

FORM 4

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**UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

Check this box to indicate that a transaction was made pursuant to a contract, instruction or written plan that is intended to satisfy the affirmative defense conditions of Rule 10b5-1(c). See Instruction 10.

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF
SECURITIES**

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or
Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reporting Person * Morey Thomas C <small>(Last) (First) (Middle)</small> C/O PARK HOTELS & RESORTS INC., 1775 TYSONS BLVD, 7TH FLOOR <small>(Street)</small> TYSONS, VA 22102 <small>(City) (State) (Zip)</small>	2. Issuer Name and Ticker or Trading Symbol Park Hotels & Resorts Inc. [PK] 3. Date of Earliest Transaction (MM/DD/YYYY) <p align="center">1/15/2026</p>	5. Relationship of Reporting Person(s) to Issuer (Check all applicable) <input type="checkbox"/> Director <input type="checkbox"/> 10% Owner <input checked="" type="checkbox"/> Officer (give title below) <input type="checkbox"/> Other (specify below) EVP & Chief Investment Officer
4. If Amendment, Date Original Filed (MM/DD/YYYY)		6. Individual or Joint/Group Filing (Check Applicable Line) <input checked="" type="checkbox"/> Form filed by One Reporting Person <input type="checkbox"/> Form filed by More than One Reporting Person

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	2. Trans. Date	2A. Deemed Execution Date, if any	3. Trans. Code (Instr. 8)		4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)			5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price			
Common Stock	1/15/2026		A ⁽¹⁾		108,952	A	\$0	426,244	D	
Common Stock	1/16/2026		F ⁽²⁾		41,275	D	\$11.49	384,969	D	

Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivate Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Trans. Date	3A. Deemed Execution Date, if any	4. Trans. Code (Instr. 8)		5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	6. Date Exercisable and Expiration Date		7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form of Derivative Security: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	V		Date Exercisable	Expiration Date	Title	Amount or Number of Shares				

Explanation of Responses:

- (1) Represents shares of common stock earned and delivered related to a vested performance stock unit award previously granted on February 16, 2023 pursuant to the Park Hotels & Resorts Inc. 2017 Omnibus Incentive Plan (as amended and restated from time to time) (the "Plan"). The number of earned performance stock units was based on the achievement of performance criteria as determined by the Compensation & Human Capital Committee of the Issuer's Board of Directors on January 15, 2026 with respect to a performance period commencing on January 1, 2023 and ending on December 31, 2025 (the "Performance Period") and represents 200% of the target number of performance stock units eligible to be earned. The performance criteria measured the Issuer's achievement of certain levels of total shareholder return ("TSR") relative to a pre-determined industry peer group during the Performance Period.
- (2) Represents shares withheld by the Issuer to satisfy tax withholding obligations in connection with the delivery of shares of common stock earned from the performance stock unit awards previously granted pursuant to the Plan.

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
Morey Thomas C C/O PARK HOTELS & RESORTS INC. 1775 TYSONS BLVD, 7TH FLOOR TYSONS, VA 22102			EVP & Chief Investment Officer	

Signatures

/s/ Nancy Vu, as Attorney-in-Fact

1/20/2026

—Signature of Reporting Person

Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

* If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure.

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