

CONSUMER: Lodging

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**Reasons for this report**

- ✓ Our analysis of the most recent weekly China and Europe lodging results

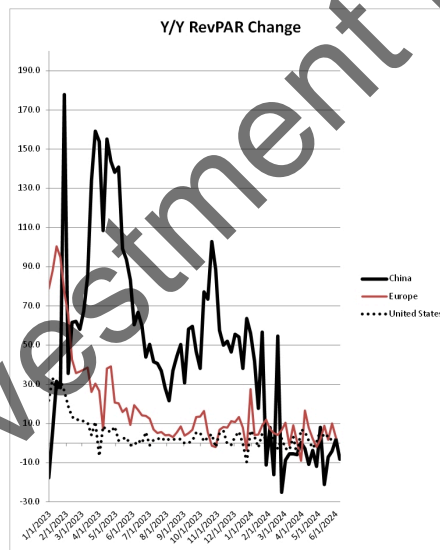
**International hotels' RevPAR last week: China -8.2% y/y, Europe +2.7% y/y.**

**China:** Per STR/CoStar for the week ending June 8th, hotel RevPAR in China in local currency was -8.2% y/y vs. +2.0% y/y in the prior week. Last week's RevPAR was up against a +66.7% y/y comparable result in 2023 vs. +60.4% y/y in the prior week. *Results continue to suggest, not dissimilar to U.S. leisure travel in 2023 through now, that China is experiencing "revenge travel" fatigue following the re-opening a year ago.*

**Europe:** RevPAR in Europe in Euros was +2.7% y/y vs. +10.1% in the prior week. Last week's RevPAR was up against a +19.4% comparable result in 2023 and +9.3% in the prior week.

Overall U.S. RevPAR was +1.7% y/y for the week ending 6/8/2024, per STR, above the prior week's result of +1.0% y/y but below the trailing 10-week average of +2.8%.

**Exhibit 1: Y/Y RevPAR Change for China, Europe, US**



Source: STR, Truist Securities Research

**RevPAR detail for week ending June 8th vs. trailing 28 days (see charts at end of note for graphical representations):**

China (local currency):

- RevPAR was -8.2% y/y for the week ending June 8th, **lower than** the -4.7% for the trailing 28 days.
- ADR was -2.4% y/y for the week ending June 8th, **higher than** the -3.8% for the trailing 28 days.
- Occupancy was -6.0% y/y for the week ending June 8th, **higher than** the -0.9% for the trailing 28 days.

Europe (in Euros):

- RevPAR was +2.7% y/y for the week ending June 8th, **lower than** the +5.4% for the trailing 28 days.
- ADR was +0.5% y/y for the week ending June 8th, **lower than** with the +3.0% for the trailing 28 days.
- Occupancy was +2.2% y/y for the week ending June 8th, **lower than** the +2.3% for the trailing 28 days.

EBITDA and rooms exposure by region:

