Introduction to Host

• S&P 500 and Fortune 500 company
• Largest lodging REIT, $18 billion total market value
• Portfolio of irreplaceable assets in premier markets:
  – **Consolidated Portfolio + Joint Ventures**: 145 hotels
    ▪ 4 hotels in Houston – Houston Airport Marriott, JW Houston Galleria, Houston Marriott Texas Medical Center and The St. Regis Houston
    ▪ 11 airport hotels
• Hotels managed by best operators under strongest brand names
Host Credentials

• Manage over $500 million annual capital investment plan (over $3.1 billion since 2007)

• Technical specialists in design, architecture, engineering, procurement, project management, estimating and sustainability

• Strategic relationships + scale ensure favorable pricing and quality workmanship from vendors, suppliers, consultants and contractors
Lobby / Great Room Elements

• State-of-the-art, high-energy lobby to elevate the customer experience

• 3-meal-a-day dining / lobby bar concept

• Expansive lobby seating area

• New guest reception experience

• Relocate and upgrade fitness facility
Conceptual Lobby Layout

BEFORE
Conceptual Lobby Layout

AFTER
Reception Desk
Design Inspiration
Restaurant Concept
Tram Level Concept

Existing Tram Level

Tram Level Design Concept
Guestroom

**Before:** Existing typical king guestroom

**After:** Typical king guestroom (Chicago Marriott O’Hare)
Comparable Renovations

Chicago Marriott O’Hare
Lobby / Great Room
Recent Renovations

Chicago Marriott Suites O’Hare
Recent Renovations

Washington Dulles Airport Marriott
Great Room
Business Terms

• 40-year lease

• $40.5 million capital investment
  – $6.0 million within first year
  – $34.5 million within 42 months

• Rent = 10% of gross revenue
  – Minimum annual rent is $1,560,000

• No additional hotels in the terminal complex within 10 years from the effective date
Community Impact

• 175-200 jobs created during renovation
  – Industry day
  – MWBE construction goal (and ACDBE concession goal)

• LEED concepts and comprehensive sustainability program
  – Recycling construction and packaging waste
  – Installation of energy and water saving devices
  – Use of recycled products

• Donate beds, furniture and other materials to local charities
## Renovation Plan

### Anticipated Construction Schedule

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<th>Project</th>
<th>Quarter</th>
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<td>Building Exterior / Grounds</td>
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<tr>
<td>Building Systems</td>
<td>3Q 2014</td>
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<tr>
<td>Rooms</td>
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<td>Lobby / Great Room</td>
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<tr>
<td>Elevators and Escalators</td>
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<td>Ballrooms and Meeting Rooms</td>
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