

Lodging

China & Italy hotels: RevPAR +25% y/y (2yr: -12%) & +90% y/y (2yr: -16%) for wk ending 7/31

2yr: More sizable w/w improvements for Italy. China down again; US up modestly.

What's Incremental To Our View

Quick take: Per STR for the week ending July 31st, hotel RevPAR in China in local currency was +25.4% y/y vs. +51.0% y/y in the prior week. Last week's RevPAR was up against a -29.5% comparable result in 2020 vs. -35.6% in the prior week. On a 2-year run-rate, which we believe is an equally if not more important KPI, RevPAR was down 11.9% vs. down 3.4% in the prior week's 2-year run-rate.

Italy in local currency was up 90.3% y/y vs. +108.8% in the prior week. Last week's RevPAR was up against a -56.8% comparable result in 2020 and -63.7% in the prior week. **On a 2-year run-rate, RevPAR was down 16.1% vs. down 23.5% in the prior week's 2-year run-rate. -16.1% is the "least bad" performance vs. 2019 for any week this year and as seen in Exhibit 1 (below), Italy is showing a very strong pace of recovery since June.**

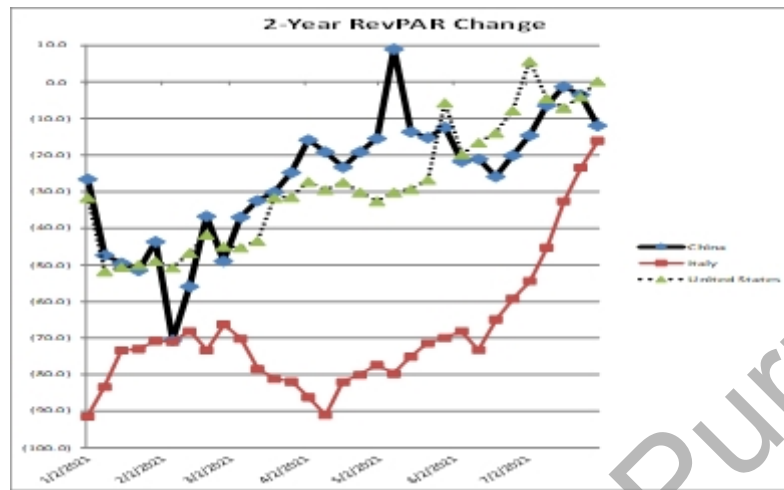
These weekly results compare to the US for the same week up +102.9% y/y. This latest US result is below the +110.0% in the prior week's result. Last week's RevPAR was up against a -51.1% comparable result in 2020 vs. -54.8% in the prior week. On a 2-year run-rate, RevPAR was +0.1%, an improvement from the prior week's -4.2% 2-year run-rate.

C. Patrick Scholes
212-319-3915
Patrick.Scholes@truist.com

Gregory J. Miller
212-303-4198
Gregory.J.Miller@truist.com

What's Inside

China and Italy data and analysis following last week's results

Exhibit 1: 2-Year RevPAR for China, Italy, US

Source: STR, Truist Securities research

RevPAR detail for week ending July 31st vs. trailing 28 days (see charts at end of note for graphical representations):China (local currency):

- RevPAR was +25.4% y/y for the week ending July 31st, **lower than** the +48.6% for the trailing 28 days.
- ADR was +25.3% y/y for the week ending July 31st, **slightly lower** than the +26.2% for the trailing 28 days.
- Occupancy was +0.1% y/y for the week ending July 31st, **a step down** from the +17.8% for the trailing 28 days.

Italy (local currency):

- RevPAR was +90.3% y/y for the week ending July 31st, **a step down** from the +107.2% for the trailing 28 days.
- ADR was +15.0% y/y for the week ending July 31st, **worse than** the +22.7% for the trailing 28 days.
- Occupancy was +65.5% y/y for the week ending July 31st, **below** the +68.9% for the trailing 28 days.

