energy efficiency in buildings
Lighting

Estimated annual CO2e savings (metric tonnes CO2e)

349

Scope(s)

Scope 2 (location-based)

Voluntary/Mandatory

Voluntary

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

90,687

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

301,238

Payback period

1-3 years

Estimated lifetime of the initiative

6-10 years

Comment

In 2020, Host invested in a series of lighting upgrades at four hotels. Each was a targeted energy ROI project.

With an attractive payback period of approximately three years or less, we have invested approximately $11.5 million in lighting upgrades to LED technologies since 2013.

At Hyatt Regency Washington on Capitol Hill, we received a rebate that helped to offset the cost of this investment in the LED lighting retrofit in the hotel's parking garage.

Currently, all hotels in our consolidated portfolio have LED lighting installed in at least one part of the property.
As part of Host's renovation plans, we also routinely replace "plug-in" and architectural fixtures with high-efficiency products.

Most LED technology has a useful life of 50,000 hours, or roughly 5 to 7 years.

C4.3c

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

Method	Comment
Financial optimization calculations	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. During 2020, we spent approximately $499 million on capital expenditures, of which $343 million represented ROI capital expenditures and $156 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 expect to conclude in 2021. We consider energy costs and impacts in addition to other sustainability elements when making capital expenditures. In 2020, capital expenditures included over $30 million in sustainability engineering, renovation and exterior building projects wherein emissions reduction opportunities were identified. 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 2020, we completed projects that have received or are expected to receive nearly $1.1 million in rebates to partially offset investments in emissions reduction projects.
Compliance with regulatory requirements/standards	Emissions reduction activities are occasionally influenced by the need for compliance with regulatory requirements. 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 $300 million in major renovations that are in compliance with Title 24 regulations helping to increase energy efficiency at our properties in California.

	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.
Internal price on carbon	We have also begun to use an internal price of carbon as a shadow price to help inform future investment decisions including but not limited to Host's investments in decentralized and/or on-site renewable energy generation.

C4.5

(C4.5) Do you classify any of your existing goods and/or services as low-carbon products or do they enable a third party to avoid GHG emissions?

Yes

C4.5a

(C4.5a) Provide details of your products and/or services that you classify as low-carbon products or that enable a third party to avoid GHG emissions.

Level of aggregation

Company-wide

Description of product/Group of products

Lodging and additional services related to use of owned hotels

Are these low-carbon product(s) or do they enable avoided emissions?

Avoided emissions

Taxonomy, project or methodology used to classify product(s) as low-carbon or to calculate avoided emissions

Other, please specify

GHG Protocols

% revenue from low carbon product(s) in the reporting year

100

Comment

Host estimates approximately 315,000 metric tons of CO2e were avoided over a period of 10 years, prior to the pandemic.

Host supports and funds environmental initiatives at our hotels, which are managed by third parties including Marriott, Hyatt, AccorHotels and Hilton. The emissions at Host-owned hotels are the Scope 1 and 2 emissions of our hotel managers based on operational control.

Since 2008, our absolute emissions have decreased by 309,655 metric tons of CO2e prior to the pandemic and by 419,746 metric tons of CO2e in 2020. We utilize the GHG Protocols to calculate our emissions, which are assured by a third-party verifier.

Assumptions, emission factors and global warming potentials are stated herein within the CDP 2021 Climate Change response and in prior years' disclosures.

C5. Emissions methodology

C5.1

(C5.1) Provide your base year and base year emissions (Scopes 1 and 2).

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.

C5.2

(C5.2) 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)

69,689

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 location-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
167,831

Scope 2, market-based (if applicable)
167,610

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

C6.4

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

Source
Direct emissions from combustion of fuel oil at select properties

Relevance of Scope 1 emissions from this source
Emissions are not relevant

Relevance of location-based Scope 2 emissions from this source
No emissions excluded

Relevance of market-based Scope 2 emissions from this source (if applicable)
No emissions excluded

Explain why this source is excluded

Incomplete information (In 2020, 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.)

