API Cape Town

September 17th 2026

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The most comprehensive commercial real estate data.

The most influential network of CRE professionals.

$5B+ invested in research and technology	**38** years of experience	**6,400** team members
246K CoStar subscribers	**29** brands	**3B** Visitors to our websites annually

STR CoStar™

No other provider comes close to our directly-sourced global sample.

40 years of partnership with the industry	**86K+** participating hotels around the world
11M+ Rooms in our global sample	**78%** of branded rooms globally

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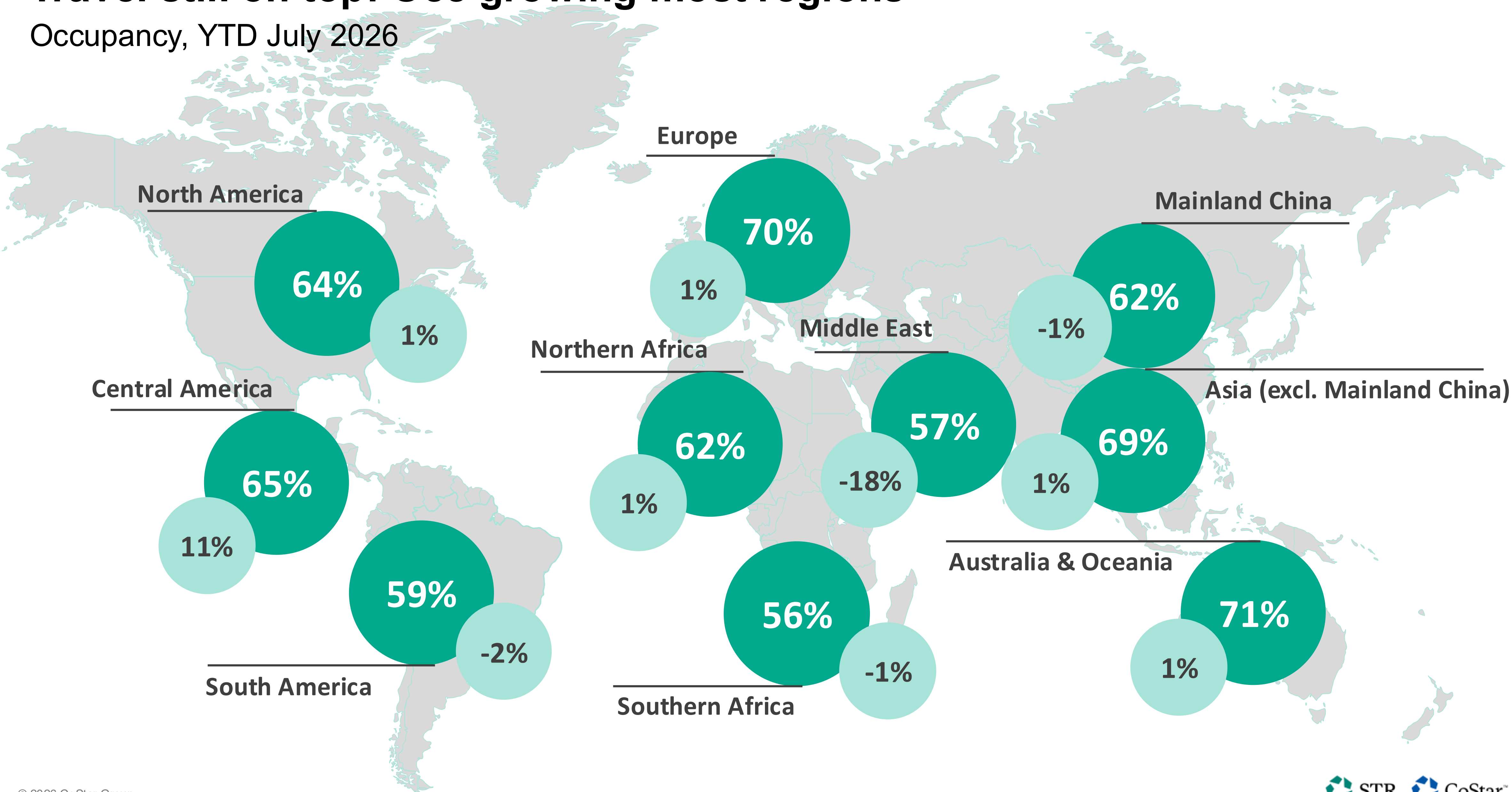
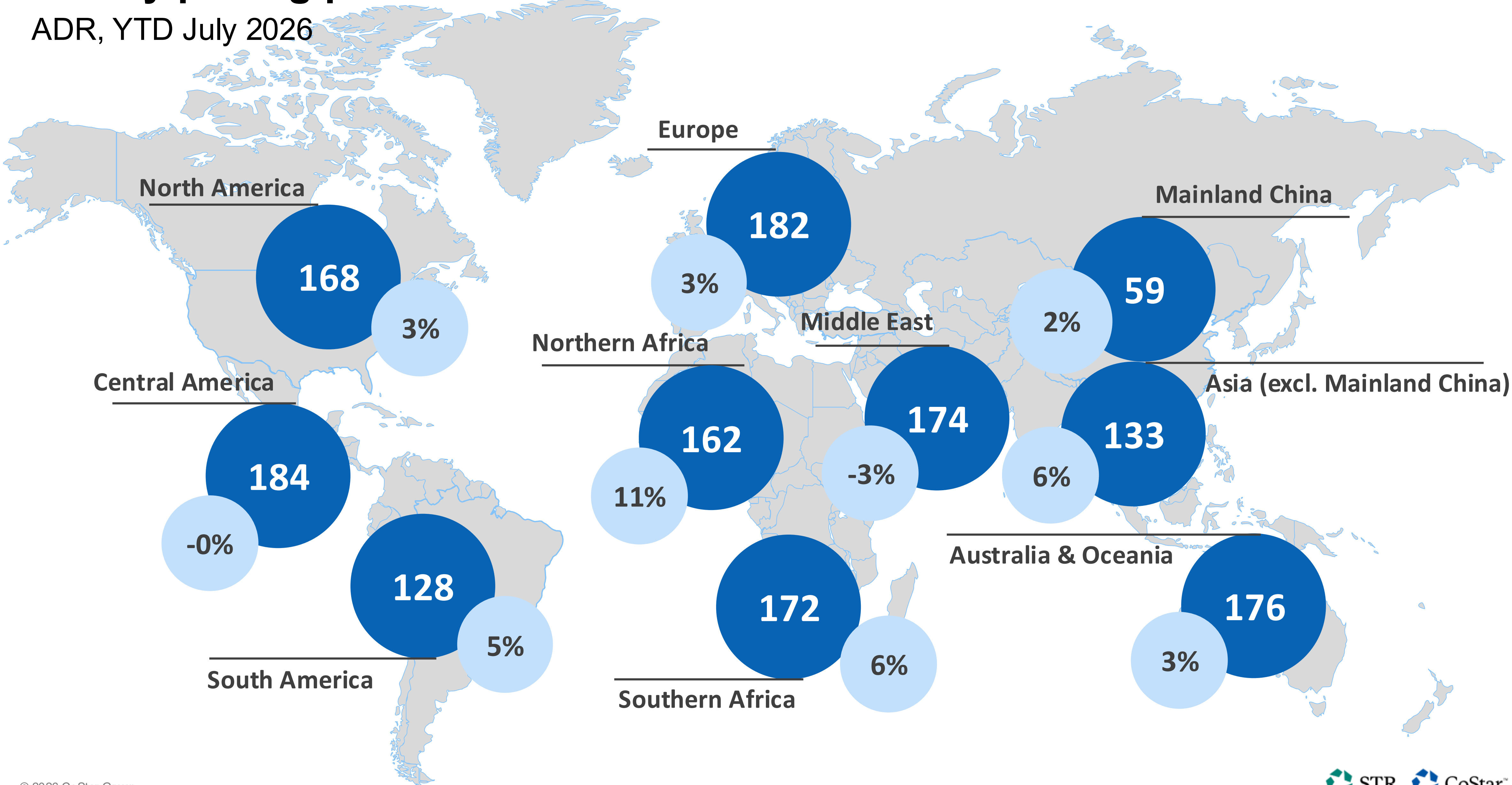
Travel still on top: Occ growing most regions

