

Manhattan Lodging Index

Third Quarter 2018



This Quarter:

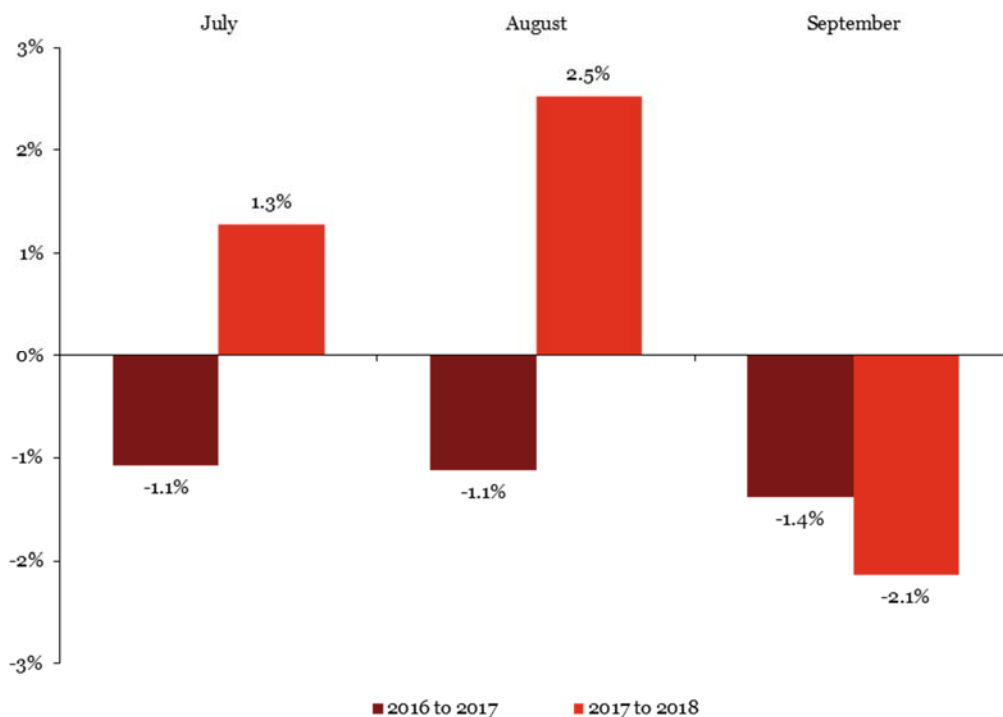
- *Manhattan Lodging Overview*
- *Employment Trends*
- *Gross Metro Product and Consumer Price Index*
- *Office Market Statistics*
- *Air Traffic Statistics*
- *Recent Manhattan Hotel Transactions*
- *Recent and Planned Hotel Openings and Closings*
- *Third Quarter Performance*

Manhattan Lodging Overview

Growth in average daily room rate (“ADR”) began to slow from the first half of 2018, minimizing gains in revenue per available room (“RevPAR”) for Manhattan hotels. During the third quarter, minimal increases in lodging supply exceeded growth in demand, with occupancy posting declines year-over-year. As pricing power diminished over the summer months for the Manhattan lodging market, RevPAR remained relatively flat over prior year levels, increasing 0.2 percent.

ADR growth fell 3.3 percent from the prior quarter, as price-sensitive leisure guests replaced the business traveler over the summer months, but increased 0.8 percent over the prior year. Despite stymied growth across key metrics during the quarter, Q3 2018 occupancy of 90.4 percent contributed to the highest year-to-date occupancy level for Manhattan hotels over the 24-year period tracked.

Manhattan Q3 RevPAR Growth by Month



Source: PwC, based on STR data

For Luxury hotels, occupancy levels were down from the prior year at 83.4 percent, while ADR held strong, increasing 3.0 percent from Q3 2017 levels. Upper Upscale hotels, which posted the only declines in ADR across all Manhattan hotel classes, reported a 1.5 percent decrease in RevPAR, equally driven by a 0.8 percent decline in occupancy and 0.7 percent decrease in ADR. For hotels categorized as Upscale and Upper Midscale, RevPAR grew at 1.0 percent and 1.3 percent, respectively. ADR growth of 1.1 and 1.6 percent, respectively, was partially offset by slight declines in occupancy over prior year levels.

