RealRate Inc., 2040 Martin Ave., Santa Clara, CA 95050

RealRate

April 23, 2026

To the CEO
HOST Hotels Resorts L P
4747 BETHESDA AVENUE
SUITE 1300
BETHESDA, MD 20814
USA

HOST Hotels Resorts L P TOP Rated in the US Hotels & Motels Ranking

Dear Sir or Madam,

at RealRate we have just published the 2026 US Hotels & Motels ranking. I am happy to inform you that HOST Hotels Resorts L P has been TOP Rated at rank 4 out of 20.

Overall, 20 US companies were analyzed with respect to their financial strength. The complete rating is published at https://www.realrate.ai/rankings. Your individual rating report, showing your strengths compared to your competitors is attached.

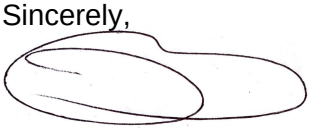
HOST
HOTELS & RESORTS®

RealRate is an international rating agency based in Santa Clara and Berlin. We use artificial intelligence to create fair and explainable company ratings. Customers highly appreciate the RealRate rating seal: only the strongest companies are able to offer highly attractive and innovative products with top customer services. Billion dollar companies rely on our rating and build trust with their customers.

You too can acquire the RealRate seal and advertise with it. We only reach out to the top-rated companies, like yours and only those may subscribe for our seal. Save a lot of money and effort compared to traditional rating agencies: get a RealRate seal for just $9,900. Simply sign the attached order form and send it back via email.

I took the liberty of sending an identical letter to the Marketing Department. Please feel free to book a short video call with me: https://calendly.com/holger-bartel

Sincerely,



Dr. Holger Bartel, CEO

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RealRate Seal Subscription

RealRate Inc.
2040 Martin Ave., Santa Clara, California 95050, USA
Via email to: holger.bartel@realrate.ai

We subscribe to the Hotels & Motels RealRate rating for HOST Hotels Resorts L P. The subscription comprises the annual rating update. The invoice will be sent annually, provided that a TOP rating is achieved again. The subscription can be cancelled by written letter, effective for the following year.

RealRate provides the rating seal as a scalable vector graphic. It can be used without any restrictions by HOST Hotels Resorts L P (Customer) for all promotional purposes, i.e. in product brochures, presentations, websites and broadcasting.

Item	**2026 US Hotels & Motels RealRate rating seal for HOST Hotels Resorts L P**
Amount	**USD 9,900**
Order no.	2026-0001061937

Amounts payable by Customer are exclusive of taxes. Customer is responsible for all his taxes and will pay such amounts invoiced by RealRate.

Billing address

Company name		Full name	
Street address		Department	
City		Phone number	
State / provice		Email address	
ZIP code			
Country			

Shipping address
The electronic RealRate rating seal and the invoice will be sent to

