



# Your Home, GuestReady

Increasing your rental  
revenue has never been  
easier.



Perfect solution  
to maximize your  
revenues.



## What's inside

Find out who we are, and what we can do for you

## Who we are

We are GuestReady  
Global numbers  
Local numbers  
Sneak peak

## Your benefits

Comparing rental models  
Save time, earn more

## Our solutions

Services  
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Pricing

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# We are GuestReady

End-to-end property  
management on a global  
scale

The management organization GuestReady oversees vacation rentals and helps property owners and investors to maximize their returns.

Offer rentals on  
different booking  
platforms.

Collaborate  
digitally with local  
specialists.

Over 50 years of cu-  
mulative experience  
in hospitality and  
property  
management.

Responsible for  
over 3650  
properties.

Our end-to-end property management solutions, which are available throughout Europe, the Middle East and Asia, are created with the help of real estate investors, homeowners, and Airbnb hosts.

Our services include everything from A to Z.



# Global Numbers

## Where we operate



2.6M  
Nights Booked



80%  
Average Occupancy



4,000  
Hosts



4.85  
Average Guest Rating



1.5 – 2X  
Increase In Revenue

Riyadh

Porto

Cannes

Manchester

Edinburgh

London

Paris

Hong Kong

Dubai







4.8/5

Average  
Guest Rating

## Local Numbers

### Kind words from our own

GuestReady is a Superhost,  
leading in hospitality

What does a Superhost  
provide?

Highly-rated  
Experienced  
Reliable  
Responsive  
Exceeds guest expectations

#### ” On Cleanliness

Clean, private, easy to check in  
and out, nice view.

The apparent is amazing with  
elegant furniture.

What great apartment very  
sunny and fresh Everything  
was clean and tidy.

#### ” On Experience

Amazing experience as usual!  
Had great night, enjoyed the  
perfect location, amenities and  
cleanliness.

Great place to stay in, won't be  
the last time.

Wonderful stay!

#### ” On Revisits

I have had a great time during  
my stay with GuestReady. Felt  
like home and the place was  
amazing. I have already book-  
marked the place for my next  
visit to Riyadh. Thank you for  
the amazing hospitality.

#### ” On Guest Service

The apartment is great, the  
host is very helpful and friend-  
ly, thank you, I will visit again.

Easy check in and out. They  
send their team to help you if  
you get any problems.

# Sneak Peak

## Sample of Our Properties



4.92 Average rating

A Luxurious Studio apartment In Damac tower



4.91 Average rating

A modern 2-bedroom apartment with an outdoor area



4.91 Average rating

3-bedroom apartment with a warm design



4.67 Average rating

A Homey atmosphere 2-bedroom apartment with an extra couch bed

# Comparing Rental Models

The benefits of short-lets vs long-lets

Increased revenue

Better maintenance

More flexibility

Full control

## Short-term rental

Up to 100% increase in earnings.

Regular maintenance between guests stays will ensure that issues are detected and dealt with right away.

Your property at your convenience, book the property for yourself.

Regain possession of your property at your convenience.

## Long-term rental

Stagnant revenue growth.

Tenants don't take care of a property as if it were their own maintenance issues can go undetected.