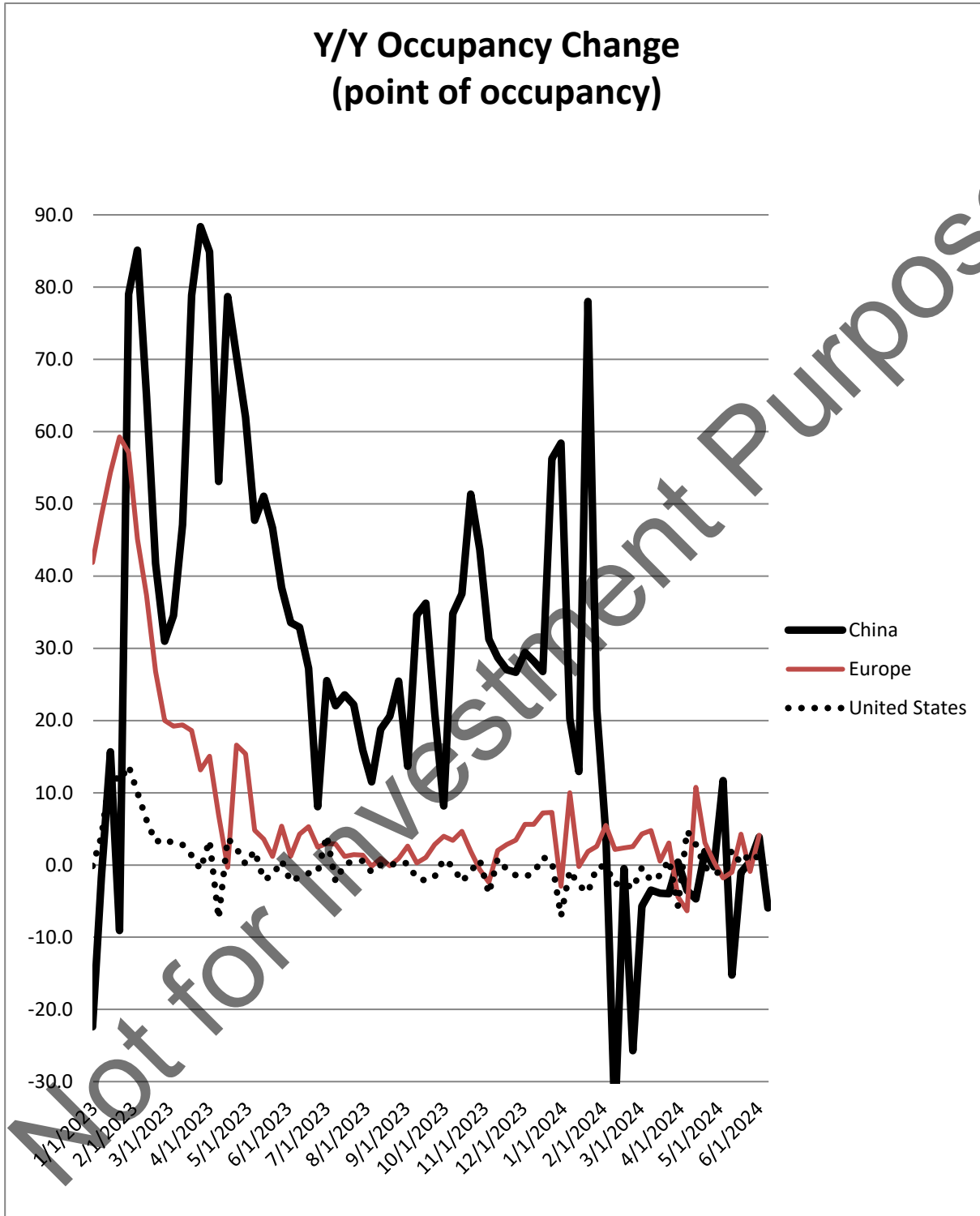
**EBITDA: Hyatt (H, Buy), InterContinental (IHG, NR), and Marriott (MAR, Hold) are among the Lodging C-corps that have the greatest exposure to Europe and Asia.** From Europe, MAR generates approximately 15% of EBITDA, IHG 15%, Wyndham (WH, Buy) less than 5%, H roughly 5%, and Hilton (HLT, Hold) 10% each. Of these companies, H and MAR have the greatest exposure to Asia (~10-20% of EBITDA). HLT is approximately 10%. Each of the other companies generates 5% to 10% of EBITDA from the Asia-Pacific region. Following the Apple Leisure Group acquisition, H has a relatively high ~25% exposure to the Americas ex-US/Canada.

- In a normalized environment, Greater China inclusive of Macau and Hong Kong generally represents half of the Asia-Pacific EBITDA from the C-corps.

Rooms (as of 4Q22; figures may not round to 100%):

