

Host Hotels & Resorts, Inc. (HST)

Real Estate / REIT - Hotel & Motel · NASDAQ Global Select

Generated: 2026-Oct-18 · Market data through: 2026-10-16

LAST CLOSE \$23.97 2026-10-16	MARKET CAP \$16.4B VOLUME 13.1M	52-WK HIGH \$25.71 52-WK LOW \$15.61	TRAILING PE 16.3 P/S 2.64	GROSS MARGIN 15.8% NET MARGIN 16.5%	ROE 16% ROIC 7%	PIOTROSKI 6/9 ALTMAN Z 2.3	1-YR RETURN +48.1% 5-YR RETURN +86.2%
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Host Hotels & Resorts, Inc., a distinguished member of the S&P 500 index, stands as the world's foremost lodging real estate investment trust (REIT) and a leading proprietor of luxury and upper-upscale hotel properties. The company boasts an extensive portfolio comprising roughly 46,100 rooms distributed among 74 locations across the United States and five international sites. Beyond these owned assets, it also holds non-controlling stakes in seven joint ventures across six domestically and one internationally. The firm's operational approach is characterized by a stringent capital allocation methodology and robust asset management tactics. It collaborates with a broad array of esteemed hospitality brands, including Marriott, Ritz-Carlton, Westin, Sheraton, W, St. Regis, The Luxury Collection, Hyatt, Fairmont, Hilton, Swissôtel, ibis, and Novotel, in addition to various independent hotel labels.

SECTOR Real Estate INDUSTRY REIT - Hotel & Motel EXCHANGE NASDAQ MARKET CAP \$16.4B EMPLOYEES 162 (SEC-filed) CEO James F. Risoleo IPO 1980-03-17
COUNTRY US
4747 Bethesda Avenue, Bethesda, MD 20814-1109 · Tel 240-744-1000 · [hosthotels.com](https://www.hosthotels.com)

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

63 / 100

Street mean **\$25.50** (4 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

ROUTINE SELLING — LOW SIGNAL

\$5M sold / 6 mo, zero open-market buys

2 INSIDERSTREET SCORE

live IS factor model

INSIDERSTREET
SCORE
63
OF 100

Score Breakdown

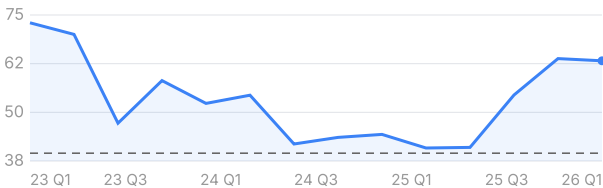
Profitability	45/100
Growth	61/100
Momentum	88/100
Quality	75/100
Earnings Quality	89/100
Balance Sheet	73/100
Value	67/100
Risk (safety)	50/100
Overall	63.2/100

Each component is a diagnostic reading on its own 0-100 scale. The overall score is computed separately from the underlying financials and is **not** the average of the rows above — components are not equally weighted and three of them (Momentum, Value, Risk) are derived partly from price rather than from the business.

Peer Comparison — IS Score

SYMBOL	IS SCORE
RHP	40
APLE	49
PK	23
DRH	53
SHO	46
PEB	23
HST	63

IS Score Trend — quarterly



14 quarters, 23 Q1 to 26 Q2. Peak 73 in 23 Q1, latest 63 — -10 since. Fell in 1 of the last 4 quarters. Dashed line marks 40 on the 0-100 scale.

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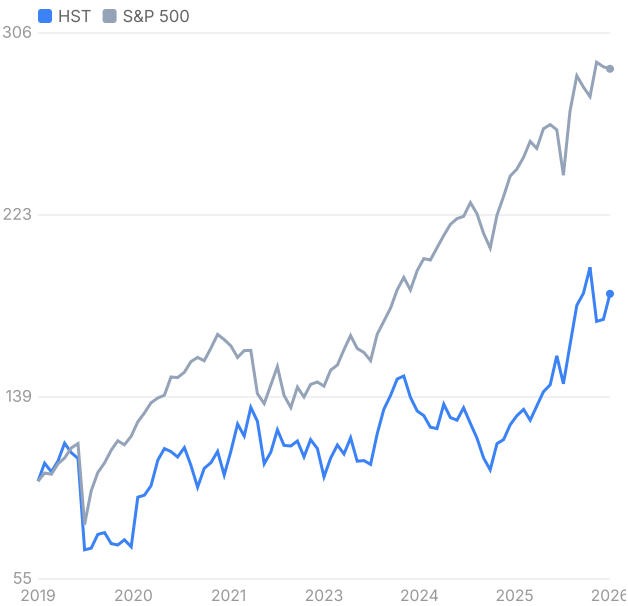
3 PRICE AND VOLUME

adjusted close, prod data layer

1 Year vs S&P 500 · HST +48.1% · S&P 500 +15.9% · spread +32.2pp



7 Years vs S&P 500 · HST +86.2% · S&P 500 +189.9% · spread -103.6pp



Both charts indexed to 100 at the start of their window and drawn on a single shared scale, so the gap to the benchmark is the gap you see. Adjusted closes throughout.

4 TWO READINGS

business vs price

BUSINESS QUALITY

63 / 100

IS Score 63.2 / 100 · -9.6 from peak of 73

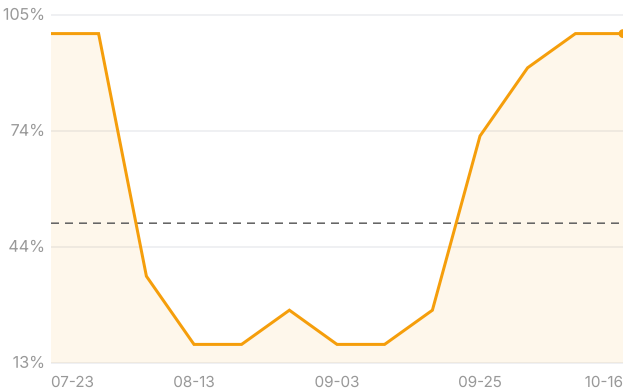


Fundamental factor model, quarterly. Measures how the business is doing - not where the price is going.

PRICE STRUCTURE

BULLISH

Technical Score 87 / 100 · Power +74 · 20 of 22 indicator votes bullish



Vote share across trend, momentum, volume, volatility and pattern families. Describes where the price is, not where it is going.

Both readings sit above the midpoint — business quality at 63 and price structure at 87 out of 100 — so they are not in conflict. The fundamentals and the tape are saying the same thing, which is the case in which either one alone would have been enough.

5 WHAT WOULD CHANGE OUR MIND

falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 75 and holds two consecutive quarters	now 63.2	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 41 → 55 → 64 → 63	the direction matters more than the level
Technical vote share back above 50%	now 100%	price structure no longer broken
Institutional holder count rises two quarters running	peak 745 → now 745	fewer institutions willing to hold is our clearest warning

We publish these so the view can be shown to be wrong. If none of them move and our reading does, we owe you an explanation.

This page is InsiderStreet's own reading, produced from the data in the rest of this document. It is not a price target and not investment advice. Analyst consensus and street price targets appear later under their own heading and are the street's numbers, not ours.

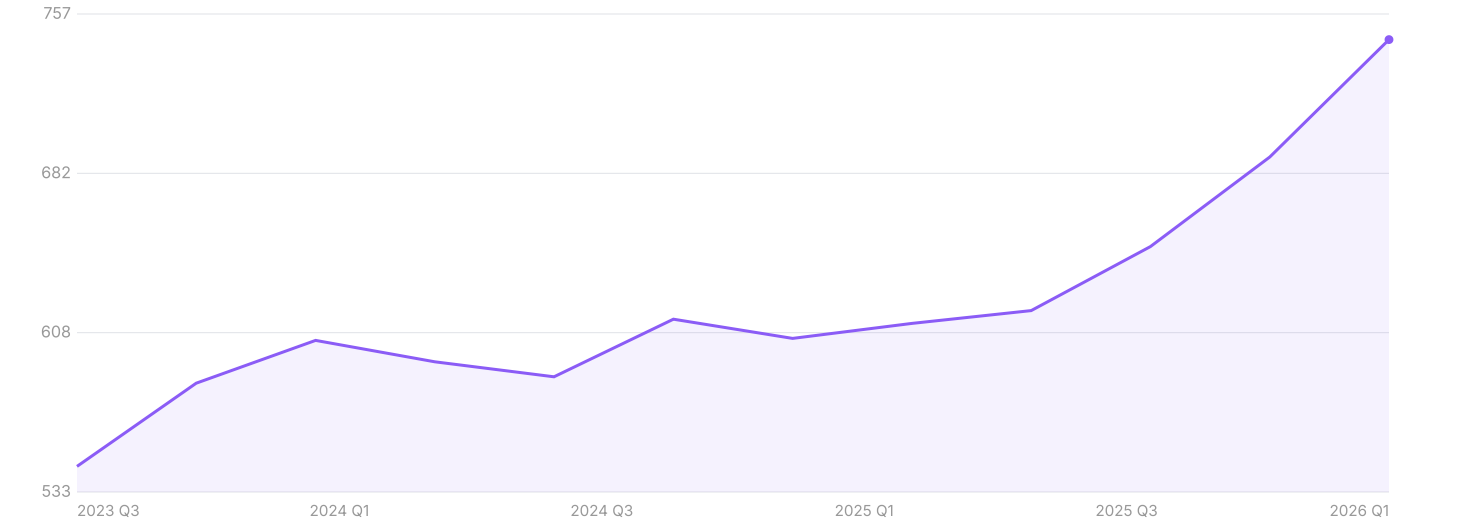
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6 SMART MONEY CONFLUENCE				EDGE · disclosure sources
SITE CONVERGENCE SCORE 2 of 4 top 13% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 0 buys none disclosed	INSIDER BUYS (180D) 0 none disclosed	
ETF FUNDS (30D) 714 up / 567 down net +147 funds	INSTITUTIONS ADDED (13F) 55 managers opening or increasing			