Source

Additional identified Scope 1 emission sources

Relevance of Scope 1 emissions from this source

Emissions are not relevant

Relevance of location-based Scope 2 emissions from this source

No emissions from this source

Relevance of market-based Scope 2 emissions from this source (if applicable)

No emissions from this source

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.)

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

Relevant, calculated

Metric tonnes CO2e

56,234

Emissions calculation methodology

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.

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

0

Please explain

We have calculated an estimate of our Scope 3 emissions from purchased goods and services, which was considered to inform the development and approval of our science-based target. Please note that we believe that the margin of error may be substantial for this source of Scope 3 emissions. Estimated emissions include major categories of purchased goods and services in renovation projects and do not include purchases made at Host's corporate offices or operational goods and services procured by the hotel management company.

Capital goods

Evaluation status

Not relevant, explanation provided

Please explain

We do not calculate, but we consider the life cycle emissions when Host directly purchases capital equipment for our hotels. We also consider but do not calculate for our construction and renovation projects. Life cycle emissions for capital goods are not believed to be relevant at the current time due to long replacement cycles.

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 purchased goods and services. 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 for our corporate headquarters and are 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. 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.

Business travel

Evaluation status

Relevant, calculated

Metric tonnes CO2e

123

Emissions calculation methodology

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.

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

100

Please explain

Data has been provided by our business travel vendor.

Employee commuting

Evaluation status

Not relevant, explanation provided

Please explain

As of February 19, 2021, we had 163 employees, all of which work in the United States, including our regional offices in Miami and San Diego.

Host's new corporate headquarters are adjacent to the Bethesda metro station, both enabling and incentivizing employee use of public transportation. Using a very conservative assumption, we estimate annual associated emissions to be no greater than 2,500 MT C02e. (In 2020, estimated associated emissions would be even less, based on remote working during the COVID-19 pandemic.)

Upstream leased assets

Evaluation status

Relevant, calculated

Metric tonnes CO2e

29

Emissions calculation methodology

Emissions were calculated using the GHG Protocols and applying the EPA e-Grid 2021 factors of 0.392022 kg of CO2e per KWH for the RFCE, 0.316729 for FRCC and 0.206299 for WECC regions, and 5.311450 kg CO2e per therm for Natural Gas from US EPA MRR Final Rule (40 CFR98), . Global warming potentials are based on the IPCC Fifth Assessment Report.

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

100

Please explain

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 offices in San Diego and 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

In addition to our consolidated portfolio, we own non-controlling interests in five domestic and one international joint venture that own hotels and a timeshare joint venture in Hawaii. (On an equity share basis within the GHG Protocols, we do not classify these emissions as relevant at the current time.)

Other (upstream)

Evaluation status

Not relevant, explanation provided

Please explain

We have not identified any other upstream 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.

C6.7

(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

0.00014662

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

237,526

Metric denominator

unit total revenue

Metric denominator: Unit total

1,620,000,000

Scope 2 figure used

Location-based

% change from previous year

130.7

Direction of change

Increased

Reason for change

Due to reduced demand for hotel rooms caused by the pandemic, our emissions intensity per revenue increased for the first time since we have been calculating our emissions from 2008.

In 2020, our revenue decreased by 70.4% (from $5.47 to $1.62 billion) and our emissions per dollar of revenue increased by 130.7% (from 0.00006356 to 0.00014662).

Our completed 2020 emissions reduction projects, for which we estimate nearly 10,000 metric tons of CO2e saved, which would have contributed to a continued decrease in emissions per dollar of revenue in a normal business year.

Please note that the significant decrease in 2020 revenue reflects both lower occupancy and the temporary suspension of operations at 35 hotels during the COVID-19 pandemic.

