

Hotels - Spain

Key Performance Indicators (Q1 2026)

ADR €116.73 Change YoY: +3%	RevPAR €71.49 Change YoY: +3%	Occupancy 62% Change YoY: +03pp
Number of open establishments 12,770 Change YoY: +4%	Number of beds (in thousands) 1,262 Change YoY: +3%	Number of travellers (in millions) 21 Change YoY: +4%
Lease Prime Yield in Madrid 5.00% Change vs Q4 25: +0 p.p	Lease Prime Yield in Barcelona 5.00% Change vs Q4 25: +0 p.p	Lease Prime Yield in Spanish Islands 6.00% Change vs Q4 25: +0 p.p

*INE public data are calculated using current year averages up to March

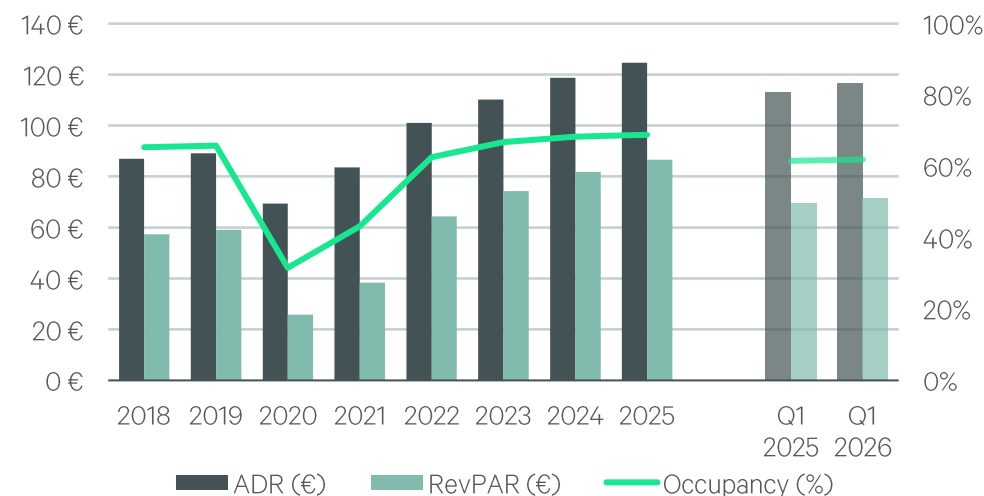
The Spanish hotel sector welcomed more than 20 million visitors between January and March, marking the highest volume ever recorded in a first quarter and further solidifying the trend toward the year-round distribution of tourism. This result reflected an acceleration in growth compared to last year (+4%), with activity picking up in March (+8%), driven by both domestic and international demand. In this context, international tourism increased by 6% in volume and 7% in cumulative spending through February. Looking ahead to the coming months, the sector anticipates a possible shift of travellers to Spain due to the conflict in the Middle East.

The hotel supply in Spain stood at 1,262,160 available beds distributed across 12,770 establishments, with an occupancy rate of around 62%. Regarding the project pipeline, the opening of approximately 260 hotels (approx. 30,000 rooms) is expected in Spain by 2028, with 34% of these being high-end (5-star and 5-star GL) and around 50% concentrated in Málaga, Madrid, the Canary Islands, the Balearic Islands, and Cádiz.