Congressional and insider figures are disclosed purchases in the trailing 180 days; ETF figures are COUNTS OF FUNDS whose holding changed in 30 days, not dollars. Coincidence of separate disclosures, not coordination. An absent source means nothing qualifying was disclosed in its window.

7 INSTITUTIONAL OWNERSHIP - 12-QUARTER TREND	13F · filed 45 days after quarter end
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Institutions holding — 12 quarters



Peak 745 · latest 745 (+0 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%	GUARD
2026 Q2	745	718.2M	\$15.3B	103.7%	ex - outlier 90.9%
2026 Q1	690	688.5M	\$11.7B	99.4%	
2025 Q4	648	718.6M	\$11.3B	103.8%	ex - outlier 88.2%
2025 Q3	618	697.6M	\$11.7B	100.7%	
2025 Q2	612	728.4M	\$9.9B	105.2%	
2025 Q1	605	743.8M	\$9.7B	107.4%	
2024 Q4	614	735.9M	\$11.9B	106.3%	
2024 Q3	587	733.2M	\$12.1B	105.9%	
2024 Q2	594	718.9M	\$12.8B	103.8%	
2024 Q1	604	737.7M	\$15.0B	106.5%	
2023 Q4	584	709.3M	\$14.0B	102.4%	
2023 Q3	545	714.6M	\$11.4B	103.2%	

How to read ownership above 100%. A 13F reports the positions a manager has investment discretion over, and where two or more managers share discretion over the same block, each one reports it. Summed across filers, the total can therefore exceed the shares actually outstanding without anything being wrong. We publish the figure as filed rather than netting it down, and flag separately any quarter where the arithmetic is not merely high but impossible.

Why 2026-06 reads 103.71%. Institutions cannot hold more of a company than exists. The reported 718.2M shares exceed the 692.5M outstanding, and a single filer accounts for the excess: **BlackRock, Inc.** reports 88,409,556 shares against 77,533,617 the prior quarter, a 1x jump, which alone would be 12.8% of the company. Excluding that filing, ownership is 90.9%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

Why 2025-12 reads 103.77%. Institutions cannot hold more of a company than exists. The reported 718.6M shares exceed the 692.5M outstanding, and a single filer accounts for the excess: **VANGUARD GROUP INC** reports 108,128,327 shares against 107,744,837 the prior quarter, a 1x jump, which alone would be 15.6% of the company. Excluding that filing, ownership is 88.2%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

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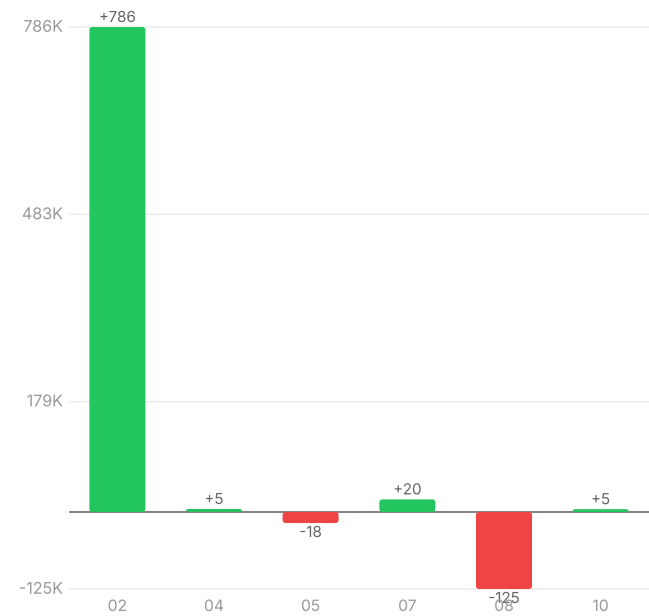
8 INSIDER ACTIVITY live Form 4 data

INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED
Stein A William	director	2026-10-15	A-Award	921	—	21,486
Smith Gordon H	director	2026-10-15	A-Award	1,499	—	49,869
Preusse Mary Hogan	director	2026-10-15	A-Award	931	—	21,958
Laing Diana	director	2026-10-15	A-Award	428	—	6,774
Baglivo Mary	director	2026-10-15	A-Award	837	—	20,619
Lentz Michael E	EVP, Development, D&C	2026-08-21	SELL	56,757	\$1.32M	274,779
Tyrrell Nathan S	EVP, Ch. Investment Officer	2026-08-21	GIFT	4,300	—	613,907
Tyrrell Nathan S	EVP, Ch. Investment Officer	2026-08-19	SELL	30,000	\$0.69M	652,089

9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY EDGE

6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT
S — Open-market sales	7	210,868	\$4.8M	Counted
M — Exercises (paired A/D)	1	13,980	\$0.2M	None — mechanics
F — Tax withholding	1	46	\$0.0M	None — compensation
G — Gifts	1	4,300	—	None
P — Open-market purchases	0	0	\$0	Counted — none occurred

Monthly Net Insider Flow (000 shares)



Net of acquisitions minus dispositions, all Form 4 types.

Signal Summary

SIGNAL Routine Selling — Low Signal	OPEN-MARKET SELLS \$4.8M 7 txns / 6 mo	OPEN-MARKET BUYS \$0.0M 0 txns / 6 mo	CLUSTER None active 3+ insiders / 21 days
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10 FORM 144 PLANNED-SALE PIPELINE live EDGAR data

FILED	FILER	SHARES REGISTERED	EST. PROCEEDS
2026-08-21	Lentz Michael E	56,757	\$1.3M
2026-08-19	Nathan Tyrrell	63,882	\$1.5M
2026-05-26	Nathan Tyrrell	15,569	\$0.4M
2026-05-26	Walter C. Rakowich	3,408	\$0.1M
Trailing 12 mo	9 filings	266,908	\$6M

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11 13D / 13G STAKESCOND

FILED	FORM	REPORTING PERSON	% OF CLASS	SHARES
2026-08-14	SCHEDULE 13G/A	Cohen & Steers Ireland Limited	0.03%	0.2M sh
2026-04-30	SCHEDULE 13G	Vanguard Capital Management	7.16%	49.3M sh
2026-04-29	SCHEDULE 13G	Vanguard Portfolio Management	8.72%	60.0M sh
2026-03-27	SCHEDULE 13G/A	The Vanguard Group	—	exit/reporting change

12 CONGRESSIONAL TRADINGEDGE · STOCK Act

MEMBER	CHAMBER	TRADE	SIZE BAND	TRADED	DISCLOSED
Ro Khanna	House	SELL	\$1,001 - \$15,000	2026-01-29	2026-02-10
Gilbert Cisneros	House	BUY	\$1,001 - \$15,000	2026-01-09	2026-02-16
Gilbert Cisneros	House	BUY	\$1,001 - \$15,000	2026-01-09	2026-02-13

HOUSE 12-MO 4 trades 3 purchases	SENATE 12-MO 0 trades None purchases	COVERAGE STOCK Act filings 30-45 day disclosure lag	
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13 INSTITUTIONAL OWNERSHIP & 13F FLOWlive 13F data

13F FILERS (LAST COMPLETE Q) 690	13F SHARES 689M 99.4% of shares out	NEW / CLOSED 116 / 59 positions, QoQ	INCREASED / REDUCED 293 / 173 positions, QoQ
PUT/CALL (13F) 1.00 option positions	FREE FLOAT 98.4% 674M sh		

2.8 · Largest Reporting 13F Managers

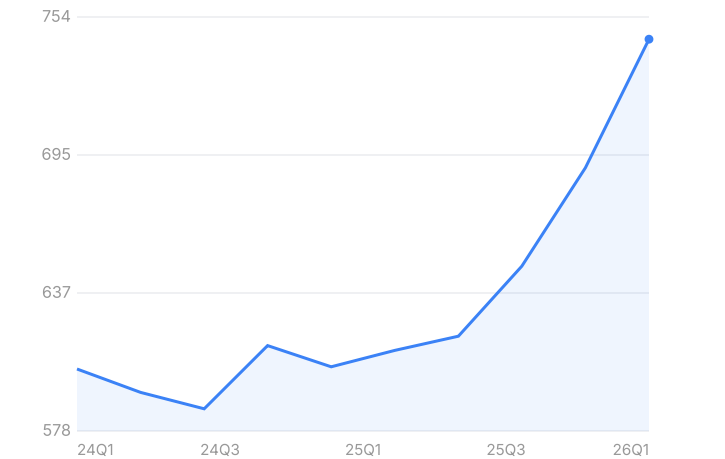
MANAGER	SHARES	VALUE
Wealth Enhancement Advisory Servic	899,723	\$19M
State Of Alaska, Department Of Rev	285,000	\$6M
Czech National Bank	196,853	\$4M
Ifm Investors Pty Ltd	137,061	\$3M
Concurrent Investment Advisors, LI	116,494	\$3M
1834 Investment Advisors Co	104,827	\$2M

EDGAR 13F holdings as of 2026-09-30; filer values normalized to dollars.