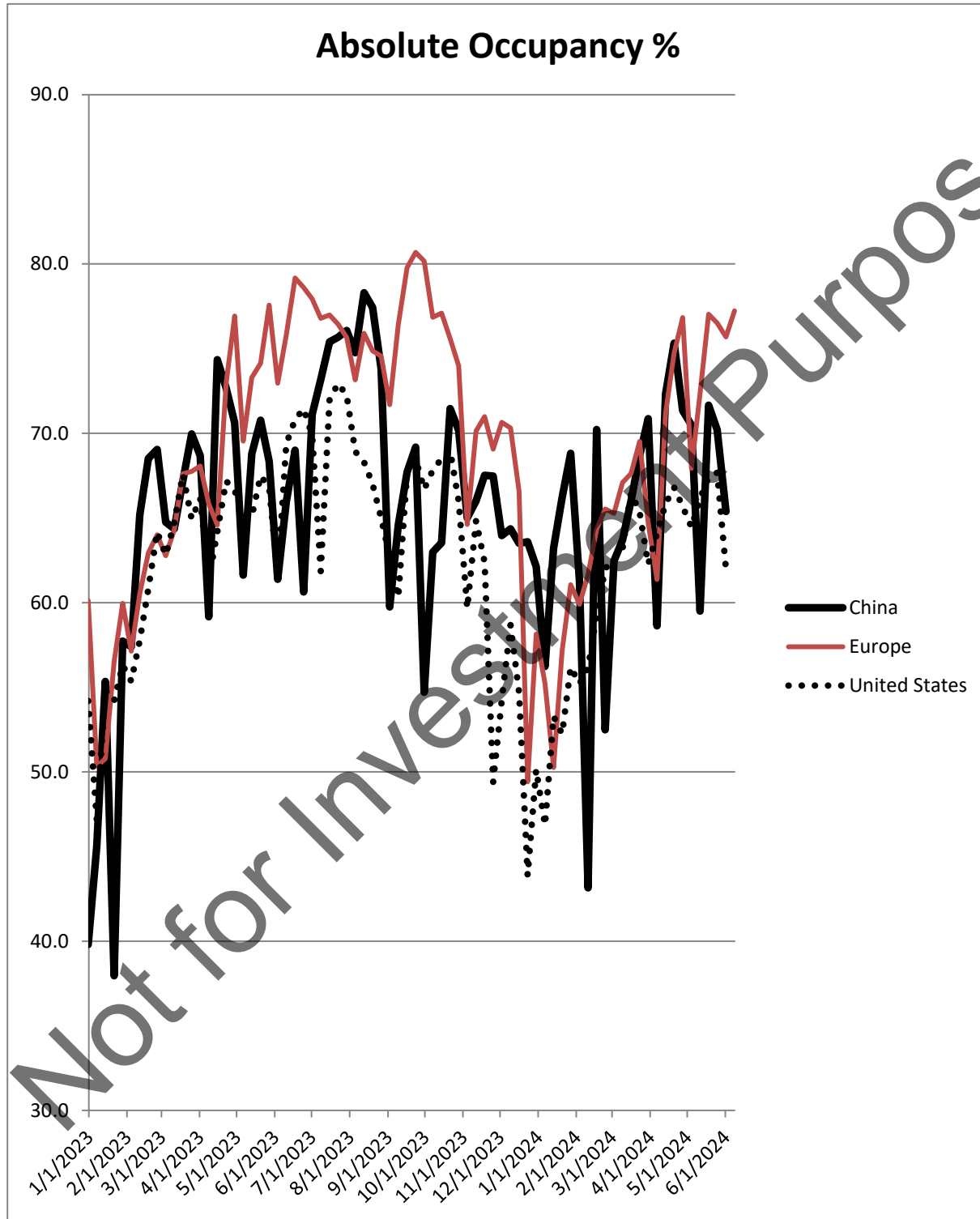
- CHH:
  - Domestic: 80%
  - Asia-Pacific: 4%
  - Europe/Middle East: 9%
  - Latin America & Canada: 7%
- H (includes owned/leased hotels):
  - Americas ex-all inclusives: 55%
  - Asia-Pacific: 19%
  - Europe/Africa/Mid East/SW Asia ex-all inclusives: 14%
  - All-inclusives Americas: 8%
  - All-inclusives EAME/SW Asia: 4%
- HLT:
  - US: 69%
  - Americas: 6%
  - Europe: 9%
  - Middle East/Africa: 3%
  - Asia Pacific: 13%
  - Other hotels, likely to be converted to a brand, with no geography noted: 0.3%
- IHG:
  - Americas: 57%
  - EMEAA: 25%
  - Greater China: 18%
- MAR (ex-timeshare):
  - North America: 64%
  - Europe: 9%
  - Middle East/Africa: 5%
  - Asia Pacific: 18%
  - Caribbean/Latin America ("CALA"): 4%
- WH:
  - US: 59%
  - Canada: 5%
  - Greater China: 19%
  - Rest of Asia: 4%
  - Europe/Middle East/Africa: 9%
  - Latin America: 5%

