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UK Serviced Apartment Review

For the Month of February 2025



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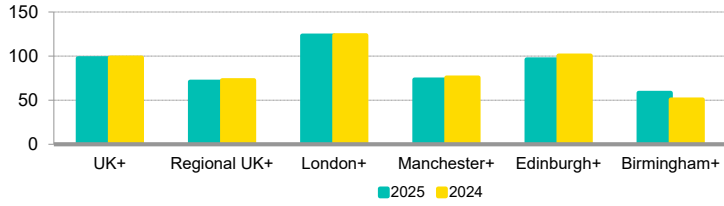
Tab 2 - Multi-Segment GBP

Currency: GBP - Pound Sterling

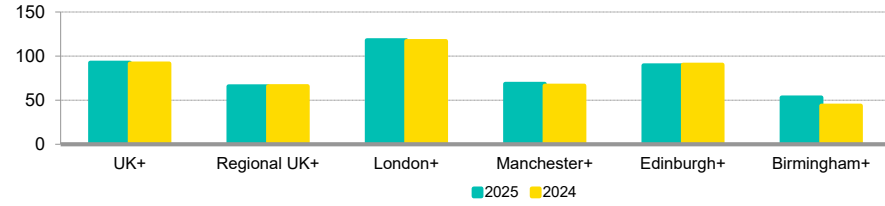
UK Serviced Apartment Review

For the month of: February 2025

RevPAR Current month - February 2025 vs. February 2024



RevPAR Year to Date - February 2025 vs. February 2024



	Current Month - February 2025 vs February 2024											
	Occ %		ADR		RevPAR		Percent Change from February 2024					
	2025	2024	2025	2024	2025	2024	Occ	ADR	RevPAR	Room Rev	Room Avail	Room Sold
UK+	76.0	74.9	128.27	131.34	97.53	98.33	1.6	-2.3	-0.8	2.8	3.7	5.3
Regional UK+	74.5	76.0	95.19	95.62	70.96	72.67	-1.9	-0.5	-2.3	-0.7	1.7	-0.3
London+	77.5	73.8	159.01	167.45	123.19	123.51	5.0	-5.0	-0.3	5.7	6.0	11.3
Manchester+	74.1	78.4	99.12	96.59	73.46	75.73	-5.5	2.6	-3.0	8.0	11.3	5.2
Edinburgh+	80.5	78.8	119.49	127.78	96.21	100.65	2.2	-6.5	-4.4	-2.4	2.1	4.4
Birmingham+	73.5	63.0	79.36	80.41	58.32	50.67	16.6	-1.3	15.1	14.4	-0.6	15.9
England Northwest+	74.2	78.8	96.63	93.10	71.66	73.33	-5.8	3.8	-2.3	5.7	8.2	1.8
Scotland+	77.7	77.1	111.19	115.29	86.37	88.87	0.8	-3.6	-2.8	-0.8	2.1	2.9
England Southeast+	74.8	83.1	88.73	94.36	66.41	78.44	-10.0	-6.0	-15.3	-25.8	-12.4	-21.1
England Southwest+	65.6	74.7	96.44	103.44	63.28	77.24	-12.1	-6.8	-18.1	-13.8	5.2	-7.6
M4 Corridor+	79.4	90.3	93.26	96.32	74.08	87.01	-12.1	-3.2	-14.9	-36.4	-25.3	-34.3
London Luxury+	65.0	68.7	372.27	392.53	241.93	269.63	-5.4	-5.2	-10.3	-7.1	3.6	-2.0
London Upper Upscale+	79.7	76.4	152.81	161.57	121.72	123.42	4.3	-5.4	-1.4	2.1	3.5	8.0
London Upscale & Upper Midscale+	78.8	73.6	128.23	134.82	101.07	99.25	7.1	-4.9	1.8	4.8	3.0	10.2
Manchester Upper Upscale & Upscale+	74.0	79.3	100.72	97.75	74.57	77.54	-6.7	3.0	-3.8	9.9	14.3	6.7
England Northwest Upscale+	78.9	81.3	93.37	90.12	73.67	73.25	-2.9	3.6	0.6	1.6	1.0	-1.9
Scotland Upper Upscale+	76.6	78.7	101.69	104.96	77.93	82.55	-2.6	-3.1	-5.6	-5.6	0.0	-2.6