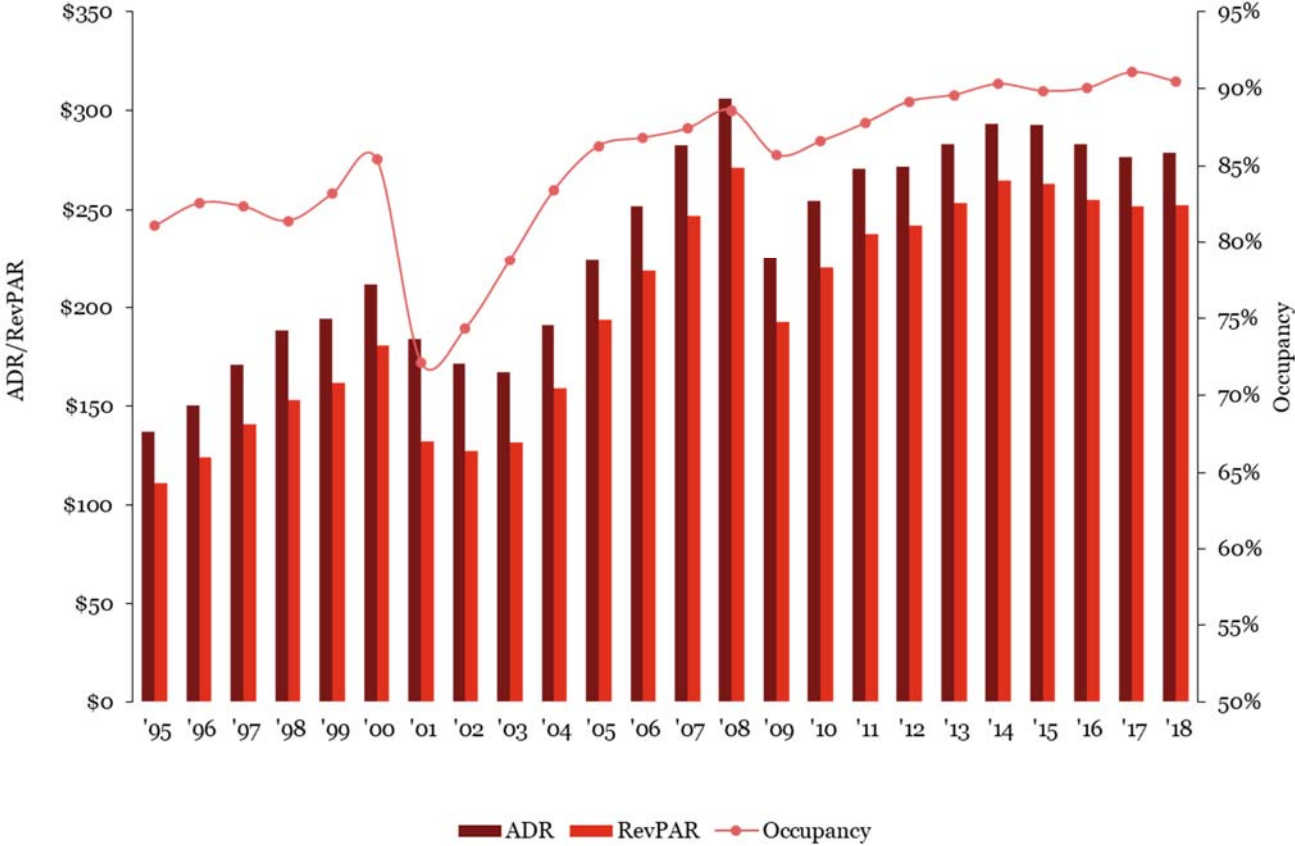
All Manhattan submarkets, with the exception of Upper Manhattan and Midtown West, posted increases in RevPAR during the third quarter. Midtown East, which experienced the largest RevPAR growth of 3.6 percent, also posted the largest increase in ADR at 4.3 percent. Lower Manhattan, which saw growth in RevPAR of 1.4 percent, experienced gains from ADR increases, despite a decline in occupancy of 0.5 percent. For Midtown South, where occupancy fell by 1.0 percent during the quarter, ADR-driven RevPAR growth of 0.3 percent resulted from an increase in ADR of 1.4 percent. Midtown West, which fell victim to both declines in occupancy and ADR of 0.4 percent and 0.6 percent, respectively, experienced a decline in RevPAR of 1.0

percent over the prior year. Of the five Manhattan submarkets tracked, Upper Manhattan experienced the largest decline in occupancy year-over-year, despite room supply remaining flat during the same period. Posting the largest decline in RevPAR for the quarter, Upper Manhattan's 2.3 percent decrease was driven by occupancy declines of 4.2 percent, partially offset by an increase in ADR of 1.9 percent.

Growth in RevPAR for limited-service hotels was slightly higher than that of full-service hotels during Q3. Despite decreases in occupancy for limited-service hotels exceeding that of full-service hotels, ADR-driven RevPAR growth resulted from increases in ADR of 1.5 and 0.8 percent, respectively.

In Manhattan, chain-affiliated hotels continued to lag independent hotels in terms of ADR growth during the third quarter. While occupancy fell for both by 0.4 and 1.1 percent, respectively, ADR increased by 0.1 and 1.9 percent, respectively.

Manhattan Q3 Performance, 24-Year Trend



Source: PwC, based on STR data

Employment Trends

The labor markets in New York City and the State reached record levels during the third quarter, with unemployment continuing to post declines from the prior quarter and the same period last year. According to the New York State Department of Labor, New York City’s seasonally-adjusted unemployment rate averaged 4.1 percent in Q3, representing a 10.9 percent decrease year-over-year. New York State’s seasonally-adjusted unemployment rate, though slightly higher at 4.2 percent during the quarter, was down approximately 10.6 percent from Q3 2017 levels.

Decreasing slightly from Q2 2018, the overall unemployment rate in the United States averaged 3.8 percent during the third quarter.

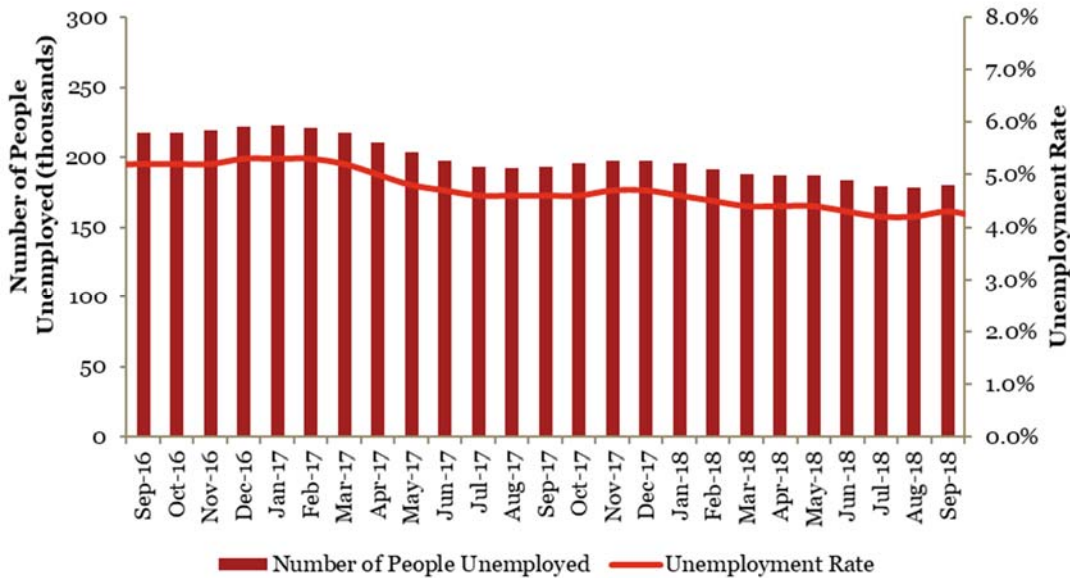
As indicated by the New York State Department of Labor, for the twelve-month period ended September

2018, New York City’s private sector employment increased by 71,900 or 1.9 percent, to 3,949,700.