Intensity figure
0.0051

Metric numerator (Gross global combined Scope 1 and 2 emissions, metric tons CO2e)
237,526

Metric denominator
square foot

Metric denominator: Unit total
46,894,884

Scope 2 figure used
Location-based

% change from previous year
31.7

Direction of change
Decreased

Reason for change
In 2020, the amount of square feet within our boundary decreased by 0.68% (from 47,214,102 to 46,894,884) and our emissions per square foot decreased by 31.7% (from 0.00736 to 0.0051).

Our emissions reduction projects, for which we estimate nearly 10,000 metric tons of CO2e saved for completed emissions reduction projects in 2020, contributed to the annual decrease in emission intensity per square foot.

The primary contributor to the reduction in 2020 emission intensity per square foot was both lower occupancy and the temporary suspension of operations at 35 hotels during the COVID-19 pandemic.

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	69,614	IPCC Fifth Assessment Report (AR5 – 100 year)
CH4	38	IPCC Fifth Assessment Report (AR5 – 100 year)
N2O	37	IPCC Fifth Assessment Report (AR5 – 100 year)

C7.2

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

Country/Region	Scope 1 emissions (metric tons CO2e)
United States of America	67,551
Canada	1,981
Brazil	156

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	13,452
Resort/Luxury	22,845
Suburban	7,378
Airport	4,171
Convention	21,844

C7.5

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

Country/Region	Scope 2, location-based (metric tons CO2e)	Scope 2, market-based (metric tons CO2e)	Purchased and consumed electricity, heat, steam or cooling (MWh)	Purchased and consumed low-carbon electricity, heat, steam or cooling accounted for in Scope 2 market-based approach (MWh)
United States of America	159,781	159,554	451,941	764
Canada	1,899	1,899	7,100	0
Brazil	421	421	4,221	0

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	34,336	33,798
Resort/Luxury	65,936	66,329
Suburban	14,143	14,062
Airport	9,025	9,025
Convention	44,397	44,397

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?

Decreased

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	Direction of change	Emissions value (percentage)	Please explain calculation

	(metric tons CO2e)			
Change in renewable energy consumption	3,644	Decreased	1.05	In 2020, we estimate a 1.05% reduction associated with (1) production of solar energy from the photovoltaic systems at Fairmont Kea Lani, Maui; Hyatt Regency Maui Resort and Spa and Andaz Maui at Wailea Resort; (2) our solar PPA at The Phoenician, a Luxury Collection Resort; and (3) solar water heating systems at hotels. We expect to accelerate these annual decreases in our emissions as we work toward our target to achieve 30% renewable electricity consumption by 2025. The numerator used in the calculation is 3,644 MT CO2e and the denominator is our 2019 Scope 1 and 2 emissions, which were 347,616 MT CO2e.
Other emissions reduction activities	16,164	Decreased	7.39	In 2020, we estimated a 7.39% reduction due to (1) estimated benefits accrued from Host's 2020 completed emissions reduction activities (as reported in 4.3b), (2) the cumulative effect of emissions reduction projects completed in late 2019, and (3) our hotel managers' emissions reduction activities, which includes process efficiency projects and behavioral change initiatives. The numerator used in the calculation is 10,316MT CO2e and the denominator is our 2019 Scope 1 and 2 emissions of 347,616 MT CO2e. Also, please note that hotel managers' emissions reduction activities continue to 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	2,159	Decreased	0.62	In 2020, our emissions decreased by 0.62% due to the sale of the Newport Beach Marriott Hotel & Spa. The numerator used in the calculation is 2,159 MT CO2e, which was the 2019 Scope 1 and 2 emissions at this hotel. The denominator is our 2019 Scope 1 and 2 emissions of 347,616 MT CO2e.
Acquisitions	1,077	Increased	0.31	The emissions in our 2020 boundary increased by 0.31% resulting from the addition of 1 Hotel South Beach, Miami Beach. The numerator used in the calculation is 1,077 MT CO2e, which was the 2020 Scope 1 and 2 emissions at this hotel. The denominator is our 2019 Scope 1 and 2 emissions of 347,616 MT CO2e.
Mergers	0	No change	0	Not applicable to Host
Change in output	87,728	Decreased	22.5	In 2020, we estimate a decrease of 22.50% associated with lower levels of business activity and the temporary suspension of hotel operations during the COVID-19 pandemic. (For example, the average occupancy levels across Host's consolidated portfolio were as low as 8.8% in the second quarter of 2020.) The numerator used in the calculation is 87,728 MT CO2e. The denominator used is our 2019 Scope 1 and 2 emissions, which were 347,616 MT CO2e.