Occupancy, YTD July 2026



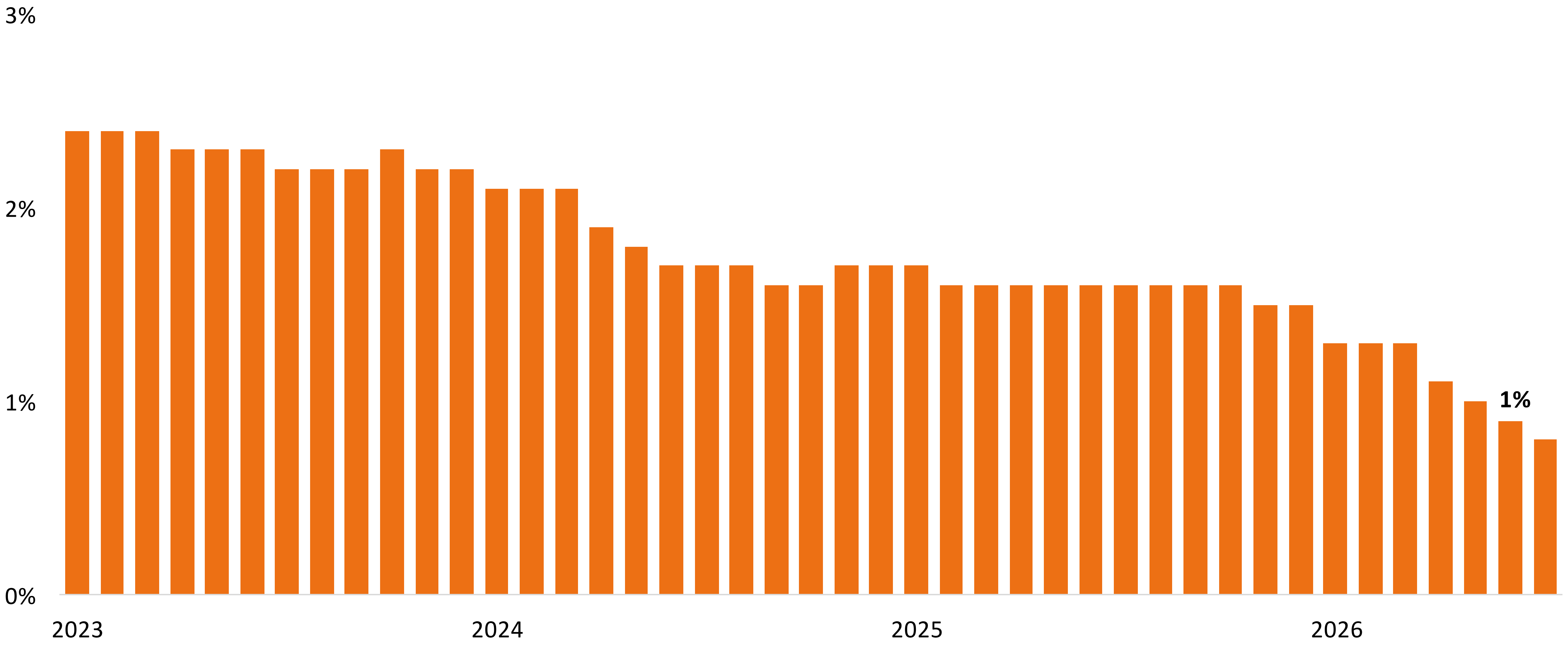
Steady pricing power around the world

ADR, YTD July 2026



Global supply growth is trending down

Global supply, % chg. YoY, Jan 2023 – Jul 2026



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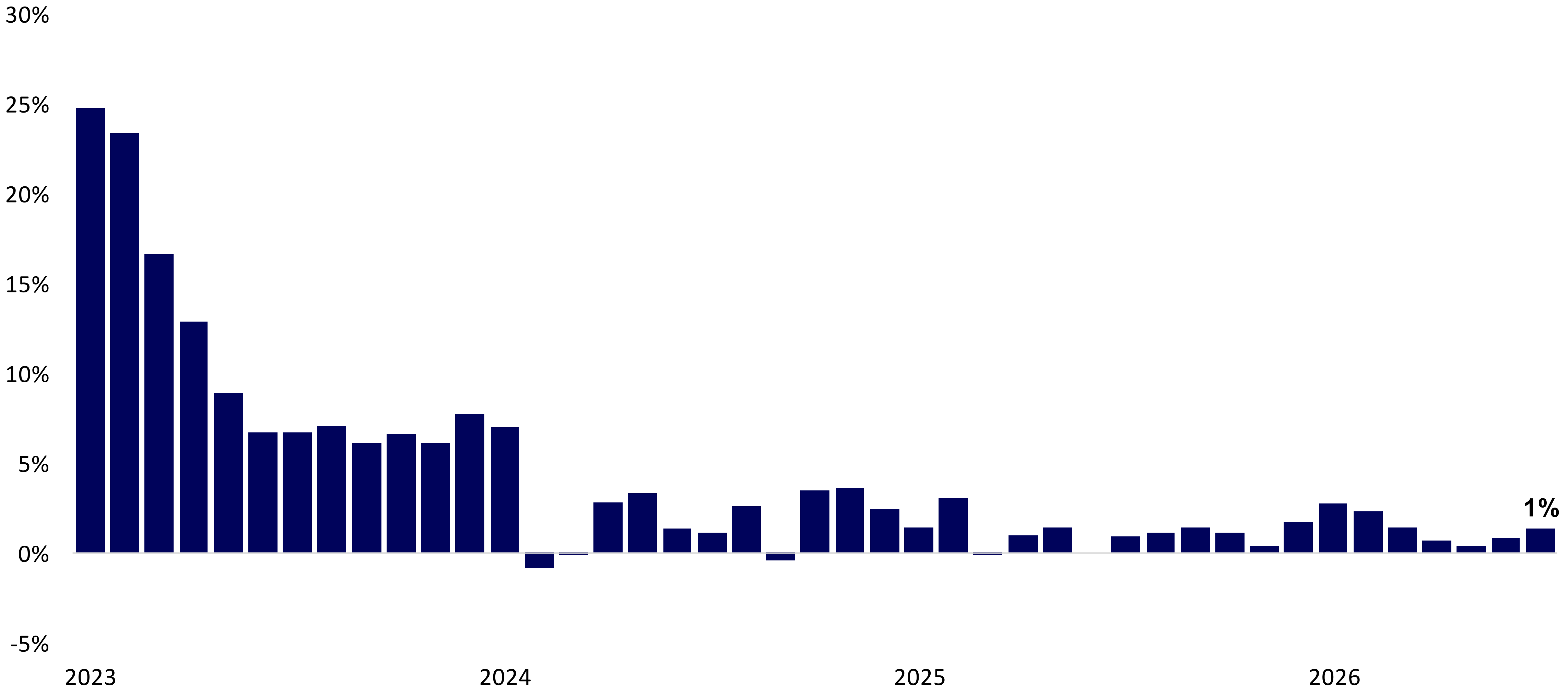
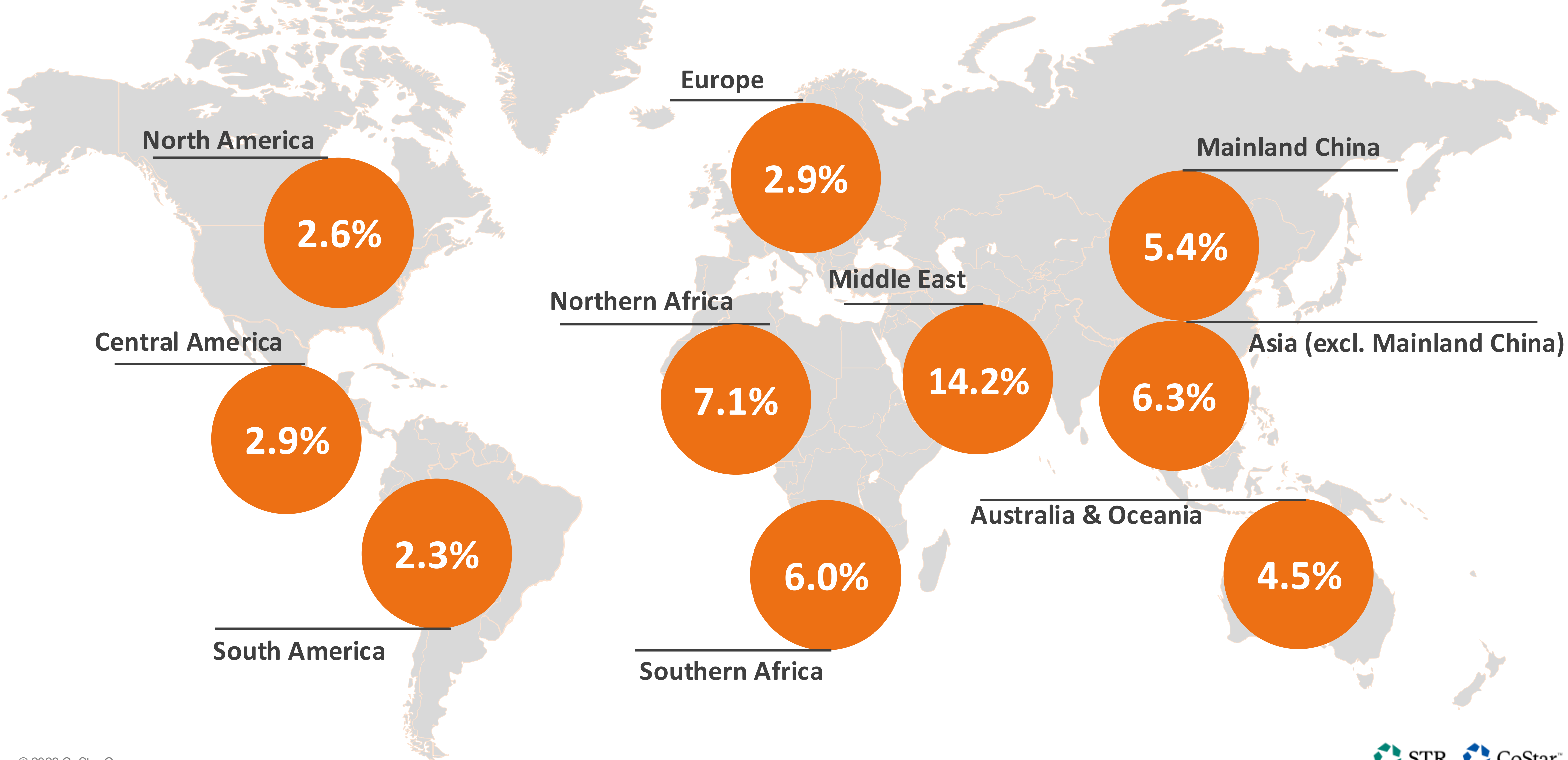
Whilst demand growth slows down?

