



**TRENDS** IN THE CANADIAN  
HOTEL INDUSTRY

# National Market Report

FEBRUARY 2025

## Report of rooms operations by location

MONTH OF FEBRUARY 2025\*

Location	Occupancy Percentage			Average Daily Rate			Revenue Per Available Room		
	2025	2024	**Point Change	2025	2024	Variance	2025	2024	Variance
<b>ATLANTIC CANADA</b>	<b>47.5%</b>	<b>47.2%</b>	<b>0.2</b>	<b>\$153.47</b>	<b>\$147.61</b>	<b>4.0%</b>	<b>\$72.85</b>	<b>\$69.73</b>	<b>4.5%</b>
Newfoundland	43.2%	47.7%	-4.5	\$136.83	\$133.21	2.7%	\$59.10	\$63.57	-7.0%
St. John's	40.4%	47.6%	-7.1	\$132.86	\$131.10	1.3%	\$53.73	\$62.35	-13.8%
Prince Edward Island	37.9%	37.1%	0.7	\$161.50	\$157.57	2.5%	\$61.14	\$58.53	4.5%
Nova Scotia	52.3%	51.2%	1.1	\$161.91	\$154.45	4.8%	\$84.72	\$79.07	7.2%
Halifax/Dartmouth	54.9%	53.8%	1.1	\$168.60	\$162.99	3.4%	\$92.51	\$87.70	5.5%
Other Nova Scotia	46.9%	46.0%	0.9	\$145.37	\$134.67	7.9%	\$68.23	\$61.96	10.1%
New Brunswick	45.4%	44.2%	1.2	\$142.62	\$138.52	3.0%	\$64.69	\$61.21	5.7%
Moncton	45.7%	48.2%	-2.5	\$144.07	\$139.76	3.1%	\$65.85	\$67.38	-2.3%
Other New Brunswick	45.2%	42.1%	3.1	\$141.85	\$137.79	2.9%	\$64.09	\$58.03	10.4%
<b>CENTRAL CANADA</b>	<b>58.9%</b>	<b>58.4%</b>	<b>0.5</b>	<b>\$194.37</b>	<b>\$185.63</b>	<b>4.7%</b>	<b>\$114.57</b>	<b>\$108.44</b>	<b>5.7%</b>
Quebec	60.2%	58.3%	1.9	\$221.10	\$202.85	9.0%	\$133.00	\$118.23	12.5%
<b>Greater Quebec City</b>	<b>63.0%</b>	<b>63.1%</b>	<b>-0.1</b>	<b>\$219.08</b>	<b>\$203.19</b>	<b>7.8%</b>	<b>\$138.05</b>	<b>\$128.27</b>	<b>7.6%</b>
Other Quebec	60.0%	57.4%	2.6	\$243.58	\$225.71	7.9%	\$146.26	\$129.63	12.8%
<b>Greater Montreal</b>	<b>59.6%</b>	<b>57.5%</b>	<b>2.1</b>	<b>\$210.10</b>	<b>\$191.08</b>	<b>9.9%</b>	<b>\$125.19</b>	<b>\$109.88</b>	<b>13.9%</b>
Downtown Montreal	56.4%	52.7%	3.7	\$223.15	\$197.03	13.3%	\$125.89	\$103.84	21.2%
Montreal Airport/Laval	66.1%	68.7%	-2.7	\$200.14	\$194.33	3.0%	\$132.21	\$133.60	-1.0%
Ontario	58.5%	58.5%	0.0	\$184.62	\$179.59	2.8%	\$107.96	\$105.01	2.8%
<b>Greater Toronto Area (GTA)</b>	<b>66.4%</b>	<b>66.1%</b>	<b>0.3</b>	<b>\$204.04</b>	<b>\$196.65</b>	<b>3.8%</b>	<b>\$135.44</b>	<b>\$129.91</b>	<b>4.3%</b>
Downtown Toronto	61.6%	59.4%	2.2	\$271.78	\$256.31	6.0%	\$167.39	\$152.30	9.9%
Toronto Airport	81.7%	77.4%	4.2	\$193.50	\$195.39	-1.0%	\$158.03	\$151.32	4.4%
GTA West	65.5%	68.9%	-3.4	\$154.18	\$155.54	-0.9%	\$100.94	\$107.17	-5.8%
GTA East/North	63.8%	65.7%	-1.9	\$160.21	\$155.51	3.0%	\$102.28	\$102.16	0.1%
<b>Eastern Ontario</b>	<b>44.1%</b>	<b>48.5%</b>	<b>-4.4</b>	<b>\$146.89</b>	<b>\$141.32</b>	<b>3.9%</b>	<b>\$64.79</b>	<b>\$68.55</b>	<b>-5.5%</b>
Kingston	45.0%	54.3%	-9.3	\$146.51	\$149.02	-1.7%	\$65.94	\$80.91	-18.5%
Other Eastern Ontario	43.7%	46.4%	-2.8	\$147.09	\$138.06	6.5%	\$64.21	\$64.07	0.2%
<b>Ottawa</b>	<b>64.4%</b>	<b>63.3%</b>	<b>1.2</b>	<b>\$194.14</b>	<b>\$191.86</b>	<b>1.2%</b>	<b>\$125.09</b>	<b>\$121.40</b>	<b>3.0%</b>
Downtown Ottawa	63.3%	65.6%	-2.2	\$210.68	\$211.11	-0.2%	\$133.45	\$138.44	-3.6%
Ottawa West	69.6%	62.2%	7.5	\$178.89	\$169.79	5.4%	\$124.59	\$105.61	18.0%
Ottawa East	55.5%	56.4%	-0.9	\$164.54	\$161.03	2.2%	\$91.31	\$90.87	0.5%
<b>Southern Ontario</b>	<b>48.4%</b>	<b>49.4%</b>	<b>-1.0</b>	<b>\$151.57</b>	<b>\$153.98</b>	<b>-1.6%</b>	<b>\$73.34</b>	<b>\$76.06</b>	<b>-3.6%</b>
London	62.0%	63.4%	-1.4	\$153.12	\$155.81	-1.7%	\$94.86	\$98.75	-3.9%
Windsor	62.5%	65.5%	-3.0	\$141.93	\$137.55	3.2%	\$88.75	\$90.14	-1.5%
Kitchener/Waterloo/Cambridge/Guelph	54.5%	58.4%	-3.8	\$167.25	\$162.02	3.2%	\$91.22	\$94.60	-3.6%
Hamilton/Brantford	51.4%	55.7%	-4.3	\$152.81	\$147.30	3.7%	\$78.49	\$81.99	-4.3%
Niagara Falls	40.9%	38.2%	2.7	\$143.44	\$159.63	-10.1%	\$58.72	\$60.97	-3.7%
Other Niagara Region	45.5%	47.2%	-1.7	\$169.19	\$159.93	5.8%	\$77.00	\$75.43	2.1%
Other Southern Ontario	41.2%	41.7%	-0.5	\$144.68	\$143.60	0.8%	\$59.61	\$59.89	-0.5%
<b>Central Ontario</b>	<b>50.2%</b>	<b>49.4%</b>	<b>0.8</b>	<b>\$184.90</b>	<b>\$177.86</b>	<b>4.0%</b>	<b>\$92.79</b>	<b>\$87.81</b>	<b>5.7%</b>
<b>North Eastern Ontario</b>	<b>57.1%</b>	<b>56.1%</b>	<b>1.0</b>	<b>\$161.88</b>	<b>\$154.58</b>	<b>4.7%</b>	<b>\$92.49</b>	<b>\$86.74</b>	<b>6.6%</b>
North Bay	55.3%	54.5%	0.9	\$132.86	\$131.50	1.0%	\$73.51	\$71.64	2.6%
Sudbury	59.1%	56.3%	2.8	\$158.48	\$155.88	1.7%	\$93.65	\$87.79	6.7%
<b>North Central Ontario</b>									
Sault Ste. Marie	56.0%	53.1%	2.9	\$138.41	\$132.66	4.3%	\$77.47	\$70.41	10.0%
<b>North Western Ontario</b>	<b>66.8%</b>	<b>58.3%</b>	<b>8.5</b>	<b>\$192.67</b>	<b>\$175.71</b>	<b>9.7%</b>	<b>\$128.69</b>	<b>\$102.38</b>	<b>25.7%</b>
Thunder Bay	70.5%	58.8%	11.7	\$196.85	\$179.19	9.9%	\$138.72	\$105.30	31.7%

