

The sector indicators are compiled quarterly from a detailed and exhaustive study prepared by experts in the Knight Frank Spain office and are based on real data and market trends.

# Hotels Snapshot

Q32021

## SPAIN



**ADR (y-o-y)**  
2018 - 2021

2018 vs 2019  
(August vs August)  
**+2.0%**

2019 vs 2010  
(August vs August)  
**-11.2%**

2020 vs 2021  
(August vs August)  
**+18.5%**



**RevPAR (y-o-y)**  
2018 - 2021

2018 vs 2019  
(August vs August)  
**+3.5%**

2019 vs 2020  
(August vs August)  
**-49.3%**

2020 vs 2021  
(August vs August)  
**+77.1%**

Source: INE.

## Situation in Spain

Tourism during the summer period and after having gone through a 5<sup>th</sup> wave, a slight recovery can be observed, thanks to national tourism, the relaxation of restrictions and the return of foreign travellers.

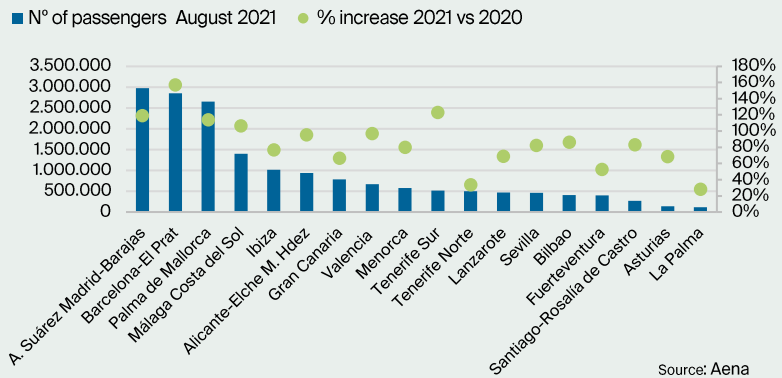
According to the latest available data, the figures for passenger numbers in August are positive, although it is true that they are not yet close to pre-pandemic levels. The airports of Barcelona, Tenerife South and Madrid are the ones that have experienced the greatest increase in August, compared to the same period last year, with around 160%, nearly 125% and almost 120% respectively.

According to the latest data, overnight stays during the second quarter of the year have reached more than 25 M, an important annual increase, although if we compare it with 2019 we are still in negative figures.

One of the main hotel indicators, the average daily rate (ADR), for the month of August, stood at €115 nationwide, which is almost 20% more than in August of the previous year. By category, 5\* hotels have had the highest variation compared to the previous year (28%).

### Annual variation of travellers in main Spanish airports

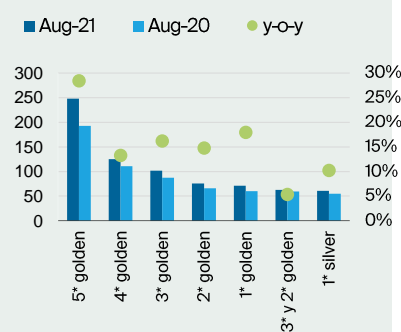
August 2021 vs August 2020. %



Source: Aena

### ADR variation by hotel category \*

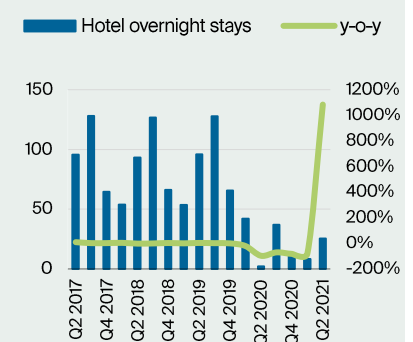
August 2021 vs August 2021. %



Source: Knight Frank Research | INE.  
\*Gold category: hotels / Silver category: hostels

### N° of hotel overnight stays

2017 -Q2 2021. Million



Source: INE

## Hotel investment in Spain

The sector closed the quarter with an investment of more than €930M, nearly 75% more than in the previous quarter. So far this year, it amounts to almost €1.7 billion, almost 65% more than in the whole of 2020. The positive trend is expected to continue given the high number of ongoing transactions currently in the pipeline. There is strong investor interest in Spanish hotels from both national and international capital.