Additional thoughts and observations:**Hotel occupancy observations from the latest weekly STR results from China, Italy, and US:**

- **China: Absolute occupancy in China was 61.0%. By comparison, occupancy was 60.9% during the comparable week last year.**
- **Italy: Absolute occupancy levels for hotels that were still open in Italy for the week ending July 31st was 55.7%. So far it has been approx. 74 weeks after occupancy first started to see rapid deceleration in Italy. By comparison, occupancy was 33.7% during the comparable week last year.**
- **US: Absolute occupancy levels for hotels in the US for the week ending July 31st was 70.1%. So far it has been approx. 73 weeks after occupancy first started to see rapid deceleration in mid-March 2020 in the US. By comparison, occupancy was 49.0% during the comparable week last year.**

Hotel closure observations from the latest weekly STR results from China, Italy, and US:

For this we look at the week-to-week changes in the sample size of hotel rooms in STR's data set. While we cannot say with certainty that material decreases in sample size are from hotels closing, we note that hotels that are closed no longer are included in the STR data sent; ergo this is our best approximation of hotel closures.

- **China:** Based on the STR sample, peak room count declines troughed at down 35% in mid-February 2020 from early January 2020 levels. Today, room count is down approx. 7% from mid-February 2020.

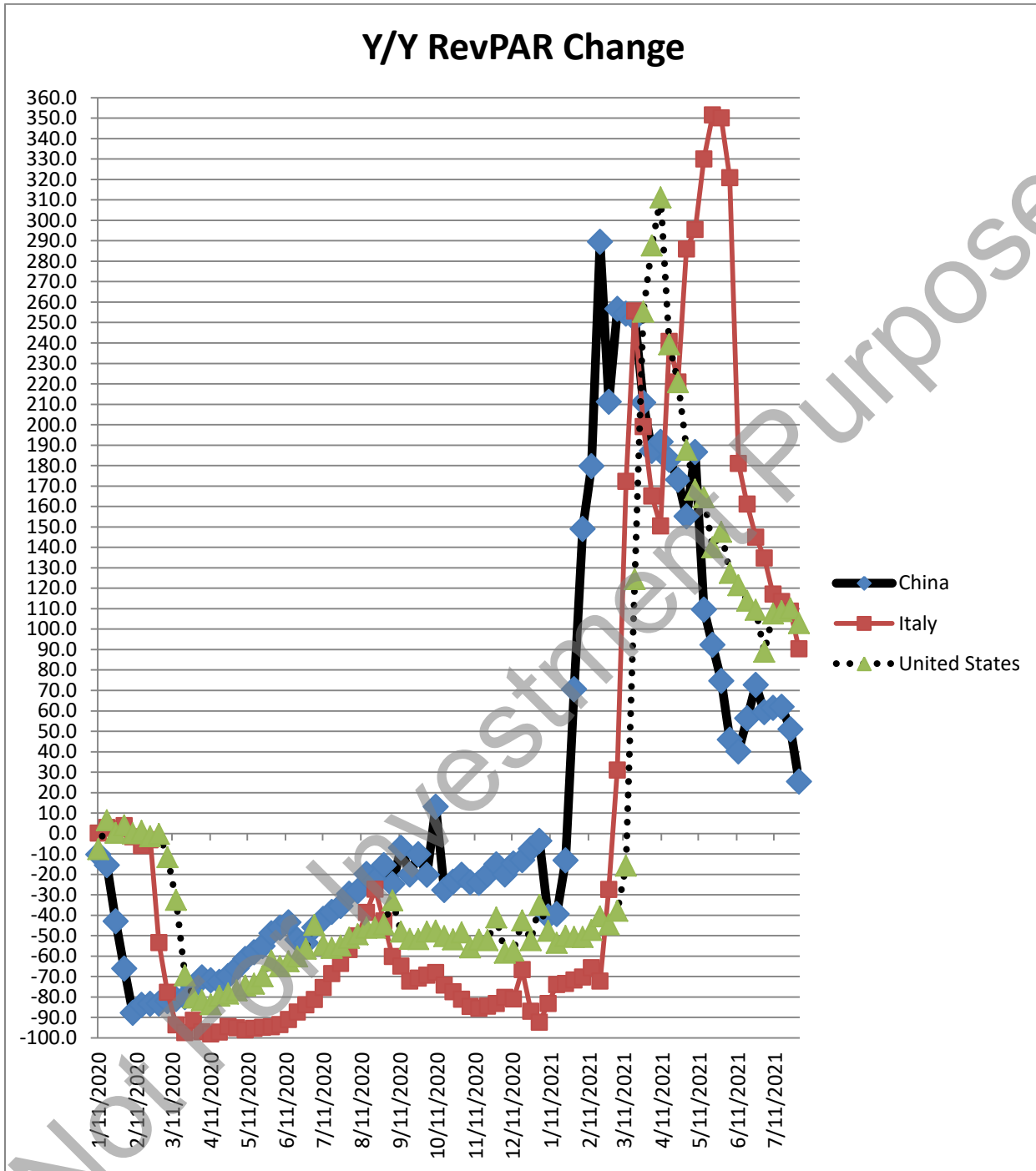
- **Italy:** Based on the STR sample as of July 31st, room count declines are running down approx. 17% from early January 2020 levels.
- **US:** Based on the STR sample as of July 31st, room count, reflecting annual 2% supply growth partially offset by hotels still closed, is UP approx. 1% from early January 2020 levels.