Global demand, % chg. YoY, Jan 2023 – Jul 2026



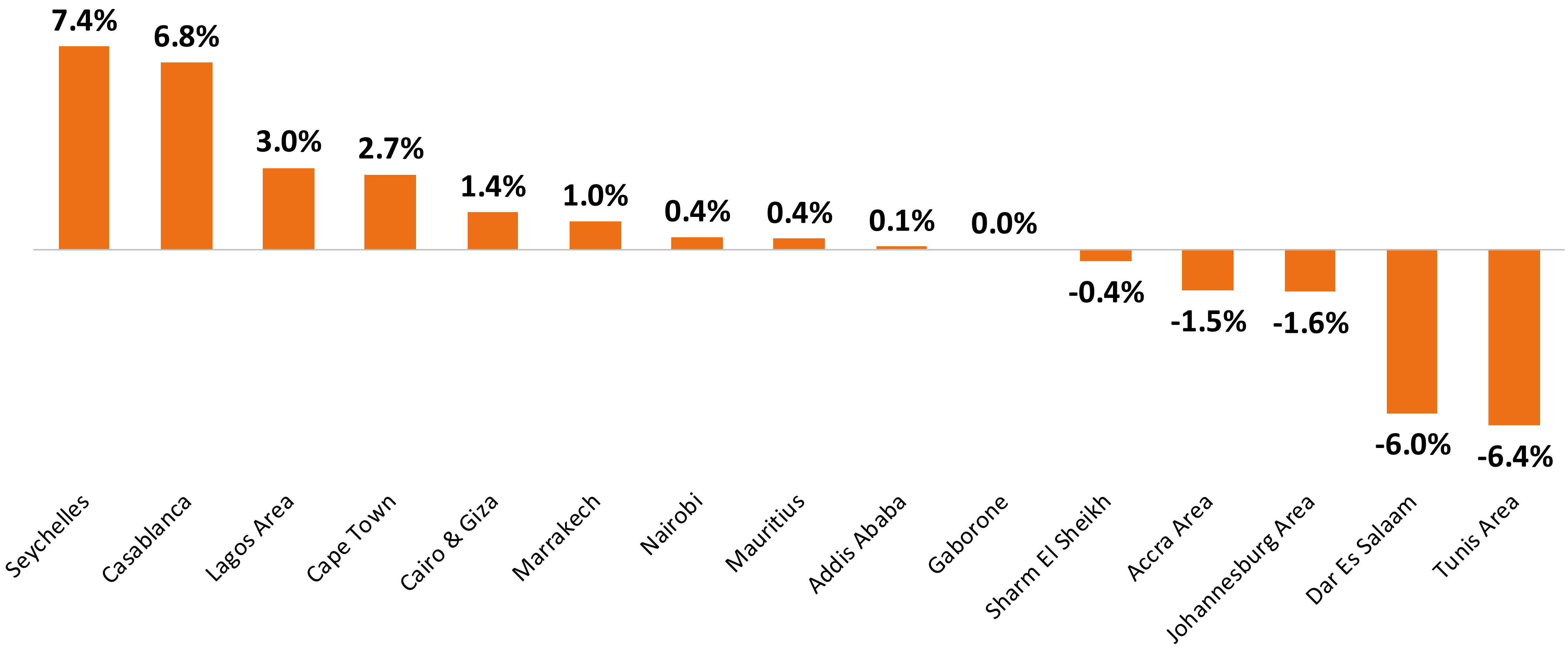
Middle East, N. Africa with a lot in the pipeline

In construction rooms as % of existing, July 2026



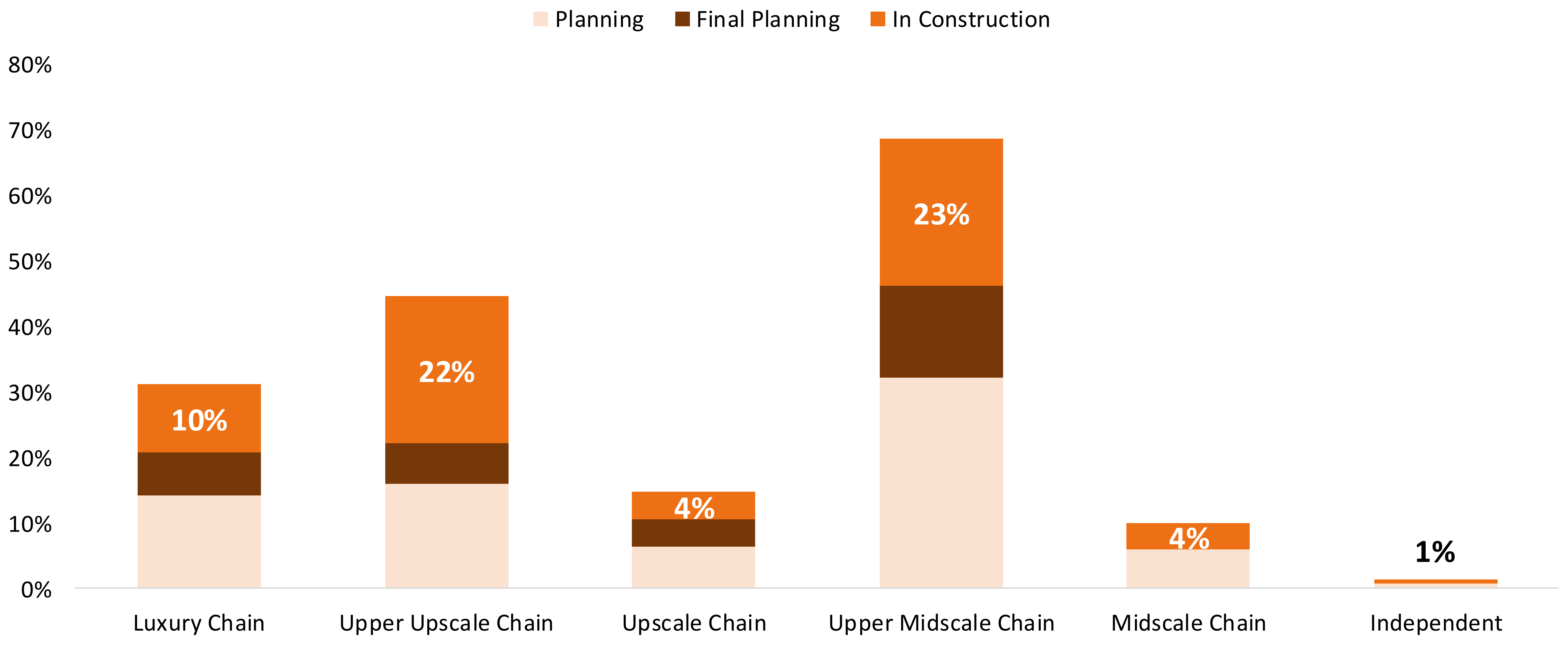
New Supply reflects continent dependence on international travel

Supply % chg. YTD, July 2026



Upper-midscale emerges as Africa's volume opportunity

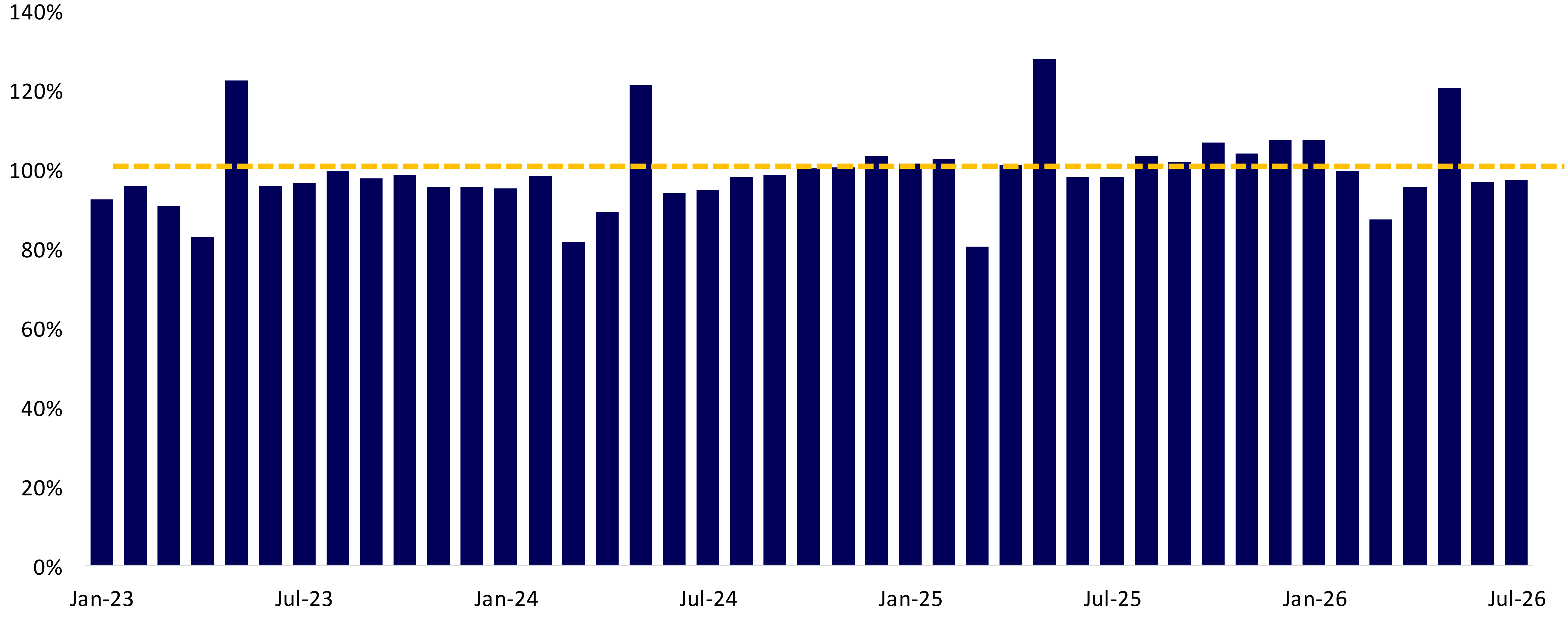
Africa, pipeline rooms as % of existing rooms, July 2026