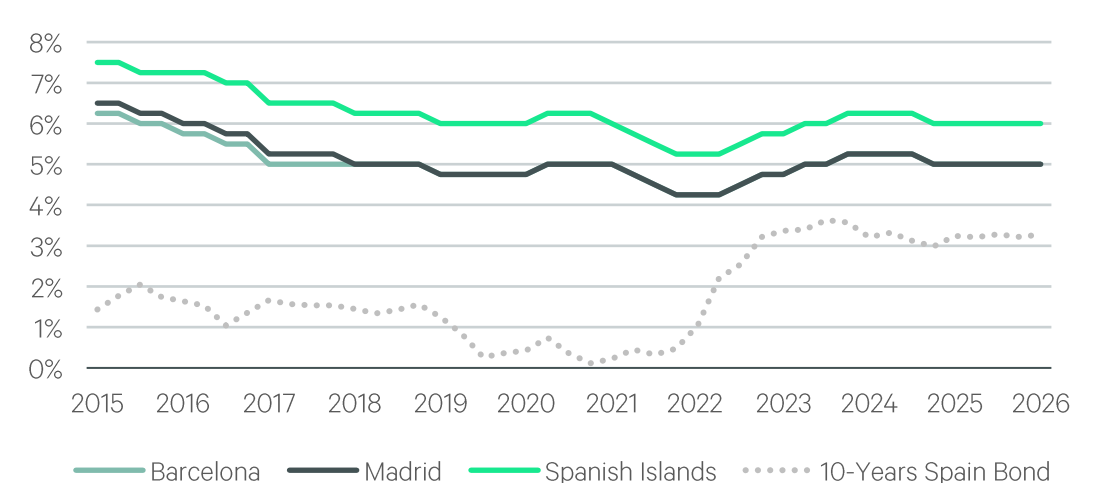
The operating results recorded by the hotel industry at the start of the year demonstrated the strength of tourism activity in our country, although growth was more moderate: ADR (average daily rate) reached €116.73 (+3% vs. Q1 2025) and RevPAR (revenue per available room) stood at €71.49 (+3% vs. Q1 2025).

Prime yields in the hotel sector remained stable in the first few months of the year, standing at 5% in Madrid and Barcelona, and at 6% in the Islands. No significant adjustments are anticipated in the short term, pending greater clarity amid a resurgence of uncertainty. Despite some operational slowdown, strong investor appetite and ample liquidity in equity and debt support positive and stable outlooks through 2026.

ADR and RevPAR (left, €) Occupancy (right, %). Source: CBRE Research via INE



Lease prime yields in Spain (by location) vs. 10-Years Spanish bond. Source: CBRE Research



Hotels - Portugal

Key Performance Indicators (Q1 2026)

ADR €100.2 Change YoY: +3%	RevPAR €49.43 Change YoY: +1.5%	Occupancy 49.3% Change YoY: -0.7 p.p.
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Number of open establishments 8,502 2025 data	Number of beds (in thousands) 505 2025 data	Number of travellers (in millions) 5.8 Change YoY: +15%
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Lease Prime Yield in Lisbon 5.50% Change vs Q4 25: +0 p.p.	Lease Prime Yield in Porto 5.75% Change vs Q4 25: +0 p.p.
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*INE public data are calculated using current year averages up to March

By the first quarter of 2026, the cumulative number of guests in Portugal reached approximately 5.8 million, representing a 15% increase compared to the cumulative figure for the corresponding period last year. Total overnight stays in 2026 reached 13.6 million up to March, which means an increase of 1% when compared to the same period in 2025.

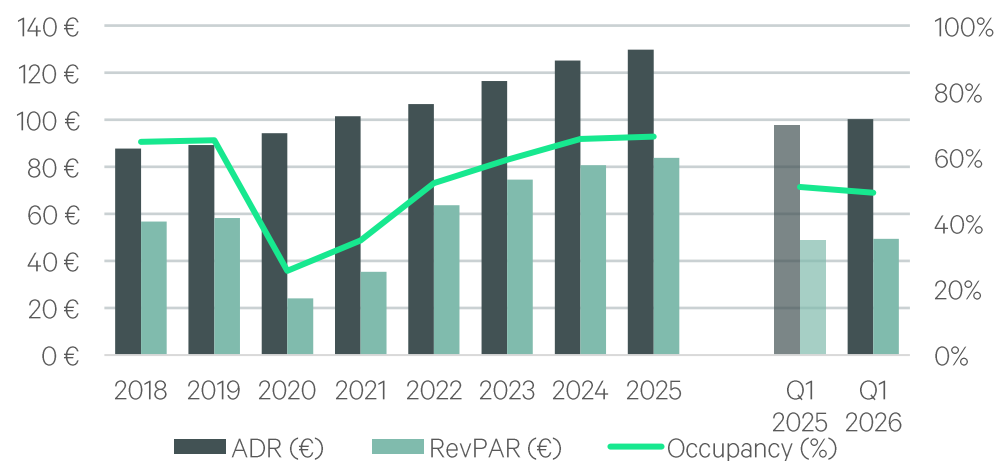
The national supply of tourist accommodation reached a total of 8,502 registered establishments, offer approximately 505 thousand beds (+2.4% YoY).