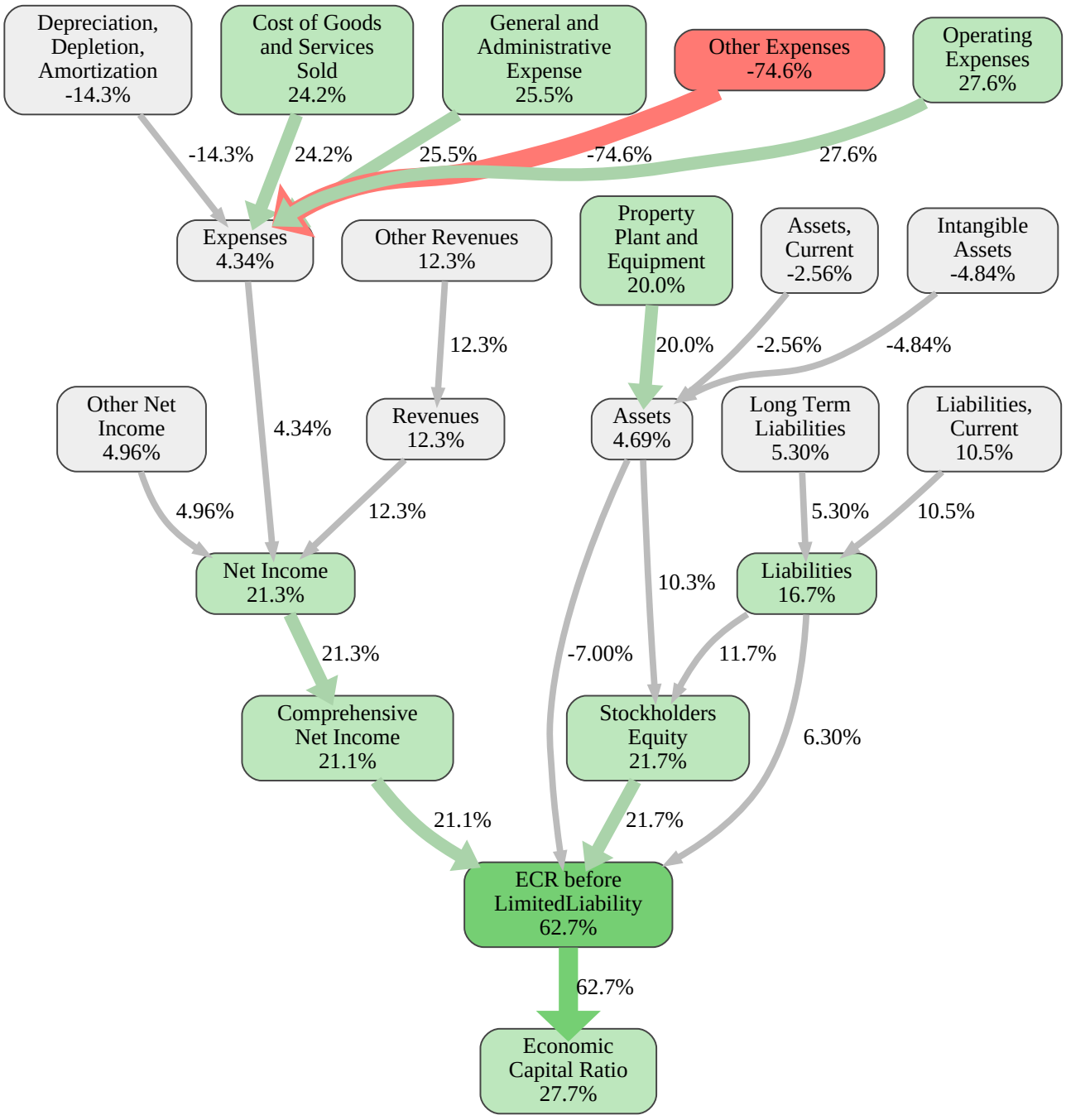
Delivery email	

HOST Hotels Resorts L P

_____
Date, location, name

HOTELS & MOTELS 2026

HOST Hotels Resorts L P
Rank 4 of 20



HOTELS & MOTELS 2026

HOST Hotels Resorts L P
Rank 4 of 20

The relative strengths and weaknesses of HOST Hotels Resorts L P are analyzed with respect to the market average, including all of its competitors. We analyzed all variables having an effect on the Economic Capital Ratio.

The greatest strength of HOST Hotels Resorts L P compared to the market average is the variable Operating Expenses, increasing the Economic Capital Ratio by 28% points.The greatest weakness of HOST Hotels Resorts L P is the variable Other Expenses, reducing the Economic Capital Ratio by 75% points.

The company's Economic Capital Ratio, given in the ranking table, is 111%, being 28% points above the market average of 83%.

Input Variable	Value in 1000 USD
Assets, Current	768,000
Assets, Non-Current	560,000
Cost of Goods and Services Sold	0
Depreciation, Depletion, Amortization	795,000
General and Administrative Expense	124,000
Intangible Assets	0
Liabilities, Current	0
Long Term Liabilities	0
Operating Expenses	0
Other Assets	1,085,000
Other Compr. Net Income	4,000
Other Expenses	4,617,000
Other Liabilities	6,317,000
Other Net Income	166,000
Other Revenues	6,146,000
Property Plant and Equipment	10,636,000

Output Variable	Value in 1000 USD
Assets	13,049,000
Liabilities	6,317,000
Expenses	5,536,000
Revenues	6,146,000
Stockholders Equity	6,732,000
Net Income	776,000
Comprehensive Net Income	780,000
BaseVar	38,364,840
ECR before LimitedLiability	95%
Economic Capital Ratio	111%