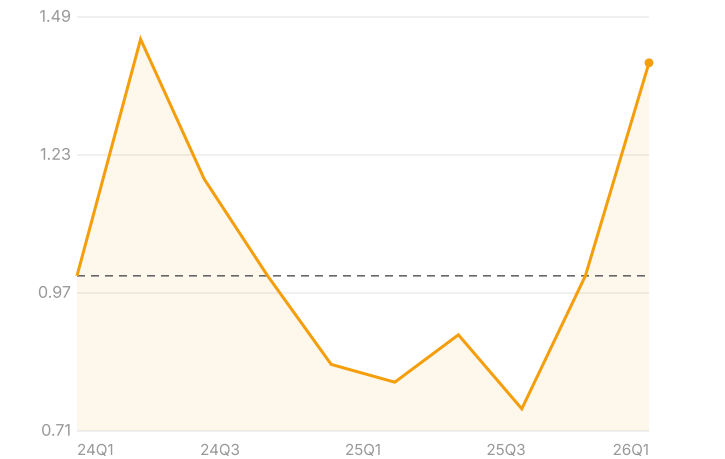
2.9 · Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VGSNX	0.9%	\$581M
VNQ	0.9%	\$581M
VGSLX	0.9%	\$581M
VITSX	0.0%	\$488M
VSMPX	0.0%	\$488M
VTI	0.0%	\$488M

13F Filers Holding HST — quarterly



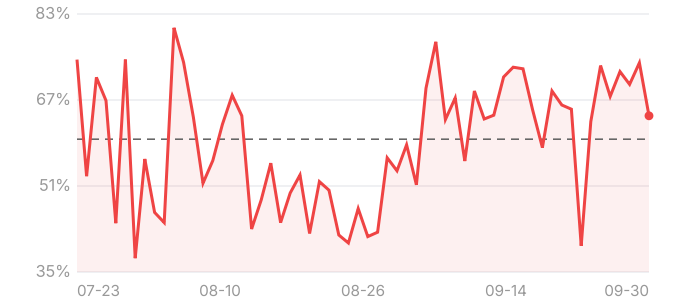
Institutional Put/Call — quarterly



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14 SHORT VOLUME — DAILY, 60 SESSIONS

EDGE · live FINRA feed

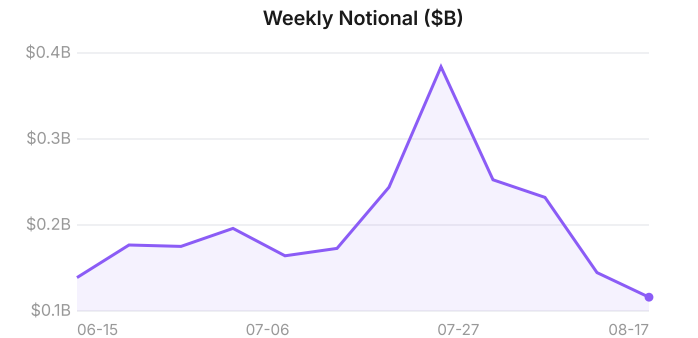


Daily short-sale volume as % of volume reported in FINRA's short-sale file — a flow measure, not short interest; dashed = 50-day average.

LATEST SESSION 64.3% 2026-10-15	20-DAY AVG 66.1% 50-day 59.9%	TREND Rising 20d vs 50d	BY MARKET CENTER Q: 64% · N: 82% · B: 59% latest session
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15 DARK POOL ACTIVITY

EDGE · live ATS data

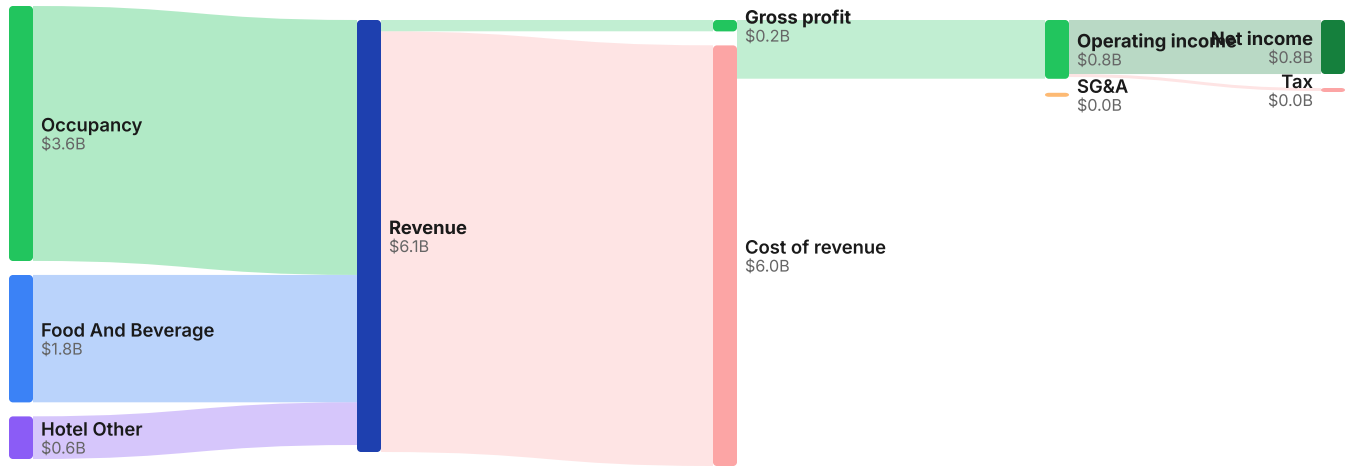


Where HST Trades in the Dark

ATS VENUE (4-WK)	SHARES	AVG TRADE
Incr Intelligent Cross Llc	6.8M	131 sh
Ubsa Ubs Ats	5.7M	126 sh
Bids Bids Ats	5.5M	1,135 sh
Ebxl Level Ats	4.8M	71 sh
Mstx Ms Trajectory Cross (Ats - 1)	4.2M	140 sh
Sgmt Sigma X2	2.7M	109 sh

16 REVENUE FLOW — FY2025

live segmentation + income data



Where a dollar of Host Hotels & Resorts, Inc. revenue goes. All values FY2025 filings, live.

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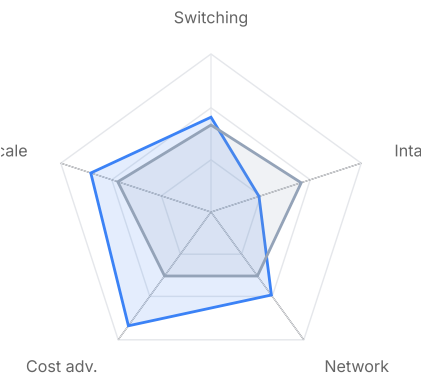
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17 GEOGRAPHIC REVENUE		live segmentation
REGION	REVENUE	SHARE
UNITED STATES	\$6.0B	53%
New York City	\$516M	5%
Orlando	\$504M	4%
San Diego	\$494M	4%
Florida Gulf Coast	\$451M	4%
San Francisco San Jose	\$397M	4%
Phoenix	\$371M	3%
Other U S Locations	\$357M	3%
DISTRICT OF COLUMBIA	\$318M	3%
Miami	\$274M	2%
Boston	\$155M	1%
Chicago	\$147M	1%
Jacksonville	\$145M	1%
Houston	\$144M	1%
Los Angeles Orange County	\$139M	1%
San Antonio	\$120M	1%
Seattle	\$108M	1%
Non - US	\$104M	1%
New Orleans	\$103M	1%
Northern Virginia	\$99M	1%
Denver	\$97M	1%
Philadelphia	\$88M	1%
Atlanta	\$71M	1%
Austin	\$70M	1%

18 MOAT & COMPETITIVE POSITION

LIVE MODEL · 63/100 NARROW

Moat score 63/100 — Narrow; primary source Cost Advantage.