Africa

Africa demand was, is, and will continue to pace ahead of 2019 level

Africa*, demand indexed to 2019, Jan 2023 to July 2026

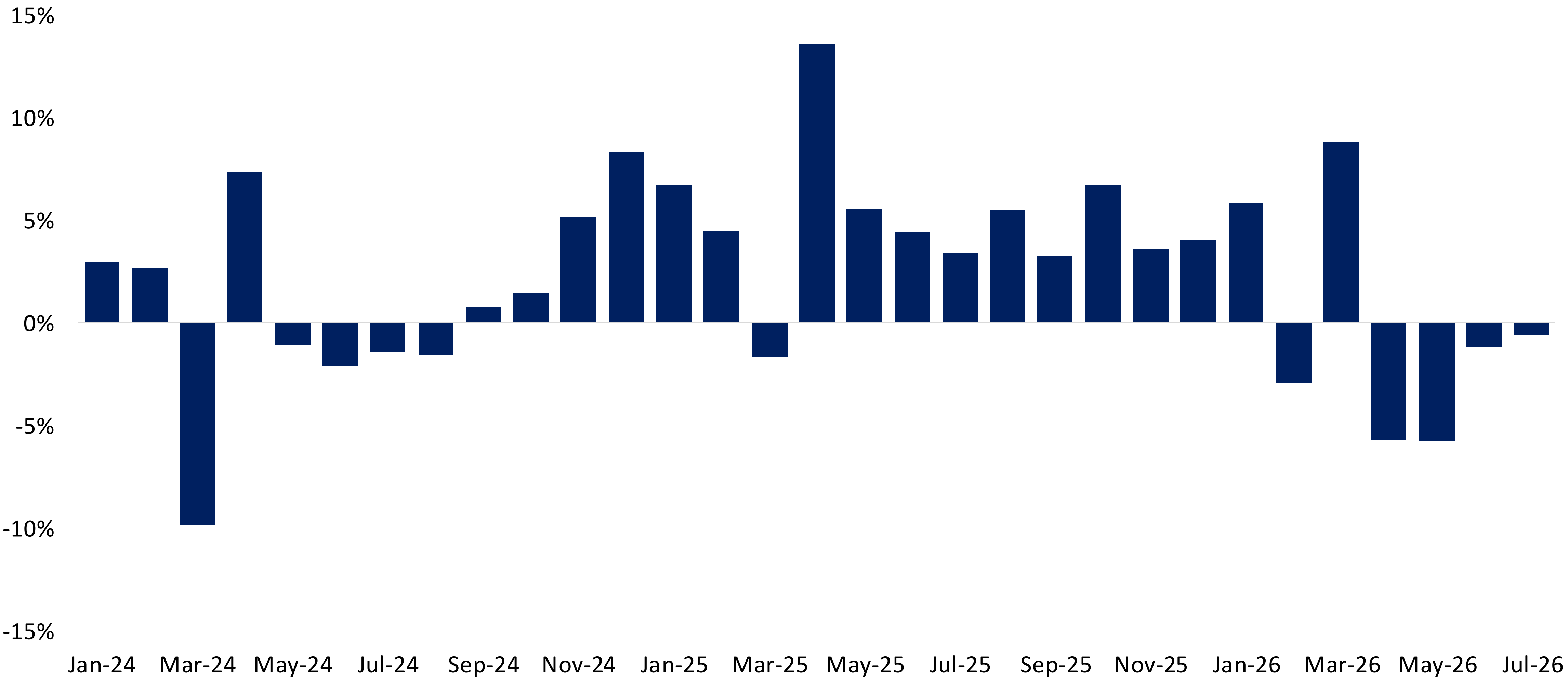


*consistent sample of reporting countries

Includes Algeria, Botswana, Cape Verde, Côte d'Ivoire, Egypt, Ethiopia, Ghana, Kenya, Mauritius, Morocco, Namibia, Nigeria, Rwanda, Senegal, Seychelles, South Africa, Tanzania, Tunisia, Uganda, and Zambia.

And more importantly, continues to grow YoY

Africa*, demand % chg. YoY, January 2024 – July 2026



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**consistent sample of reporting countries*

Modest volume growth, extraordinary pricing growth, but currency matters

Africa*, KPIs (USD, CC) % chg. to 2019 and % chg. YTD July 2026

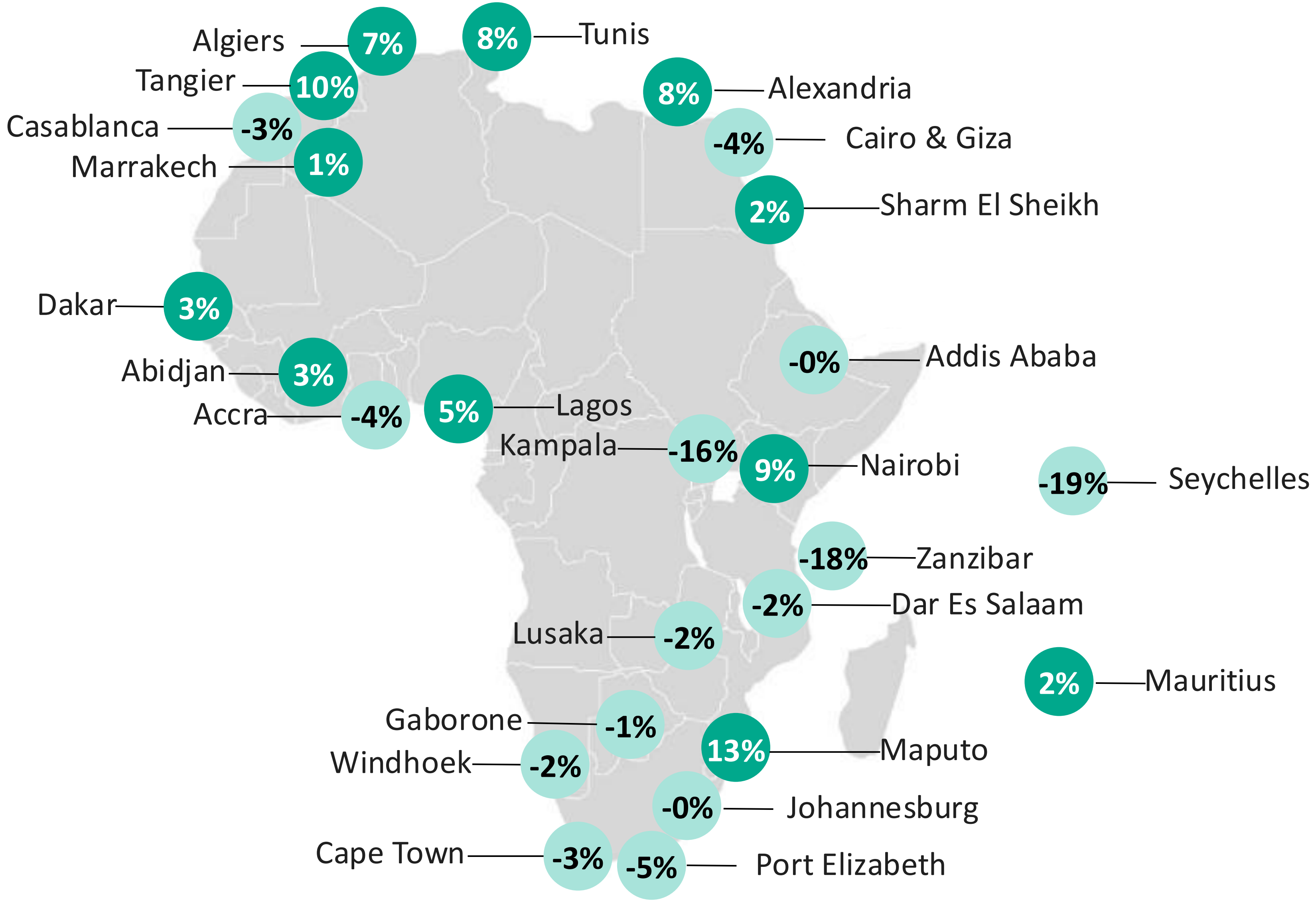
	2026	% chg. YoY	% chg. to 2019
Room Supply	117m	1.0%	1.1%
Room Demand	70m	-0.6%	2.2%
Occupancy	60.1%	0.3%	1.1%
ADR (USD)	$160	8.8%	117.7%
RevPAR (USD)	$96	9.1%	120.2%
Room Revenue (USD)	11b	8.1%	122.5%

**consistent sample of reporting countries*

Includes Algeria, Botswana, Cape Verde, Côte d'Ivoire, Egypt, Ethiopia, Ghana, Kenya, Mauritius, Morocco, Namibia, Nigeria, Rwanda, Senegal, Seychelles, South Africa, Tanzania, Tunisia, Uganda, and Zambia.