Change in methodology	11,665	Decreased	3.36	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 2020, we estimate a decrease of 3.36% associated with the use of updated emission factors. The numerator used in the calculation is 11,665 MT CO2e. The denominator used is our 2019 Scope 1 and 2 emissions, which were 347,616 MT CO2e.
Change in boundary	0	No change	0	There were no changes in 2020 to Host's boundary.
Change in physical operating conditions	12,167	Increased	3.5	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. The net impact, primary 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 2019 total Scope 1 and 2 emissions, which were 347,616 MT C02e.
Unidentified	0	No change	0	There are no unidentified drivers in Host's 2020 emissions performance. The absolute decrease in our 2020 emissions is primarily attributable to lower occupancy and the temporary suspension of operations during the COVID-19 pandemic at hotels owned by Host. Host's emissions reduction activities and investments in renewable energy

				also contributed to the annual decrease in emissions.
Other	0	No change	0	There were no other identified drivers.

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?

Location-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	383,353	383,353
Consumption of purchased or acquired electricity		764	463,262	464,026
Consumption of purchased or acquired heat		0	0	0
Consumption of purchased or acquired steam		0	19,838	19,838
Consumption of purchased or acquired cooling		0	6,921	6,921
Consumption of self-generated non-fuel renewable energy		2,844		2,844
Total energy consumption		3,607	872,374	875,981

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.

Fuels (excluding feedstocks)
Diesel

Heating value
HHV (higher heating value)

Total fuel MWh consumed by the organization
1

MWh fuel consumed for self-generation of heat
1

MWh fuel consumed for self-generation of steam
0

MWh fuel consumed for self-generation of cooling
0

MWh fuel consumed for self-cogeneration or self-trigeneration
0

Emission factor
253.19096

Unit
kg CO2e per MWh

Emissions factor source
EPA Emission Factors for GHG Inventories January 2016, last modified 14 Dec 2017

Comment
This is the same emissions factor that we used in our prior year's inventory.

Fuels (excluding feedstocks)
Natural Gas

Heating value
HHV (higher heating value)

Total fuel MWh consumed by the organization
376,608

MWh fuel consumed for self-generation of heat

225,965

MWh fuel consumed for self-generation of steam

21,599

MWh fuel consumed for self-generation of cooling

123,668

MWh fuel consumed for self-cogeneration or self-trigeneration

5,377

Emission factor

181.23511

Unit

kg CO2e per MWh

Emissions factor source

EPA Emission Factors for GHG Inventories January 2016, last modified 14 Dec 2017

Comment

This is the same emissions factor that we used in our prior year's inventory.

Fuels (excluding feedstocks)

Propane Gas

Heating value

HHV (higher heating value)

Total fuel MWh consumed by the organization

5,744

MWh fuel consumed for self-generation of heat

5,744

MWh fuel consumed for self-generation of steam

0

MWh fuel consumed for self-generation of cooling

0

MWh fuel consumed for self-cogeneration or self-trigeneration

0

Emission factor

253.19096

Unit

kg CO2e per MWh

Emissions factor source

EPA Emission Factors for GHG Inventories January 2016, last modified 14 Dec 2017

Comment

This is the same emissions factor that we used in our prior year's inventory.