Hotel operating performance as of March reflects the continued resilience of Portugal's tourism sector. ADR increased to €100.2, up 3% year-on-year, while occupancy softened to 49.3% (-0.7 p.p. YoY). Despite weaker occupancy dynamics, RevPAR reached €49.4, representing a 1.5% year-on-year increase, supported by sustained pricing strength.

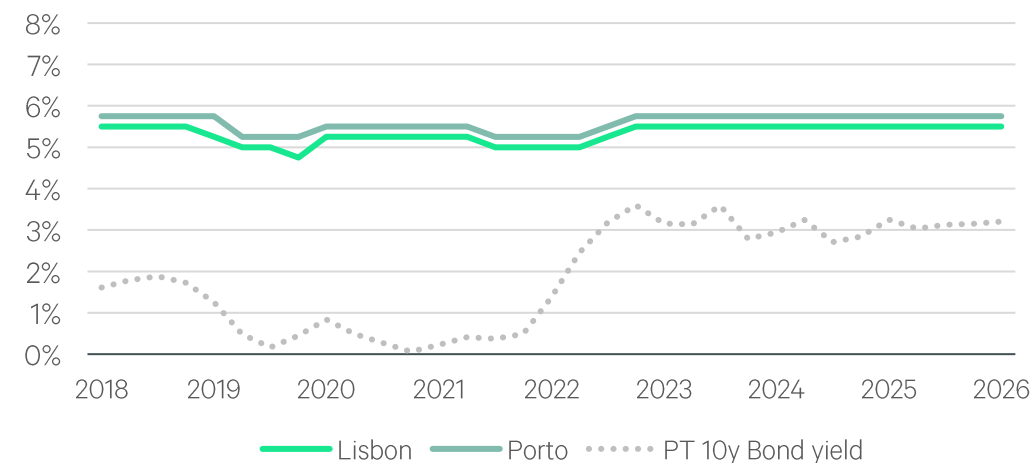
Hotel prime yields are steady since Q4 2022, standing at 5.5% in Lisbon and 5.75% in Porto, which means that the current circumstances of global geopolitical instability, have had no impact on prime yields so far.

Adding to this, the investment market has shown very optimistic signs so far in 2026. In fact, during the first four months of the year, hotel investment volumes in 2026 have already surpassed the total recorded in 2025, reinforcing strong investor confidence in the sector. This momentum is expected to continue, with forecasts pointing toward a record-breaking year for hotel investment in Portugal.