\* Based on the operating results of 256,215 rooms (unweighted data)

\*\* Please note that the variance between current and previous year occupancy is reported as a point change and not as a percentage variance.

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## Report of rooms operations by location

MONTH OF FEBRUARY 2025\*

Location	Occupancy Percentage			Average Daily Rate			Revenue Per Available Room		
	2025	2024	**Point Change	2025	2024	Variance	2025	2024	Variance
<b>WESTERN CANADA</b>	<b>57.5%</b>	<b>58.3%</b>	<b>-0.8</b>	<b>\$188.37</b>	<b>\$179.95</b>	<b>4.7%</b>	<b>\$108.27</b>	<b>\$104.95</b>	<b>3.2%</b>
<b>Manitoba</b>	<b>62.0%</b>	<b>68.3%</b>	<b>-6.3</b>	<b>\$165.68</b>	<b>\$158.25</b>	<b>4.7%</b>	<b>\$102.75</b>	<b>\$108.14</b>	<b>-5.0%</b>
Winnipeg	65.4%	74.2%	-8.8	\$172.92	\$165.44	4.5%	\$113.13	\$122.79	-7.9%
Brandon	55.7%	56.2%	-0.5	\$146.72	\$135.58	8.2%	\$81.74	\$76.14	7.3%
Other Manitoba	54.8%	57.0%	-2.2	\$149.46	\$142.09	5.2%	\$81.95	\$80.97	1.2%
<b>Saskatchewan</b>	<b>52.0%</b>	<b>50.6%</b>	<b>1.4</b>	<b>\$141.12</b>	<b>\$134.70</b>	<b>4.8%</b>	<b>\$73.41</b>	<b>\$68.14</b>	<b>7.7%</b>
Regina	47.4%	44.8%	2.6	\$135.61	\$130.60	3.8%	\$64.32	\$58.56	9.8%
Saskatoon	58.1%	59.2%	-1.2	\$148.96	\$141.42	5.3%	\$86.49	\$83.75	3.3%
Other Saskatchewan	50.7%	47.4%	3.3	\$137.69	\$130.25	5.7%	\$69.87	\$61.80	13.1%
<b>Alberta (excl. Alta Resorts)</b>	<b>52.7%</b>	<b>53.9%</b>	<b>-1.2</b>	<b>\$145.68</b>	<b>\$140.79</b>	<b>3.5%</b>	<b>\$76.76</b>	<b>\$75.94</b>	<b>1.1%</b>
<b>Calgary</b>	<b>55.8%</b>	<b>58.6%</b>	<b>-2.8</b>	<b>\$158.63</b>	<b>\$154.46</b>	<b>2.7%</b>	<b>\$88.45</b>	<b>\$90.44</b>	<b>-2.2%</b>
Calgary Airport	59.8%	63.4%	-3.6	\$142.89	\$140.26	1.9%	\$85.40	\$88.86	-3.9%
Downtown Calgary	51.6%	52.5%	-1.0	\$193.56	\$185.34	4.4%	\$99.85	\$97.37	2.5%
Calgary Northwest	57.6%	67.2%	-9.6	\$129.40	\$138.18	-6.4%	\$74.53	\$92.91	-19.8%
Calgary South	54.7%	56.4%	-1.7	\$142.73	\$139.98	2.0%	\$78.11	\$78.93	-1.0%
<b>Edmonton</b>	<b>54.6%</b>	<b>55.3%</b>	<b>-0.7</b>	<b>\$145.54</b>	<b>\$138.91</b>	<b>4.8%</b>	<b>\$79.41</b>	<b>\$76.82</b>	<b>3.4%</b>
Downtown Edmonton	47.7%	50.7%	-3.0	\$188.60	\$180.95	4.2%	\$89.89	\$91.74	-2.0%
Edmonton South	55.4%	54.8%	0.5	\$128.45	\$121.32	5.9%	\$71.12	\$66.50	6.9%
Edmonton West	59.2%	60.6%	-1.4	\$146.57	\$139.37	5.2%	\$86.72	\$84.46	2.7%
<b>Other Alberta</b>	<b>49.2%</b>	<b>49.8%</b>	<b>-0.5</b>	<b>\$135.34</b>	<b>\$130.80</b>	<b>3.5%</b>	<b>\$66.62</b>	<b>\$65.08</b>	<b>2.4%</b>
Lethbridge	54.4%	51.0%	3.3	\$131.45	\$123.75	6.2%	\$71.45	\$63.15	13.1%
Red Deer	50.0%	51.9%	-1.9	\$129.98	\$122.23	6.3%	\$65.00	\$63.44	2.5%