A divided occupancy picture, but some markets are pulling ahead…..

Key Africa markets Occupancy % chg., YTD July 2026



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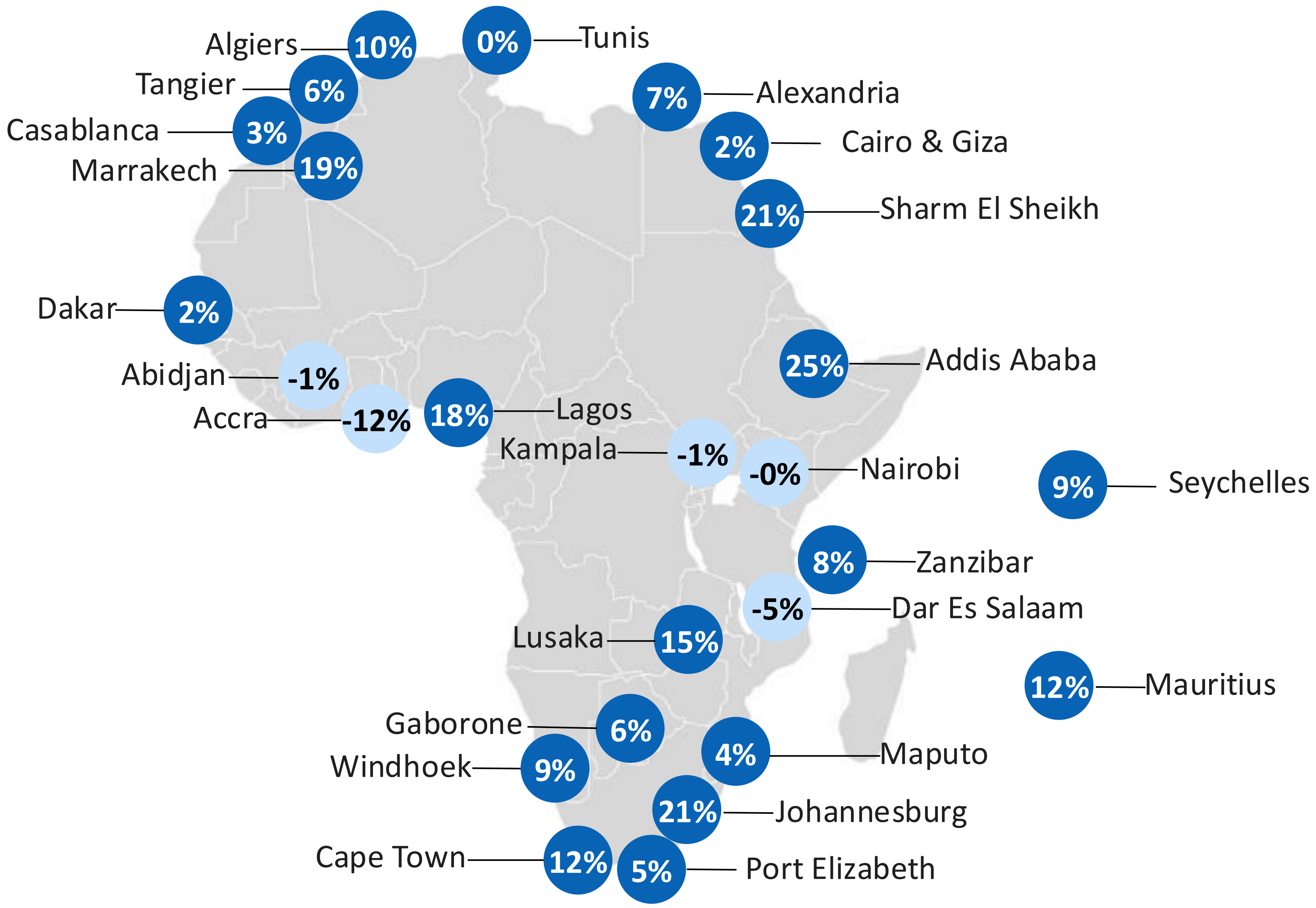
ADR mostly positive growth especially in high demand leisure markets

Key Africa markets ADR % chg., YTD July 2026 (local currency)



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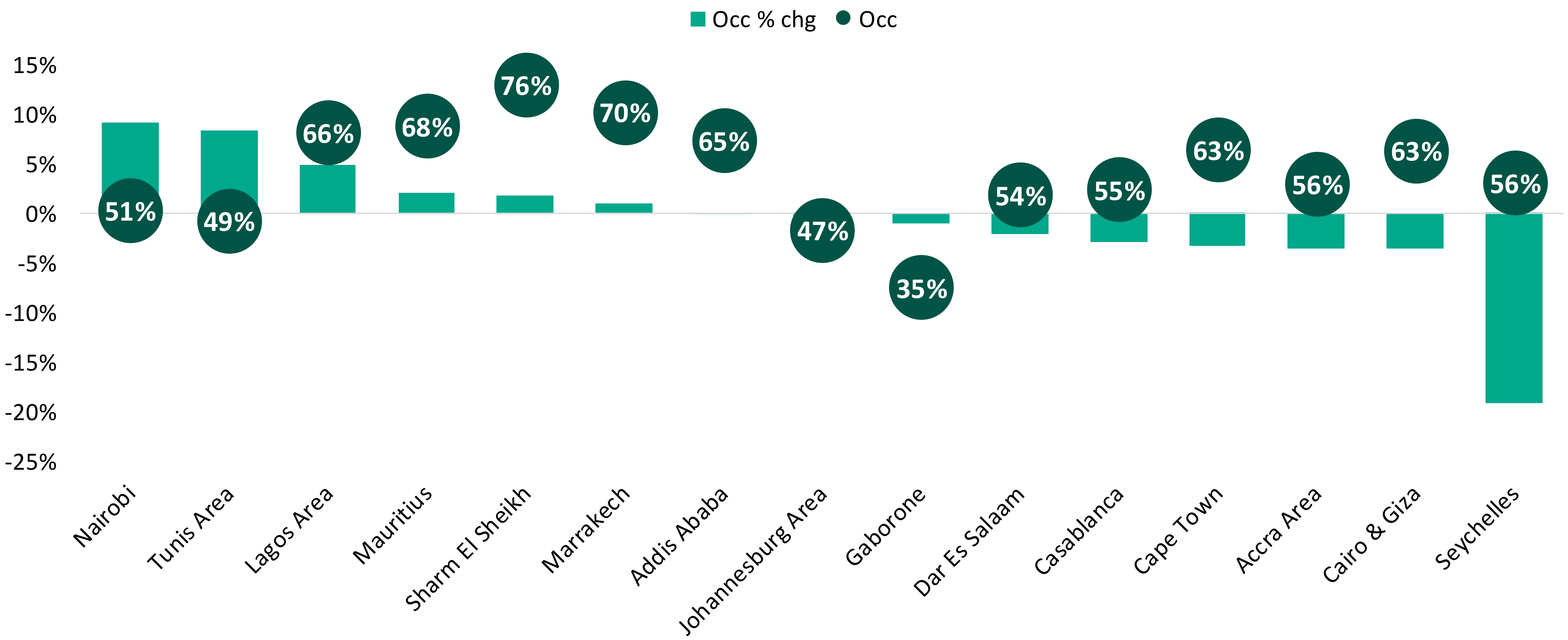
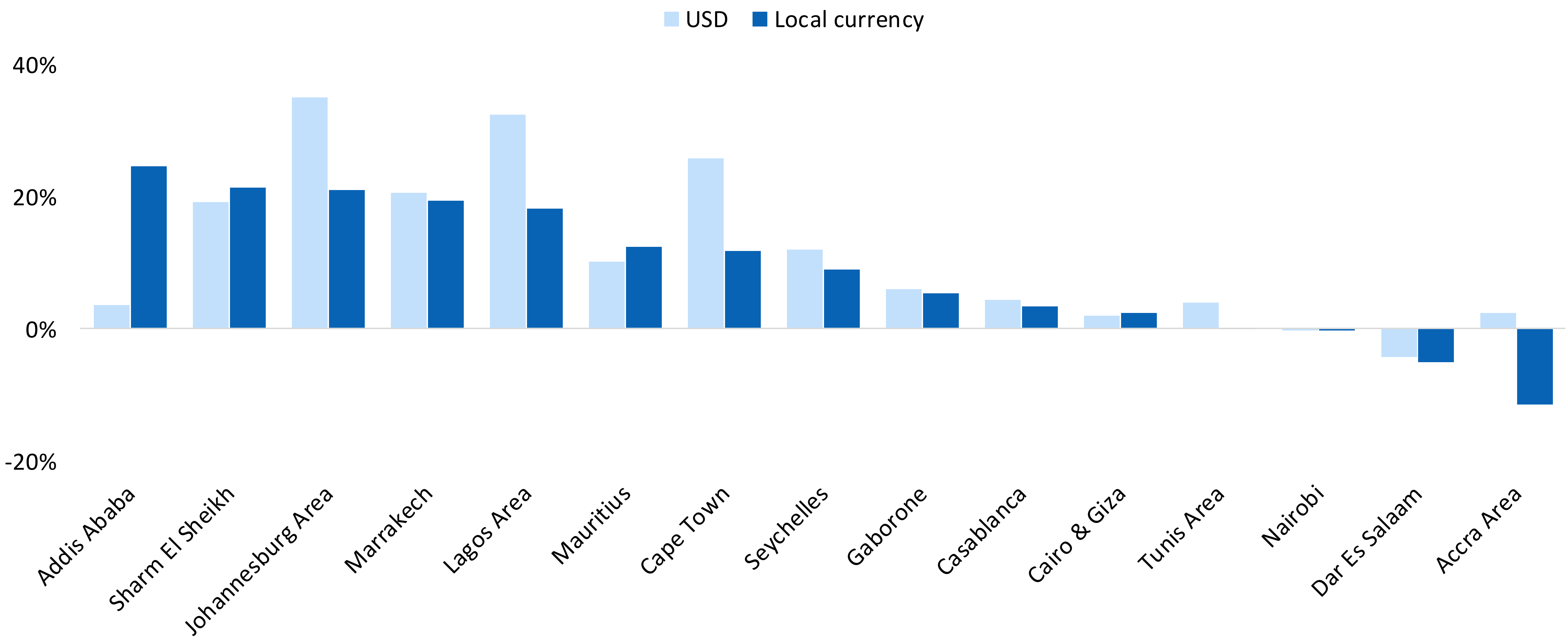
Occupancy generally rising and most markets at least 2/3 full