ADR and RevPAR (left, €) Occupancy (right, %). Source: CBRE Research via INE

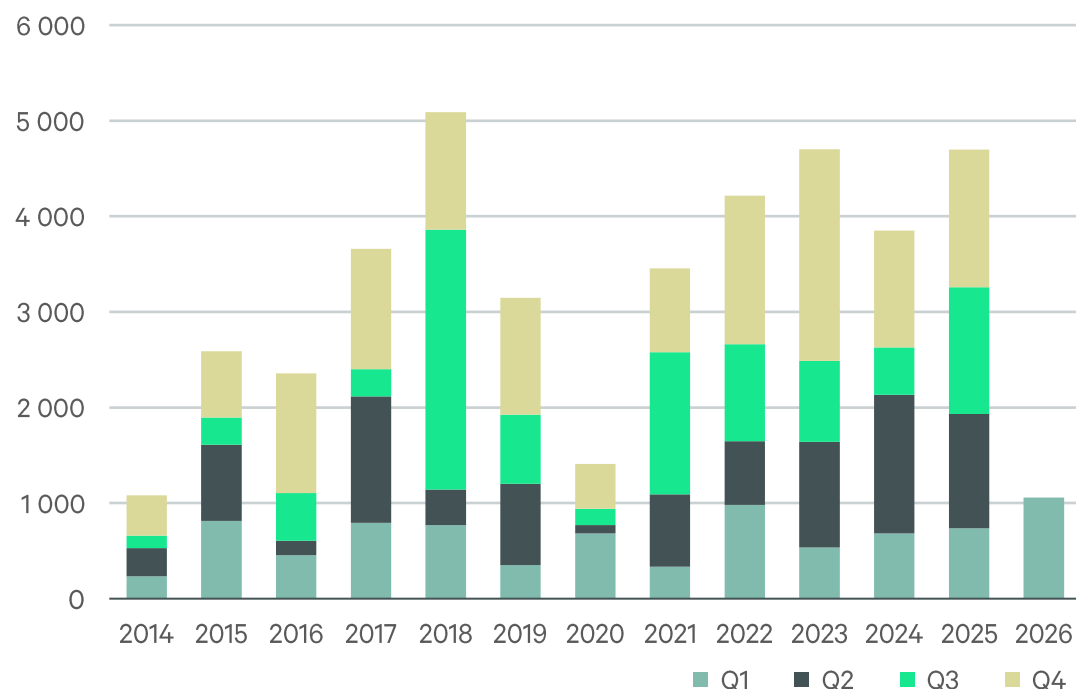


Lease Prime Yields in Portugal (by location) vs. 10-Years Portuguese bond. Source: CBRE Research



Hotels - Iberia

Hotel investment volumes in Iberia (€ Million). *Source: CBRE Research*



*Services apartments are not included, which are considered in the Living sector.

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Iberia remains one of Europe's leading hotel investment destinations. Spain has held its position as the top target for the third consecutive year, while Portugal ranks among the continent's most attractive markets, according to CBRE's Hotel Investor Intentions Survey 2026. This momentum is already reflected in activity, with Iberia ranking as the second-largest hotel investment market in Europe in the first months of 2026, behind the UK.

Hotel investment in Iberia reached €1.1 billion during the first quarter of 2026, an increase of 44% compared to the same period in 2025 and 65% above the 2020-2024 average. Spain accounted for 66% and Portugal for 34% of hotel investment in Iberia.

Around 46 hotels and 4,129 rooms were transacted in Iberia through March, compared to 42 assets and 4,597 rooms in the same period of 2025. Transaction activity intensified, with more deals and a clear shift toward higher-quality assets, as luxury hotels accounted for nearly half of total investment. Together with 4-star hotels, they represented 90% of the total, a sharp increase from Q1 2025 (33%).

The investor profile was led by institutional investors (with almost 60% of investment), with a greater weight in Portugal, followed by hotel chains (22% of investment), which had a larger presence in Spain, and private investors (21%), active in both countries. In terms of the origin of capital, domestic investors represented half of the total investment, driven by Spanish investors, who accounted for 51% of the volume transacted in Iberia. French investors gained further importance, participating in 8 transactions (24% of the total volume).

Investment was driven by singles assets, especially high-end hotels in prime locations, while portfolio rotations accounted for 6% of the total, considerably below the 45% average over the last five years.

In terms of asset type, the resort segment slightly outpaced the urban segment (51% of the volume). By location, Balearic Islands became the main destination for investment (21% of total in Iberia), followed by Lisbon (15%), Madrid (10%) and Porto (10%), all surpassing 100 million euros invested.

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