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	3,607	3,607	3,607	3,607
Heat	0	0	0	0
Steam	0	0	0	0
Cooling	0	0	0	0

C8.2e

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

Sourcing method

Power purchase agreement (PPA) with on-site/off-site generator owned by a third party with no grid transfers (direct line)

Low-carbon technology type

Solar

Country/area of consumption of low-carbon electricity, heat, steam or cooling

United States of America

MWh consumed accounted for at a zero emission factor

764

Comment

We have a 600-kilowatt solar PPA at The Phoenician, a Luxury Collection Resort. An emissions factor of 0.0 has been utilized, due to the system being behind the utility meter with no grid transfers.

Host has a set a target to reach 30% renewable electricity consumption by 2025. To support this target, we aim to increase procurement of electricity from renewable sources through green power purchases by 2022.

Concurrently, we plan to expand the number of on-site solar PV systems within our consolidated portfolio. New solar PV investments at three hotels in Washington, D.C. and one expansion project in Hawaii have been approved. We are also evaluating solar PV investments in California, Florida, Hawaii, Massachusetts and New Jersey.

C9. Additional metrics

C9.1

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

Description

Energy usage

Metric value

18.67

Metric numerator

Kilowatt hours

Metric denominator (intensity metric only)

Square foot

% change from previous year

30.13

Direction of change

Decreased

Please explain

Host has set a 2025 goal to reduce energy consumption per square foot by 25% from our 2008 baseline. In 2020, energy consumption per square foot was 40% lower than the 2008 baseline as a result of extremely low occupancy and suspension of operations at some of our hotels.

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 $137 million in over 675 sustainability projects that have substantially reduced the emissions, energy and water footprint at hotels owned by Host. As the only lodging REIT anchor partner at Fifth Wall (a leading-edge venture capital firm focused on redefining how the world interacts with the built environment), Host is also investing in advancing sustainability through new technologies within the real estate industry. 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

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 location-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

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

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

Page/section reference
All

Relevant standard
ISO14064-3

Proportion of reported emissions verified (%)
100

Scope 3 category
Scope 3: Business travel

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

Page/section reference
All

Relevant standard
ISO14064-3

Proportion of reported emissions verified (%)
100

Scope 3 category
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

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?

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 Environmental Data iCompli Verification Statement FINAL 210630.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 originated or purchased any project-based carbon credits within the reporting period?

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.

Objective for implementing an internal carbon price

Stakeholder expectations
Drive energy efficiency
Drive low-carbon investment

GHG Scope

Scope 1
Scope 2

Application

Host has initiated a pilot project to apply a shadow price, which is being used to help prioritize our specific projects and properties where we are evaluating investment decisions in energy efficiency technologies and low carbon energy sources.

The internal price of carbon is also designed to help support our long-term emissions reduction plans and engagement with our third-party managers on sustainability initiatives.

Actual price(s) used (Currency /metric ton)

100

Variance of price(s) used

Most of our hotels are located in the United States. Our properties in California, Maryland, Massachusetts and New York are located in states with carbon markets, which includes California's own cap-and-trade program and the multi-state Regional Greenhouse Gas Initiative (RGGI). However, Host's hotels do not actively participate in carbon markets. Additionally, because these markets are still evolving, carbon may be mispriced, underpriced or subject to high volatility.

As such, we have decided not to have an internal price of carbon vary based on these markets. Instead, we have 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. As market conditions evolve and we incorporate lessons learned from our pilot project, we will assess whether to include variance in the internal price of carbon that we use.

Type of internal carbon price

Shadow price

Impact & implication

Host's shadow price of carbon helps to inform decision making to support our target to achieve 30% renewable energy consumption by 2025.

For example, since establishing an internal price of carbon and setting our renewable energy target, Host has approved investments to expand solar PV installations at hotels in Hawaii, and enter the design phase for solar PV installations in the Washington, D.C. market.