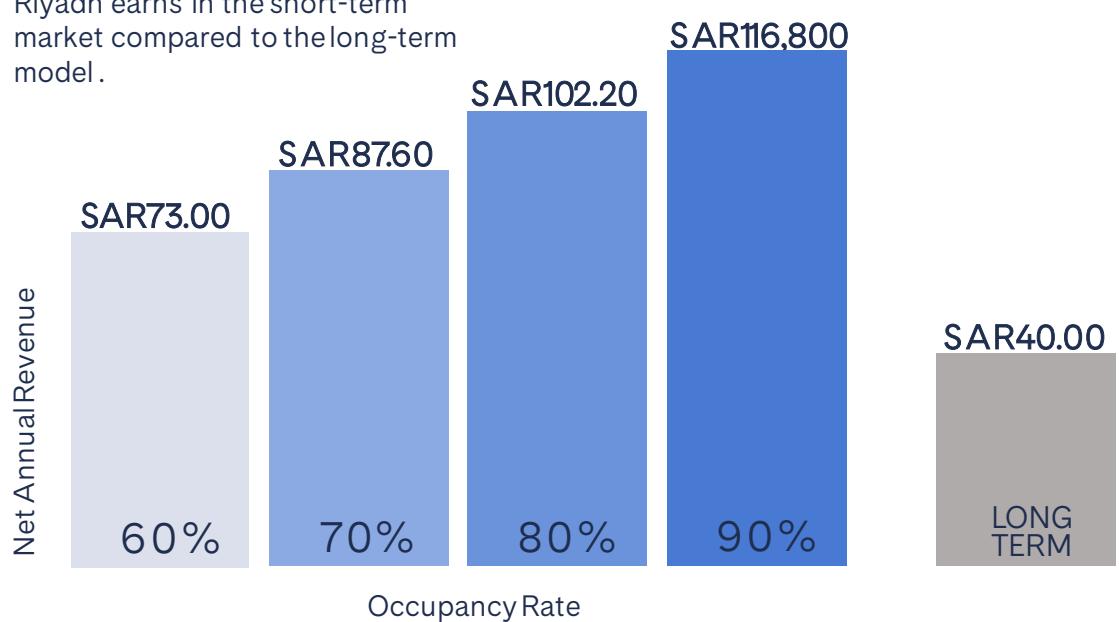
No access to the property during the contractual period.

Long-term contracts are difficult to break within a short amount of time.

## Financial gains

Short-lets have proven to be a lucrative source of income for property owners, benefiting from an increase in revenue of over 60% compared to long-lets. Find out how we can help you increase your revenue.

See how much a 1-bedroom flat in Riyadh earns in the short-term market compared to the long-term model.



## Save time, earn more

The benefits of having a property manager

Hassle-free Airbnb management  
Did you know that running your own Airbnb takes on average, 40 hours per month?



Calendar Management  
Guest Verification  
Guest Management & Communication  
Check-ins  
Housekeeping & Maintenance

Partnering with a professional management company will help you save time and increase your annual rental income by 60%. With us, you can sit back and relax. Because let's be honest, there are better things to do with your time.



## Services

Listing, house keeping and guest management



## **Listing Management**

Professional photography  
Attracting tourists' attention with captivating images.

Interior design  
Interior design services tailored to your preference.

**Listing creation**  
Carefully crafted listing descriptions that make your property stand out.

**Price optimization**  
We regularly optimize your daily rental rate to maximize your occupancy rate and rental yield.

One property, multiple listings ensuring the best occupancy rate.

## **Property Management**

**Housekeeping**  
Our housekeeping team makes sure your property is spotless and ready for your next guests.

**Maintenance**  
We take care of your property's maintenance with service providers of your choice.

**Insurance**  
We protect your property with an insurance policy for short-term rentals and holiday homes.

**Mobile Dashboard**  
Key insights into your property's performance in real time is at your fingertips.

## **Guest Management**

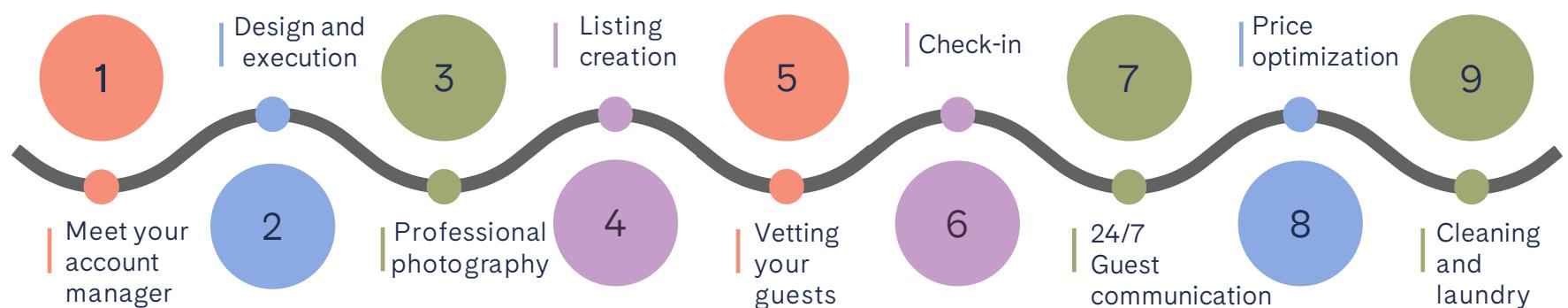
**Guest vetting**  
To protect your home, we conduct background checks on every visitor before accepting a booking request.