Other Alberta Communities	48.7%	49.6%	-0.9	\$137.86	\$133.83	3.0%	\$67.17	\$66.39	1.2%
<b>Alberta Resorts</b>	<b>50.7%</b>	<b>49.0%</b>	<b>1.6</b>	<b>\$366.40</b>	<b>\$322.37</b>	<b>13.7%</b>	<b>\$185.65</b>	<b>\$158.10</b>	<b>17.4%</b>
<b>British Columbia</b>	<b>63.4%</b>	<b>63.8%</b>	<b>-0.4</b>	<b>\$226.17</b>	<b>\$217.46</b>	<b>4.0%</b>	<b>\$143.39</b>	<b>\$138.64</b>	<b>3.4%</b>
<b>Greater Vancouver</b>	<b>73.2%</b>	<b>74.3%</b>	<b>-1.1</b>	<b>\$218.28</b>	<b>\$214.79</b>	<b>1.6%</b>	<b>\$159.76</b>	<b>\$159.52</b>	<b>0.1%</b>
Airport (Richmond)	82.8%	78.3%	4.5	\$193.18	\$195.58	-1.2%	\$160.02	\$153.22	4.4%
Downtown Vancouver	72.2%	72.7%	-0.5	\$248.28	\$243.15	2.1%	\$179.17	\$176.76	1.4%
Langley/Surrey	64.6%	71.4%	-6.7	\$171.46	\$164.14	4.5%	\$110.81	\$117.13	-5.4%
Other Vancouver	67.5%	75.6%	-8.1	\$186.83	\$185.11	0.9%	\$126.16	\$140.03	-9.9%
<b>Vancouver Island</b>	<b>57.8%</b>	<b>59.7%</b>	<b>-1.9</b>	<b>\$179.60</b>	<b>\$173.87</b>	<b>3.3%</b>	<b>\$103.77</b>	<b>\$103.73</b>	<b>0.0%</b>
Campbell River	57.1%	68.6%	-11.6	\$127.28	\$124.17	2.5%	\$72.62	\$85.22	-14.8%
Greater Victoria	60.7%	62.0%	-1.3	\$184.36	\$178.77	3.1%	\$111.95	\$110.80	1.0%
Nanaimo	54.1%	54.3%	-0.3	\$151.34	\$150.60	0.5%	\$81.81	\$81.84	0.0%
Parksville/Qualicum Beach	50.2%	54.5%	-4.3	\$177.68	\$161.81	9.8%	\$89.27	\$88.26	1.1%
Other Vancouver Island	55.0%	55.8%	-0.8	\$199.97	\$197.09	1.5%	\$109.98	\$109.98	0.0%
<b>Whistler Resort Area</b>	<b>84.4%</b>	<b>82.2%</b>	<b>2.3</b>	<b>\$638.84</b>	<b>\$620.09</b>	<b>3.0%</b>	<b>\$539.34</b>	<b>\$509.51</b>	<b>5.9%</b>
<b>Other British Columbia</b>	<b>51.5%</b>	<b>51.7%</b>	<b>-0.2</b>	<b>\$159.91</b>	<b>\$153.38</b>	<b>4.3%</b>	<b>\$82.28</b>	<b>\$79.24</b>	<b>3.8%</b>
Abbotsford/Chilliwack	62.2%	75.2%	-13.1	\$157.13	\$158.96	-1.2%	\$97.68	\$119.58	-18.3%
Kamloops	48.4%	48.8%	-0.4	\$128.39	\$127.65	0.6%	\$62.16	\$62.27	-0.2%
Kelowna	53.8%	50.6%	3.2	\$151.04	\$141.21	7.0%	\$81.27	\$71.40	13.8%
Penticton	31.1%	28.4%	2.7	\$126.80	\$123.98	2.3%	\$39.41	\$35.22	11.9%
Prince George	44.6%	48.4%	-3.8	\$138.49	\$136.78	1.2%	\$61.77	\$66.19	-6.7%
Other B.C. Communities	53.4%	52.8%	0.6	\$173.77	\$165.04	5.3%	\$92.84	\$87.16	6.5%
<b>Yukon</b>	<b>55.3%</b>	<b>60.0%</b>	<b>-4.7</b>	<b>\$159.65</b>	<b>\$160.32</b>	<b>-0.4%</b>	<b>\$88.25</b>	<b>\$96.20</b>	<b>-8.3%</b>
<b>CANADA</b>	<b>57.4%</b>	<b>57.5%</b>	<b>-0.1</b>	<b>\$189.18</b>	<b>\$180.67</b>	<b>4.7%</b>	<b>\$108.67</b>	<b>\$103.95</b>	<b>4.5%</b>

\* Based on the operating results of 256,215 rooms (unweighted data)

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TWO MONTHS ENDED FEBRUARY 2025