During the period, the largest job growth occurred in the educational and health services, and leisure and hospitality sectors, which added 40,400 and 11,300 jobs, respectively. Gains also occurred in natural resources, mining and construction, which added 6,700 jobs, professional and business services, which added 6,100 jobs, other services, which added 2,700 jobs, and trade, transportation and utilities, which added 2,400 jobs. The financial activities and information services sectors also posted gains of 2,300 and 100 jobs, respectively.

Of the nine sectors tracked by the New York State Department of Labor, only manufacturing experienced losses year-over-year, with a decline of 100 jobs as of September 2018.

New York City Unemployment for the 24-Month Period Ended September 2018



Source: New York State Department of Labor

Gross Metro Product and Consumer Price Index

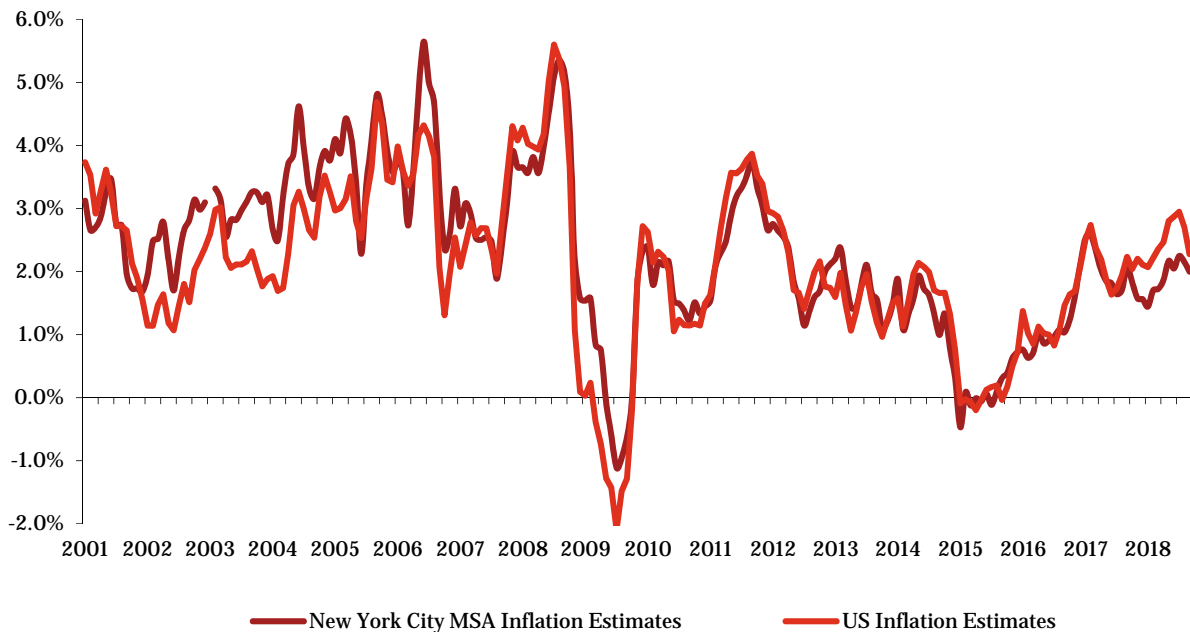
U.S. economic growth decelerated during the third quarter of 2018, as real gross domestic product ("GDP") growth fell from the quarterly average high set in Q2. According to the advance estimate released by the Bureau of Economic Analysis, U.S. real GDP increased at a seasonally-adjusted, annualized rate of 3.5 percent, compared to a 4.2 percent increase in the second quarter of 2018. Driven largely by positive contributions from personal consumption expenditures (PCE), private inventory investment, state and local government spending, federal government spending,

and nonresidential fixed investment, real GDP grew year-over-year, though not quarter-over-quarter. Imports, which represent a deduction in the calculation of GDP, increased along with negative contributions from exports and residential fixed investment.

According to Moody's Economy.com August 2018 forecast, gross metro product in the New York area is expected to increase by 2.6 percent through 2018 and 2.1 percent in 2019.

New York City's consumer price index ("CPI") increased by an average of 2.1 percent during the third quarter, compared to 2.6 percent nationally.

Consumer Price Index



Source: Bureau of Labor Statistics

Office Market Statistics

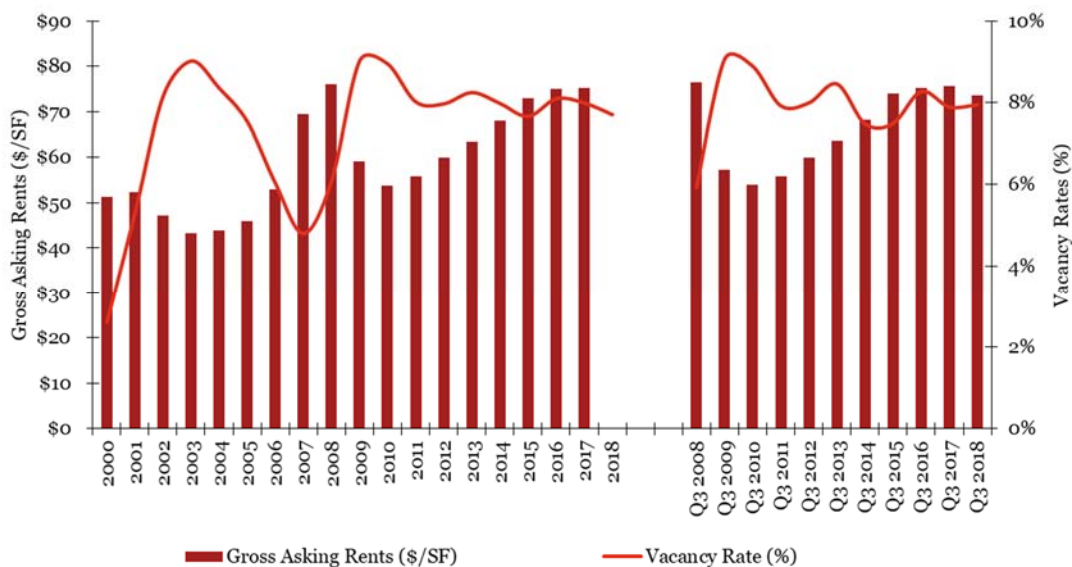
Despite vacancy increasing year-over-year, and inching up to 9.5% from 9.2% in Q2, the Manhattan office market continued to set records in leasing activity during the third quarter. Net absorption, which reached 6.0 million square feet, posted an increase of over 2 million square feet from prior quarter and prior year levels. Driven largely by growth in office leasing, which reached the highest level in over four years, year-to-date net absorption was positive in the three major markets tracked by Cushman Wakefield. Midtown, which experienced a 15.9% increase in leasing activity over the prior year, also saw a 40 basis point decline in vacancy from 3Q 2017 levels. Demonstrating similar growth, Downtown rents reached a high of \$63.72 per square foot, with Midtown South asking rents hitting an all-time record of \$76.42 per square foot and overtaking Midtown asking rents of \$76.12 per square foot.