We are also using the internal price of carbon to evaluate solar PV investments in California, Florida, Massachusetts and New Jersey.

Our approach to carbon pricing may evolve over time to reflect changing market conditions and best practices. Additionally, we plan to incorporate lessons learned from our internal price of carbon pilot to inform the evolution of our corporate responsibility program, strategies and targets.

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

Compliance & onboarding

Details of engagement

Climate change is integrated into supplier evaluation processes

% of suppliers by number

21

% total procurement spend (direct and indirect)

89

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

80

Rationale for the coverage of your engagement

We have developed strong relationships with our strategic suppliers, which currently represent nearly 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.

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 vinyl flooring to reduce life cycle emissions and waste. Our engagement with brands, independent operators, designers, and procurement partners also support these results.

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.

Additionally, we developed Sustainable Operating Procedures for product selection. To implement the procedures, we have incorporated 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.

Collectively, these foundational efforts will enable us to collect more robust data on our suppliers' sustainability programs, with which we can track and enhance performance key metrics, including energy reductions, sustainable procurement and waste to landfill diversion.

Comment

We engage with suppliers both directly and in collaboration with our brands (including Marriott, Hyatt, AccorHotels and Hilton), 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.

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 30,000 tons of waste from landfill including construction debris, mattresses, carpets, wall coverings, and other liquidated items since 2008.

We value innovation and also 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 2020, our hotels continued initiatives to recycle kitchen oil for use for conversion to fuel. This is an emerging best practice that is currently in place at 44 hotels owned by Host. We have collected more than two million pounds of fresh oil since 2018, which is the equivalent of removing approximately 330 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.

Type of engagement

Innovation & collaboration (changing markets)

Details of engagement

Other, please specify

Supplier Excellence Survey

% of suppliers by number

21

% total procurement spend (direct and indirect)

89

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

80

Rationale for the coverage of your engagement

We have developed strong relationships with our strategic suppliers, which currently represent nearly 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.

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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 vinyl flooring to reduce life cycle emissions and waste. Our engagement with brands, independent operators, designers, and procurement partners also support these results.

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.

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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.

Collectively, these foundational efforts will enable us to collect more robust data on our suppliers' sustainability programs, with which we can track and enhance performance key metrics, including energy reductions, sustainable procurement and waste to landfill diversion.

Comment

We engage with suppliers both directly and in collaboration with our brands (including Marriott, Hyatt, AccorHotels and Hilton), 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.

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 3,200 tons of waste from landfill including construction debris, mattresses, carpets, wall coverings, and other liquidated items since 2008.

We value innovation and also 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 2020, our hotels continued initiatives to recycle kitchen oil for use for conversion to fuel. This is an emerging best practice that is currently in place at 44 hotels owned by Host. We have collected more than two million pounds of fresh oil since 2018, which is the equivalent of removing approximately 330 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 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, where our senior vice president of information technology has joined the Board.

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 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 plastic products and food waste at hotels owned by Host.

C12.3

(C12.3) Do you engage in activities that could either directly or indirectly influence public policy on climate-related issues through any of the following?

Direct engagement with policy makers
Trade associations
Other

C12.3a

(C12.3a) On what issues have you been engaging directly with policy makers?

Focus of legislation	Corporate position	Details of engagement	Proposed legislative solution
Energy efficiency	Support	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 2021, Host joined other REITs in providing comments to inform the enforcement of Washington, D.C.'s Building Energy Performance Standards (BEPS) Program. Host supports the role of BEPS to help meet the energy and climate goals of the Sustainable DC plan — to reduce greenhouse gas emissions and energy consumption by 50% by 2032. Host has also helped inform the proposed development of similar building energy performance legislation in Montgomery County. We have provided data and analysis for hotels, using Gaithersburg Marriott Washingtonian Center as a case study for building energy performance. Additionally, as part of Host's recent redevelopment of The Phoenician, A Luxury Collection Resort, we have proposed residential construction standards, which include (1) the incorporation of LEED or other green building techniques and strategies (such as ENERGY STAR® or Home Energy Rating System standards); (2) the use of LED lighting along with high performance windows, insulation and HVAC systems; (3) efficient use of water within new residential areas will be encouraged through landscaping techniques such as low-water use plant selection and efficient irrigation systems; and (4) the use of recycled, local or regionally produced building materials along with the reuse or recycle of construction waste.