Occupancy, actual and % chg. YTD July 2026



Good demand = good ADR growth and currency devaluation concerns ease

ADR (USD and local currency) % chg. YTD July 2026



AVIATION: THE GATEWAY TO GROWTH

Air access connects Africa's markets to the world – and unlocks tourism, trade, investment and hospitality demand

WHY AVIATION MATTERS

Demand driver
International arrivals and hotel demand are highly correlated with air capacity and connectivity.

Market access
More routes and frequencies expand catchments and increase traveller choice.

Yield and spend
Better connectivity drives length of stay, visitor spend and business travel.

Resilience
Diverse source markets and direct airlift reduce dependence on transit hubs.

Enabler for investment
Air access, infrastructure and efficiency are foundational to hospitality growth.

Existing long-haul routes
Growing routes / new capacity
Key connecting flows
Planned / announced routes

KEY TRENDS IN AFRICA

Capacity is rising
International seat capacity to/from Africa up ~15% in 2025 vs 2024*

Connectivity improving
More direct routes between African cities and key global markets

Tourism recovery continuing
International arrivals to Africa forecast up ~7.6% in 2026*

Cost pressures remain
Jet fuel, airport charges and forex volatility impact airlines' costs

Infrastructure critical
Airport capacity, ATC modernisation and efficiency unlock growth

TOP CONNECTED HUBS IN AFRICA

ADDIS ABABA	DOHA	DUBAI	ISTANBUL
Leading intra-Africa and global hub	Key gateway to Africa	Major connector to Africa	Growing gateway to Africa

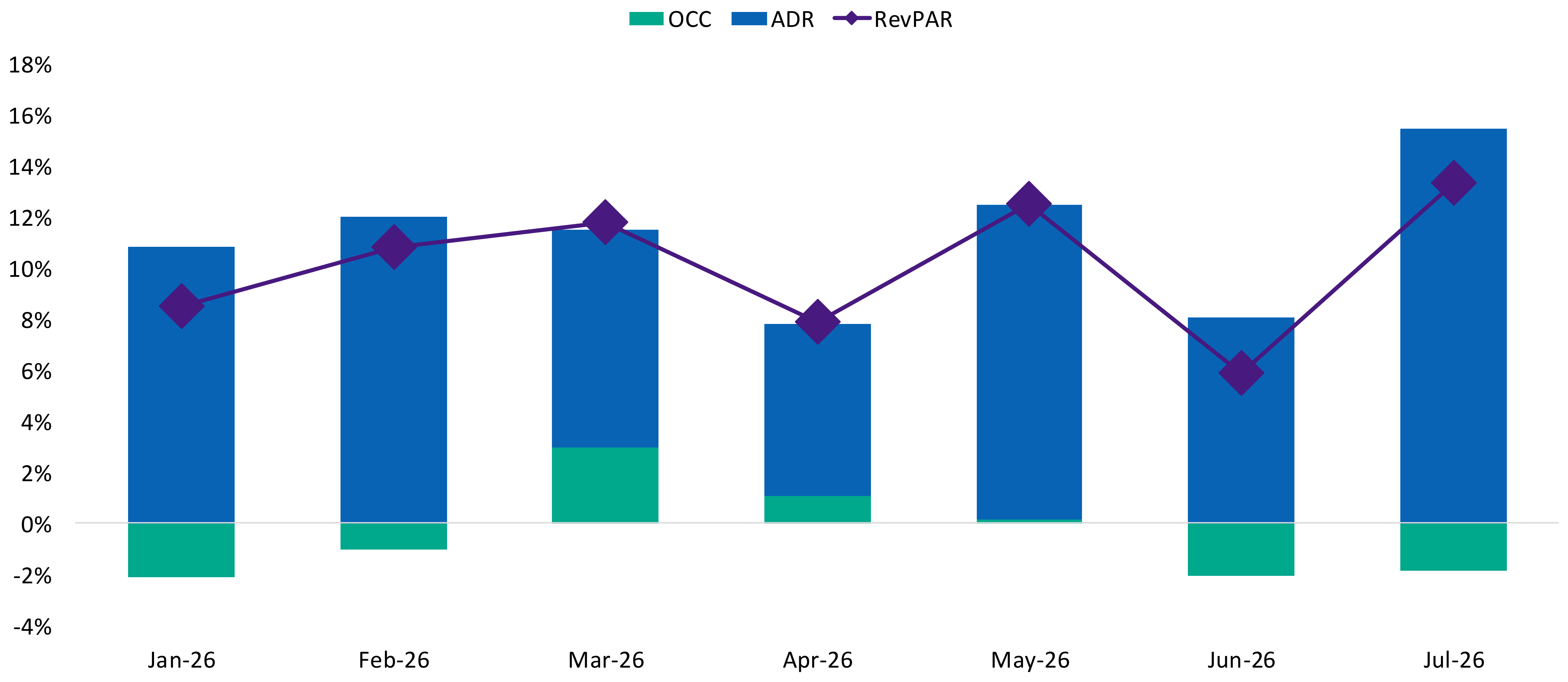
MORE AIR ACCESS. MORE CHOICE. MORE VISITORS. MORE OPPORTUNITY.

*Source: IATA, OAG, Tourism Economics (May 2026)

Africa - Key market trends

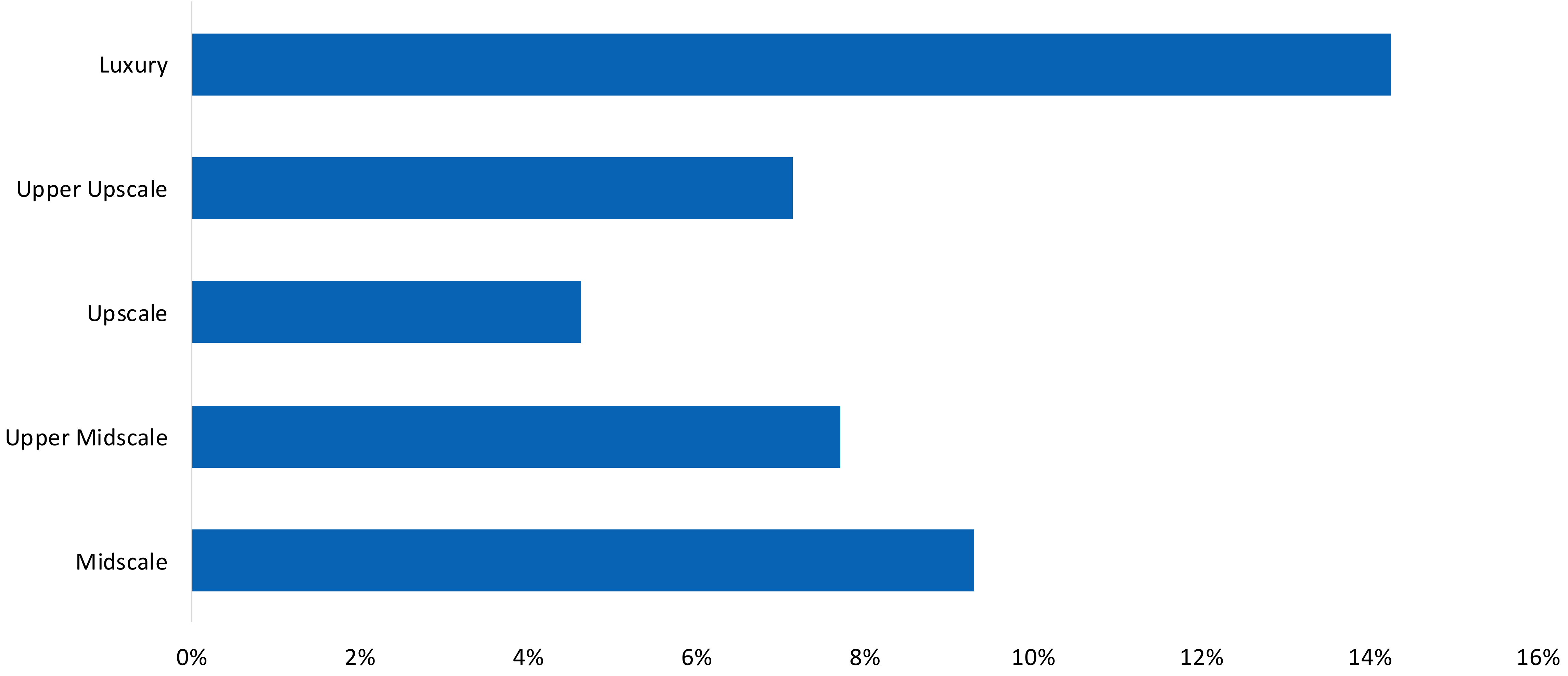
Despite weak occupancy growth, ADR is driving performance