Location	Occupancy Percentage			Average Daily Rate			Revenue Per Available Room		
	2025	2024	**Point Change	2025	2024	Variance	2025	2024	Variance
<b>ATLANTIC CANADA</b>	<b>43.6%</b>	<b>43.6%</b>	<b>0.0</b>	<b>\$151.26</b>	<b>\$145.07</b>	<b>4.3%</b>	<b>\$66.02</b>	<b>\$63.27</b>	<b>4.4%</b>
Newfoundland	39.5%	43.7%	-4.2	\$136.64	\$130.76	4.5%	\$53.92	\$57.08	-5.5%
St. John's	38.0%	43.7%	-5.7	\$133.52	\$128.20	4.1%	\$50.74	\$56.06	-9.5%
Prince Edward Island	33.5%	32.0%	1.5	\$161.33	\$155.61	3.7%	\$54.02	\$49.72	8.6%
Nova Scotia	47.7%	46.8%	1.0	\$159.08	\$151.73	4.8%	\$75.95	\$70.98	7.0%
Halifax/Dartmouth	49.3%	49.0%	0.3	\$165.66	\$159.55	3.8%	\$81.64	\$78.13	4.5%
Other Nova Scotia	44.5%	42.4%	2.1	\$143.86	\$133.87	7.5%	\$64.08	\$56.82	12.8%
New Brunswick	42.6%	42.0%	0.6	\$141.35	\$137.60	2.7%	\$60.20	\$57.74	4.3%
Moncton	43.3%	46.8%	-3.5	\$143.43	\$140.93	1.8%	\$62.15	\$65.93	-5.7%
Other New Brunswick	42.2%	39.5%	2.7	\$140.23	\$135.58	3.4%	\$59.18	\$53.54	10.5%
<b>CENTRAL CANADA</b>	<b>54.7%</b>	<b>54.4%</b>	<b>0.3</b>	<b>\$189.26</b>	<b>\$182.08</b>	<b>3.9%</b>	<b>\$103.51</b>	<b>\$99.04</b>	<b>4.5%</b>
Quebec	54.2%	53.2%	1.0	\$212.99	\$198.20	7.5%	\$115.37	\$105.48	9.4%
Greater Quebec City	<b>57.0%</b>	<b>56.0%</b>	<b>1.0</b>	<b>\$210.57</b>	<b>\$195.56</b>	<b>7.7%</b>	<b>\$119.92</b>	<b>\$109.49</b>	<b>9.5%</b>
Other Quebec	54.7%	52.2%	2.5	\$232.80	\$218.97	6.3%	\$127.35	\$114.35	11.4%
Greater Montreal	<b>53.3%</b>	<b>53.1%</b>	<b>0.2</b>	<b>\$203.20</b>	<b>\$188.67</b>	<b>7.7%</b>	<b>\$108.33</b>	<b>\$100.16</b>	<b>8.2%</b>
Downtown Montreal	49.1%	47.7%	1.4	\$213.99	\$194.43	10.1%	\$104.98	\$92.74	13.2%
Montreal Airport/Laval	61.8%	66.2%	-4.4	\$197.59	\$191.67	3.1%	\$122.07	\$126.89	-3.8%
Ontario	54.8%	54.8%	0.0	\$181.03	\$176.56	2.5%	\$99.27	\$96.77	2.6%
Greater Toronto Area (GTA)	<b>62.0%</b>	<b>62.9%</b>	<b>-0.9</b>	<b>\$200.68</b>	<b>\$194.39</b>	<b>3.2%</b>	<b>\$124.50</b>	<b>\$122.26</b>	<b>1.8%</b>
Downtown Toronto	57.0%	56.1%	1.0	\$267.60	\$255.00	4.9%	\$152.62	\$142.98	6.7%
Toronto Airport	75.4%	75.8%	-0.4	\$189.05	\$191.52	-1.3%	\$142.57	\$145.14	-1.8%
GTA West	61.5%	65.0%	-3.5	\$153.81	\$153.89	-0.1%	\$94.66	\$100.07	-5.4%
GTA East/North	61.0%	62.3%	-1.3	\$157.88	\$153.29	3.0%	\$96.34	\$95.54	0.8%
Eastern Ontario	<b>42.2%</b>	<b>46.3%</b>	<b>-4.1</b>	<b>\$149.05</b>	<b>\$142.25</b>	<b>4.8%</b>	<b>\$62.86</b>	<b>\$65.84</b>	<b>-4.5%</b>
Kingston	44.6%	52.3%	-7.7	\$151.78	\$150.50	0.8%	\$67.76	\$78.78	-14.0%
Other Eastern Ontario	41.0%	44.1%	-3.1	\$147.62	\$138.70	6.4%	\$60.49	\$61.14	-1.1%
Ottawa	<b>59.4%</b>	<b>54.9%</b>	<b>4.4</b>	<b>\$188.49</b>	<b>\$184.46</b>	<b>2.2%</b>	<b>\$111.89</b>	<b>\$101.31</b>	<b>10.4%</b>
Downtown Ottawa	57.8%	54.9%	2.9	\$201.66	\$203.39	-0.8%	\$116.48	\$111.63	4.3%
Ottawa West	65.6%	57.1%	8.5	\$176.84	\$164.74	7.3%	\$116.00	\$94.04	23.4%
Ottawa East	49.9%	49.5%	0.5	\$164.27	\$156.51	5.0%	\$82.02	\$77.42	5.9%
Southern Ontario	<b>46.7%</b>	<b>47.1%</b>	<b>-0.4</b>	<b>\$149.11</b>	<b>\$150.28</b>	<b>-0.8%</b>	<b>\$69.57</b>	<b>\$70.71</b>	<b>-1.6%</b>
London	59.3%	58.4%	0.9	\$150.64	\$151.76	-0.7%	\$89.26	\$88.58	0.8%
Windsor	60.0%	65.1%	-5.2	\$140.74	\$137.60	2.3%	\$84.42	\$89.64	-5.8%
Kitchener/Waterloo/Cambridge/Guelph	54.9%	55.0%	-0.1	\$166.43	\$157.70	5.5%	\$91.44	\$86.74	5.4%
Hamilton/Brantford	47.6%	48.9%	-1.3	\$149.38	\$144.39	3.5%	\$71.13	\$70.64	0.7%
Niagara Falls	38.8%	37.5%	1.3	\$135.59	\$151.33	-10.4%	\$52.57	\$56.77	-7.4%
Other Niagara Region	44.2%	44.5%	-0.3	\$169.60	\$158.80	6.8%	\$74.89	\$70.63	6.0%
Other Southern Ontario	41.0%	42.2%	-1.2	\$152.16	\$147.03	3.5%	\$62.39	\$62.00	0.6%
Central Ontario	<b>47.0%</b>	<b>45.3%</b>	<b>1.7</b>	<b>\$179.67</b>	<b>\$174.37</b>	<b>3.0%</b>	<b>\$84.53</b>	<b>\$79.05</b>	<b>6.9%</b>
North Eastern Ontario	<b>52.9%</b>	<b>51.4%</b>	<b>1.5</b>	<b>\$156.76</b>	<b>\$151.17</b>	<b>3.7%</b>	<b>\$82.95</b>	<b>\$77.65</b>	<b>6.8%</b>
North Bay	52.1%	49.1%	3.0	\$131.24	\$128.54	2.1%	\$68.32	\$63.08	8.3%
Sudbury	54.5%	52.7%	1.8	\$155.51	\$153.99	1.0%	\$84.71	\$81.17	4.4%
North Central Ontario									
Sault Ste. Marie	50.4%	48.7%	1.7	\$137.10	\$128.83	6.4%	\$69.16	\$62.78	10.2%
North Western Ontario	<b>60.6%</b>	<b>54.5%</b>	<b>6.1</b>	<b>\$186.77</b>	<b>\$172.56</b>	<b>8.2%</b>	<b>\$113.26</b>	<b>\$94.03</b>	<b>20.5%</b>
Thunder Bay	63.0%	53.3%	9.7	\$189.84	\$176.27	7.7%	\$119.64	\$94.03	27.2%