About our data set:

- **China:** Currently 824k hotel rooms reporting data in the survey, or 27% of the total number of rooms in China. Due to hotel closings, these figures are a decrease from the last week of December 2019 where 889k rooms were in the survey, or 32% of the total number of hotel rooms in China. We note that the STR data set is primarily branded hotels, which see a larger number of international (meaning fly-to) guests than does the average hotel in China. Implications are that with international inbound flights to China severely curtailed, RevPAR results and hotel reopenings in the STR data set could be weaker than the average hotel in China. **824k is down from the prior week where 845k rooms were reporting data.**
- **Italy:** Currently 66k hotel rooms reporting data in the survey, or 17% of the total number of rooms in Italy. Due to hotel closings, these figures are a decrease from the last week of December where 80k rooms were in the survey, or 22% of the total number of hotel rooms in Italy. **66k is down slightly from the prior week where 67k rooms were reporting data.**

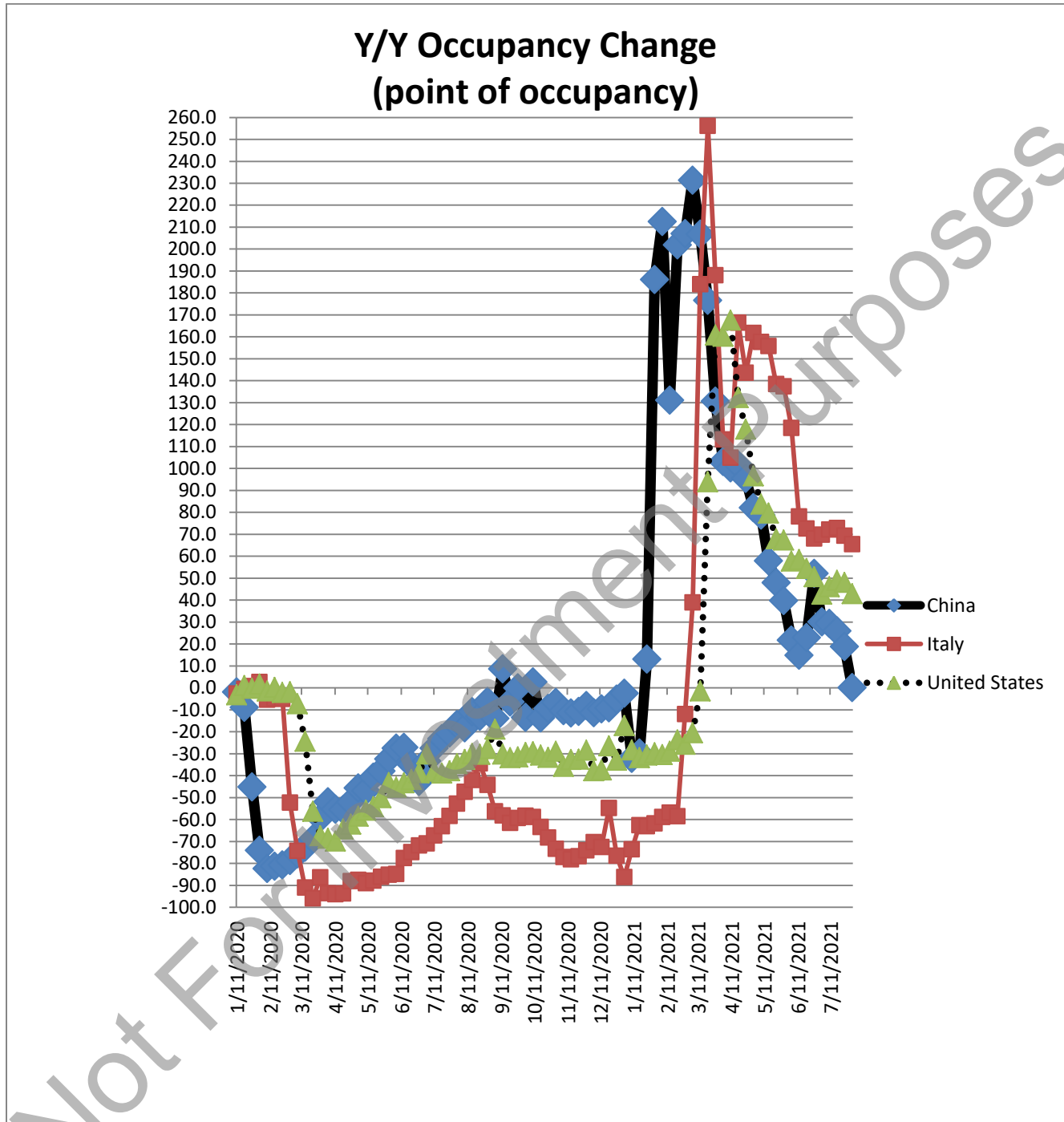
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Exhibit 2: RevPAR for China, Italy, US