In part fueling this growth in asking rents throughout the Downtown and Midtown South submarkets, is the delivery of newly developed Class-A office space, which commands higher rental rates. Completions at 512 West 22nd St, 61 Ninth Avenue, 28 Liberty Street and 32 Old Slip, have pushed asking rents to record highs, while also impacting vacancy levels throughout the city. In the Downtown market, vacancy rates increased to 12.0 percent from 11.3 percent during the prior quarter, representing the highest levels since 2014. Similarly, Midtown South vacancy increased by 70 basis points over the prior quarter to 7.4 percent.

With over 16.7 million square feet of new office space under construction across Manhattan, vacancy is anticipated to continue its upward trend. Nevertheless, with new deliveries and record absorption, average asking rents are also forecasted to increase over the next 12 months.



Gross Asking Rents and Vacancy Rates



Source: PwC, based on CBRE Econometric Advisors data

According to a report from Cushman & Wakefield, three key lease transactions occurred in the third quarter. These transactions are noted in the table below.

Tenant	Address	SF	Transaction Type
Pfizer	219 & 235 E 42 nd St	1,175,000	Sale-Leaseback
DHU Realty/1199 SEIU	330 W 42 nd St	521,374	Renewal
NYCHA	90 Church St	422,264	Renewal

Source: Cushman & Wakefield

According to Real Capital Analytics, there were several notable office transactions during the third quarter.

The largest, which occurred in August, was the sale of the 666 Fifth Avenue office condo leasehold to Brookfield Asset Management for \$1.3 billion. Sold by Kushner Companies at \$902 per square foot, the 1.4 million square-foot property features both office and retail space, and was purchased with plans for renovation.

In July, the second largest transaction was the sale of 4 Hudson Square, a 393.5k square foot mixed-use commercial property, by Trinity Church. For \$650 million, or \$1,652 per square foot, Disney purchased the site for development into a new campus serving as its New York headquarters.

During the month of September, the City of New York sold 101 Barclay Street to Bank of New York Mellon, a long-time tenant at the Property. For \$352 million, Bank of New York Mellon secured the 1.1 million square foot office property, with plans to relocate from Brookfield Place and establish a new corporate headquarters.



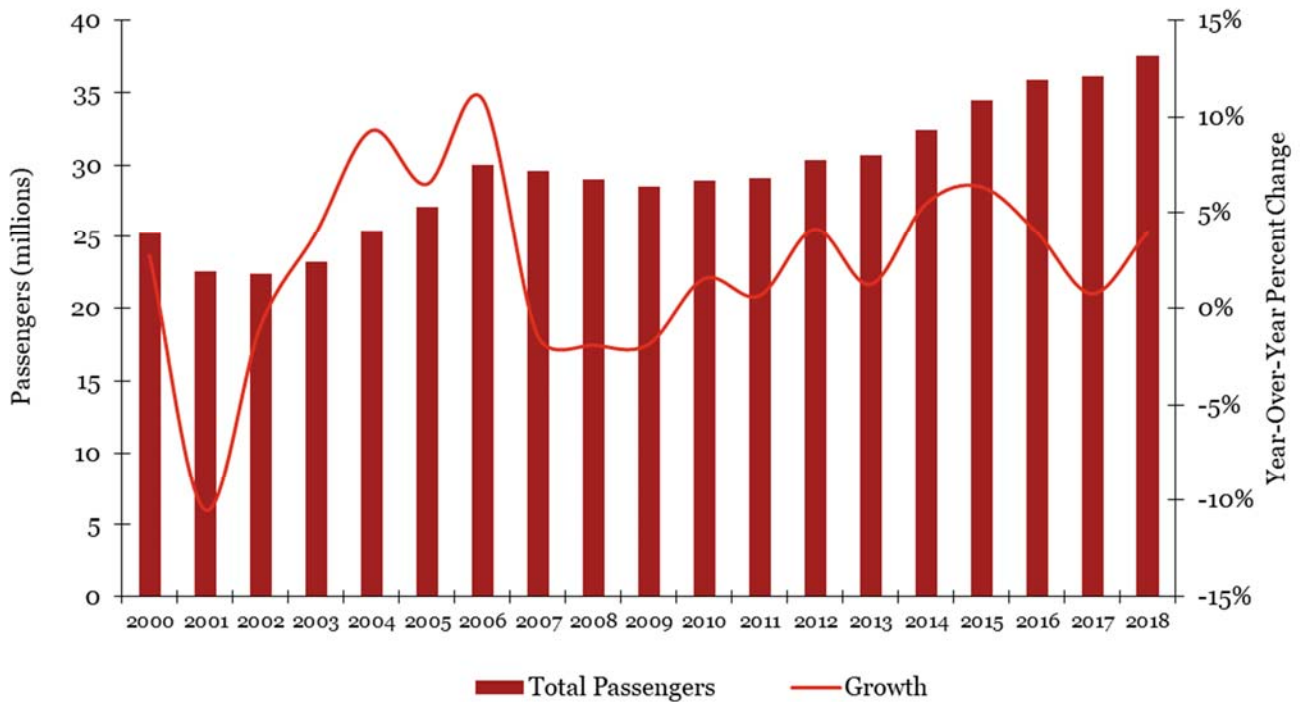
Air Traffic Statistics

Air traffic levels during the third quarter of 2018 increased by approximately 4.0 percent from year-ago levels. Having served over 37.6 million passengers during Q3, the three major New York metropolitan airports – Newark Liberty International Airport, LaGuardia International Airport and John F. Kennedy International Airport – saw an increase of over 1.4 million passengers from the same period last year. From July through September, international traffic

reached 14.5 million passengers out of the New York metropolitan area, representing an increase of approximately 3.0 percent from the 14.1 million passengers traveling internationally during Q3 2017. Similarly, domestic passenger traffic during the third quarter increased by 4.7 percent from prior year levels, to a third quarter high of 23.0 million passengers.