\*\* Please note that the variance between current and previous year occupancy is reported as a point change and not as a percentage variance.

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## Report of rooms operations by location

TWO MONTHS ENDED FEBRUARY 2025

Location	Occupancy Percentage			Average Daily Rate			Revenue Per Available Room		
	2025	2024	**Point Change	2025	2024	Variance	2025	2024	Variance
<b>WESTERN CANADA</b>	<b>53.4%</b>	<b>53.4%</b>	<b>0.0</b>	<b>\$184.99</b>	<b>\$176.37</b>	<b>4.9%</b>	<b>\$98.79</b>	<b>\$94.14</b>	<b>4.9%</b>
<b>Manitoba</b>	<b>57.5%</b>	<b>63.0%</b>	<b>-5.6</b>	<b>\$163.45</b>	<b>\$157.49</b>	<b>3.8%</b>	<b>\$93.94</b>	<b>\$99.29</b>	<b>-5.4%</b>
Winnipeg	59.8%	67.7%	-7.9	\$169.00	\$162.89	3.7%	\$101.07	\$110.22	-8.3%
Brandon	53.1%	54.1%	-1.0	\$154.42	\$146.75	5.2%	\$81.99	\$79.39	3.3%
Other Manitoba	52.6%	53.6%	-1.1	\$148.67	\$142.11	4.6%	\$78.17	\$76.23	2.5%
<b>Saskatchewan</b>	<b>50.4%</b>	<b>47.6%</b>	<b>2.8</b>	<b>\$140.86</b>	<b>\$133.61</b>	<b>5.4%</b>	<b>\$70.98</b>	<b>\$63.53</b>	<b>11.7%</b>
Regina	45.8%	42.6%	3.2	\$133.23	\$129.21	3.1%	\$61.06	\$55.04	11.0%
Saskatoon	56.3%	53.8%	2.5	\$150.39	\$140.44	7.1%	\$84.65	\$75.51	12.1%
Other Saskatchewan	49.2%	46.1%	3.2	\$137.04	\$129.77	5.6%	\$67.49	\$59.82	12.8%
<b>Alberta (excl. Alta Resorts)</b>	<b>49.3%</b>	<b>49.3%</b>	<b>-0.1</b>	<b>\$143.32</b>	<b>\$138.81</b>	<b>3.2%</b>	<b>\$70.63</b>	<b>\$68.48</b>	<b>3.1%</b>
<b>Calgary</b>	<b>50.5%</b>	<b>53.1%</b>	<b>-2.6</b>	<b>\$154.80</b>	<b>\$152.28</b>	<b>1.7%</b>	<b>\$78.19</b>	<b>\$80.88</b>	<b>-3.3%</b>
Calgary Airport	54.6%	60.2%	-5.6	\$140.48	\$140.38	0.1%	\$76.66	\$84.52	-9.3%
Downtown Calgary	44.6%	46.2%	-1.6	\$191.23	\$183.60	4.2%	\$85.30	\$84.76	0.6%
Calgary Northwest	53.8%	55.1%	-1.3	\$125.08	\$129.27	-3.2%	\$67.27	\$71.23	-5.6%
Calgary South	52.3%	51.0%	1.3	\$137.79	\$137.47	0.2%	\$72.10	\$70.07	2.9%
<b>Edmonton</b>	<b>52.5%</b>	<b>50.0%</b>	<b>2.5</b>	<b>\$143.50</b>	<b>\$136.13</b>	<b>5.4%</b>	<b>\$75.28</b>	<b>\$68.05</b>	<b>10.6%</b>
Downtown Edmonton	45.9%	45.3%	0.6	\$190.14	\$178.03	6.8%	\$87.26	\$80.70	8.1%
Edmonton South	54.0%	50.1%	3.9	\$126.44	\$119.54	5.8%	\$68.25	\$59.87	14.0%
Edmonton West	55.3%	54.1%	1.2	\$142.16	\$135.50	4.9%	\$78.66	\$73.36	7.2%
<b>Other Alberta</b>	<b>46.2%</b>	<b>46.2%</b>	<b>0.0</b>	<b>\$134.21</b>	<b>\$129.81</b>	<b>3.4%</b>	<b>\$62.05</b>	<b>\$60.01</b>	<b>3.4%</b>
Lethbridge	50.0%	45.7%	4.3	\$128.47	\$123.11	4.4%	\$64.30	\$56.31	14.2%
Red Deer	45.9%	46.5%	-0.6	\$127.53	\$118.58	7.5%	\$58.55	\$55.16	6.1%
Other Alberta Communities	45.9%	46.7%	-0.8	\$137.13	\$132.93	3.2%	\$62.91	\$62.06	1.4%