South Africa, KPI (LC) % Chg YOY Jan 2026-July 2026



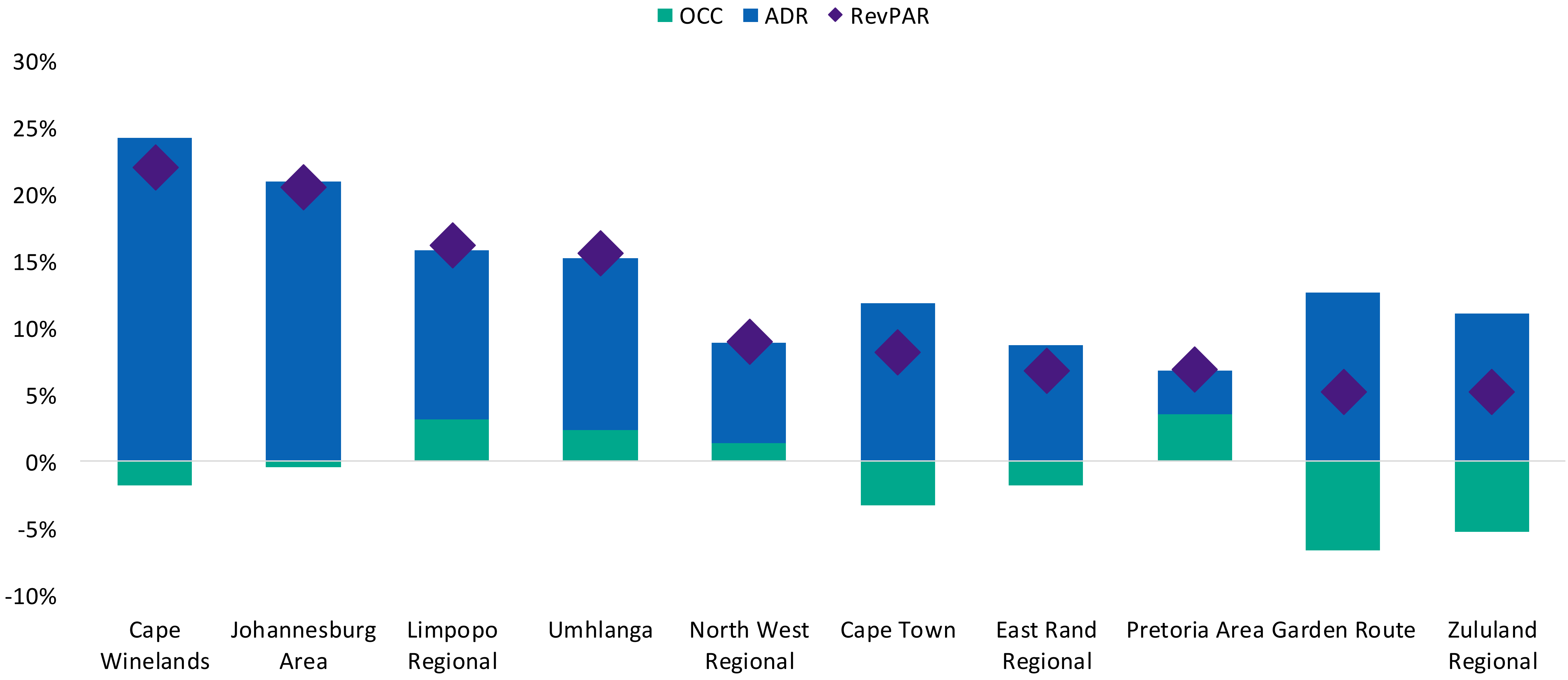
And Luxury is leading that charge………….

South Africa, ADR (LC) % chg. YoY, YTD July 2026



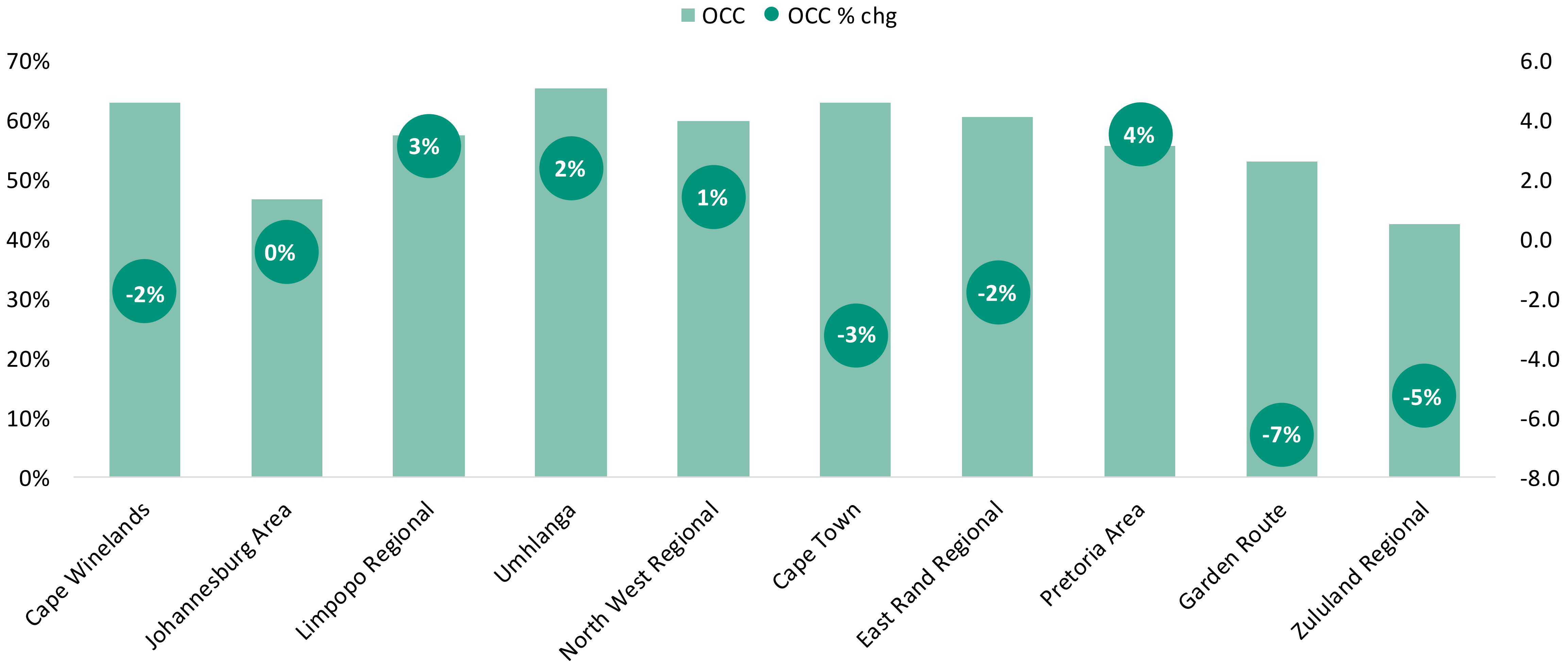
Top 10 submarkets, with strong ADR growth, but meh occupancy growth