The following chart displays passenger traffic and growth data for the third quarter over the past nineteen years.

Q3 Passenger Traffic



Source: Port Authority of New York and New Jersey

Recent Manhattan Hotel Transactions

Keeping pace with prior-quarter levels, six hotel transactions closed in Manhattan between July and September of 2018.

During the month of July, the famed 282-room Plaza Hotel was sold by Sahara India Pariwar, Ashkenazy Acquisition Corp., Dream Hotel Group and Kingdom Holding Co., to Kitara Hospitality, a subsidiary of Qatar's sovereign wealth fund, for \$600 million, or \$2.1 million per key.

In August, Pineapple Hospitality purchased the Comfort Inn at 337 W 36th Street, for \$22.8 million. This 89-key property, which was sold by McSam Hotel Group, will operate as a boutique limited-service hotel.

Four hotel transactions occurred in September, the largest of which was the sale of the W Union Square to Westbrook Partners, for \$165.6 million, or \$613,467

per key. This property, which consists of 270 rooms and was sold by UBS Realty Investors and Host Hotels & Resorts, features 6,215 square feet of meeting space. The Hotel Indigo Lower East Side was purchased by MRR Development for \$162.5 million, or \$552,721 per key. Sellers Brack Capital Real Estate and InterContinental Hotels Group placed the 294-key downtown property on the market in June 2017. Similarly located in the Lower Manhattan submarket, floors 1 – 12 of The Wagner hotel were purchased by Urban Commons from Millennium Partners and Westbrook Partners in September. At 298 rooms and 13,000 square feet of meeting space, this property, which is described by Real Capital Analytics as a hotel condo, is the largest transaction by number of rooms during the quarter. The 92-room Wingate by Wyndham at 235 West 35th Street, was purchased by H.I.S. Hospitality for \$44 million, or \$478,261 per room.

These transactions are displayed in the following table:

Transaction Date	Hotel Name	Rooms	Transaction Price	Price Per Room
Sep-18	Wingate by Wyndham	92	\$44,000,000	\$478,261
Sep-18	The Wagner	298	\$147,300,000	\$494,231
Sep-18	W Union Square	270	\$165,600,000	\$613,467
Sep-18	Hotel Indigo Lower East Side	294	\$162,500,000	\$552,721
Aug-18	Comfort Inn	89	\$22,800,000	\$256,180
Jul-18	The Plaza Hotel	282	\$600,000,000	\$2,127,660

Source: Real Capital Analytics

Recent and Planned Hotel Openings/Closings

In the third quarter of 2018, one Manhattan hotel opened in the Lower Manhattan submarket. Located at 189 Bowery Street, the 300-key citizenM New York Bowery hotel opened in September, marking the second Netherlands-based citizenM property to open

in New York and in the nation. This hotel features a rooftop terrace and bar, and is cited as the largest modular hotel in the world.

Following the close of the third quarter, four additional hotels have opened in Manhattan including the Moxy NYC Downtown, Park Terrace, Aliz Times Square and AC New York Downtown.

2018

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/ Closing	Rooms
TownePlace Suites New York Manhattan/Times Square	324 W 44th St	Midtown West	McSam Hotel Group	Dec-18	113

2019

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
Moxy NYC Chelsea	105 W 28th St	Midtown South	LSG 105 West 28th LLC	Jan-19	349
Walker Hotel Tribeca	396 Broadway	Lower Manhattan	Bridgeton Holdings	Jan-19	171
The Times Square EDITION	701 7th Ave	Midtown West	Fortress Investment Group	Feb-19	452
SpringHill Suites & Fairfield Inn	338 W 36th St	Midtown West	338 West LLC	Feb-19	566
Renaissance New York Chelsea Hotel	112 W 25th St	Midtown South	Lam Gen 25 LLC	Feb-19	330
Sister City	225 Bowery	Lower Manhattan	David Samuel PAZ RA	Feb-19	200
Courtyard by Marriot	461 W 34th St	Midtown West	Marx Development Group	Feb-19	399
The Artezen Hotel	24 John St	Lower Manhattan	Westbury Realty Associates LLC	Mar-19	89
Residence Inn by Marriott	215 Pearl St	Lower Manhattan	The Lam Group	Mar-19	120
Courtyard by Marriott	215 Pearl St	Lower Manhattan	The Lam Group	Mar-19	200
Unnamed Hotel	138-142 Bowery	Lower Manhattan	Emmut Properties	Mar-19	46
Best Western	88 Walker St	Lower Manhattan	88 City Development LLC	Apr-19	61
Hotel Hendricks	25 W 38th St	Midtown West	Fortuna Fifth Ave LLC	Apr-19	176
The Allen	139 Orchard St	Lower Manhattan	Fortuna Realty Group, Elk Investors	May-19	98
FiDi Hotel	11 Stone St	Lower Manhattan	Premier Emerald LLC	Jun-19	143
SpringHill Suites	111 E 24th St	Midtown South	McSam Hotel Group	Jun-19	130
Hyatt Place	350 W 39th St	Midtown West	McSam Hotel Group	Jun-19	518
Chelsea Hotel	222 W 23rd St	Midtown South	SIR Chelsea LLC	Jul-19	125
Equinox Hotel	35 Hudson Yards	Midtown South	The Related Companies	Jul-19	217
Radisson Hotel	525 8th Ave	Midtown West	McSam Hotel Group	Jul-19	320
Unnamed Hotel	255 W 34th St	Midtown West	Chetrit Group	Sep-19	247
RH Guesthouse	55 Gansevoort St	Lower Manhattan	Delshah Capital	Sep-19	14
Howard Johnson	11 W 37th St	Midtown West	HKONY West 37 LLC	Sep-19	68
Pestana Hotel	23 E 39th St	Midtown East	SLC2 Holdings LLC	Oct-19	95
CR7 by Pestana	338 W 39th St	Midtown West	Barone Management, LLC	Oct-19	177
Hilton Grand Vacation	12 E 48th St	Midtown East	1248 Property LLC	Oct-19	161
Unnamed Hotel	333 W 38th St	Midtown West	Optima Real Estate LLC	Oct-19	79
Moxy NYC East Village	112 E 11th St	Lower Manhattan	The Lighthouse Group	Oct-19	311
Arlo Hotel	351 W 38th St	Midtown West	Quadrum Global	Oct-19	353
The Draper	4 W 37th St	Midtown West	4 W 37th St LLC	Nov-19	139
Unnamed Hotel	36 W 38th St	Midtown West	Gemini Investments	Dec-19	114
Unnamed Hotel	16-18 E 30th St	Midtown East	16-18 EAST 30TH STREET LLC	Dec-19	102