<b>Alberta Resorts</b>	<b>47.3%</b>	<b>43.4%</b>	<b>3.9</b>	<b>\$363.49</b>	<b>\$321.75</b>	<b>13.0%</b>	<b>\$171.76</b>	<b>\$139.61</b>	<b>23.0%</b>
<b>British Columbia</b>	<b>58.2%</b>	<b>58.2%</b>	<b>0.0</b>	<b>\$222.03</b>	<b>\$211.79</b>	<b>4.8%</b>	<b>\$129.23</b>	<b>\$123.28</b>	<b>4.8%</b>
<b>Greater Vancouver</b>	<b>66.9%</b>	<b>67.1%</b>	<b>-0.1</b>	<b>\$215.19</b>	<b>\$207.85</b>	<b>3.5%</b>	<b>\$144.00</b>	<b>\$139.37</b>	<b>3.3%</b>
Airport (Richmond)	76.7%	74.9%	1.8	\$190.00	\$190.96	-0.5%	\$145.69	\$143.00	1.9%
Downtown Vancouver	65.5%	63.8%	1.7	\$245.87	\$235.79	4.3%	\$161.11	\$150.38	7.1%
Langley/Surrey	59.7%	64.4%	-4.7	\$167.74	\$156.44	7.2%	\$100.16	\$100.77	-0.6%
Other Vancouver	61.3%	68.2%	-6.9	\$183.45	\$181.19	1.2%	\$112.44	\$123.62	-9.0%
<b>Vancouver Island</b>	<b>52.1%</b>	<b>52.2%</b>	<b>-0.2</b>	<b>\$173.72</b>	<b>\$166.54</b>	<b>4.3%</b>	<b>\$90.49</b>	<b>\$87.02</b>	<b>4.0%</b>
Campbell River	53.8%	63.1%	-9.3	\$125.41	\$124.14	1.0%	\$67.51	\$78.32	-13.8%
Greater Victoria	54.5%	53.5%	0.9	\$180.60	\$171.92	5.1%	\$98.36	\$92.00	6.9%
Nanaimo	48.9%	48.4%	0.4	\$146.73	\$146.57	0.1%	\$71.72	\$70.98	1.0%
Parksville/Qualicum Beach	41.7%	45.8%	-4.1	\$167.10	\$157.90	5.8%	\$69.76	\$72.35	-3.6%
Other Vancouver Island	51.7%	51.4%	0.4	\$186.99	\$181.67	2.9%	\$96.72	\$93.31	3.6%
<b>Whistler Resort Area</b>	<b>79.6%</b>	<b>78.6%</b>	<b>0.9</b>	<b>\$618.21</b>	<b>\$610.71</b>	<b>1.2%</b>	<b>\$491.84</b>	<b>\$480.10</b>	<b>2.4%</b>
<b>Other British Columbia</b>	<b>47.5%</b>	<b>48.1%</b>	<b>-0.6</b>	<b>\$156.62</b>	<b>\$147.15</b>	<b>6.4%</b>	<b>\$74.44</b>	<b>\$70.84</b>	<b>5.1%</b>
Abbotsford/Chilliwack	57.4%	71.1%	-13.7	\$156.62	\$148.66	5.4%	\$89.86	\$105.69	-15.0%
Kamloops	45.5%	46.1%	-0.6	\$128.29	\$124.22	3.3%	\$58.39	\$57.25	2.0%
Kelowna	48.3%	46.7%	1.6	\$147.79	\$136.58	8.2%	\$71.42	\$63.84	11.9%
Penticton	26.0%	25.2%	0.8	\$122.75	\$118.28	3.8%	\$31.97	\$29.84	7.1%
Prince George	46.3%	50.1%	-3.8	\$144.50	\$131.52	9.9%	\$66.84	\$65.83	1.5%
Other B.C. Communities	49.0%	48.4%	0.6	\$168.42	\$158.68	6.1%	\$82.57	\$76.80	7.5%
<b>Yukon</b>	<b>47.6%</b>	<b>53.0%</b>	<b>-5.4</b>	<b>\$158.99</b>	<b>\$158.92</b>	<b>0.0%</b>	<b>\$75.68</b>	<b>\$84.23</b>	<b>-10.2%</b>
<b>CANADA</b>	<b>53.3%</b>	<b>53.1%</b>	<b>0.2</b>	<b>\$185.05</b>	<b>\$177.18</b>	<b>4.4%</b>	<b>\$98.64</b>	<b>\$94.13</b>	<b>4.8%</b>

\*\* Please note that the variance between current and previous year occupancy is reported as a point change and not as a percentage variance.

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## Regional report of rooms operations by property size, type and price level

