

A modern hotel room with a large bed, desk, and window. The room features a large bed with a tufted headboard, a desk with a chair, and a window with blue curtains. A framed picture of the Petronas Towers is on the wall.

# UK & European Hotel Investment Market 2024

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19<sup>th</sup> September 2024

# Hilltop Hotel Deal Tracker - 1

	H1 2023 Transactions	H1 2024 Transactions
Volume Single Assets/Portfolios (€)	4.5bn	6bn
M&A Transactions	8	30
M&A Volume (€)	(no prices disclosed)	3.1bn
TOTAL Hotel Transaction Volume (€)	4.5bn	9.1bn
Transactions > €500k per key	11	16



# Hilltop Hotel Deal Tracker - 2

	H1 2023 Transactions		H1 2024 Transactions	
Top 5 Countries	UK	28%	Spain	26%
	Spain	22%	UK	25%
	France	12%	France	10%
	Germany	8%	Italy	10%
	Portugal	7%	Germany	5%
Top 5 Cities	London	13	London	15
	Barcelona	6	Paris	9
	Mallorca	5	Rome	8
	Paris	4	Barcelona	6
	Madrid	4	Madrid	4





# Hilltop Hotel Deal Tracker - 3

	H1 2023 Transactions		H1 2024 Transactions	
Transaction Structures	Vacant Possession	44%	Vacant Possession	47%
	Lease	15%	Lease	18%
	HMA	13%	Dev/Conversion	14%
	Franchise	13%	HMA	13%
	Dev/Conversion	13%	Franchise	7%
	Forward Sale	2%	Forward Sale	1%
	Ground Lease	1%	Ground Lease	0.50%



# Hilltop Hotel Deal Tracker - 4



	H1 2023 Transactions		H1 2024 Transactions	
Asset Type	Urban	70%	Urban	75%
	Resort	30%	Resort	25%
Investor Type	Owner/Operator	37%	Owner/Operator	36%
	P/E	21%	P/E	17%
	REIM	12%	REIM	16%
	Fund/AMC	10%	Fund/AMC	8%
	Family Office	8%	Family Office	8%
	SWF	2%	Developer	1%
	Developer	1%		