C12.3b

(C12.3b) Are you on the board of any trade associations or do you provide funding beyond membership?

Yes

C12.3c

(C12.3c) Enter the details of those trade associations that are likely to take a position on climate change legislation.

Trade association

The National Association of Real Estate Investment Trusts® (NAREIT)

Is your position on climate change consistent with theirs?

Consistent

Please explain the 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 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 copy of the letter is publicly available at: https://www.reit.com/sites/default/files/05-08-2019%20E-QUIP%20Concepts%20Letter.pdf.

Please note that, during 2020, Nareit shifted its focus to policy matters regarding economic support and recovery from the COVID-19 pandemic.

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.

How have you influenced, or are you attempting to influence their 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.

Host's chief executive officer currently serves 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.

Host's vice president of energy and sustainability is a member 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 ESG forum. He also works closely with Nareit's vice president tasked with advancing environmental, social and governance issues among REITs.

In 2020, Host participated in a working group to update Nareit's Leader in the Light award, an annual recognition of REIT members with leading ESG performance in each asset category.

Please note that Host does not have direct control or influence over Nareit's affiliated political action committee, REITPAC. While Nareit's policy agenda is overall consistent to Host's position on REIT trends, the positions of all candidates, organizations and measures supported by REITPAC may not support our positions on energy and climate policy.

Trade association

American Hotel & Lodging Association (AH&LA)

Is your position on climate change consistent with theirs?

Consistent

Please explain the trade association's 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.

In 2020, AHLA's primary public policy focus was centered on providing support to the hotel and lodging industry during the COVID-19 pandemic.

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.

Further details on AHLA's 2020 policy agenda can be found at:
https://www.ahla.com/sites/default/files/nnn2020policyguideonline_0.pdf.

How have you influenced, or are you attempting to influence their position?

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 2020, 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 to 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.

C12.3e

(C12.3e) Provide details of the other engagement activities that you undertake.

Host is an active participant of the Real Estate Roundtable® (RER). 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/policy-issues/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 United States Environmental Protection Agency (United States EPA) and the Department of Energy (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," which is the centerpiece of the United States Energy Efficiency Act of 2016. 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. To support sustainable strategies in the industry and work with policymakers to advance these strategies, RER has created the RealSustainable initiative in partnership with Nareit and Building Owners and Managers Association (BOMA) International.

Host is a member of the United States Travel Association (USTA), a trade organization that advocates for policies that help grow and sustain the travel business. Organizations such as Nareit, the RER and the USTA provide a forum for Host to engage on key policy issues, such as climate change regulations and related incentives and programs, in collaboration with the REIT and tourism industries.

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 are members of the Hotel Development Council; and vice president of energy & sustainability is a member of the Washington Sustainability & Resilience Initiative Council. Host has contributed to several initiatives to advance sustainability best practices including several whitepapers, conference presentations and webinars.

Host also serves on the Sustainability Accounting Standards Board (SASB) Infrastructure Sector Advisory Group to inform and provide feedback on the continued development of reporting standards for sustainability disclosures among REITs. Nareit and RER have also provided feedback to SASB.

C12.3f

(C12.3f) What processes do you have in place to ensure that all of your direct and indirect activities that influence policy are consistent with your overall climate change strategy?

We engage on climate change policy through membership in leading trade associations for the real estate and lodging industries. The real estate and lodging industries are both generally supportive on policies that will make buildings more energy efficient and resilient.