In some tourist communities such as Madrid, the Balearic Islands, Valencia and Andalusia, the revenue per available room (RevPAR) has increased in August by almost 90% compared to the same period last year.

### SPAIN AVERAGE ANNUAL VARIATION IN HOTEL REVPAR

#### August 2020 VS August 2021



## TOP 3 DEALS Q3 2021

### BARCELONA, MARBELLA AND TENERIFE

**PORFOLIO 4 ASSETS SELENTA**  
VENDOR: SELENTA GROUP  
PURCHASER: BROOKFIELD

**€440 M** 2,200 rooms

Source: El Confidencial

### BARCELONA

**HOTEL HESPERIA PRESIDENTE 4\***  
VENDOR: N.A  
PURCHASER: FAMILIA GRIFOLS

**€125 M** 156 rooms

Source: Eje Prime

### MADRID

**HOTEL BLESS COLLECTION 5\***  
VENDOR: GRUPO DIDRA Y AINA  
PURCHASER: RLH PROPERTIES

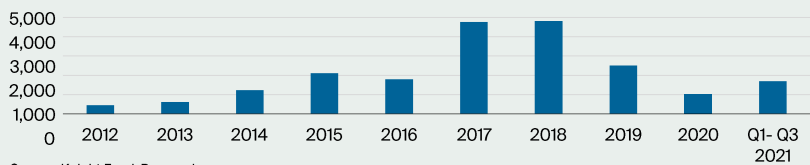
**€115 M** 111 rooms

Source: BrainsRe News

Of note in the third quarter was the acquisition of the Selenta Group chain by the Canadian investment fund Brookfield. This portfolio consists of four assets located in Barcelona (Sofia Barcelona and Expo Barcelona), Marbella (Don Carlos Resort & Spa) and Tenerife (Mare Nostrum Resort), with a total of 2,200 rooms. Another relevant transaction is the purchase of the Hotel Hesperia Presidente in Barcelona by the Grifols family for €125 million.

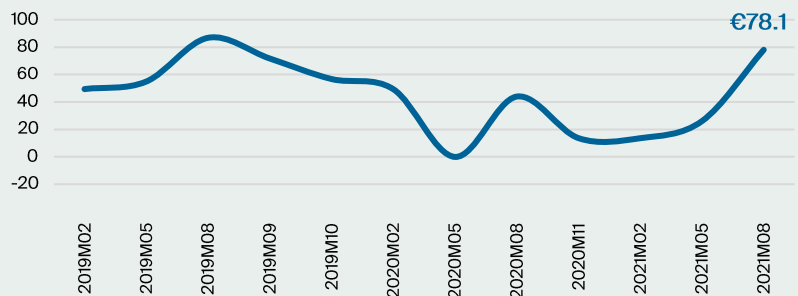
### Annual investment volume evolution

2012 – 2021 (Q1-Q3). €M



### Evolution of income from available room (RevPAR)

2019 – 2021 (August). Spain. All categories. €



**COVID-19:** Across Europe and beyond, market activity is being impacted in all sectors due to the Novel Coronavirus (COVID-19) outbreak. As at the date of this report, we consider that we can attach less weight to previous market evidence for comparison purposes, in providing our opinions on the market. Given the unknown future impact that COVID-19 might have on the real estate market and limited recent comparable data, this report is meant to provide market insights as we see them at this time but we wish to highlight the material uncertainty which may cause swift changes in the market. Please get in touch with our team if you would like to discuss in further detail or receive an update regarding market conditions.

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Active Capital 2021

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