ACCORINVEST

Press Release

AccorInvest fourth quarter and full-year 2024 results: A year of remarkable achievements

- **Another record high annual performance with revenue at €4.0 billion (+3.1% L/L), EBITDA at €656 million (+6.1% L/L) and margin improvement at 16.3% up +0.8 pts (+0.5pts L/L).**

- **Acceleration of its transformation plan with strategic exit of 160 non-core hotels, driving profitability with a leaner portfolio of 576 assets at year-end**

- **Net Debt reduced by 22% (€0.8 billion) since the beginning of the year, down to €3.0 billion, with a leverage ratio below 5.0x and two successful Senior Secured Notes issuances totalling €1.4 billion.**

Luxembourg, Luxembourg — 25 March, 2025. AccorInvest Group S.A, a leading owner and operator in the economy and mid-scale segments in Europe, announced today its full year and 4th quarter 2024, which ended on December 31st, 2024.

	Q4 2023	Q4 2024	*Var.*	*Var. L/L*	FY 2023	FY 2024	*Var.*	*Var. L/L*
OR in % (2)	69%	72%	*+2.8pts*	*+2.4pts*	70%	71%	*+1.0pts*	*+1.0pts*
ADR in €(2)	113€	111€	*-1.2%*	*-1.4%*	110€	113€	*+2.0%*	*+2.2%*
RevPAR in €(2)	78€	80€	*+2.8%*	*+2.0%*	77€	80€	*+3.4%*	*+3.6%*
Revenue in m€(1)	1,094	966	*-11.7%*	*+1.0%*	4,259	4,039	*-5.2%*	*+3.1%*
EBITDA in m€ (2)	175	160	*-8.6%*	*-0.6%*	657	656	*-*	*+6.1%*
Margin(2)	16.0%	16.6%	*+0.6pts*	*-0.3pts*	15.4%	16.3%	*+0.8pts*	*+0.5pts*

(1) Revenue is an IFRS measure
(2) Non-IFRS measures (alternative performance measure)

As of December 31st, 2024, AccorInvest operates a portfolio of 576 owned and leased hotels representing 92,004 rooms in 24 countries across Europe, Latin America and Asia.

Gilles Clavié, AccorInvest CEO, commented:

"2024 has been a pivotal year for AccorInvest, marked by strong financial and operational performance. Thanks to the dedication and expertise of our teams, we have successfully maintained our EBITDA while optimizing our asset portfolio and strengthening our financial structure. The results of the year demonstrate that the strategic choices made to transform AccorInvest were the right ones.

The success of our asset management strategy, combined with disciplined liquidity management, has been validated by the market, particularly through the success of our two bond issuances in 2024. These transactions have strengthened our financial structure, reduced our financing costs, and reinforced investor confidence in our model and strategy, further confirming the relevance of our transformation.

In 2025, we are set to achieve a major milestone: completing the transformation of AccorInvest into the company we have envisioned over the past four years. This transformation will be reflected in the unveiling of our new identity this spring, embodying our purpose, values, and unique style. Moving forward, we remain committed to responsible investment, sustainability, and delivering on our ESG commitments with a strong financial foundation and a clear strategic vision."

DETAILED INFORMATION ON FINANCIAL PERFORMANCE

REVENUE

Revenue for the fourth quarter stood at €966 million, up by 1.0% on a like-for-like basis, supported by strong activity in Spain, Italy, Central and Eastern Europe. During the quarter, the RevPAR increased by 2.0% thanks to an increase of +2.4pts of the occupancy rate at 72%, and in spite of a slight decrease of -1.4% of the ADR at 111€. On a reported basis, revenue for the quarter decreased by -11.7% impacted by the disposal of assets. Since the beginning of the year, revenue totalled €4.0 billion, down -5.2%, but up 3.1% on a like-for-like basis.

In m€	Q4 2023	Q4 2024	Var.	Var. L/L	FY 2023	FY 2024	Var.	Var. L/L
Southern Europe	*399*	357	-10.5%	+0.3%	*1,617*	1,538	-4.9%	+2.4%
Central Europe	*219*	208	-4.8%	+3.5%	*856*	846	-1.2%	+4.0%
Western Europe	*230*	190	-17.7%	-0.5%	*900*	812	-9.8%	+1.4%
Eastern Europe	*92*	103	+11.3%	+15.0%	*363*	393	+8.4%	+9.0%
Rest of the world	*154*	108	-29.7%	-7.3%	*524*	451	-13.9%	+2.5%
Group	*1,094*	**966**	**-11.7%**	**+1.0%**	*4,259*	**4,039**	**-5.2%**	**+3.1%**

Southern Europe achieved a good performance this quarter, with revenue at €357 million, flat like-for-like. France slight underperformance (down -1.1% like-for-like) due to post Olympics lower ramp-up and less favourable calendar impact was offset by a sustained growth in Spain and Italy. Reported revenue was down -10.5% due to the hotels' disposals within the asset swap with Covivio.

Central Europe's revenue reached €208 million, up 3.5% like-for-like. Oktoberfest and Christmas markets in November and December boosted occupancy (+2.9pts like-for-like) whereas prices were almost flat. Due to perimeter effects, reported revenue was down -4.8%.

Western Europe's revenue for the quarter remained flat on a like-for-like basis at €230 million. The region faced challenges with prices slightly receded mainly in The Netherlands (-5.2% like-for-like), offset by a modest occupancy progression in the region (+0.9pts like-for-like). On a reported basis revenue was down -17.7%, impacted by the transfer of leased hotels within the asset swap with Land Securities.

Eastern Europe pursued its positive momentum, with revenue up 15.0% like-for-like at €103 million for the quarter. The strong demand and price increases led to a significant increase of the RevPAR in the region.