MONTH OF FEBRUARY 2025\*

ATLANTIC							CENTRAL						
	Occupancy Percentage			Average Daily Rates				Occupancy Percentage			Average Daily Rates		
	2025	2024	**Point Change	2025	2024	Variance		2025	2024	**Point Change	2025	2024	Variance
<b>Property Size</b>													
Under 50 rooms	36.2%	32.4%	3.9	\$138.40	\$133.46	3.7%		46.3%	47.3%	-0.9	\$171.34	\$159.45	7.5%
50-75 rooms	43.5%	40.6%	2.9	\$132.44	\$126.24	4.9%		52.0%	49.9%	2.1	\$148.91	\$140.58	5.9%
76-125 rooms	51.2%	49.7%	1.5	\$151.64	\$147.76	2.6%		57.7%	59.5%	-1.7	\$166.72	\$159.10	4.8%
126-200 rooms	47.5%	51.0%	-3.4	\$159.69	\$151.86	5.2%		62.3%	61.9%	0.4	\$176.14	\$176.40	-0.2%
201-500 rooms	44.4%	43.2%	1.1	\$162.85	\$155.76	4.6%		61.3%	58.8%	2.5	\$225.85	\$212.49	6.3%
Over 500 rooms	N/A	N/A	N/A	N/A	N/A	N/A		59.0%	58.2%	0.7	\$255.50	\$236.97	7.8%
<b>Total</b>	<b>47.5%</b>	<b>47.2%</b>	<b>0.2</b>	<b>\$153.47</b>	<b>\$147.61</b>	<b>4.0%</b>		<b>58.9%</b>	<b>58.4%</b>	<b>0.5</b>	<b>\$194.37</b>	<b>\$185.63</b>	<b>4.7%</b>
<b>Property Type</b>													
Limited Service	49.3%	48.2%	1.1	\$149.70	\$145.61	2.8%		55.2%	54.9%	0.3	\$150.53	\$146.46	2.8%
Full Service	46.8%	46.9%	-0.1	\$156.39	\$148.04	5.6%		60.1%	59.1%	0.9	\$209.43	\$199.86	4.8%
Suite Hotel	60.3%	62.1%	-1.8	\$165.16	\$161.71	2.1%		66.0%	67.9%	-2.0	\$192.30	\$182.01	5.7%
Resort	N/A	N/A	N/A	N/A	N/A	N/A		57.9%	54.8%	3.1	\$325.96	\$305.59	6.7%
<b>Total</b>	<b>47.5%</b>	<b>47.2%</b>	<b>0.2</b>	<b>\$153.47</b>	<b>\$147.61</b>	<b>4.0%</b>		<b>58.9%</b>	<b>58.4%</b>	<b>0.5</b>	<b>\$194.37</b>	<b>\$185.63</b>	<b>4.7%</b>
<b>Price Level</b>													
Budget	35.7%	35.6%	0.1	\$129.60	\$123.37	5.0%		51.2%	48.0%	3.1	\$125.27	\$126.60	-1.0%
Mid-Price	49.1%	49.4%	-0.3	\$153.71	\$148.06	3.8%		60.6%	60.3%	0.3	\$182.71	\$173.98	5.0%
Upscale	47.1%	37.5%	9.5	\$193.56	\$195.34	-0.9%		56.9%	56.6%	0.3	\$291.63	\$273.96	6.5%
<b>Total</b>	<b>47.5%</b>	<b>47.2%</b>	<b>0.2</b>	<b>\$153.47</b>	<b>\$147.61</b>	<b>4.0%</b>		<b>58.9%</b>	<b>58.4%</b>	<b>0.5</b>	<b>\$194.37</b>	<b>\$185.63</b>	<b>4.7%</b>
WESTERN							CANADA						
	Occupancy Percentage			Average Daily Rates				Occupancy Percentage			Average Daily Rates		
	2025	2024	**Point Change	2025	2024	Variance		2025	2024	**Point Change	2025	2024	Variance
<b>Property Size</b>													
Under 50 rooms	45.3%	46.3%	-1.0	\$126.55	\$121.96	3.8%		45.4%	46.1%	-0.7	\$144.19	\$135.70	6.3%
50-75 rooms	51.7%	52.3%	-0.6	\$137.87	\$132.52	4.0%		51.1%	50.2%	0.9	\$142.06	\$135.26	5.0%
76-125 rooms	57.0%	58.7%	-1.7	\$157.56	\$150.90	4.4%		56.8%	58.2%	-1.4	\$161.07	\$154.16	4.5%
126-200 rooms	58.7%	60.0%	-1.2	\$172.58	\$167.04	3.3%		59.4%	60.0%	-0.6	\$173.40	\$170.18	1.9%
201-500 rooms	59.8%	60.2%	-0.4	\$234.11	\$227.12	3.1%		59.6%	58.5%	1.1	\$226.63	\$216.72	4.6%
Over 500 rooms	69.4%	65.8%	3.6	\$369.97	\$342.98	7.9%		61.6%	60.1%	1.4	\$287.79	\$266.07	8.2%
<b>Total</b>	<b>57.5%</b>	<b>58.3%</b>	<b>-0.9</b>	<b>\$188.37</b>	<b>\$179.94</b>	<b>4.7%</b>		<b>57.4%</b>	<b>57.5%</b>	<b>-0.1</b>	<b>\$189.18</b>	<b>\$180.67</b>	<b>4.7%</b>
<b>Property Type</b>													
Limited Service	53.7%	55.0%	-1.3	\$139.45	\$134.40	3.8%		54.0%	54.4%	-0.4	\$144.92	\$140.17	3.4%
Full Service	59.5%	60.3%	-0.8	\$189.59	\$183.65	3.2%		58.9%	58.7%	0.1	\$198.07	\$189.91	4.3%
Suite Hotel	67.9%	69.5%	-1.6	\$196.12	\$190.97	2.7%		66.4%	68.3%	-1.9	\$192.75	\$184.41	4.5%
Resort	58.8%	56.8%	2.0	\$438.33	\$402.52	8.9%		56.7%	54.7%	2.0	\$393.94	\$365.49	7.8%
<b>Total</b>	<b>57.5%</b>	<b>58.3%</b>	<b>-0.9</b>	<b>\$188.37</b>	<b>\$179.94</b>	<b>4.7%</b>		<b>57.4%</b>	<b>57.5%</b>	<b>-0.1</b>	<b>\$189.18</b>	<b>\$180.67</b>	<b>4.7%</b>
<b>Price Level</b>													
Budget	48.8%	50.7%	-1.8	\$122.83	\$120.16	2.2%		49.0%	48.6%	0.4	\$124.25	\$122.89	1.1%
Mid-Price	57.9%	59.0%	-1.0	\$164.92	\$158.98	3.7%		58.5%	58.8%	-0.3	\$172.81	\$165.39	4.5%
Upscale	63.5%	62.8%	0.7	\$349.30	\$331.25	5.4%		59.6%	58.9%	0.7	\$316.70	\$299.81	5.6%
<b>Total</b>	<b>57.5%</b>	<b>58.3%</b>	<b>-0.9</b>	<b>\$188.37</b>	<b>\$179.94</b>	<b>4.7%</b>		<b>57.4%</b>	<b>57.5%</b>	<b>-0.1</b>	<b>\$189.18</b>	<b>\$180.67</b>	<b>4.7%</b>

\* Based on the operating results of 256,215 rooms (unweighted data)

\*\* Please note that the variance between current and previous year occupancy is reported as a point change and not as a percentage variance.

