

Real Estate X
VALUATION SPECIALISTS

2025 FY Forecast

UAE
HOSPITALITY
SNAPSHOT

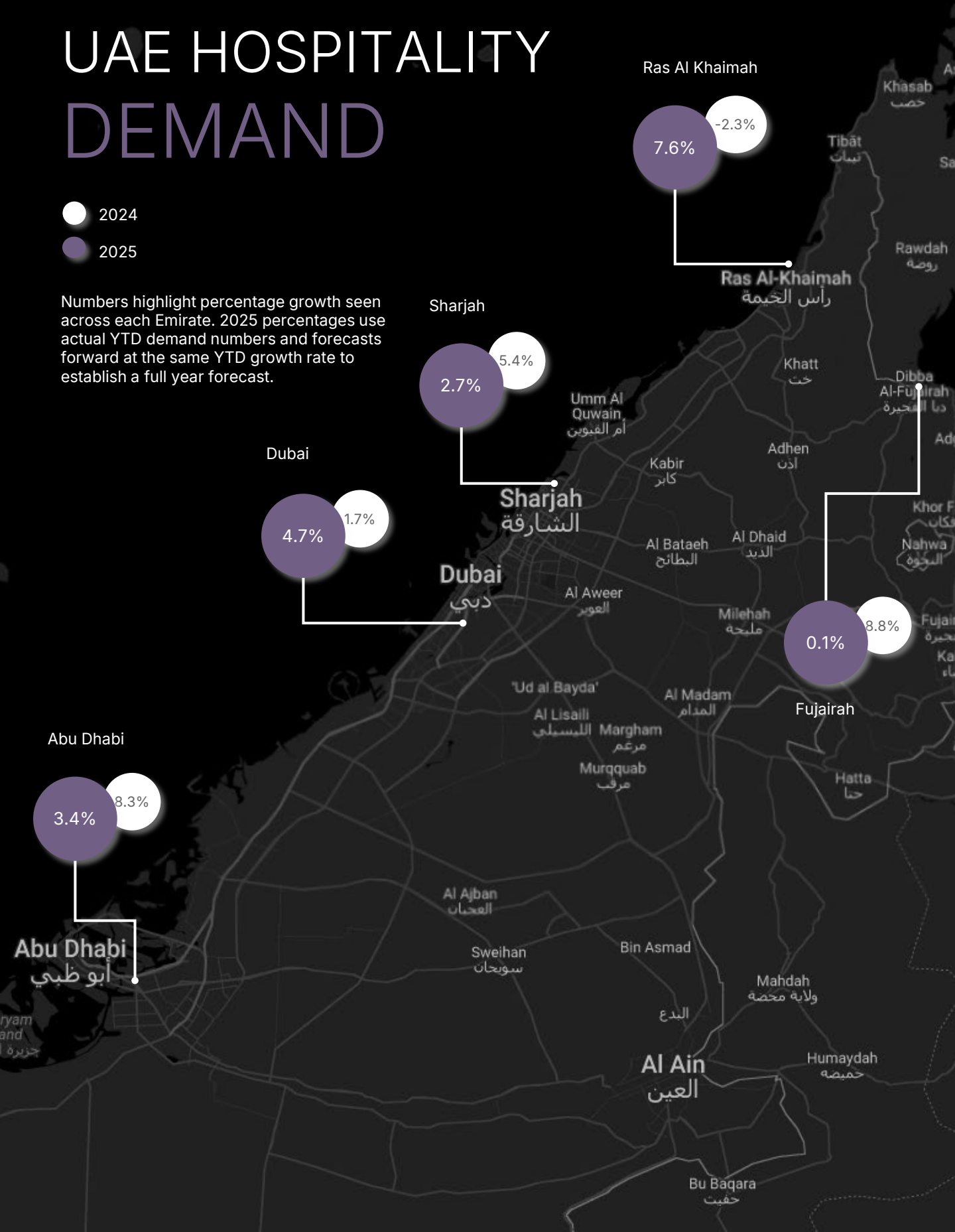


Private and Confidential

UAE HOSPITALITY DEMAND

- 2024
- 2025

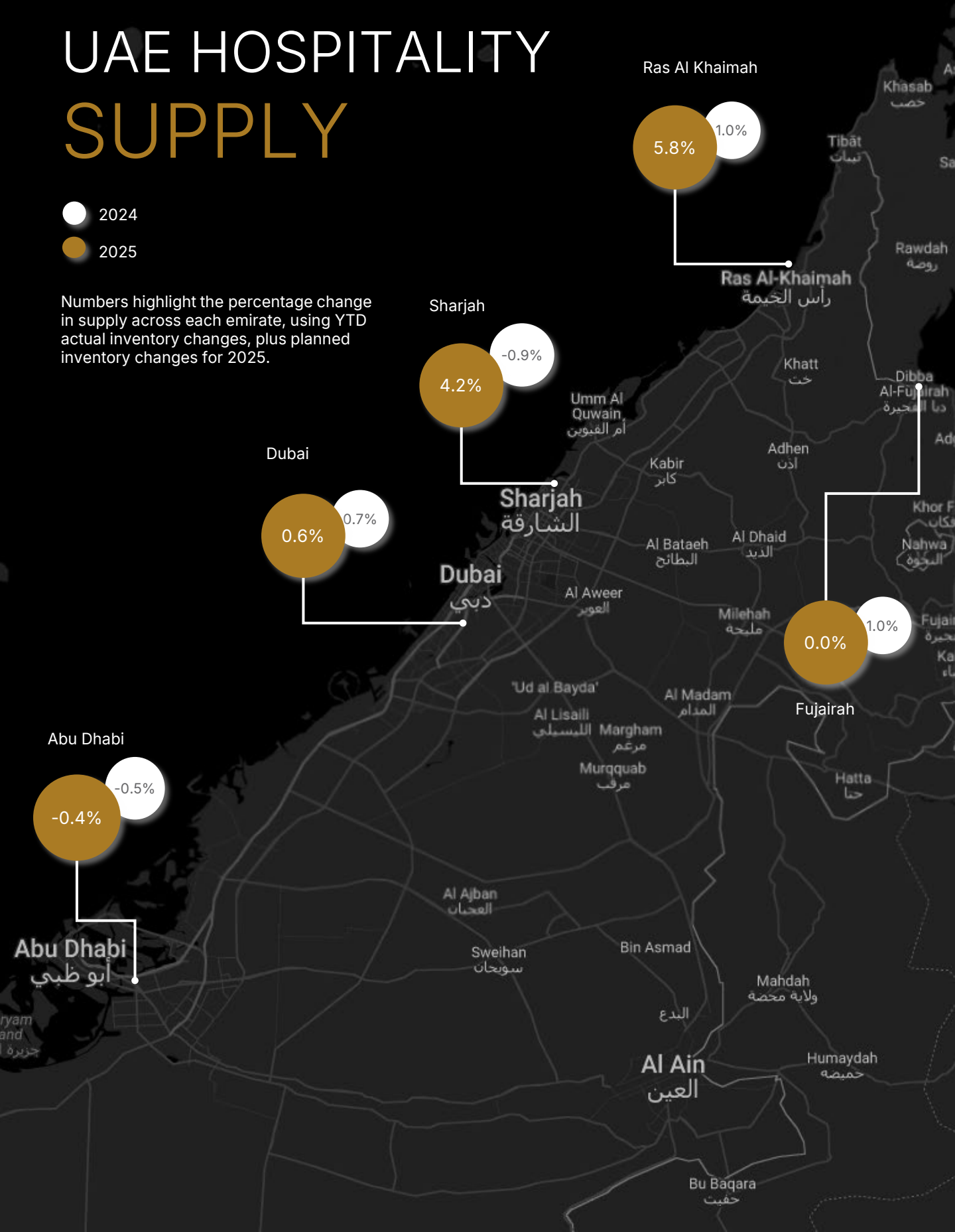
Numbers highlight percentage growth seen across each Emirate. 2025 percentages use actual YTD demand numbers and forecasts forward at the same YTD growth rate to establish a full year forecast.