Our processes to ensure that indirect activities are consistent with our overall climate change strategy are as follows: (1) Prior to entering into new affiliations or expanding the scope of current affiliations, an organization's policy positions are among the several factors that we consider; (2) Through membership and committee participation, we are able to monitor whether their activities are consistent with our climate and energy strategy across all geographies where we own hotels in addition to potential new locations under evaluation; and (3) Additionally, we utilize our annual disclosures to the CDP Climate program as an opportunity to further review and assess whether the public policy positions of trade associations with which Host has an affiliation are consistent with our own climate change strategy. (With regards to associations that maintain political action committees, we cannot ensure that our supported candidates, organizations and measures have policy views that are consistent with Host's climate change strategy.)

In instances where we engage directly on climate change policies, such as (1) our input on the application of building energy performance standards for hotels and (2) our policy recommendations for the redevelopment and value enhancement projects, we utilize our internal corporate responsibility policies, review engagement opportunities with our CR Executive Committee and report engagement activities to the Nominating and Corporate Governance Committee of the Board to ensure that direct engagement activities support and align with our overall climate strategy.

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

Host_Hotels_Resorts_Inc_Form_10K FYE123120.pdf

Page/Section reference
"Corporate Responsibility" (pages 3-4 printed / pages 7-8 of PDF), "Risk Factors" (page 24 printed / page 28 of PDF) and "Disciplined Capital Allocation" (page 3 printed / page 7 of PDF)

Content elements
Risks & opportunities

Emissions figures
Emission targets
Other metrics
Other, please specify
Early adopter of SASB in 10-K filing

Comment

In our 2020 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

Host_Hotels_Resorts_Inc_2021_Proxy_Statement.pdf

Page/Section reference

"Corporate Responsibility" (page 3 of PDF), "Corporate Governance Highlights" (page 5 printed and page 12 of PDF); "Risk Oversight" (pages 23-25 printed and pages 30-32 of PDF), and "Compensation Discussion & Analysis (page 46-47, 56 and 60 printed and pages 53-54, 63 and 67 of PDF)

Content elements

Governance
Strategy
Emission targets
Other metrics

Comment

In Host's 2021 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

Host_Hotels_Resorts_Inc_Investor_Presentation (12).pdf

Page/Section reference

"Corporate Responsibility" (page 24)

Content elements

Strategy
Emission targets
Other metrics

Comment

In our most recent investor presentation (dated June 2021), 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

Host_Hotels_Resorts_Inc_Corporate_Responsibility_Report (18).pdf

Page/Section reference

"Strategy and Themes" (page 10), "United Nations' Sustainable Development Goals" (page 13), "2025 Performance Targets" (page 14), "Green Building and Eco-Design" (pages 16-20), "Energy and Emissions" (pages 21-22), "ESG Performance Data" (page 48), "SASB Disclosure" (pages 57-58), "TCFD Report (pages 58-62) and "Independent Assurance Statement (pages 63-64)

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.
In our attached 2020 Corporate Responsibility Report, we have included a Task Force

for Climate-related Financial Disclosures (TCFD) Report module for the first time.
We expect to publish our 2021 Corporate Responsibility Report in the third quarter of 2021.

Publication
In voluntary communications

Status
Complete

Attach the document

Environmental Projects - Host Hotels & Resorts.pdf
ESG Performance - Host Hotels & Resorts.pdf
Strategy And Themes - Host Hotels & Resorts.pdf
News And Recognition - 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.

C15. 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.

C15.1

(C15.1) Provide details for the person that has signed off (approved) your CDP climate change response.

	Job title	Corresponding job category
Row 1		

Submit your response

In which language are you submitting your response?

English

Please confirm how your response should be handled by CDP

	I am submitting to	Public or Non-Public Submission
I am submitting my response	Investors	Public

Please confirm below

I have read and accept the applicable Terms