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## Regional report of rooms operations by property size, type and price level

TWO MONTHS ENDED FEBRUARY 2025

ATLANTIC							CENTRAL						
	Occupancy Percentage			Average Daily Rates				Occupancy Percentage			Average Daily Rates		
	2025	2024	**Point Change	2025	2024	Variance		2025	2024	**Point Change	2025	2024	Variance
<b>Property Size</b>													
Under 50 rooms	33.0%	30.0%	3.0	\$135.76	\$127.34	6.6%		42.3%	43.9%	-1.6	\$164.86	\$155.22	6.2%
50-75 rooms	41.6%	37.9%	3.7	\$131.21	\$125.82	4.3%		48.4%	46.3%	2.1	\$146.79	\$139.36	5.3%
76-125 rooms	46.9%	46.6%	0.3	\$149.62	\$145.66	2.7%		54.5%	55.5%	-1.0	\$164.05	\$156.34	4.9%
126-200 rooms	43.2%	47.7%	-4.5	\$157.98	\$149.04	6.0%		58.4%	57.7%	0.7	\$172.12	\$172.05	0.0%
201-500 rooms	40.7%	37.4%	3.3	\$159.51	\$152.03	4.9%		55.6%	54.0%	1.6	\$219.17	\$208.81	5.0%
Over 500 rooms	N/A	N/A	N/A	N/A	N/A	N/A		54.1%	55.3%	-1.2	\$247.25	\$232.15	6.5%
<b>Total</b>	<b>43.6%</b>	<b>43.6%</b>	<b>0.0</b>	<b>\$151.26</b>	<b>\$145.07</b>	<b>4.3%</b>		<b>54.7%</b>	<b>54.4%</b>	<b>0.3</b>	<b>\$189.26</b>	<b>\$182.08</b>	<b>3.9%</b>
<b>Property Type</b>													
Limited Service	46.3%	45.9%	0.4	\$147.68	\$143.40	3.0%		51.7%	51.5%	0.3	\$148.18	\$144.22	2.7%
Full Service	42.0%	42.1%	-0.1	\$153.96	\$144.85	6.3%		55.3%	55.0%	0.3	\$203.97	\$196.56	3.8%
Suite Hotel	56.1%	57.9%	-1.8	\$162.79	\$162.44	0.2%		62.2%	63.2%	-1.1	\$188.28	\$178.00	5.8%
Resort	N/A	N/A	N/A	N/A	N/A	N/A		52.4%	49.7%	2.7	\$307.30	\$293.88	4.6%
<b>Total</b>	<b>43.6%</b>	<b>43.6%</b>	<b>0.0</b>	<b>\$151.26</b>	<b>\$145.07</b>	<b>4.3%</b>		<b>54.7%</b>	<b>54.4%</b>	<b>0.3</b>	<b>\$189.26</b>	<b>\$182.08</b>	<b>3.9%</b>
<b>Price Level</b>													
Budget	34.1%	32.6%	1.5	\$127.98	\$122.52	4.5%		48.1%	45.5%	2.6	\$122.22	\$122.75	-0.4%
Mid-Price	44.9%	45.7%	-0.7	\$151.62	\$145.75	4.0%		56.1%	56.2%	-0.1	\$178.30	\$171.34	4.1%
Upscale	43.1%	33.5%	9.6	\$189.14	\$184.31	2.6%		52.9%	52.0%	0.8	\$282.68	\$268.18	5.4%
<b>Total</b>	<b>43.6%</b>	<b>43.6%</b>	<b>0.0</b>	<b>\$151.26</b>	<b>\$145.07</b>	<b>4.3%</b>		<b>54.7%</b>	<b>54.4%</b>	<b>0.3</b>	<b>\$189.26</b>	<b>\$182.08</b>	<b>3.9%</b>
WESTERN							CANADA						
	Occupancy Percentage			Average Daily Rates				Occupancy Percentage			Average Daily Rates		
	2025	2024	**Point Change	2025	2024	Variance		2025	2024	**Point Change	2025	2024	Variance
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\*\* Please note that the variance between current and previous year occupancy is reported as a point change and not as a percentage variance.

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## CBRE Hotels Valuation & Advisory Services

### TORONTO

**Nicole Nguyen**

Senior Vice President  
647.943.3745  
[nicole.nguyen@cbre.com](mailto:nicole.nguyen@cbre.com)

**Jamie Mills**

Senior Valuation Associate  
647.943.3747  
[jamie.mills@cbre.com](mailto:jamie.mills@cbre.com)

**Derek Chen**

Valuation Associate  
647.943.3746  
[derek.chen@cbre.com](mailto:derek.chen@cbre.com)

### VANCOUVER

**Kirstin Hallett**

Vice President  
778.372.1942  
[kirstin.hallett@cbre.com](mailto:kirstin.hallett@cbre.com)

**Cailin Sully-Daniels**

Associate Vice President  
778.372.4414  
[cailin.sullydaniels@cbre.com](mailto:cailin.sullydaniels@cbre.com)

**Carol Lopes**

Senior Valuation Associate  
778.372.1940  
[carol.lopes@cbre.com](mailto:carol.lopes@cbre.com)

## CBRE Hotels Brokerage

### TORONTO

**Luke Scheer\*\***

Executive Vice President  
416.943.3673  
[luke.scheer@cbre.com](mailto:luke.scheer@cbre.com)

**Simran Hora**

Associate  
647.943.4200  
[simran.hora@cbre.com](mailto:simran.hora@cbre.com)

### CALGARY

**Greg Kwong\***

Executive Vice President  
403.750.0514  
[greg.kwong@cbre.com](mailto:greg.kwong@cbre.com)

\* Broker

\*\* Sales Representative

CBRE Limited,  
Real Estate Brokerage

### TORONTO

**Rebecca Godfrey**

Senior Vice President  
647.943.3743  
[rebecca.godfrey@cbre.com](mailto:rebecca.godfrey@cbre.com)

**Kaitlyn Washbrook**

Research Consultant  
647.943.3748  
[kaitlyn.washbrook@cbre.com](mailto:kaitlyn.washbrook@cbre.com)

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