	Year to Date - February 2025 vs February 2024											
	Occ %		ADR		RevPAR		Percent Change from YTD 2024					
	2025	2024	2025	2024	2025	2024	Occ	ADR	RevPAR	Room Rev	Room Avail	Room Sold
UK+	72.0	70.4	128.42	129.90	92.47	91.50	2.2	-1.1	1.1	4.1	3.0	5.3
Regional UK+	70.2	71.1	93.43	92.62	65.58	65.81	-1.2	0.9	-0.4	1.2	1.6	0.4
London+	73.7	69.8	160.02	167.63	117.96	117.05	5.6	-4.5	0.8	5.3	4.5	10.4
Manchester+	71.6	71.3	95.75	93.01	68.52	66.35	0.3	2.9	3.3	14.9	11.3	11.7
Edinburgh+	75.6	75.8	118.26	118.94	89.35	90.17	-0.3	-0.6	-0.9	1.2	2.1	1.8
Birmingham+	66.3	55.9	79.80	78.24	52.93	43.76	18.6	2.0	21.0	20.3	-0.6	17.9
England Northwest+	70.9	71.9	93.79	89.91	66.46	64.68	-1.5	4.3	2.7	11.1	8.2	6.5
Scotland+	72.2	73.9	109.63	108.55	79.14	80.22	-2.3	1.0	-1.4	0.7	2.1	-0.3
England Southeast+	73.4	78.1	87.90	93.83	64.56	73.24	-5.9	-6.3	-11.9	-22.8	-12.4	-17.6
England Southwest+	63.7	71.0	98.67	100.95	62.88	71.69	-10.3	-2.3	-12.3	-8.2	4.7	-6.1
M4 Corridor+	77.8	84.4	93.05	96.72	72.37	81.66	-7.9	-3.8	-11.4	-33.8	-25.3	-31.2
London Luxury+	63.8	65.9	392.15	414.83	250.03	273.38	-3.2	-5.5	-8.5	-5.3	3.6	0.2
London Upper Upscale+	75.3	72.2	153.54	159.67	115.64	115.34	4.3	-3.8	0.3	3.8	3.5	8.0
London Upscale & Upper Midscale+	74.8	69.4	127.18	132.56	95.19	92.00	7.9	-4.1	3.5	6.7	3.1	11.2
Manchester Upper Upscale & Upscale+	72.1	72.3	97.01	94.19	69.94	68.05	-0.2	3.0	2.8	17.4	14.3	14.0
England Northwest Upscale+	76.4	75.6	91.15	87.44	69.68	66.14	1.1	4.2	5.4	6.4	1.0	2.1
Scotland Upper Upscale+	70.7	76.3	98.79	97.78	69.84	74.61	-7.3	1.0	-6.4	-6.4	0.0	-7.3

	Participation			
	Properties		Rooms	
	Census	Sample	Census	Sample
UK+	765	258	28554	16844
Regional UK+	433	105	14906	8275
London+	332	153	13648	8569
Manchester+	23	14	2422	2081
Edinburgh+	45	19	1590	1223
Birmingham+	12	6	877	714
England Northwest+	69	25	3989	2983
Scotland+	101	31	3238	1915
England Southeast+	66	10	1746	554
England Southwest+	72	9	1401	229
M4 Corridor+	28	5	758	312
London Luxury+	52	33	1248	942
London Upper Upscale+	81	42	4150	3069
London Upscale & Upper Midscale+	180	74	7219	4427
Manchester Upper Upscale & Upscale+	15	12	1971	1908
England Northwest Upscale+	18	12	1650	1538
Scotland Upper Upscale+	30	7	995	547

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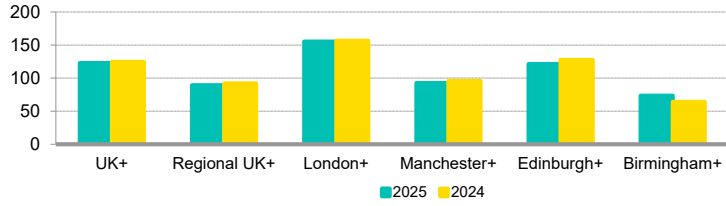
Tab 3 - Multi-Segment USD

Currency: USD - US Dollar

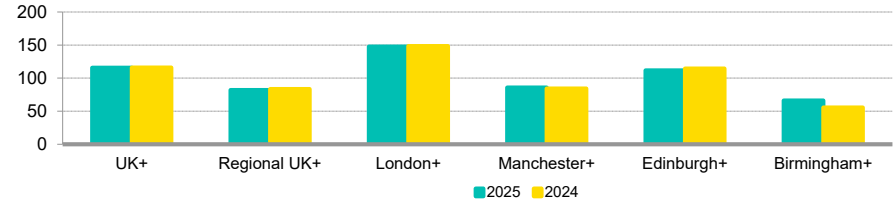
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RevPAR Current month - February 2025 vs. February 2024