**Check-in**  
We offer in-person welcomes and self- check-in services to all our guests.

**Linen and toiletries**  
We make sure your guests have a top-notch experience offering hotel-quality bed linen, fresh towels and toiletries.

**24/7 Guest communications**  
Sit back and relax. We handle your guest communications 24 hours a day, 7 days a week.

# Onboarding Process



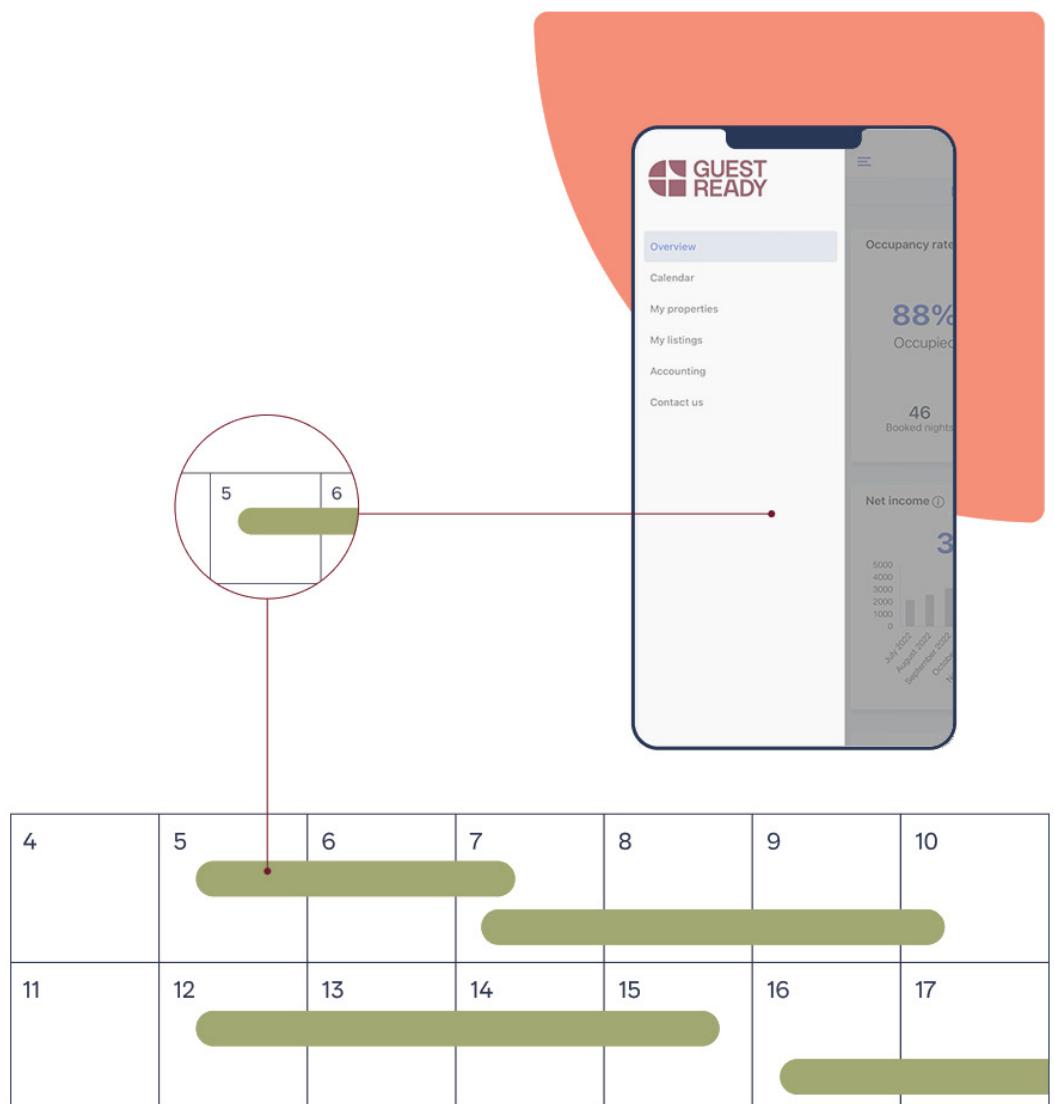


# Mobile Dashboard

Always up-to-date

We know how important it is for you to have complete control over your business.