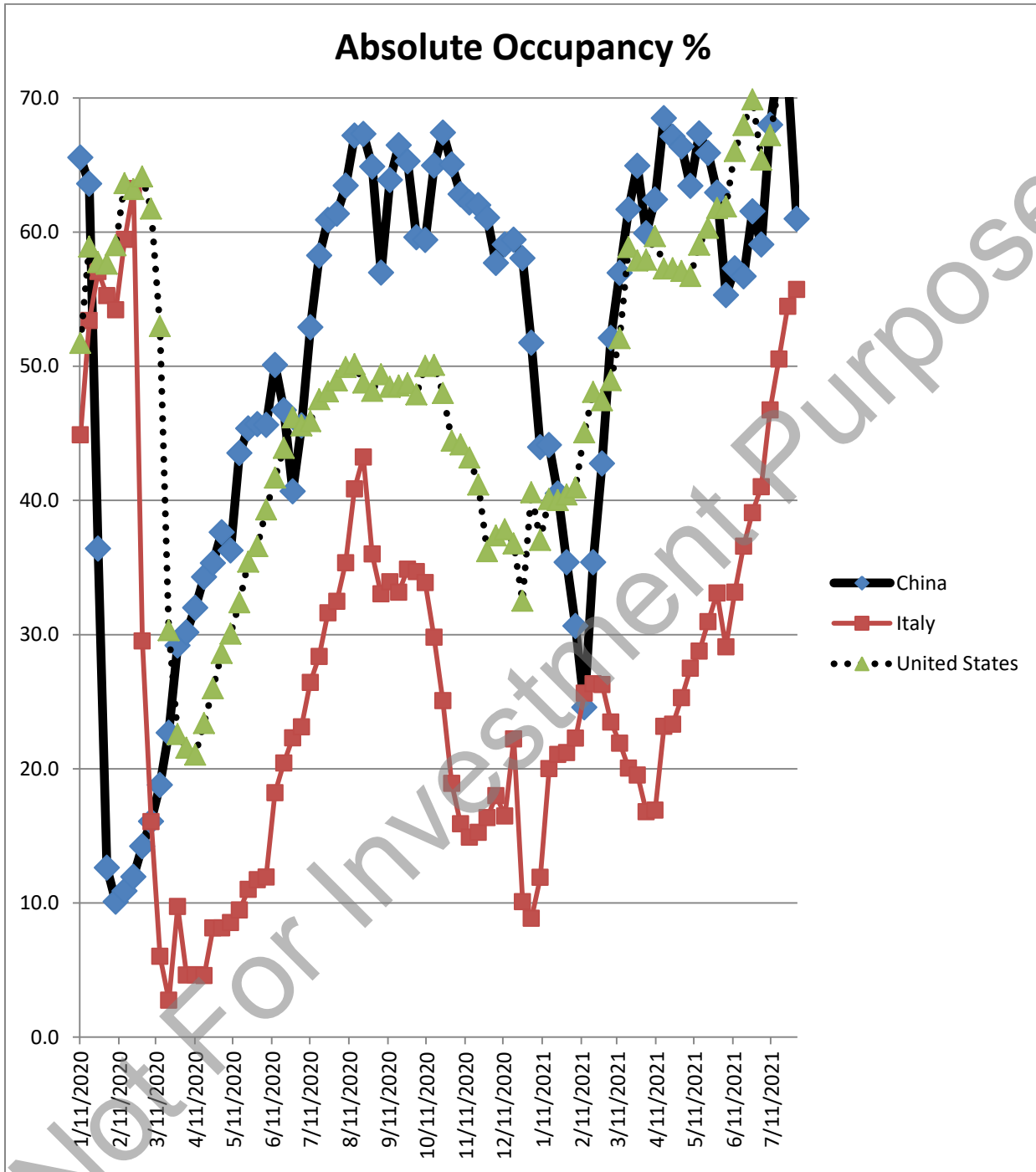
Source: STR, Truist Securities research

Exhibit 3: Occupancy for China, Italy, US



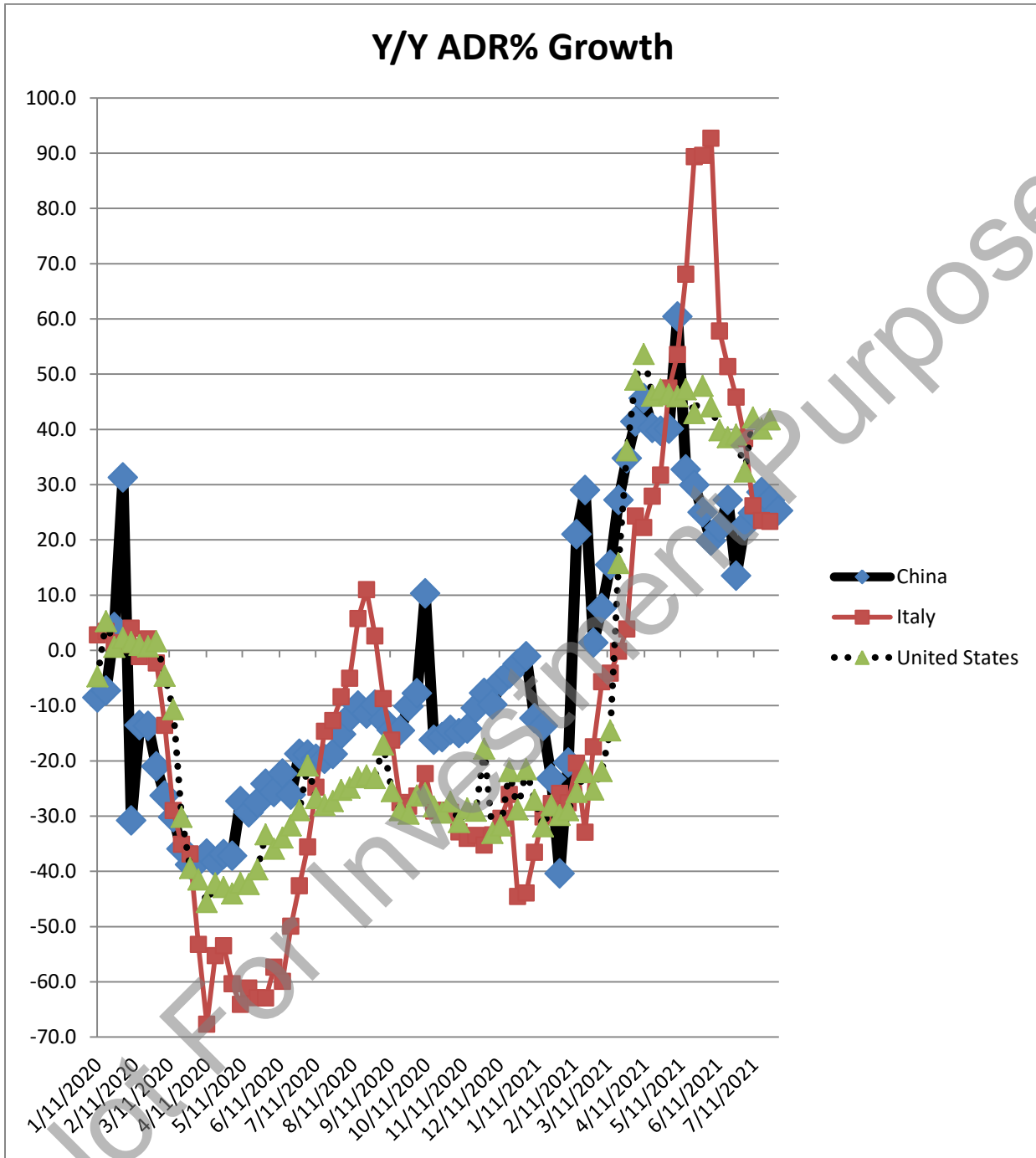
Source: STR, Truist Securities research