RevPAR Year to Date - February 2025 vs. February 2024



Current Month - February 2025 vs February 2024

	Occ %		ADR		RevPAR		Percent Change from February 2024					
	2025	2024	2025	2024	2025	2024	Occ	ADR	RevPAR	Room Rev	Room Avail	Room Sold
	UK+	76.0	74.9	161.59	166.31	122.87	124.51	1.6	-2.8	-1.3	2.3	3.7
Regional UK+	74.5	76.0	119.92	121.09	89.40	92.02	-1.9	-1.0	-2.8	-1.2	1.7	-0.3
London+	77.5	73.8	200.31	212.04	155.19	156.40	5.0	-5.5	-0.8	5.2	6.0	11.3
Manchester+	74.1	78.4	124.88	122.31	92.54	95.90	-5.5	2.1	-3.5	7.4	11.3	5.2
Edinburgh+	80.5	78.8	150.53	161.81	121.20	127.45	2.2	-7.0	-4.9	-2.9	2.1	4.4
Birmingham+	73.5	63.0	99.97	101.82	73.47	64.17	16.6	-1.8	14.5	13.8	-0.6	15.9
England Northwest+	74.2	78.8	121.73	117.90	90.27	92.85	-5.8	3.3	-2.8	5.2	8.2	1.8
Scotland+	77.7	77.1	140.08	145.99	108.81	112.54	0.8	-4.0	-3.3	-1.3	2.1	2.9
England Southeast+	74.8	83.1	111.78	119.49	83.66	99.32	-10.0	-6.5	-15.8	-26.2	-12.4	-21.1
England Southwest+	65.6	74.7	121.50	130.99	79.72	97.81	-12.1	-7.2	-18.5	-14.3	5.2	-7.6
M4 Corridor+	79.4	90.3	117.49	121.97	93.32	110.17	-12.1	-3.7	-15.3	-36.7	-25.3	-34.3
London Luxury+	65.0	68.7	468.99	497.06	304.78	341.44	-5.4	-5.6	-10.7	-7.5	3.6	-2.0
London Upper Upscale+	79.7	76.4	192.51	204.59	153.35	156.29	4.3	-5.9	-1.9	1.6	3.5	8.0
London Upscale & Upper Midscale+	78.8	73.6	161.55	170.72	127.32	125.68	7.1	-5.4	1.3	4.3	3.0	10.2
Manchester Upper Upscale & Upscale+	74.0	79.3	126.88	123.78	93.95	98.19	-6.7	2.5	-4.3	9.3	14.3	6.7
England Northwest Upscale+	78.9	81.3	117.62	114.12	92.81	92.76	-2.9	3.1	0.1	1.1	1.0	-1.9
Scotland Upper Upscale+	76.6	78.7	128.10	132.91	98.18	104.54	-2.6	-3.6	-6.1	-6.1	0.0	-2.6

Year to Date - February 2025 vs February 2024

	Occ %		ADR		RevPAR		Percent Change from YTD 2024					
	2025	2024	2025	2024	2025	2024	Occ	ADR	RevPAR	Room Rev	Room Avail	Room Sold
	UK+	72.0	70.4	160.67	164.73	115.69	116.03	2.2	-2.5	-0.3	2.7	3.0
Regional UK+	70.2	71.1	116.90	117.45	82.06	83.45	-1.2	-0.5	-1.7	-0.1	1.6	0.4
London+	73.7	69.8	200.20	212.58	147.58	148.44	5.6	-5.8	-0.6	3.9	4.5	10.4
Manchester+	71.6	71.3	119.80	117.94	85.73	84.13	0.3	1.6	1.9	13.4	11.3	11.7
Edinburgh+	75.6	75.8	147.97	150.82	111.79	114.33	-0.3	-1.9	-2.2	-0.2	2.1	1.8
Birmingham+	66.3	55.9	99.86	99.20	66.24	55.48	18.6	0.7	19.4	18.7	-0.6	17.9
England Northwest+	70.9	71.9	117.35	114.00	83.15	82.01	-1.5	2.9	1.4	9.7	8.2	6.5
Scotland+	72.2	73.9	137.18	137.64	99.03	101.73	-2.3	-0.3	-2.6	-0.6	2.1	-0.3
England Southeast+	73.4	78.1	109.95	118.99	80.75	92.88	-5.9	-7.6	-13.1	-23.8	-12.4	-17.6
England Southwest+	63.7	71.0	123.40	128.01	78.64	90.90	-10.3	-3.6	-13.5	-9.5	4.7	-6.1
M4 Corridor+	77.8	84.4	116.38	122.65	90.52	103.56	-7.9	-5.1	-12.6	-34.7	-25.3	-31.2
London Luxury+	63.8	65.9	490.31	526.10	312.62	346.71	-3.2	-6.8	-9.8	-6.6	3.6	0.2
London Upper Upscale+	75.3	72.2	192.08	202.48	144.67	146.27	4.3	-5.1	-1.1	2.4	3.5	8.0
London Upscale & Upper Midscale+	74.8	69.4	159.11	168.10	119.09	116.66	7.9	-5.3	2.1	5.3	3.1	11.2
Manchester Upper Upscale & Upscale+	72.1	72.3	121.37	119.43	87.50	86.29	-0.2	1.6	1.4	15.9	14.3	14.0
England Northwest Upscale+	76.4	75.6	114.03	110.87	87.17	83.86	1.1	2.8	3.9	5.0	1.0	2.1
Scotland Upper Upscale+	70.7	76.3	123.64	123.99	87.41	94.60	-7.3	-0.3	-7.6	-7.6	0.0	-7.3

Participation

Properties		Rooms	
Census	Sample	Census	Sample
765	258	28554	16844
433	105	14906	8275
332	153	13648	8569
23	14	2422	2081
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101	31	3238	1915
66	10	1746	554
72	9	1401	229
28	5	758	312
52	33	1248	942
81	42	4150	3069
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