2020, 2021, and Hotels in Permitting and Planning

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/ Closing	Rooms
Hotel Indigo	8-12 Maiden Ln	Lower Manhattan	10-12 MLane LLC	Jan-20	190
TownePlace Suites & SpringHill Suites	140 W 28th St	Midtown South	McSam Hotel Group	Feb-20	526
Renaissance Hotel	233 W 125th St	Uptown	The Lam Group	Feb-20	210
Hotel Indigo	120 Water St	Lower Manhattan	NY Times Square Hotel Group, LLC	Mar-20	128
Unnamed Hotel	79 Eldridge St	Lower Manhattan	Eldridge Hotel LLC	Mar-20	48
Unnamed Hotel	305 W 48th St	Midtown West	Bright Management Inc	Mar-20	203
Hard Rock Hotel	159 W 48th St	Midtown West	Extell Development Co	May-20	437
Unnamed Hotel	456 Greenwich St	Lower Manhattan	CBCS Washington Street LP	Jun-20	96
Unnamed Hotel	520 5th Ave	Midtown West	Ceruzzi Properties Inc.	Jun-20	208
Le Meridien Hotel	292 5th Ave	Midtown South	McSam Hotel Group	Jun-20	150
Aman Hotel	730 5th Ave	Midtown West	OKO Group	Jun-20	83
Six Senses New York	76 11th Ave	Midtown South	HFZ Capital	Jun-20	137
Virgin Hotel	1227 Broadway	Midtown South	The Lam Group	Jun-20	465
Battery Maritime Building Hotel	10 South St	Lower Manhattan	Centaur Properties	Aug-20	58
Hyatt Centric	16 E 39th St	Midtown East	McSam Hotel Group	Sep-20	162
Unnamed Hotel	113-117 West 24th St	Midtown South	The Lam Group	Dec-20	360
Aloft Hotel	132 W 28th St	Midtown South	28th Street Properties LLC	Jan-21	203
Unnamed Hotel	1150 6th Ave	Midtown West	Fortuna Realty Group	Jan-21	310
Margaritaville Hotel	560 7th Ave	Midtown West	560 Seventh Avenue Owner, LLC	Jan-21	234
Riu Hotel	145 W 47th St	Midtown West	Clarity 47 LLC	Jan-21	343
Hyatt Place	140 W 24th St	Midtown South	McSam Hotel Group	Feb-21	520
Aloft Hotel	450 11th Ave	Midtown West	Marx Development Group	Feb-21	441
Ritz Carlton	1185 Broadway	Midtown South	Flag Luxury Group	Jul-21	250
Unnamed Hotel	30 W 39th St	Midtown West	Fortuna Realty Group	Oct-21	299
Unnamed Hotel	58 W 39th St	Midtown West	H Hotel LLC	Dec-21	65
Waldorf Astoria	301 Park Ave	Midtown East	AB STABLE LLC	Dec-21	350
The Pendry	4 Manhattan West	Midtown West	Brookfield Properties	Dec-21	164
Unnamed Hotel	20 W 15th St	Midtown South	NMR Realty LLC	N/A	30
Unnamed Hotel	545 W 37th St	Midtown West	The Chetrit Group	N/A	421
Hudson Rise Hotel	468 11th Ave	Midtown West	Bifrost LLC	N/A	242
Unnamed Hotel	86 Trinity Pl	Lower Manhattan	GHC Development & Clarion Partners	N/A	174
AC Hotel by Marriott	432 W 31st St	Midtown South	Concord Hospitality	N/A	220
AC Hotel by Marriott	842 6th Ave	Midtown South	842 Enterprises Inc	N/A	168
Unnamed Hotel	1162 Broadway	Midtown South	1162 Broadway LLC	N/A	52
Unnamed Hotel	7-15 W 44th St	Midtown West	WanXin Media	N/A	155
Unnamed Hotel	876 6th Ave	Midtown South	Pinky Realty LLC	N/A	37
Unnamed Hotel	120 Lexington Ave	Midtown South	120 Lexington Ave Corp	N/A	48
Unnamed Hotel	250 5th Ave	Midtown South	Cosmic Realty Partners LLC	N/A	188
Aloft Hotel	50 Trinity Pl	Lower Manhattan	Fit Investment Corporation	N/A	173
Unnamed Hotel	267 Broadway	Lower Manhattan	Roe Corporation	N/A	109
Unnamed Hotel	306-308 W 40th St	Midtown West	NYC One Holding LLC	N/A	180