■ HST (live moat model) ■ Peer median: RHP · APLE · PK · DRH · SHO
Component scores from the live moat model. Peer median illustrative.

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3.8 · Employees (SEC filings)



19 CORPORATE INFORMATION — KEY OFFICERS		162 employees
OFFICER	TITLE	
James F. Risoleo	President, Chief Executive Officer & Director	
Sourav Ghosh	Executive Vice President & Chief Financial Officer	
Nathan S. Tyrrell	Executive Vice President & Chief Investment Officer	
Julie Aslaksen	Executive Vice President, General Counsel & Secretary	

20

REVENUE & EPS — HISTORY AND ESTIMATES

live consensus

Revenue (\$B)

Fiscal Year	Revenue (\$B)
FY21	3
FY22	5
FY23	5
FY24	6
FY25	6
FY26E	6
FY27E	6

EPS (\$) — GAAP diluted actual, street-basis estimate

Fiscal Year	EPS (\$)
FY21	-0.02
FY22	0.88
FY23	1.04
FY24	0.99
FY25	1.10
FY26E	1.38
FY27E	1.06

Actual bars are GAAP diluted EPS from the filed income statement; the lighter forward bars are street-basis consensus. The two are different measures and are not comparable quarter to quarter.

21 ESTIMATE VS. ACTUAL & SURPRISES		live data																								
Quarterly EPS — Actual vs. Consensus <table border="1"><thead><tr><th>Quarter</th><th>Actual EPS</th><th>Surprise</th></tr></thead><tbody><tr><td>25-04</td><td>0.54</td><td>Positive</td></tr><tr><td>25-07</td><td>0.54</td><td>Positive</td></tr><tr><td>25-11</td><td>0.27</td><td>Positive</td></tr><tr><td>26-02</td><td>0.18</td><td>Negative</td></tr><tr><td>26-05</td><td>0.54</td><td>Positive</td></tr><tr><td>26-08</td><td>0.27</td><td>Positive</td></tr><tr><td>NextE</td><td>0.00</td><td>Negative</td></tr></tbody></table>	Quarter	Actual EPS	Surprise	25-04	0.54	Positive	25-07	0.54	Positive	25-11	0.27	Positive	26-02	0.18	Negative	26-05	0.54	Positive	26-08	0.27	Positive	NextE	0.00	Negative	BEATS (>2%) 6 of 6 recent quarters AVG SURPRISE +22.0% NEXT REPORT 2026-11-04 INCOME QUALITY 1.55 OCF ÷ net income	
Quarter	Actual EPS	Surprise																								
25-04	0.54	Positive																								
25-07	0.54	Positive																								
25-11	0.27	Positive																								
26-02	0.18	Negative																								
26-05	0.54	Positive																								
26-08	0.27	Positive																								
NextE	0.00	Negative																								

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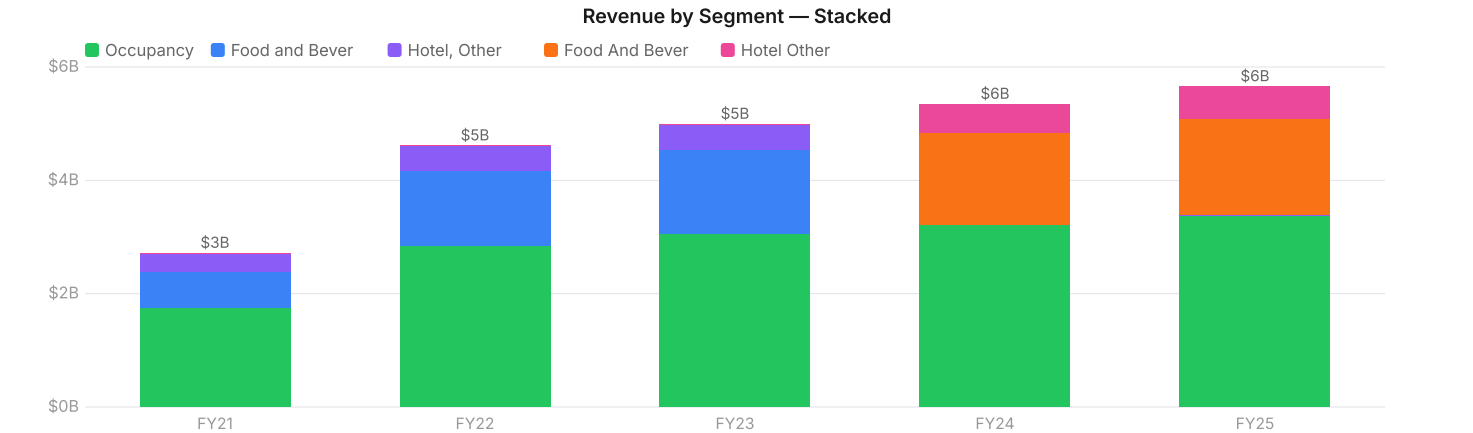
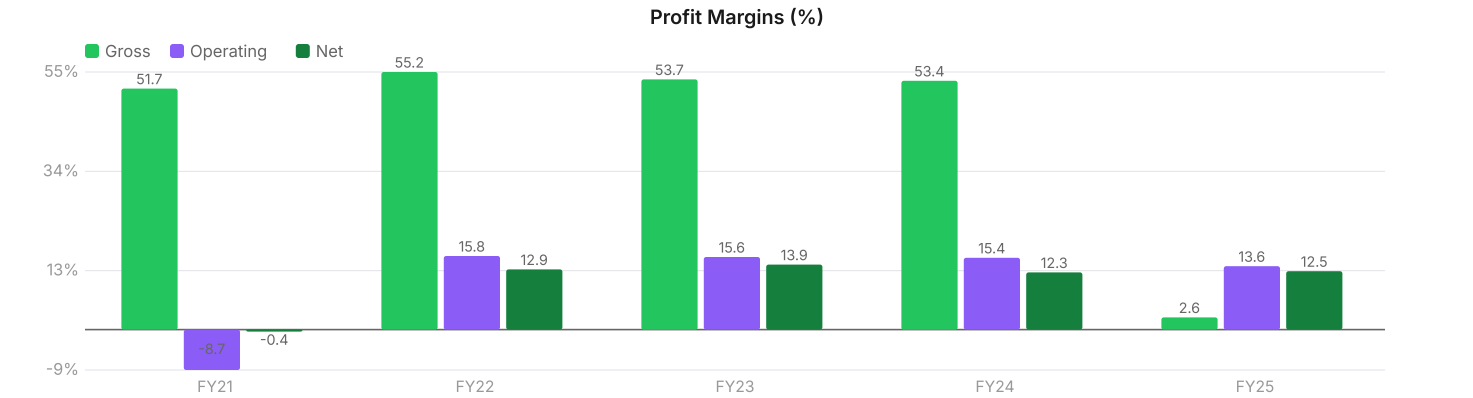
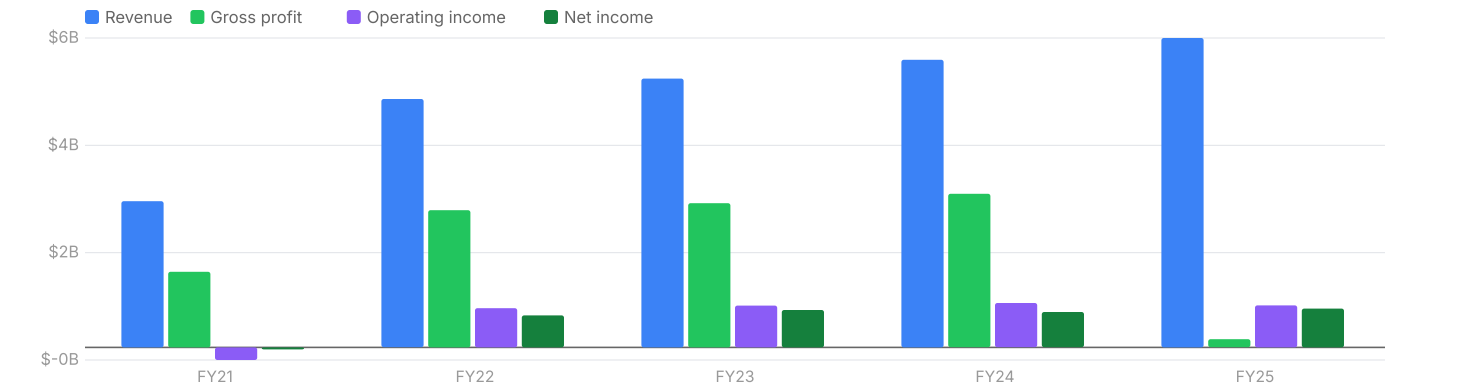
22 REPORTED VS. CONSENSUS — FULL HISTORY0 quarters · live data

BEAT RATE —% 0 of 0 quarters	CURRENT STREAK 0 longest 0	AVG EPS SURPRISE —% median —%	SURPRISE TREND — last 4 vs prior 4
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PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE
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Announcement dates to . Consensus as it stood at each report. Revenue surprise shown where both estimate and actual are filed. A beat record is history, not a forecast.