Exhibit 2: Y/Y Occupancy change for China, Europe, US



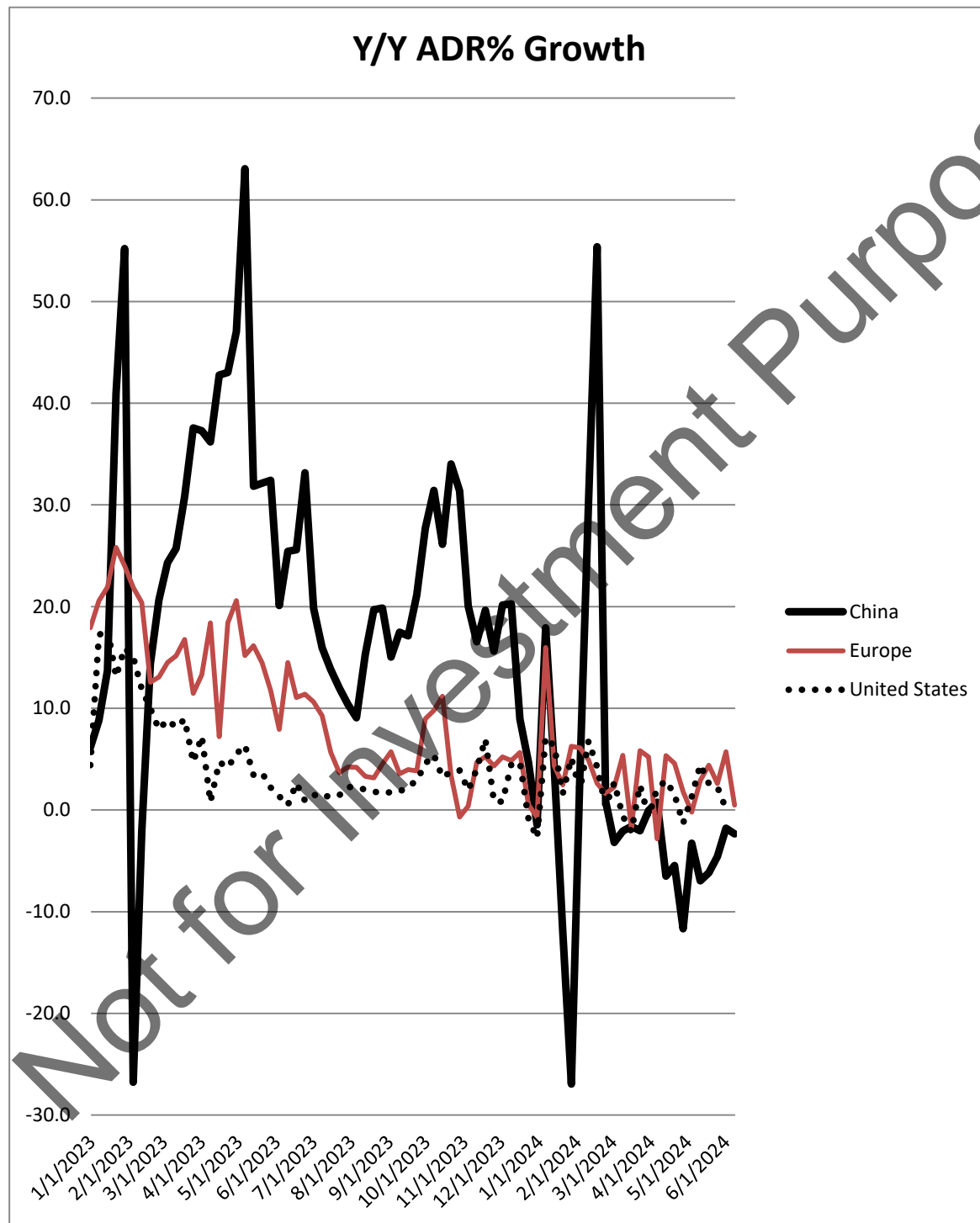
Source: STR, Truist Securities research

Exhibit 3: Absolute Occupancy % for China, Europe, US



Source: STR, Truist Securities research

Exhibit 4: Y/Y ADR % change for China, Europe, US



Source: STR, Truist Securities research

**H: Valuation and Risks**

Our price target of \$168 is derived by applying a 15.0x target EV/EBITDA multiple (a blended average of the industry multiples for each business segment) to our estimate for 2025 EBITDA. Our sum-of-the-parts analysis on our 2025 segment multiple assumptions include (12.5x owned EBITDA u/c, 16x fees EBITDA u/c) and other segments/ALG (10-12x, u/c).