South Africa, KPI (LC) % Chg. YoY Jan 2026-July 2026



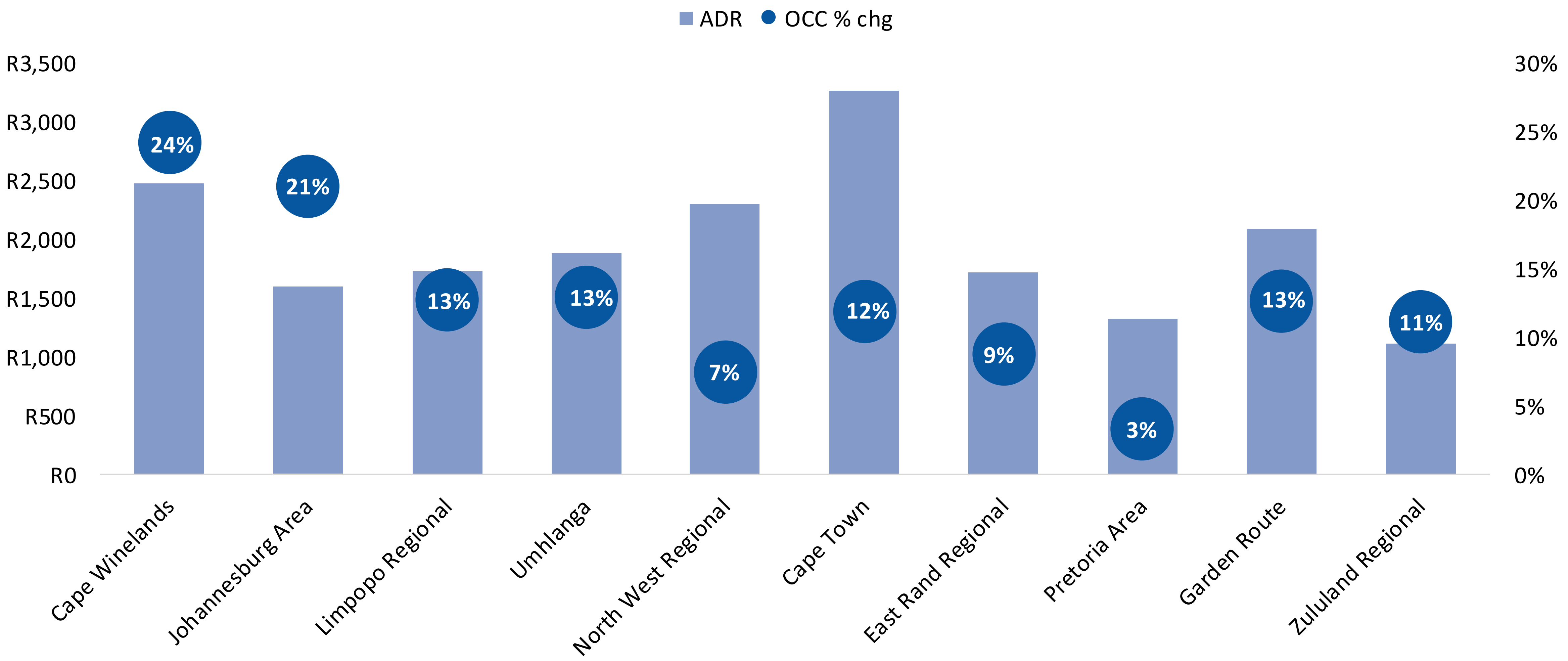
Solid occupancy across the region but growth is soft

South Africa, Occ, Occ % chg, YTD July 2026



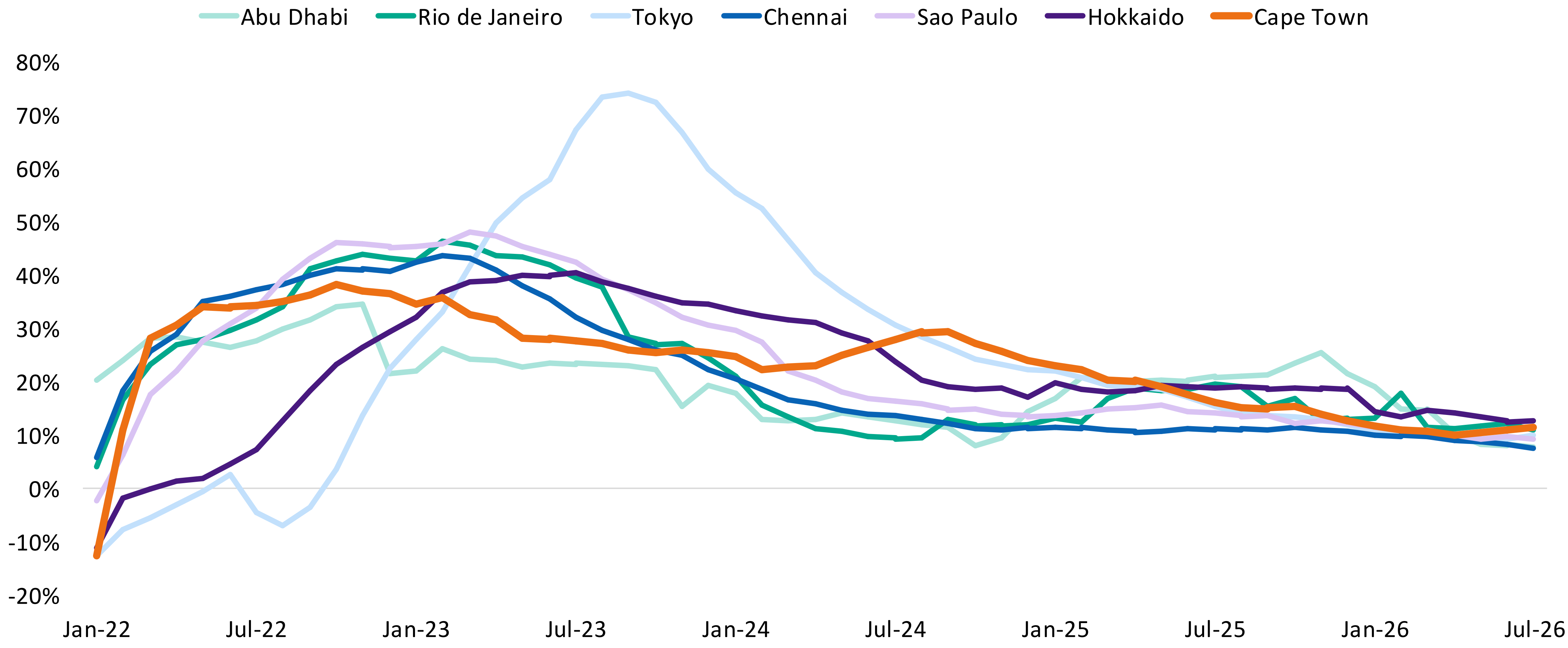
ADR is driving most of the growth despite rising inflation

South Africa, ADR (LC), ADR % chg, YTD July 2026



Cape Town among top ADR growth markets worldwide

R12 ADR (local currency) % chg. YoY, Jan 2022 – Jul 2026



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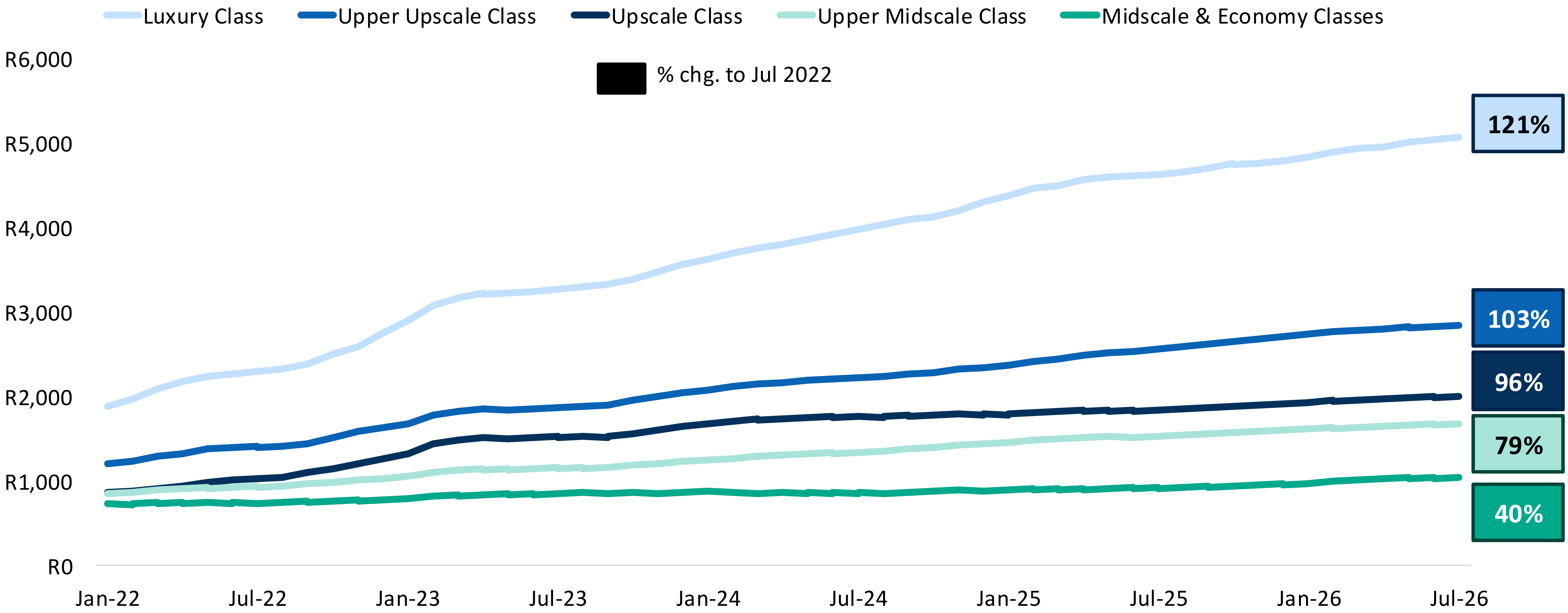
Though early gains put Luxury highest in long-term growth

Cape Town, R12 ADR (ZAR) and ADR % chg. to Jul 2022, Jan 2022 – Jul 2026



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Thank you!

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