

Paris/ Regions (excl. Riviera)

November 2007

2007, a record year ?

Very satisfactory results of November strengthen the growth observed in 2007. All market segments have seen their RevPAR increase since January. Both Paris and Province are concerned by this trend, which could make 2007 a record year for many hotels.

2007 is about to become a new record year for the French hotel industry. Of course, the year is not finished yet and while waiting for December performances talking about record is slightly premature. Nevertheless, at only one month from the end of the year, figures are good.

In Paris, both upscale and midscale markets show a solid growth trend with double digit increases in room revenues. Most of the hotels have benefited from a combined growth of ADR and occupancy rate.

Parisian hotels also took advantage of several professional trade fairs such as "Batimat" (construction sector), which had a very positive impact on the local hotel industry. In addition, the impact of the mid-november strike has been marginal. Indeed, even though some cancellations have been registered, they have mostly been compensated for.

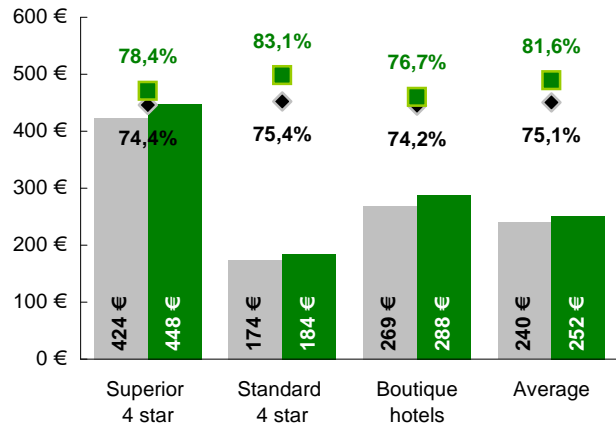
In **Regional France**, the augmentations are slightly weaker than in Paris, yet they are not less satisfying. The growth rate of RevPAR varies from 2% in the upscale market to 8% in 2-star hotels. The 3 star-hotels realize an intermediate performance with an increase of 6%. If ADR is the principal growth factor for 3 and 4-star hotels, it is occupancy that boosts 2-star hotel performances.

Maybe linked with those good performances, INSEE just published good results for the productive investment of this 4th quarter. However, other elements do not forebode well for 2008: unfavourable euro/dollar exchange rate, skyrocketing energy and agricultural prices which generate inflation and a decrease of purchasing power, threat of stagflation in Western economies, subprime crisis in the USA. It remains to know if those trends will set through durably, 2008 will tell.

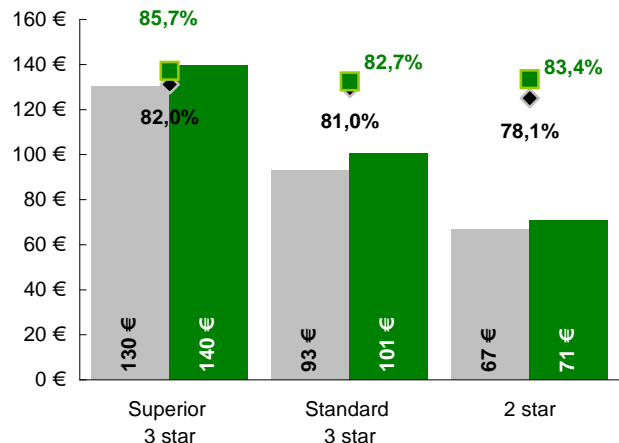
We would like to take this opportunity to wish you on behalf of the entire Tourism Hotels & Leisure team a very Happy New Year for 2008.

Monthly indicators

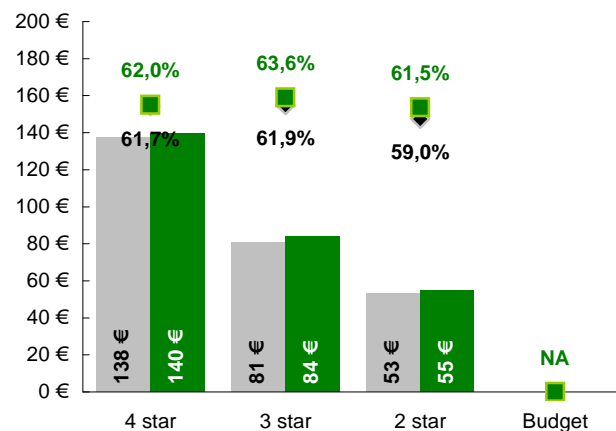
Upscale hotel markets - Paris



Midscale hotel markets - Paris



Regional hotel markets



ADR 2006 OR 2006
 ADR 2007 OR 2007

ADR = Average Daily Rate
OR = Occupancy Rate

Paris/ Regions (excl. Riviera) - Detailed performances (1/2)