UAE HOSPITALITY SUPPLY

- 2024
- 2025

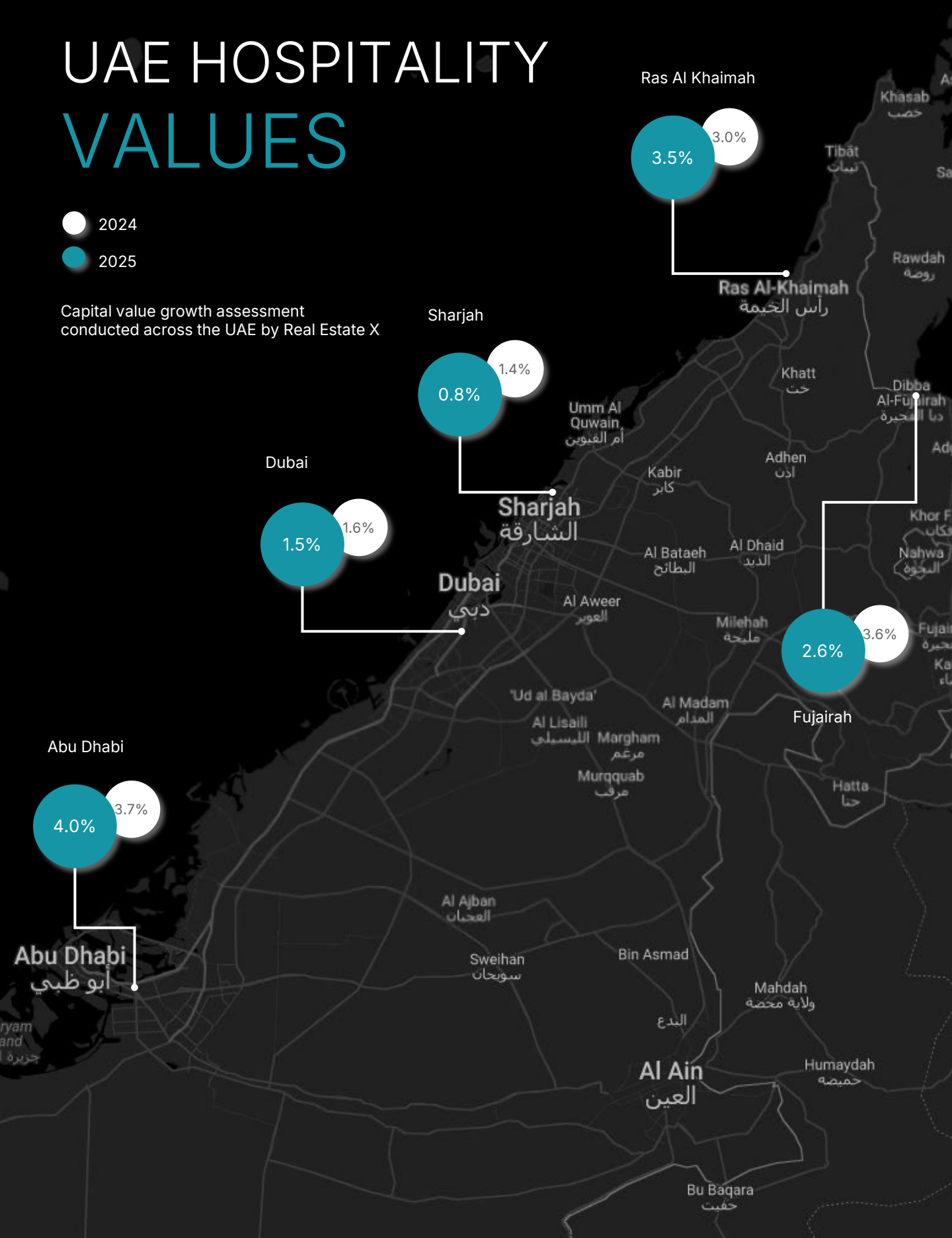
Numbers highlight the percentage change in supply across each emirate, using YTD actual inventory changes, plus planned inventory changes for 2025.



UAE HOSPITALITY VALUES

- 2024
- 2025

Capital value growth assessment
conducted across the UAE by Real Estate X



HOSPITALITY METHODOLOGY

Capital value assessments are conducted across the segments using municipality statistics, STR, HOTSTATS and Real Estate X - Discovery data. This work is based on secondary market research and analysis of financial information available to Real Estate X at the time of the assessment. Real Estate X uses actual operating data to determine a reasonable level of EBITDA, less FF&E with the assessment date being 1 Oct 2025. Coupled with transactional evidence and forward-looking assumptions that reflect expectations of the market at the date of assessment, we assess any changes in perceived value in relation to the previous assessment date, 12 months prior.

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Why **Real Estate X** >

- Real Estate X is positioned as a **specialist valuation company**, elevating the level of valuation advice provided across the UAE
- **Owned by the Valuers**, integrating the connection between valuer reputation and brand identity. The valuers track record intrinsically linked to the Company
- **Unrivalled expertise** with over **27 years UAE valuation experience**.
- **Regulated by the RICS**, each valuer having over a **decade post qualification experience**

Valued over
25,000
Commercial assets

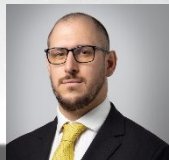
120,000
Hospitality keys

1,100
Industrial assets

100
Private schools across the UAE



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