

Lodging

Weekly RevPAR: US -3%, EU +13%, APAC +12%, China -9%

Industry Overview

US RevPAR -2.8% Y/Y; +2.1% QTD

US RevPAR Y/Y was -2.8%, with occupancy -2.2% and rates -0.6%. We estimate 1Q24 US RevPAR is tracking up +2.1% so far, led by urban (+4.3%), upper upscale (+3.8%), weekdays (+2.2%) and Top 25 markets (+2.2%). Resorts are tracking up +6.1% QTD but are skewed by a strong start to the year in Las Vegas (+29% QTD). **Globally**, RevPAR was +13% in Europe, +12% in APAC ex-China, -9% in China, and flat in the Caribbean.

RevPAR Trackers: We estimate C-corps are up +2.4% on average, led by Hyatt (+4.9%), followed by Marriott (+4.5% vs. 4-5% outlook), Hilton (+3.4% vs. 2-4% outlook), Wyndham (+0.1%) and Choice (-0.9%). We estimate full-service Lodging REITs are up +3.9% and select-service REITs are up +2.2%.

Exhibit 1: Monthly and Weekly RevPAR Y/Y

Monthly/Weekly data by chain scale, global region and some of the major markets across the country

	Monthly							Week ended	
							Mar-24	•	
	Sept-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24 E	TD	03/02	03/09
<u>US - Overall</u>									
RevPAR	3%	1%	2%	0%	1%	2%	3%	2%	-3%
Occ	-1%	-2%	-1%	-2%	-2%	-1%	1%	0%	-2%
ADR	3%	3%	4%	2%	3%	4%	2%	3%	-1%
International									
Europe	17%	11%	14%	12%	8%	7%	13%	9%	13%
APAC	31%	26%	15%	10%	5%	15%	12%	11%	12%
China	45%	73%	49%	56%	11%	-3%	-9%	-12%	-9%
Caribbean	3%	2%	10%	1%	5%	0%	0%	-1%	0%
<u>US - Day of Week</u>									
Weekdays	3%	4%	3%	3%	2%	4%	3%	6%	-2%
Weekends	1%	-1%	2%	3%	-2%	-3%	0%	-4%	-4%
<u>US - Chainscales</u>									
Luxury	1%	-1%	1%	-1%	0%	-3%	2%	2%	-3%
Upper Up	5%	5%	5%	3%	5%	3%	3%	6%	0%
Upscale	5%	3%	3%	2%	2%	1%	3%	3%	-1%
Upper Mid	3%	0%	1%	-1%	-1%	-1%	3%	0%	-3%
Midscale	0%	-3%	-3%	-4%	-4%	-5%	2%	-4%	-6%
Economy	-3%	-5%	-5%	-6%	-6%	-6%	-1%	-7%	-8%
<u>US - Locations</u>									
Urban	5%	5%	7%	4%	7%	2%	6%	3%	2%
Resort	1%	-1%	2%	0%	1%	9%	0%	8%	-9%
US - Markets									
Boston	8%	15%	11%	14%	11%	16%	14%	4%	9%
Chicago	-4%	2%	2%	-4%	14%	1%	-3%	-5%	-9%
Los Angeles	-4%	2%	-2%	1%	-4%	-5%	2%	2%	-4%
Miami	-6%	-8%	-2%	7%	4%	4%	5%	5%	-5%
NYC	15%	13%	-10%	16%	10%	6%	9%	5%	5%
Orlando	1%	-10%	-8%	-5%	0%	-1%	7%	3%	3%
San Fran	-2%	1%	13%	4%	5%	3%	-7%	9%	-3%
DC Metro	15%	6%	11%	-2%	8%	5%	11%	-1%	15%

Source: STR Global, BofA Global Research

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14 March 2024

Equity United States Lodging

Shaun C. Kelley Research Analyst BofAS +1 646 855 1005 shaun.kelley@bofa.com

Dany Asad Research Analyst BofAS +1 646 855 5238 dany.asad@bofa.com

Julie Hoover Research Analyst BofAS +1 646 855 0674 julie.hoover@bofa.com

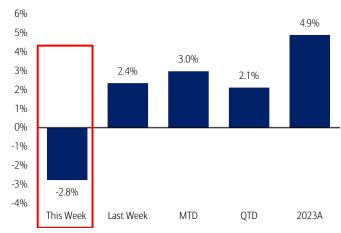
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Timestamp: 14 March 2024 05:00AM EDT