Risks to our rating and price target: Lodging recovery takes longer than expected. Planned dispositions take longer than expected. Material labor issues to owned hotels. Regional risks to the Caribbean including material new competitive supply growth. H pipeline growth slower than expected. Apple Leisure Group underperforms Hyatt's guidance.

**MAR: Valuation and Risks**

Our \$263 price target is based on a 16.7x blended multiple on our 2025E EBITDA. In the parts, we assign a 13.0x multiple of EBITDA to the Owned segment and 17.0x fees EBITDA (the fees EBITDA also includes credit card branding fees, a 10x multiple business) to the managed/franchised business. The multiple is towards the higher end of the historical range of 9-18x.

Risks to our rating and price target:

Upside Risks: Significant U.S macroeconomic improvement results in large recovery in transient corporate and group/convention demand. Owned assets sell for premium prices relative to MAR expectations. Supply growth is stronger than expectations. Consolidation in the lodging industry benefits MAR.

Downside Risks: Deep macroeconomic recession. Geopolitical, inflation, and policy risks negatively impact lodging demand. Inability to grow pipeline in line with Street expectations.

**WH: Valuation and Risks**

Our price target of \$105 for WH is based on a 15.0x target EV/EBITDA multiple (in line with portfolio quality/RevPAR relative to peers) of our 2025 EBITDA estimate.

Risks to our rating and price target: Slowdown in development opportunities. Macro demand/pipeline headwinds.

**HLT: Valuation and Risks**

We apply a blended multiple of 16.7x (11.5x for Owned/leased and 17.0x for Managed/franchised) to our 2025 adjusted EBITDA estimate to derive a price target of \$209. This multiple is above the high end of the historical range of 10x-16x which we view as appropriate based on current trading fundamentals/flight to quality consumer stocks.

Risks to our rating and price target:

Upside risks include: Higher than expected pipeline growth, material RevPAR growth (macroeconomic improvement beyond expectations), material market share gains.

Downside risks include: Growth trajectory could disappoint. Pipeline growth could either slow down or projects scheduled for construction could be canceled, which would diminish system growth for the firm and disappoint investors.

**Companies Mentioned in This Note**

- Choice Hotels International, Inc.** (CHH, \$114.74, Hold, C. Patrick Scholes)
- Hyatt Hotels Corporation** (H, \$145.88, Buy, C. Patrick Scholes)
- Hilton Worldwide Holdings Inc.** (HLT, \$205.88, Hold, C. Patrick Scholes)
- Marriott International, Inc.** (MAR, \$232.64, Hold, C. Patrick Scholes)
- Wyndham Hotels & Resorts, Inc.** (WH, \$72.01, Buy, C. Patrick Scholes)
- InterContinental (IHG, Not Rated)

