



SUNSTONE HOTEL INVESTORS ANNOUNCES TAX TREATMENT OF 2021 DIVIDENDS

Irvine, Calif. (January 21, 2022) – Sunstone Hotel Investors, Inc. (the “Company” or “Sunstone”) (NYSE: SHO), the owner of Long-Term Relevant Real Estate® in the hospitality sector, announced the following tax treatment of the 2021 distributions to holders of the Company’s preferred stock.

Security Description	CUSIP	Ticker Symbol	Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Total Section 199A Dividends
Series E Preferred	867892606	SHO/PR E	3/31/2021	4/15/2021	0.434375	0.434375	0.434375
Series E Preferred	867892606	SHO/PR E	6/11/2021	6/11/2021	0.337847	0.337847	0.337847
Series F Preferred	867892705	SHO/PR F	3/31/2021	4/15/2021	0.403125	0.403125	0.403125
Series F Preferred	867892705	SHO/PR F	6/30/2021	7/15/2021	0.403125	0.403125	0.403125
Series F Preferred	867892705	SHO/PR F	8/12/2021	8/12/2021	0.183646	0.183646	0.183646
Series H Preferred	867892804	SHO/PR H	6/30/2021	7/15/2021	0.157378	0.157378	0.157378
Series H Preferred	867892804	SHO/PR H	9/30/2021	10/15/2021	0.382813	0.382813	0.382813
Series H Preferred	867892804	SHO/PR H	12/31/2021	1/18/2022	0.382813	0.382813	0.382813
Series I Preferred	867892887	SHO/PR I	9/30/2021	10/15/2021	0.296875	0.296875	0.296875
Series I Preferred	867892887	SHO/PR I	12/31/2021	1/18/2022	0.356250	0.356250	0.356250

For stockholders with shares are held through a bank, broker or nominee, questions regarding the dividend should be directed to the applicable bank, broker or nominee. For registered stockholders, questions regarding the dividend should be directed to Sunstone's transfer agent: Shareholder Services at American Stock Transfer and Trust Company at (718) 921-8124 or toll free at (800) 937-5449.

Shareholders are encouraged to consult with a personal tax advisor regarding their specific tax treatment of the Company’s distributions.

About Sunstone Hotel Investors

Sunstone Hotel Investors, Inc. is a lodging real estate investment trust (“REIT”). Sunstone’s business is to acquire, own, asset manage and renovate or reposition hotels considered to be Long-Term Relevant Real Estate®. For further information, please visit Sunstone’s website at www.sunstonehotels.com.

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