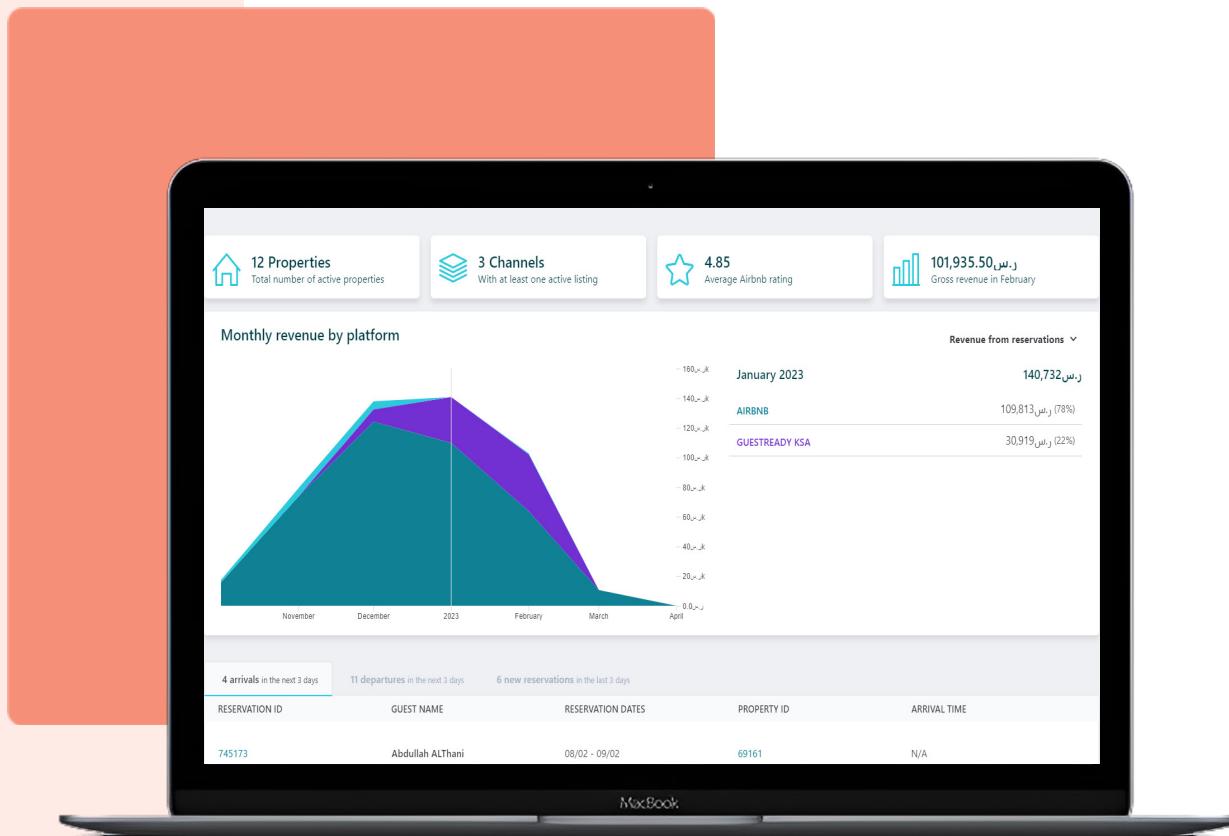
Our innovative host dashboard gives key insights into your property's performance on the short and medium-term rental market. Check your occupancy rate, average daily rate and how much you're earning per month at your convenience.



# Securing Year-round Bookings

Always thinking ahead

Looking out for your best interests, no matter the season. We secure a mix of short, and mid-term let tenants to ensure a high occupancy and daily rate throughout the year, whilst respecting local regulations.



From  
**27%**  
+ VAT

## Pricing

End-to-end property management on a global scale.

Our simple, all-inclusive hosting package is designed to help you earn more and save time.

Listing Management

Security

Guest Services

Property & Hospitality Service

To ensure fair pricing along with maximum revenue throughout the seasons, our professionals rely on cutting-edge technology and algorithms when it comes to setting the rent every time.

Our services include everything from A to Z.





## Get in touch

We'd love to hear from you

Hopefully, we were able to answer most of your questions in this brochure, but we realise that you might have more specific questions concerning your property or portfolio. Get in touch for more information.

We look forward to working with you.

The GuestReady Team



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