INCOME TRENDS — 5 YEARlive financials

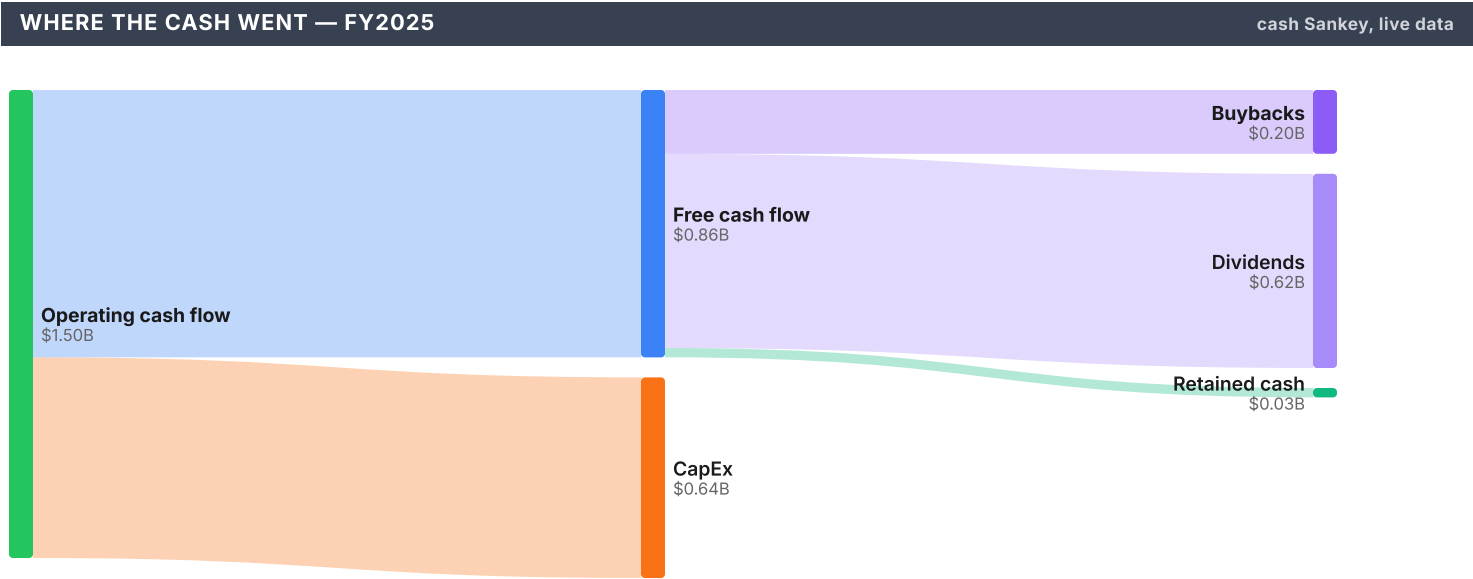
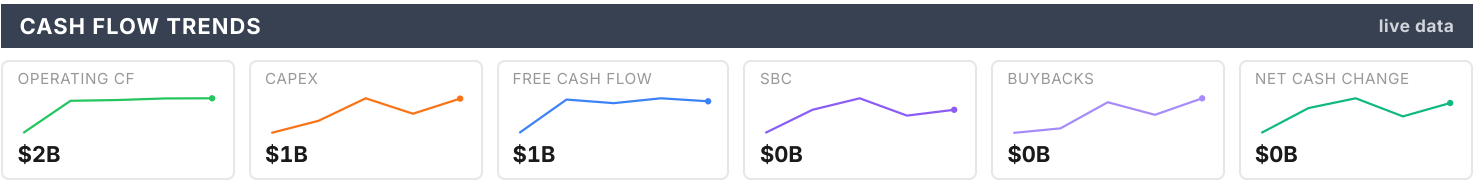


Live segmentation data.

YoY Growth Heatmap — Income Lines						
YOY GROWTH	FY21	FY22	FY23	FY24	FY25	
Revenue	+78.4%	+69.8%	+8.2%	+7.0%	+7.6%	
Gross profit	+206.6%	+81.5%	+5.2%	+6.4%	-94.7%	
Operating income	-73.8%	-410.0%	+6.7%	+5.8%	-5.0%	
Net income	-98.5%	-5854.5%	+16.9%	-5.8%	+9.8%	

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23 INCOME STATEMENT — FULL						live financials
\$B · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	2.9	4.9	5.3	5.7	6.1	
Cost of revenue	1.4	2.2	2.5	2.7	6.0	
Gross profit	1.5	2.7	2.9	3.0	0.2	
R&D expense	0.0	0.0	0.0	0.0	0.0	
SG&A expense	0.1	0.1	0.1	0.1	0.0	
Operating income	-0.2	0.8	0.8	0.9	0.8	
EBITDA	0.9	1.5	1.7	1.7	1.8	
D&A	0.8	0.7	0.7	0.8	0.8	
Pretax income	-0.1	0.7	0.8	0.7	0.8	
Income tax	-0.1	0.0	0.0	0.0	0.0	
Net income	-0.0	0.6	0.7	0.7	0.8	
Diluted EPS (\$)	-0.02	0.88	1.04	0.99	1.10	
Diluted shares (M)	710	718	713	706	694	



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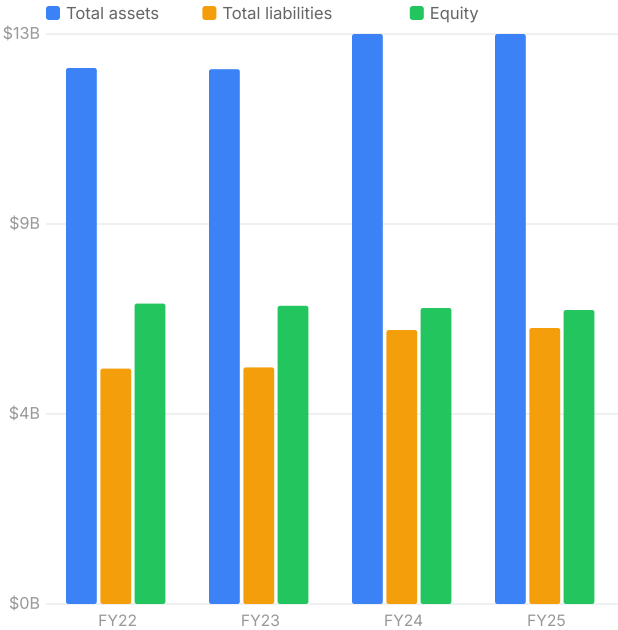
Balance Sheet — Full

\$B	FY22	FY23	FY24	FY25	
Cash & equivalents	0.7	1.1	0.6	0.8	
ST investments	0.0	0.0	0.0	0.0	
Receivables (net)	0.5	0.2	0.1	0.2	
Total current assets	1.4	1.6	0.9	0.9	
PP&E (net)	10.3	10.2	11.5	0.6	
Goodwill + intangibles	0.0	0.0	0.0	0.0	
Total assets	12.3	12.2	13.0	13.0	
Accounts payable	0.4	0.4	0.4	0.0	
Short-term debt	1.0	1.0	1.0	0.0	
Deferred revenue	0.0	0.0	0.0	0.0	
Total current liabilities	1.4	1.5	1.4	0.0	
Long-term debt	3.2	3.2	4.1	5.1	
Total liabilities	5.4	5.4	6.3	6.3	
Shareholders' equity	6.9	6.8	6.8	6.7	

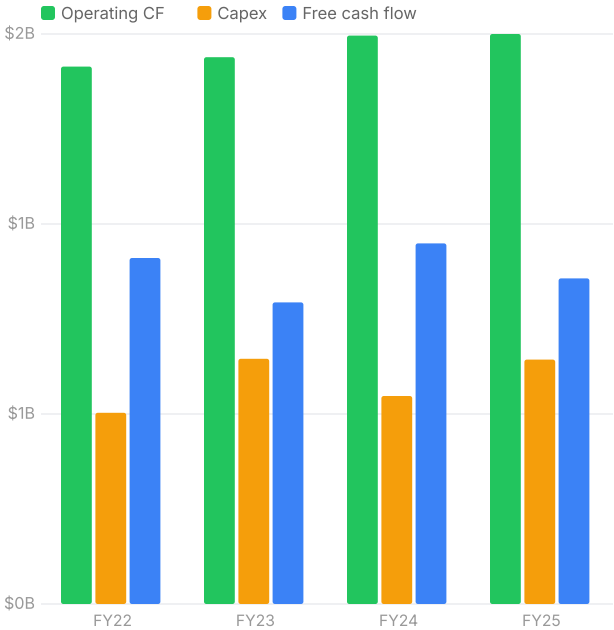
Cash Flow Statement — Full

\$B	FY22	FY23	FY24	FY25	
Net income	0.6	0.8	0.7	0.8	
D&A	0.7	0.7	0.8	0.8	
Stock-based compensation	0.0	0.0	0.0	0.0	
Working capital change	0.0	(0.1)	0.1	(0.0)	
Operating cash flow	1.4	1.4	1.5	1.5	
Capital expenditures	(0.5)	(0.6)	(0.5)	(0.6)	
Investing cash flow	(0.6)	(0.2)	(2.0)	(0.5)	
Buybacks	(0.0)	(0.2)	(0.1)	(0.2)	
Dividends paid	(0.2)	(0.5)	(0.7)	(0.6)	
Debt issuance / (repay)	(0.7)	(0.0)	0.9	(0.0)	
Financing cash flow	(0.9)	(0.8)	(0.0)	(0.9)	
Free cash flow	0.9	0.8	1.0	0.9	

Balance Sheet Structure (\$B)



Cash Generation vs Capex (\$B)



Left: what the balance sheet is made of — the gap between the assets bar and the liabilities bar is book equity. Right: whether the capex bar is covered by the operating-cash bar; where it is not, the difference was funded externally and free cash flow goes negative.