Rest of the world revenue reached €108 million, down -7.3% like-for-like, explained by lower performance in Singapore (-0.5%) and strong decrease of prices in Argentina (-19%) due to the economic context. As a consequence of disposals in Japan in 2023 and Brazil beginning of December 2024, revenue for the quarter decreased by -29.7% on a reported basis.

EBITDA (excluding IFRS16)

As a result of lower reported revenue, explained by the asset disposal plan, EBITDA for the quarter reached €160 million (-8.6%). On a like-for-like basis, the quarterly EBITDA registered a slight decrease of -0.6% due to higher operating costs (+0.9%) and rents (+3.1%), whose amount in 2023 included positive one off.

Full year EBITDA reached €656 million, same level as 2023 despite 160 hotels less. Like for like, it increased by 6.1%. This strong performance was achieved thanks to revenue growth, tight cost monitoring, and positive evolution of energy prices. As a result, annual EBITDA margin increased by 0.5pts like for like to 16.3%.

NET RESULT

The Net Group profit amounts to €627 million, increasing by €538 million, boosted by the capital gain on hotels properties at €685 million (+€631 million compared to 2023) partly offset by the related income tax expense.

CASH FLOW AND DEBT (excluding IFRS16)

During the fourth quarter, Net Cash flow from operating activities (excluding IFRS 16) amounted to €99 million, improving by €68 million in comparison to Q4 2023 driven by a positive impact from the change in working capital, higher dividends received, lower interests paid, slightly compensated by the increase in income tax due to the disposals. For the full year it reached €360m against €392m last year. The change since the beginning of the year is mainly due to tax impact related to asset disposals, increase in financial costs and one-off subsidies received in 2023.

Following the completion of the amendment and extension of its bank debt facilities in July 2024, AccorInvest carried out two bond issues for amounts of €750 million over 5 years and €650 million over 7 years respectively, which were largely oversubscribed. These two transactions have enabled AccorInvest to begin diversifying its sources of financing, extend the maturity of its debt to 2029 and 2031 and reduce its financing costs.

Overall, Net debt excluding IFRS 16 decreased by 22% over the year, from €3,771 million to €2,955 million mainly thanks to sizeable debt repayments from disposal of assets and the proceeds from a capital increase for €200 million. At year end, the pro-forma Net leverage ratio stood below 5.0x from 5.8x in December 2023.

ASSET MANAGEMENT

In 2024, 160 hotels exited the portfolio, including the disposal of 89 hotels for a total sale price of €720 million, two assets swaps involving 61 hotels and 10 lease termination.

AccorInvest pursued major renovations worth over €200 million, with the aim of improving the environmental performance of its assets, enhancing the experience of hotel guests and staff, and ensuring the competitiveness of its portfolio. The Mercure Paris Butte Montmartre Basilique, which reopened in July 2024 after two years of work is one of the hotel that benefited from this program.

The valuation of AccorInvest's portfolio is assessed at €7.8 billion as of December 31, 2024. It remains stable at constant perimeter, which demonstrates its robustness through its quality and diversity.

POST CLOSING EVENTS

In January 2025, AccorInvest completed the buy-back of the land and buildings of the Ibis and the Ibis Budget Hamburg City.

On February AccorInvest entered into an agreement, for the sale of its stake in Singapore operations, including two leased hotels, Fairmont Singapore and Swissotel The Stamford. This deal marks the withdrawal of the Group presence in Asia, in line with its strategy.

BUSINESS OUTLOOK FOR 2025

In 2025 within a context of a normalized RevPAR growth, AccorInvest will pursue the optimization of its portfolio through the finalization of the disposal plan and selective investments, in line with the ESG strategy. The Group will remain focused on its liquidity profile, clear investment strategy and disciplined financing.

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Investor contacts
AccorInvest
Laurent Bertrand / Agathe Chomier – investor@accorinvest.com

Media contacts
Primatice Conseil
Thomas de Climens – thomasdeclimens@primatice.com / +33 6 78 12 97 95
Armand Rigaudy – armandrigaudy@primatice.com / +33 7 88 96 41 84

About AccorInvest
AccorInvest owns and operates a portfolio of over 576 owned and leased hotels in 24 countries across Europe, Latin America and Asia.

The Group consolidates and enhances its real estate portfolio in Europe, in the economy and mid-scale segments, through the acquisition, renovation and disposal of hotel assets.
AccorInvest benefits from the hospitality expertise of its long-term partner Accor - manager and owner of world-renowned brands such as ibis, Novotel, Mercure, etc… This privileged partnership guarantees the Group's operational excellence, the attractiveness of its hotel portfolio, and the satisfaction of its guests.

Glossary

Occupancy Rate ("OR") is defined as the quotient of the total number of Room Nights sold during a specific period divided by the total number of rooms available for each day during such specific period
Revenue per Available Room ("RevPAR") is defined as the product of the Average Daily Rate for a specific period multiplied by the Occupancy Rate for that period.
Average Daily Rate ("ADR") refers to the quotient of total room revenues for a specified period divided by total Room Nights sold during that period.
Like-for-Like ("L/L") refers to Reported figures restated from perimeter effect, FX rate and Major Capex Investments of the hotels closed (renovations) impacts.

Regions

Southern Europe: France, Monaco, Spain, Portugal, Italy and Greece
Central Europe: Germany, Austria and Switzerland
Eastern Europe: Poland, Hungary, Czech Republic, Romania and Lithuania
Western Europe: United Kingdom, Belgium, the Netherlands and Luxembourg
Rest of the World: Argentina, Brazil, Chile, Colombia, Mexico, Peru, Singapore