



Host Hotels & Resorts (Host Inc.)

“We implement green building technologies and practices that reduce operating expenses, create economic value and drive investor returns.” - Host¹

Ticker	HST (NYSE) ²
Headquarters	Bethesda, Maryland
Market Cap	USD \$13.8 billion
Company History	Incorporated in 1993 Became a REIT in 1998
Properties	114 around the globe
Green Building Certifications	3 LEED Certified Properties
Total Sq. Ft.	54 million sq. ft.
Employees	220

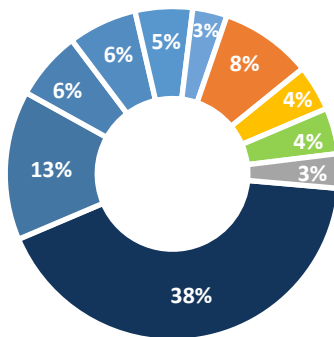
*Data as of December 31, 2017.



Sheraton New York in Times Square New York
Source: Host Hotels & Resorts www.hosthotels.com

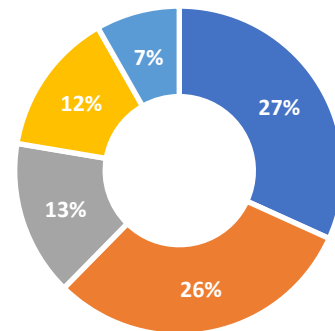
Revenue by Brand³

Marriott	38%
Westin	13%
Sheraton	6%
Ritz-Carlton	6%
JW Marriott	5%
W	3%
Hyatt	8%
AccorHotels	4%
Hilton	4%
Independent	3%



Geographic Breakdown³

West	27%
Mid-Atlantic/Southeast	26%
Central	13%
Northeast	12%
International	3%



Who is Host Hotels & Resorts?

If you travel for work or pleasure and have stayed in a Marriott, Hyatt or Sheraton property, you might have stayed in a Host property. Did you know that hotel brands don't necessarily own the hotel building? Host Hotels & Resorts is one of the largest lodging REITs that owns luxury and upscale hotel properties featuring recognizable hotel operators such as the W and The Westin. The majority of Host's properties are located in central business districts of major cities, near airports and in resort/conference destinations. They work with each hotel tenant to improve the building, furnishings, and the overall hospitality experience.

Sustainability Initiatives

Host's sustainability initiatives have C-Suite oversight. The company has taken a first-mover initiative to report annual energy consumption in the company's 2016 10-K.⁴ Sustainability is integrated into assessing acquisitions and improving the building performance of existing properties to lower operating costs. Over the past five years, Host invested \$24.2 million in energy and water saving projects which include LED lighting, in-room energy management systems, water saving fixtures and efficient boilers and chillers.⁵

ACCOMPLISHMENTS:	LOOKING FORWARD:
<p>Over an 8-year period from 2008 to 2016:</p> <p>Greenhouse Gas Emissions – Reduced greenhouse gas emissions of 27% per sq. ft.</p> <p>Energy – Reduced energy use by 14% per sq. ft.</p> <p>Water – Reduced water consumption by 21% per occupied room.</p>	<p>Targets for 2020:</p> <p>Greenhouse Gas Emissions – Reduce Scope 1 and Scope 2 greenhouse gas emissions by 25% per sq ft.</p> <p>Energy – Reduce energy use by 15% per sq ft.</p> <p>Water – Reduce water consumption by 25% per occupied room.</p> <p>Waste – Divert waste from at least 50% of major renovation projects.</p>

Recent Awards



Dow Jones Sustainability Index
North America 2017



G R E S B

Global Real Estate
Sustainability Benchmark
2017 Green Star



NAREIT
Leader in the Light Award
For Lodging/Resorts

Property Spotlight

Hyatt Regency Maui is the first resort in Hawaii to achieve LEED® Silver EBOM status (LEED for Existing Buildings: Operations and Maintenance). The hotel is partly powered by solar photovoltaic rooftop systems. Low flow water fixtures and non-turf landscaping conserve water. Additionally, the weather-based irrigation system recycles water use on the property. Guests are encouraged to recycle. The hotel received the Hyatt Thrive Leadership Award for excellence in Environmental Sustainability in 2016.

Notes and Sources:

- ¹ Host Hotels & Resorts (2017) "Corporate Responsibility: Responsible Investment." Available from <https://www.hosthotels.com/corporate-responsibility/responsible-investment>.
- ² Host Hotels & Resorts is 2.54% of the Vert Global Sustainable Real Estate Fund (VGSRX) as of December 31, 2017.
- ³ Revenue by Brand and Geographic Breakdown sourced from Host Hotels & Resorts (2017) Host Inc "2016 10K" as of February 20, 2017 and Host Hotels & Resorts (2017) *Investor Presentation*, April 2017.
- ⁴ Host Hotels & Resorts (2017) Host Inc "2016 10K" as of February 20, 2017.
- ⁵ Host Hotels & Resorts (2017) *Investor Presentation*, April 2017.

The Vert Global Sustainable Real Estate Fund holds publicly traded REITs. The Fund does not hold any of the companies discussed when describing Host Hotels and Resorts area of business. None of those companies are publicly traded REITs.

Fund holdings and sectors are subject to change at any time and should not be considered a recommendation to buy or sell any security.

Mutual fund investments involve risk. Principal loss is possible. Investors should be aware of the risks involved with investing in a fund concentrating in REITs and real estate securities, such as declines in the value of real estate and increased susceptibility to adverse economic or regulatory developments. Investments in foreign securities involve political, economic and currency risks, greater volatility and differences in accounting methods. A REIT's share price may decline because of adverse developments affecting the real estate industry. REITs may be subject to special tax rules and may not qualify for favorable federal tax treatment which could have adverse tax consequences. The Fund's focus on sustainability may limit the number of investment opportunities available to the fund and at time the fund may under perform funds that are not subject to similar investment considerations.

The Vert Global Sustainable Real Estate Fund's investment objectives, risks, charges, and expenses must be considered carefully before investing. The statutory and summary prospectuses contain this and other important information about the investment company, and may be obtained by calling 1-844-740-VERT or visiting www.vertfunds.com. Read carefully before investing.

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