Exhibit 4: Absolute Occupancy for China, Italy, US



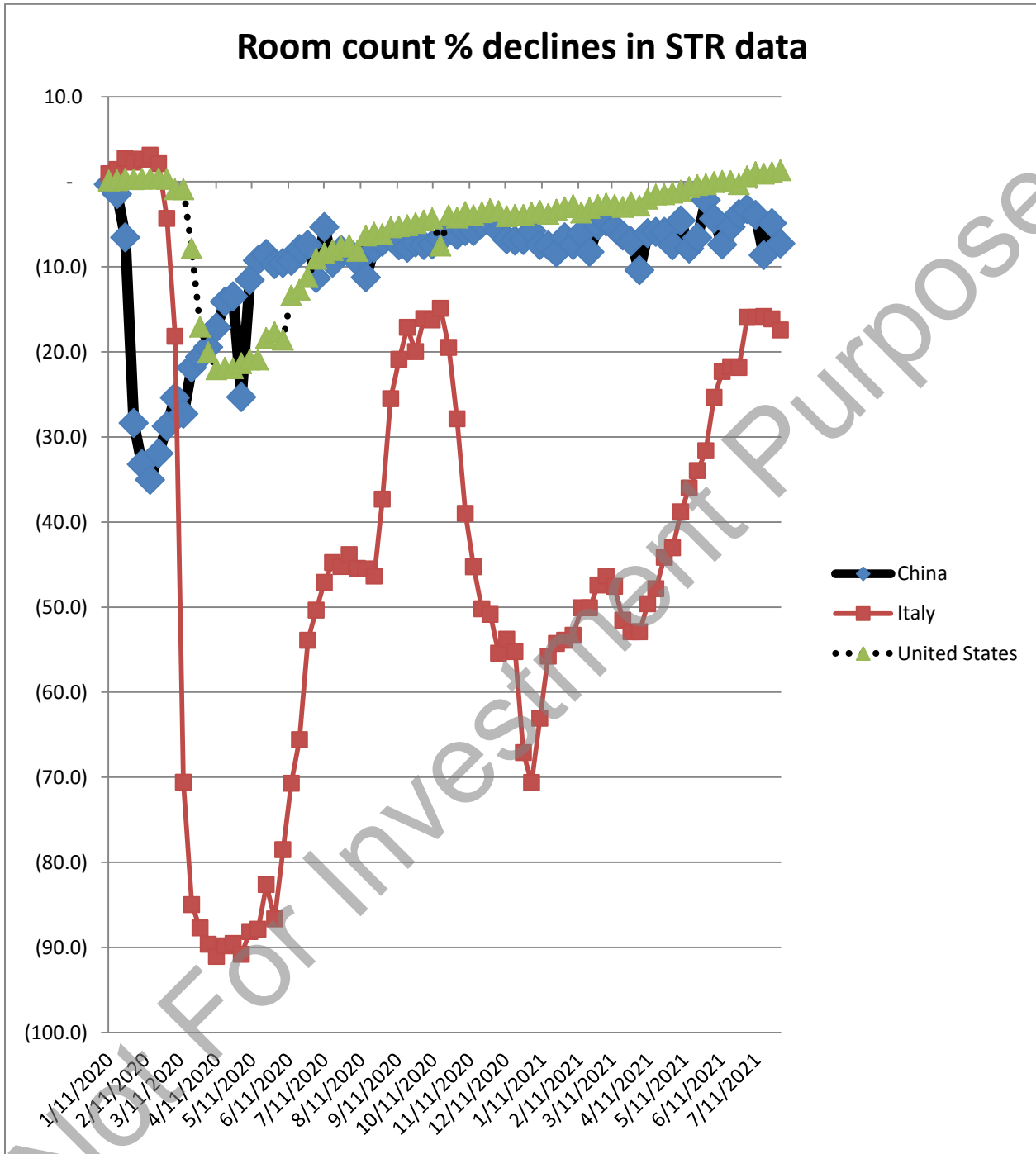
Source: STR, Truist Securities research

Exhibit 5: ADR for China, Italy, US



Source: STR, Truist Securities research

Exhibit 6: Room count in survey for China, Italy, US



Source: STR, Truist Securities research

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