November 2007

Upscale hotel markets - Paris

November	Superior 4 star	Standard 4 star	Boutique hotels	Average
OR 2006	74,4%	75,4%	74,2%	75,1%
OR 2007	78,4%	83,1%	76,7%	81,6%
Var.	+5,5%	+10,1%	+3,4%	+8,6%
ADR 2006	424 €	174 €	269 €	240 €
ADR 2007	448 €	184 €	288 €	252 €
Var.	+5,8%	+5,7%	+7,2%	+4,9%
RevPAR 2006	315 €	132 €	199 €	180 €
RevPAR 2007	352 €	153 €	221 €	205 €
Var.	+11,6%	+16,4%	+10,8%	+13,9%

YTD November	Superior 4 star	Standard 4 star	Boutique hotels	Average
OR 2006	77,8%	76,1%	73,0%	76,3%
OR 2007	80,9%	79,7%	79,1%	80,0%
Var.	+3,9%	+4,7%	+8,4%	+4,7%
ADR 2006	454 €	179 €	287 €	254 €
ADR 2007	497 €	192 €	306 €	273 €
Var.	+9,4%	+7,2%	+6,8%	+7,5%
RevPAR 2006	353 €	137 €	209 €	194 €
RevPAR 2007	402 €	153 €	242 €	218 €
Var.	+13,7%	+12,3%	+15,7%	+12,6%

Midscale hotel markets - Paris

November	Superior 3 star	Standard 3 star	2 star
OR 2006	82,0%	81,0%	78,1%
OR 2007	85,7%	82,7%	83,4%
Var.	+4,5%	+2,2%	+6,7%
ADR 2006	130 €	93 €	67 €
ADR 2007	140 €	101 €	71 €
Var.	+7,2%	+7,9%	+6,0%
RevPAR 2006	107 €	76 €	52 €
RevPAR 2007	120 €	83 €	59 €
Var.	+12,0%	+10,2%	+13,1%

YTD November	Superior 3 star	Standard 3 star	2 star
OR 2006	80,2%	78,8%	78,5%
OR 2007	83,1%	81,8%	83,1%
Var.	+3,7%	+3,8%	+5,8%
ADR 2006	130 €	91 €	66 €
ADR 2007	137 €	99 €	69 €
Var.	+5,5%	+8,5%	+4,8%
RevPAR 2006	104 €	72 €	52 €
RevPAR 2007	114 €	81 €	57 €
Var.	+9,5%	+12,5%	+11,0%

Notes: OR = Occupancy Rate RevPAR = Revenue per Available Room
 ADR = Average Daily Rate (Room revenue only)
 ADR and RevPAR are expressed in Euros, excluding VAT
 Samples are constant over the 2 year period

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Paris/ Regions (excl. Riviera) - Detailed performances (2/2)

November 2007

Regional hotel markets

November	4 star	3 star	2 star	Budget
OR 2006	61,7%	61,9%	59,0%	<i>n.d.</i>
OR 2007	62,0%	63,6%	61,5%	<i>n.d.</i>
Var.	+0,4%	+2,7%	+4,3%	<i>n.d.</i>
ADR 2006	138 €	81 €	53 €	<i>n.d.</i>
ADR 2007	140 €	84 €	55 €	<i>n.d.</i>
Var.	+1,5%	+3,6%	+3,7%	<i>n.d.</i>
RevPAR 2006	85 €	50 €	31 €	<i>n.d.</i>
RevPAR 2007	87 €	53 €	34 €	<i>n.d.</i>
Var.	+1,9%	+6,4%	+8,1%	<i>n.d.</i>

YTD November	4 star	3 star	2 star	Budget
OR 2006	60,9%	62,5%	62,7%	<i>n.d.</i>
OR 2007	63,4%	65,0%	63,9%	<i>n.d.</i>
Var.	+4,1%	+4,0%	+1,8%	<i>n.d.</i>
ADR 2006	144 €	79 €	53 €	<i>n.d.</i>
ADR 2007	153 €	83 €	55 €	<i>n.d.</i>
Var.	+6,4%	+5,5%	+4,4%	<i>n.d.</i>
RevPAR 2006	87 €	49 €	33 €	<i>n.d.</i>
RevPAR 2007	97 €	54 €	35 €	<i>n.d.</i>
Var.	+10,8%	+9,8%	+6,3%	<i>n.d.</i>

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