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24 EXPANDED RATIO ANALYSIS (I)							live ratio engine · profitability · valuation
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
PROFITABILITY							
ROE	-0.2%	9.6%	11.1%	10.5%	11.6%	16%	
ROA	-0.1%	5.1%	6.0%	5.5%	5.9%	7.7%	
ROIC	-1.8%	6.9%	7.7%	7.3%	7.1%	6.8%	
Gross margin	51.7%	55.2%	53.7%	53.4%	2.6%	15.8%	
Operating margin	-8.7%	15.8%	15.6%	15.4%	13.6%	14.4%	
Net margin	-0.4%	12.9%	13.9%	12.3%	12.5%	16.5%	
EBITDA margin	29.4%	30.3%	31.5%	29.9%	30.2%	34.0%	
FCF margin	-4.7%	18.6%	15.0%	16.6%	14.1%	—	
VALUATION							
P/E	-953.72	15.85	17.06	16.95	16.08	16.3	
P/B	1.63	1.50	1.90	1.79	1.88	2.6	
P/S	3.63	2.04	2.38	2.08	2.01	2.64	
P/FCF	-77.71	11.00	15.88	12.52	14.27	16.2	
EV/EBITDA	18.28	9.50	9.71	9.96	9.29	9.5	
EV/Revenue	5.24	2.88	3.06	2.97	2.81	3.2	
Earnings yield	-0.1%	6.3%	5.9%	5.9%	6.2%	6.19%	
FCF yield	-1.3%	9.1%	6.3%	8.0%	7.0%	6.17%	
EXPANDED RATIO ANALYSIS (II)							leverage · solvency
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	1.66	0.96	1.07	0.65	21.93	2.77	
Quick ratio	1.66	0.96	1.07	0.65	21.93	2.77	
Debt / equity	0.85	0.71	0.72	0.85	0.86	0.88	
Debt / assets	44.2%	39.0%	39.0%	43.2%	43.2%	42.6%	
Net debt / EBITDA	5.61	2.76	2.17	3.00	2.64	1.74	
Interest coverage	0.35	5.29	5.19	4.35	4.48	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	0.23	0.40	0.43	0.45	0.47	0.47	
Receivables turnover	42.81	15.83	15.02	36.09	45.63	56.5	
DSO (days)	9	23	24	10	8	6	
DPO (days)	20	38	58	52	17	51	
Cash conversion cycle	-12	-15	-34	-42	-9	-45	
GROWTH (YoY)							
Revenue growth	78.4%	69.8%	8.2%	7.0%	7.6%	—	
Net income growth	98.5%	5854.5%	16.9%	-5.8%	9.8%	—	
EPS growth	98.5%	5841.7%	18.6%	-4.9%	10.9%	—	
FCF growth	83.3%	775.6%	-12.8%	18.7%	-8.7%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	-0.02	0.88	1.05	0.99	1.10	1.48	
Book value / share	8.99	9.35	9.37	9.43	9.45	9.23	
Revenue / share	4.04	6.84	7.51	8.11	8.81	8.98	
FCF / share	-0.19	1.27	1.12	1.35	1.24	1.46	
Cash / share	1.13	0.93	1.62	0.79	1.11	2.82	
SHAREHOLDER RETURN & SCORES							
Buyback yield	0.0%	0.3%	1.4%	0.9%	1.7%	0.46%	
Altman Z-Score	1.26	1.63	2.01	1.67	1.91	2.3	
Piotroski F-Score	7	7	8	6	8	6/9	
Beneish M-Score	0.11	-0.09	-3.34	-3.00	21.82	1.03	

25 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	6 / 9	Middling		
Altman Z-Score	2.3	Grey zone	Grey	
Income quality	1.55	Cash-backed	OCF ÷ net income	
Beneish M-Score	1.03	Elevated	vs -2.22 threshold	

26 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		0.94	Revenue stability	0.83
Interest burden		0.82	Earnings stability	0.61
Operating margin		21.4%	Earnings persistence	0.50
Asset turnover		0.47×	Revenue CAGR 3y	6.0%
Financial leverage		2.01×	EPS CAGR 3y	11.7%
= ROE		16%	FCF CAGR 3y	2.5%

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SHAREHOLDER RETURN PROFILE live

BUYBACK YIELD 0.46%	DIVIDEND YIELD 6.97%	TOTAL SHAREHOLDER RETURN 4.42% cash yield	SBC / REVENUE 0.4% dilution pressure
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27 MULTIPLE HISTORY — FY SNAPSHOTS + TTM live ratio engine



28 PEER COMPARISON live peer engine

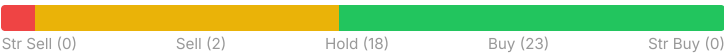
COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
RHP	\$8.6B	29.2	35%	12.4%	+12.2%	6/9	+42.8%
APLE	\$4.0B	23.0	6%	16.7%	+1.2%	7/9	+50.3%
PK	\$3.2B	-19.4	-5%	6.9%	-1.4%	5/9	+46.2%
DRH	\$2.7B	18.4	10%	28.4%	+1.0%	7/9	+75.4%
SHO	\$2.2B	48.0	3%	9.4%	+7.3%	7/9	—
PEB	\$2.2B	-29.1	-2%	5.8%	+2.1%	5/9	—
RLJ	\$1.8B	284.8	1%	8.1%	+1.1%	3/9	—
XHR	\$1.7B	-253.2	-1%	-6.5%	+1.6%	5/9	—

1-yr returns computed from adjusted price history; peers without a tracked series show —.

29 ANALYST CONSENSUS & ESTIMATES live consensus

Buy

43 Analysts



MEAN TARGET (QTR) \$25.50 4 targets	TARGET VS. PRICE +6.4% last-quarter mean	NEXT REPORT 2026-11-04 street \$0.10
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CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$6.13B	\$6.17B / \$6.10B	\$1.38	\$1.39 / \$1.36	7
FY2027	\$6.19B	\$6.35B / \$6.10B	\$1.06	\$1.10 / \$1.02	7
FY2028	\$6.35B	\$6.65B / \$6.18B	\$1.04	\$1.15 / \$0.97	3

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30 STREET TARGETS & THIRD-PARTY RATING

live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Month	\$24.50	+2.2%	2
Last Quarter	\$25.50	+6.4%	4
Last Year	\$23.60	-1.5%	17
All Time	\$21.88	-8.7%	44

Rolling mean of published targets vs. last close \$23.97. Aggregated from StreetInsider, Benzinga.