Source: PwC, based on CBRE Econometric Advisors data, and news reports

Third Quarter 2018 Manhattan Lodging Index

All Manhattan

	Occupancy				ADR				RevPAR				September YTD		
	Jul	Aug	Sep	3Q	Jul	Aug	Sep	3Q	Jul	Aug	Sep	3Q	Occ	ADR	RevPAR
2017 Market Average	91.2%	90.4%	91.5%	91.0%	\$248.38	\$240.80	\$340.96	\$276.45	\$226.53	\$217.68	\$312.08	\$251.68	86.5%	\$258.63	\$223.71
2018 Market Average	90.2%	90.8%	90.3%	90.4%	\$254.33	\$245.79	\$338.37	\$278.80	\$229.45	\$223.18	\$305.42	\$252.11	87.5%	\$264.57	\$231.41
	% Change from 2017				% Change from 2017				% Change from 2017				% Change from 2017		
Market Average	-1.1%	0.4%	-1.4%	-0.7%	2.4%	2.1%	-0.8%	0.8%	1.3%	2.5%	-2.1%	0.2%	1.1%	2.3%	3.4%

By Class

	Occupancy				ADR				RevPAR				September YTD		
	Jul	Aug	Sep	3Q	Jul	Aug	Sep	3Q	Jul	Aug	Sep	3Q	Occ	ADR	RevPAR
Luxury - 2017	84.3%	82.7%	87.6%	84.9%	\$400.59	\$383.93	\$593.59	\$460.13	\$337.79	\$317.41	\$520.25	\$390.42	79.4%	\$437.30	\$347.11
Luxury - 2018	82.8%	83.5%	84.0%	83.4%	\$418.77	\$404.91	\$601.00	\$473.94	\$346.55	\$338.02	\$504.85	\$395.29	80.9%	\$453.50	\$366.95
Upper Upscale - 2017	90.2%	89.5%	91.3%	90.3%	\$261.38	\$253.57	\$349.65	\$287.90	\$235.71	\$226.84	\$319.08	\$259.94	86.1%	\$274.32	\$236.06
Upper Upscale - 2018	89.3%	90.0%	89.5%	89.6%	\$263.06	\$252.41	\$344.21	\$285.88	\$234.96	\$227.13	\$307.97	\$256.13	86.0%	\$277.01	\$238.16
Upscale - 2017	93.6%	92.8%	93.7%	93.4%	\$213.82	\$209.01	\$281.89	\$234.83	\$200.22	\$193.95	\$264.17	\$219.29	89.0%	\$216.85	\$192.94
Upscale - 2018	93.2%	93.8%	92.8%	93.3%	\$220.21	\$211.94	\$281.58	\$237.32	\$205.26	\$198.83	\$261.42	\$221.41	90.6%	\$221.65	\$200.76
Upper Midscale - 2017	94.8%	94.4%	91.3%	93.5%	\$184.55	\$179.84	\$245.18	\$202.73	\$175.03	\$169.80	\$223.92	\$189.61	90.0%	\$184.38	\$166.03
Upper Midscale - 2018	93.4%	93.7%	92.7%	93.3%	\$189.62	\$185.12	\$244.74	\$205.96	\$177.14	\$173.44	\$226.89	\$192.12	90.4%	\$190.78	\$172.52
	% Change from 2017				% Change from 2017				% Change from 2017				% Change from 2017		
Luxury	-1.9%	1.0%	-4.2%	-1.7%	4.5%	5.5%	1.2%	3.0%	2.6%	6.5%	-3.0%	1.2%	1.9%	3.7%	5.7%
Upper Upscale	-1.0%	0.6%	-2.0%	-0.8%	0.6%	-0.5%	-1.6%	-0.7%	-0.3%	0.1%	-3.5%	-1.5%	-0.1%	1.0%	0.9%
Upscale	-0.5%	1.1%	-0.9%	-0.1%	3.0%	1.4%	-0.1%	1.1%	2.5%	2.5%	-1.0%	1.0%	1.8%	2.2%	4.1%
Upper Midscale	-1.5%	-0.8%	1.5%	-0.3%	2.7%	2.9%	-0.2%	1.6%	1.2%	2.1%	1.3%	1.3%	0.4%	3.5%	3.9%

By Neighborhood

	Occupancy				ADR				RevPAR				September YTD		
	Jul	Aug	Sep	3Q	Jul	Aug	Sep	3Q	Jul	Aug	Sep	3Q	Occ	ADR	RevPAR
Upper Manhattan - 2017	87.7%	86.0%	88.6%	87.4%	\$317.06	\$306.78	\$464.63	\$362.42	\$278.10	\$263.73	\$411.55	\$316.77	82.0%	\$341.81	\$280.42
Upper Manhattan - 2018	84.4%	83.7%	83.2%	83.8%	\$331.43	\$316.61	\$463.75	\$369.31	\$279.61	\$264.99	\$386.01	\$309.38	81.6%	\$352.74	\$287.74
Midtown West - 2017	93.4%	92.7%	92.6%	92.9%	\$247.10	\$236.63	\$326.26	\$269.67	\$230.73	\$219.24	\$302.11	\$250.47	89.1%	\$250.87	\$223.41
Midtown West - 2018	92.7%	93.0%	91.9%	92.5%	\$248.03	\$238.83	\$319.60	\$268.10	\$229.86	\$222.08	\$293.77	\$248.08	89.5%	\$255.68	\$228.82
Midtown East - 2017	90.9%	89.6%	91.3%	90.6%	\$247.06	\$244.10	\$385.73	\$291.54	\$224.68	\$218.68	\$352.31	\$264.17	85.0%	\$270.75	\$230.17
Midtown East - 2018	89.8%	90.4%	89.7%	90.0%	\$264.34	\$254.75	\$396.93	\$304.18	\$237.48	\$230.34	\$355.92	\$273.69	86.2%	\$284.75	\$245.46
Midtown South - 2017	89.9%	89.6%	91.7%	90.4%	\$218.39	\$213.98	\$289.33	\$240.45	\$196.33	\$191.68	\$265.23	\$217.29	86.0%	\$225.39	\$193.73
Midtown South - 2018	88.5%	90.3%	89.5%	89.4%	\$223.94	\$219.13	\$289.59	\$243.74	\$198.22	\$197.85	\$259.31	\$218.02	87.2%	\$230.09	\$200.66
Lower Manhattan - 2017	88.9%	88.4%	90.7%	89.3%	\$257.55	\$252.09	\$347.98	\$286.12	\$228.98	\$222.73	\$315.76	\$255.59	84.3%	\$274.12	\$230.95
Lower Manhattan - 2018	87.9%	88.9%	90.0%	88.9%	\$266.77	\$260.28	\$348.13	\$291.44	\$234.47	\$231.37	\$313.37	\$259.16	85.9%	\$277.52	\$238.32
	<i>% Change from 2017</i>				<i>% Change from 2017</i>				<i>% Change from 2017</i>				<i>% Change from 2017</i>		
Upper Manhattan	-3.8%	-2.6%	-6.0%	-4.2%	4.5%	3.2%	-0.2%	1.9%	0.5%	0.5%	-6.2%	-2.3%	-0.6%	3.2%	2.6%
Midtown West	-0.8%	0.4%	-0.7%	-0.4%	0.4%	0.9%	-2.0%	-0.6%	-0.4%	1.3%	-2.8%	-1.0%	0.5%	1.9%	2.4%
Midtown East	-1.2%	0.9%	-1.8%	-0.7%	7.0%	4.4%	2.9%	4.3%	5.7%	5.3%	1.0%	3.6%	1.4%	5.2%	6.6%
Midtown South	-1.5%	0.8%	-2.3%	-1.0%	2.5%	2.4%	0.1%	1.4%	1.0%	3.2%	-2.2%	0.3%	1.5%	2.1%	3.6%
Lower Manhattan	-1.1%	0.6%	-0.8%	-0.5%	3.6%	3.2%	0.0%	1.9%	2.4%	3.9%	-0.8%	1.4%	1.9%	1.2%	3.2%