Exhibit 2: US RevPAR Y/Y

Domestic RevPAR was down -2.8% Y/Y this week



Source: STR Global, BofA Research

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Exhibit 4: 1Q24 Lodging C-corp tracker

MAR and HLT are both tracking within their outlook ranges so far in Q1

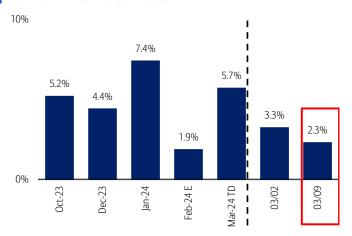


Source: BofA Global Research estimates, company documents, STR Global

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Exhibit 6: Urban RevPAR Y/Y

Urban RevPAR was +2% Y/Y this week

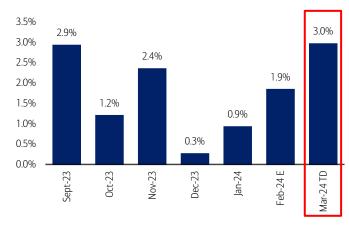


Source: STR Global, BofA Research

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Exhibit 3: Monthly US RevPAR

We estimate RevPAR was +1.9% in February and +3.0% so far in March

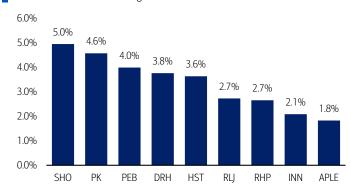


Source: STR Global, BofA Research

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Exhibit 5: 1Q24 Lodging REIT tracker

Full service REITs are tracking ahead of select service

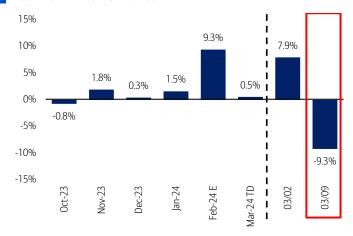


Source: BofA Global Research estimates, company documents, STR Global

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Exhibit 7: Resort RevPAR Y/Y

Resort RevPAR was -9% this week



Source: STR Global, BofA Research

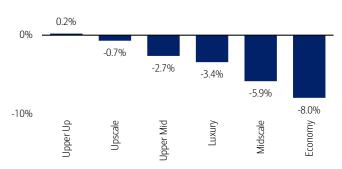
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Exhibit 8: Weekly RevPAR by chain scale

Upper Upscale led chain scale performance at +0.2% this week

10%

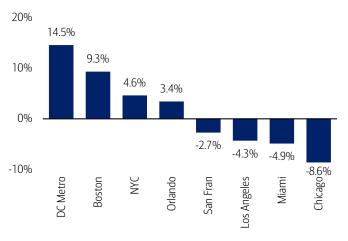


Source: STR Global, BofA Research

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Exhibit 10: Weekly RevPAR by market Y/Y

DC and Boston led this week, while Miami and Chicago trailed the most



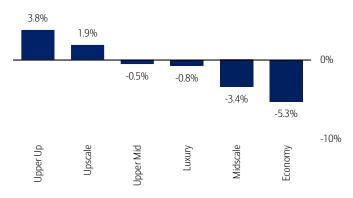
Source: STR Global, BofA Research

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Exhibit 9: 1Q24 RevPAR by chain scale

Upper Upscale lead chain scales at +3.8% so far this quarter

10%

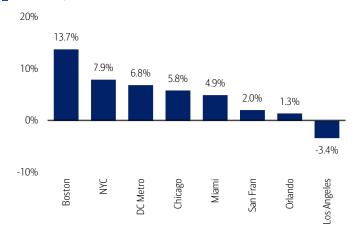


Source: STR Global, BofA Research

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Exhibit 11: 1Q24 RevPAR by market Y/Y

Boston, New York and DC lead top markets so far this quarter while Orlando and Los Angeles trail



Source: STR Global, BofA Research

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