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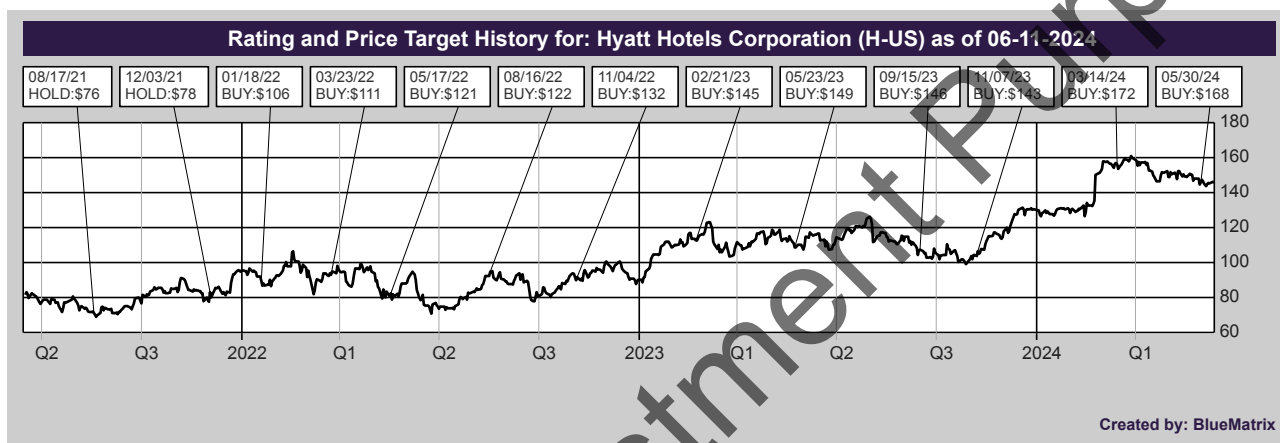
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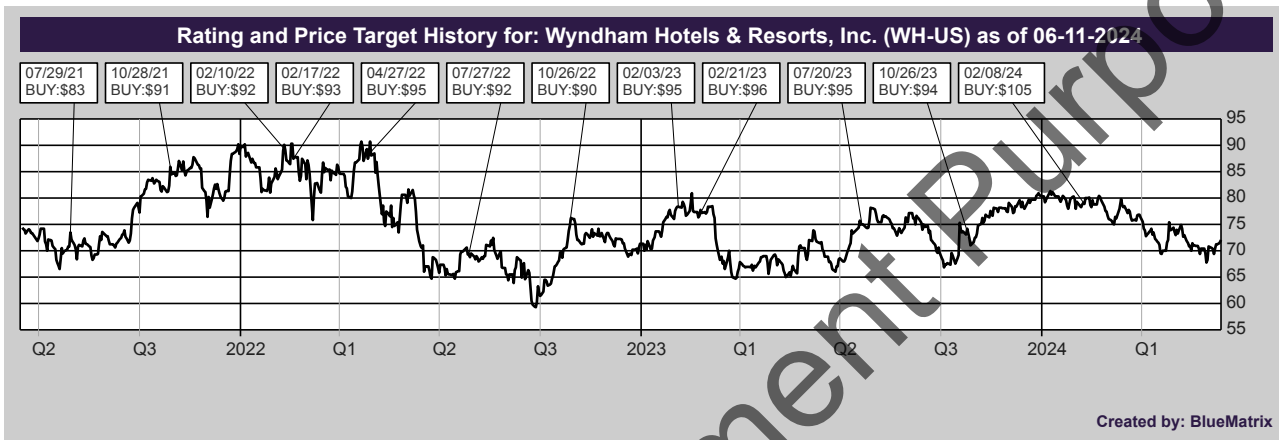
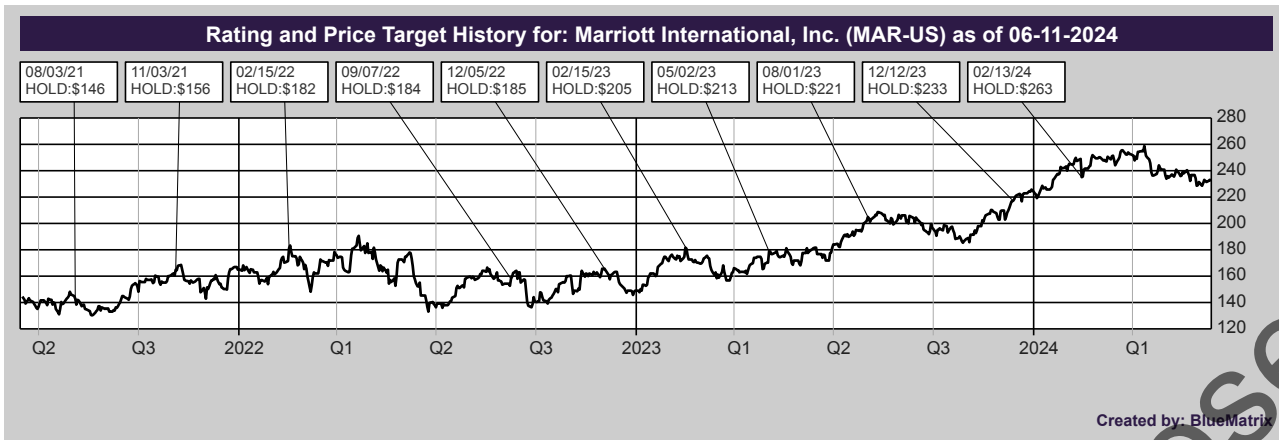
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