Neighborhood Index

Upper Manhattan	Midtown West	Midtown East	Midtown South	Lower Manhattan
59th Street and North	5th Avenue and West from 34th Street to 58th Street	5th Avenue and East from 34th Street to 58th Street	14th Street to 34th Street	14th Street and South

By Service

	Occupancy				ADR				RevPAR				September YTD		
	Jul	Aug	Sep	3Q	Jul	Aug	Sep	3Q	Jul	Aug	Sep	3Q	Occ	ADR	RevPAR
Full Service - 2017	91.0%	90.2%	91.3%	90.8%	\$255.85	\$247.49	\$354.15	\$285.62	\$232.73	\$223.22	\$323.49	\$259.43	86.2%	\$268.10	\$230.99
Full Service - 2018	90.0%	90.7%	90.1%	90.3%	\$261.65	\$252.34	\$351.95	\$287.90	\$235.58	\$228.80	\$317.20	\$259.91	87.2%	\$274.15	\$239.02
Limited Service - 2017	92.2%	91.3%	92.3%	91.9%	\$216.89	\$212.59	\$284.38	\$237.55	\$200.08	\$194.02	\$262.59	\$218.42	88.0%	\$218.76	\$192.41
Limited Service - 2018	91.0%	91.3%	90.8%	91.1%	\$224.06	\$218.64	\$282.13	\$241.12	\$203.85	\$199.71	\$256.24	\$219.54	88.6%	\$224.90	\$199.36
	% Change from 2017				% Change from 2017				% Change from 2017				% Change from 2017		
Full Service	-1.0%	0.5%	-1.3%	-0.6%	2.3%	2.0%	-0.6%	0.8%	1.2%	2.5%	-1.9%	0.2%	1.2%	2.3%	3.5%
Limited Service	-1.4%	0.1%	-1.6%	-1.0%	3.3%	2.8%	-0.8%	1.5%	1.9%	2.9%	-2.4%	0.5%	0.8%	2.8%	3.6%

By Affiliation

	Occupancy				ADR				RevPAR				September YTD		
	Jul	Aug	Sep	3Q	Jul	Aug	Sep	3Q	Jul	Aug	Sep	3Q	Occ	ADR	RevPAR
Chain Affiliated - 2017	91.8%	90.7%	91.4%	91.3%	\$261.77	\$253.27	\$360.92	\$291.73	\$240.17	\$229.79	\$329.82	\$266.31	87.1%	\$272.90	\$237.74
Chain Affiliated - 2018	90.9%	91.4%	90.5%	90.9%	\$266.45	\$256.52	\$355.78	\$292.07	\$242.23	\$234.44	\$321.80	\$265.55	88.1%	\$277.94	\$244.91
Independent - 2017	90.5%	89.9%	91.7%	90.7%	\$228.91	\$222.75	\$311.74	\$254.22	\$207.09	\$200.30	\$285.97	\$230.56	85.7%	\$237.92	\$204.00
Independent - 2018	89.2%	89.9%	90.0%	89.7%	\$236.11	\$229.72	\$312.59	\$258.97	\$210.60	\$206.59	\$281.27	\$232.29	86.6%	\$244.52	\$211.68
	% Change from 2017				% Change from 2017				% Change from 2017				% Change from 2017		
Chain Affiliated	-0.9%	0.7%	-1.0%	-0.4%	1.8%	1.3%	-1.4%	0.1%	0.9%	2.0%	-2.4%	-0.3%	1.1%	1.8%	3.0%
Independent	-1.4%	0.0%	-1.9%	-1.1%	3.1%	3.1%	0.3%	1.9%	1.7%	3.1%	-1.6%	0.8%	1.0%	2.8%	3.8%

Source: PwC, based on STR data

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Some of the information contained herein is based on a voluntary survey and is not a statistical sample. Depending on the number of respondents, the information may not be representative of the total respective sub-classifications. Indications of percentage increase or decrease are representative of the performance of the participating sample for this year compared to last year. Although not a statistical sample, the information may be characteristic of general trends in the sector.

Further Reading



Hospitality Directions US

November 2018

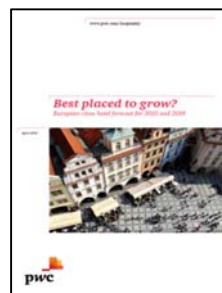
PwC's updated outlook anticipates gradual strengthening in rate growth in 2019 as we move through the year.



Emerging Trends in Real Estate

October 2018

PwC's annual publication offering insight and analysis on industry trends and developments based on multiple interviews, an extensive survey, and individual market focus groups.



2019 UK Hotels Forecast Update

September 2018

PwC's revised forecast for the UK hotel sector, which anticipates slower growth in 2019 and reflects softer economic and demand trends, and high levels of new hotel room additions.

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