Third-Party Composite Rating

A

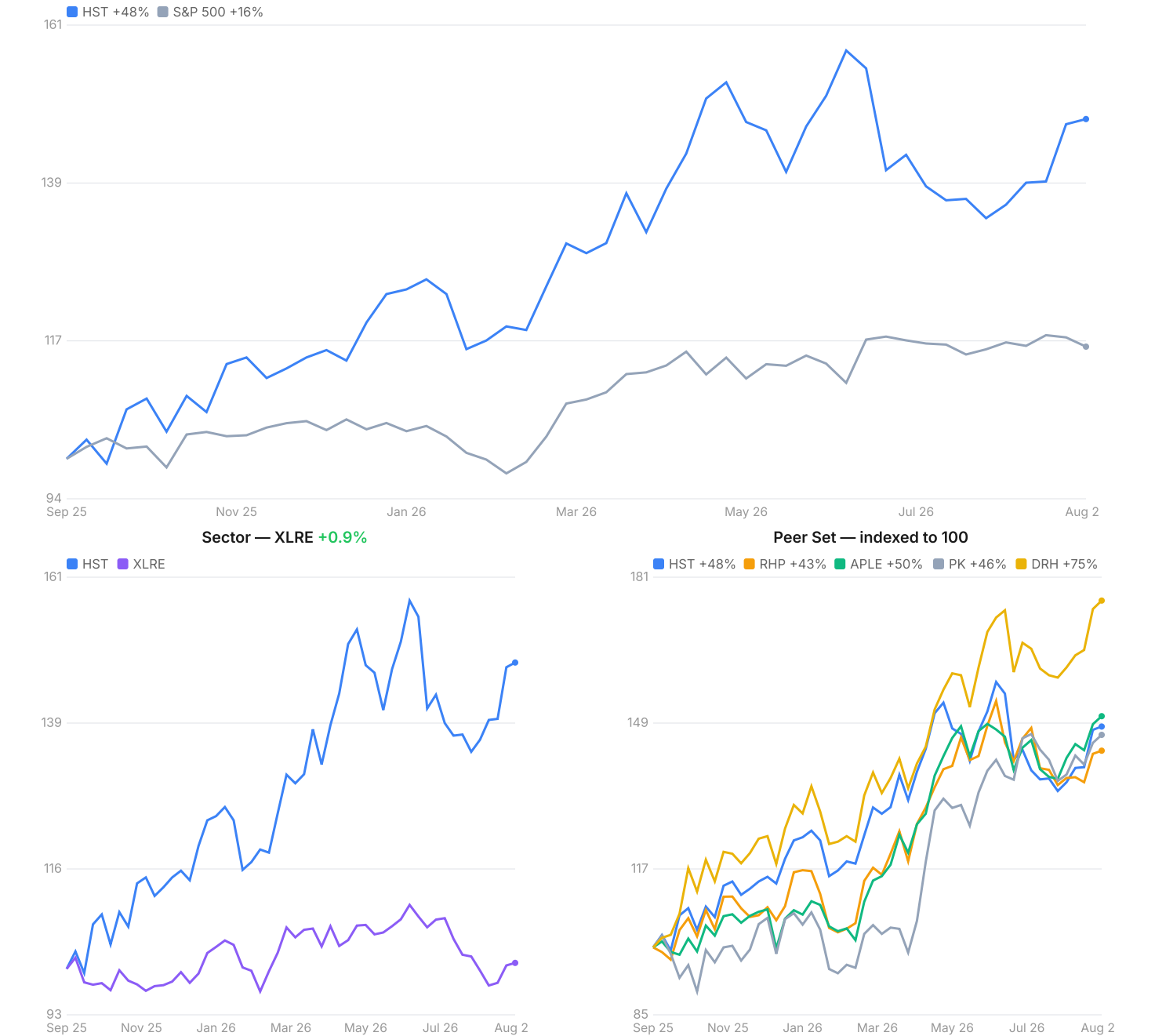
DCF4/5ROE5/5ROA5/5DEBT/EQ3/5P/E3/5P/B2/5

Independent quant composite as of 2026-10-16; components scored 1-5 (5 best). Shown for contrast with the InsiderStreet Score — methodologies differ.

31 PRICE PERFORMANCE — INDEXED, 12 MO

live prices · benchmark + sector + peer set

HST +48.1% vs S&P 500 +15.9% — spread +32.2pp



All series indexed to 100 at the start of the window, adjusted closes.

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TECHNICAL CHART — 6-MONTH DAILY CANDLES, INDICATORS ON

site chart, print edition



Candlesticks with SMA 20/50 overlay, Bollinger (20,2σ) band, volume, and Wilder RSI(14) — computed from live daily OHLCV.

MOVING AVERAGE RIBBON & TREND

site technicals-tab chart, live indicator history



MOVING AVERAGE	VALUE	DISTANCE	% DISTANCE	SIGNAL
SMA 20	\$22.58	+1.39	+6.16%	Above
SMA 50	\$22.49	+1.48	+6.58%	Above
SMA 200	\$21.53	+2.44	+11.33%	Above
EMA 9	\$23.14	+0.83	+3.59%	Above
EMA 21	\$22.75	+1.22	+5.36%	Above
EMA 50	\$22.71	+1.26	+5.55%	Above
EMA 200	\$21.52	+2.45	+11.38%	Above

Series and readings from the nightly technical-indicator history — identical data to the site's ribbon chart. Supertrend segments colored by direction.

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32 TECHNICAL POWER SCORE

EDGE · site engine · 87/100 composite

TECHNICAL VERDICT

BULLISH

Power Score +74

20 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%

Momentum 25%

Volume 20%

Volatility 10%

Patterns 15%

100

82

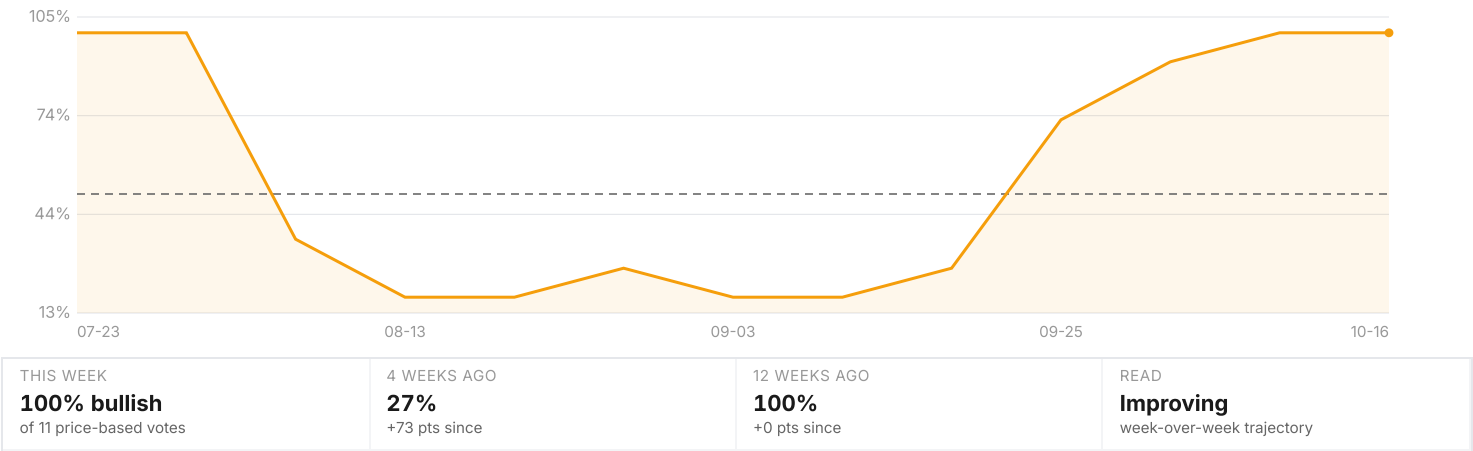
94

100

50

BULLISH — BUT WHICH WAY IS IT TRENDING?

vote share recomputed weekly, 13 weeks



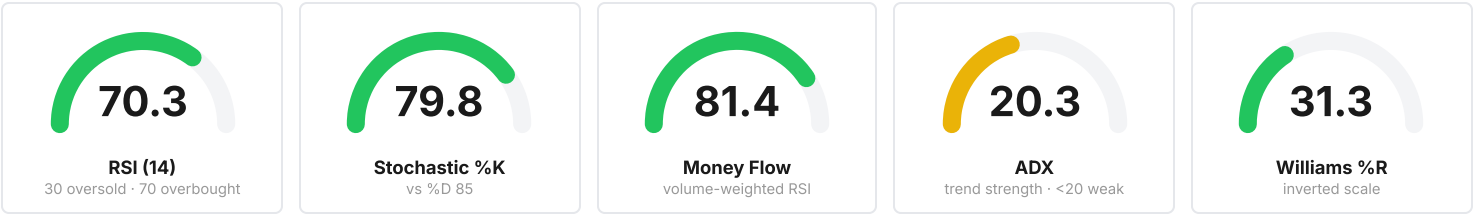
INDICATOR VOTE GRID

20 bull / 2 bear

● Price vs SMA 20	\$22.58	● Price vs SMA 50	\$22.49	● Price vs SMA 200	\$21.53
● EMA 9/21 Cross	23.1/22.8	● SMA 50/200	Golden	● ADX Direction	ADX 20
● Supertrend	\$23	● Parabolic SAR	\$23	● SMA Slope	0.120
● RSI	70.3	● Stochastic K/D	80/85	● StochRSI K/D	87/87
● Williams %R	-31	● CCI	289	● TSI vs Signal	19.8
● CMO	40.6	● ROC	6.25%	● OBV Signal	Accum
● Chaikin MF	0.060	● MFI	81	● Force Index	2M
● Elder Ray Bull	2.08				

INDICATOR GAUGES

site technicals-tab style



33 KEY LEVELS & VOLATILITY

live indicator table

LEVEL	VALUE	LEVEL	VALUE
Pivot / R1 / R2	\$23.63 / \$24.16 / \$24.48	S1 / S2	\$23.31 / \$22.78
Bollinger (20,2)	\$21.51 – \$23.65	Squeeze	Off
52-wk range	\$15.61 – \$25.71	Off 52-wk high	-6.8%
ATR (14)	\$0.52 (2.2%)	Historical vol	19.8%

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34 SEASONALITY — 20-YEAR AVERAGES											live model · win rates shown
-1.5%	-0.8%	+1.4%	+6.8%	-0.4%	-2.9%	-0.4%	-0.5%	+0.8%	+1.1%	+2.6%	+3.4%
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
40%	45%	62%	60%	40%	50%	35%	55%	60%	40%	70%	70%

Sample: 20 years — treat short histories as suggestive, not statistical.

35 RISK INDICATORS			computed from live price history
COMPUTED FROM LIVE WEEKLY PRICES		HST	S&P 500
Weekly volatility (σ , 1y)		3.51%	1.83%
Best / worst week (1y)		+7.7% / -9.3%	—
Max drawdown (5y, monthly)		-41.7%	—
1-week VaR (95%)		-5.1%	—
Beta (5y)		1.10	1.00

36 EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine

HST EQUITY WEATHER (LIVE)

PARTLY CLOUDY · +24

Trend

Momentum

Volume

Volatility

Breadth

+45

+53

+59

-60

-50

MARKET REGIME (2026-10-16)

NEUTRAL

VIX

19.99

Normal

DOW THEORY

Confirmed

Bearish

SPY / QQQ TSI

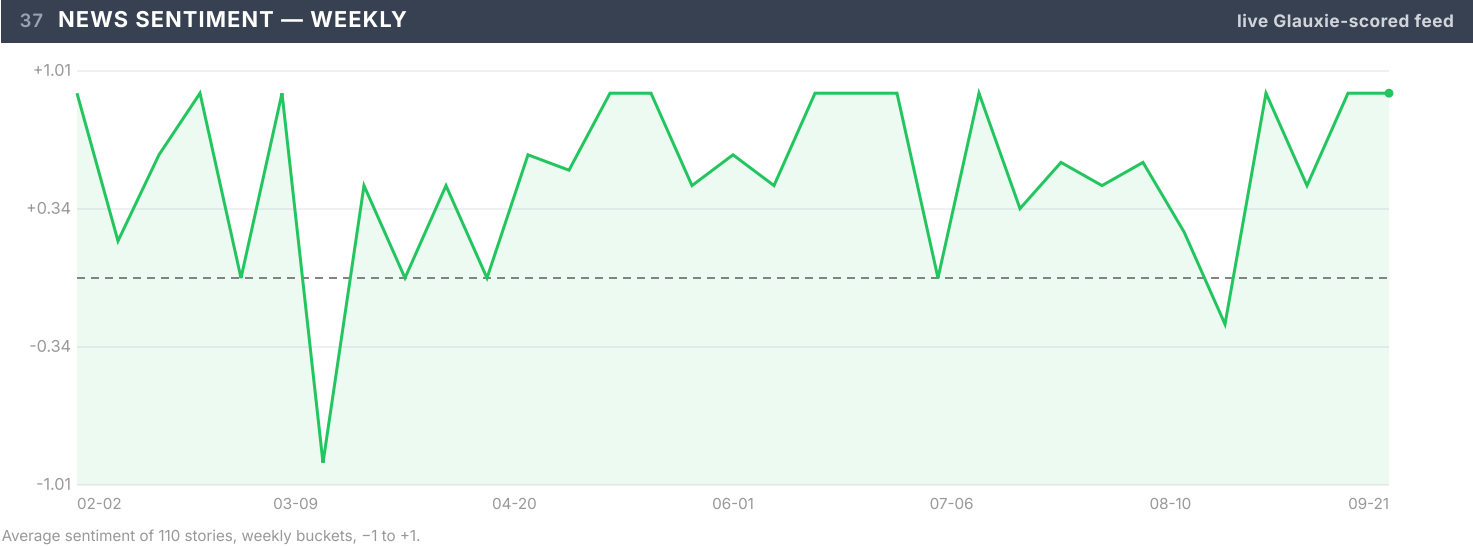
7.2 / 4.7

trend strength

SECTOR STRENGTH

46/100

breadth average



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38 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Partly Cloudy

OVERALL +24.4 +46.3 vs industry	TREND +44.9 +66.6 vs industry	MOMENTUM +52.9 +64.0 vs industry	VOLUME +58.6 +43.6 vs industry
--	--	---	---

READING	HST	REIT - HOTEL & MOTEL N=62	REAL ESTATE N=2,764	ALL US SYMBOLS N=70,435
Overall	+24.4	-21.8	-28.0	-20.5
Trend	+44.9	-21.7	-37.3	-21.3
Momentum	+52.9	-11.1	-17.0	-15.8
Volume	+58.6	+15.0	-26.6	-3.8

Trend, momentum and volume are computed per company. Volatility and breadth are market-regime values shared by every symbol in the universe, so they are reported once under Market Regime rather than compared here - a company cannot differ from its sector on a constant.

39 EXECUTIVE COMPENSATION

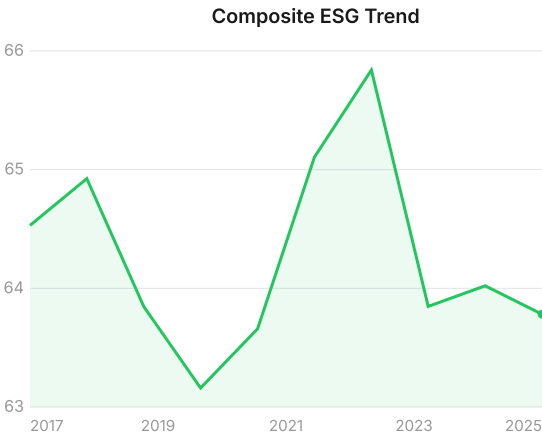
live proxy data · FY2022

EXECUTIVE	TOTAL COMP	STRUCTURE
James F. Risoleo President and Chief Executi	\$14.5M	89% equity+incentive
Nathan S. Tyrrell Executive Vice President,	\$4.5M	83% equity+incentive
Sourav Ghosh Executive Vice President, Chief	\$4.0M	81% equity+incentive
Julie P. Aslaksen Executive Vice President,	\$2.7M	79% equity+incentive
Michael E. Lentz Executive Vice President, D	\$2.7M	75% equity+incentive

40 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	58
Social	62
Governance	72
Composite ESG	64



41 8-K MATERIAL EVENTS

live EDGAR feed

FILED	8-K CONTENTS	ITEMS
2026-08-05	Earnings Release; Exhibits	2.02,9.01
2026-05-28	Material Agreement; Exhibits	1.01,9.01
2026-05-22	Shareholder Vote	5.07
2026-05-06	Earnings Release; Exhibits	2.02,9.01
2026-02-18	Results of Operations and Financial Condition; Financial Statements an	2.02,9.01
2025-11-05	Results of Operations and Financial Condition; Financial Statements an	2.02,9.01
2025-07-30	Results of Operations and Financial Condition; Financial Statements an	2.02,9.01
2025-05-16	Submission of Matters to a Vote of Security Holders	5.07

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42 METHODOLOGY

Methodology. Every figure originates in InsiderStreet's production data layer and is computed deterministically by the same engines that power insiderstreet.ai. This factsheet contains no model-written text. Sections without underlying data are omitted rather than estimated.

43 DISCLOSURES

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44 DATA PROVENANCE FOR THIS REPORT

sources · coverage · method

DATA DOMAIN	SOURCE	COVERAGE FOR THIS REPORT
Price & volume	market_db.historical_prices	52 rows
Fundamentals	income_statements_annual	6 rows · 2020 to 2025
Reported vs consensus	fact/earnings_calendar	24 rows · 2020-11-04 to 2026-08-05
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	111 rows · 1998 to 2026
Insider transactions (Form 4)	edgar/form4	12 rows · 2026-07-15 to 2026-10-15
Proposed sales (Form 144)	edgar/form144	1 record
Beneficial ownership (13D/G)	edgar/13dg	4 rows · 2026-03-27 to 2026-08-14
Short-sale volume (FINRA)	edgar/short_volume_daily	60 rows · 2026-07-23 to 2026-10-15
Dark pool (ATS, tier 1)	edgar/darkpool_weekly	12 rows · 2026-06-15 to 2026-08-31
ETF & fund holding	etf_holdings_changelog (30d)	1 record
Peer set	stock_peers_dynamic	8 rows
Industry medians	industry_medians	1 record
Congressional trades	congress_db (House + Senate)	1 record
ESG	fact/esg_disclosures	1 record

Method. Every figure in this factsheet is looked up from a named field computed in code. It contains no model-written text.

Not covered. Short interest as a percent of float and days-to-cover are not in this data set — the short-sale figures above are FINRA volume, a flow, and cannot support squeeze or covering analysis. Options positioning and intraday data are also absent. 13F ownership is filed 45 days after quarter end and congressional trades are disclosed on a lag, so both describe a past position, not a current one.