



## IN FOCUS – Cities in GCC Countries

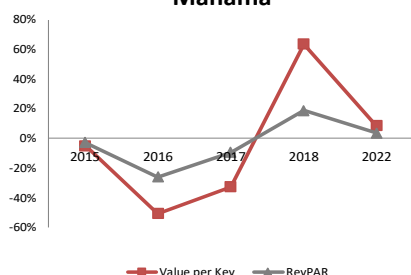


### Manama - Bahrain

**Manama**, the capital of Bahrain, registered a 64% increase in hotel value in 2018, following a sharp decline of 33% in 2017. The increase in hotel value was driven by an increase in RevPAR and an improved Net Operating Profit of seven percentage points from 18% in 2017 to 25% in 2018.

Passengers movements at Bahrain International Airport grew by 23% in 2018. An additional 3,500 rooms are expected to enter the market by 2022 which is likely to put pressure on achievable average rates. Upon the completion of major developments including the Bahrain International Airport expansion, Bahrain Marina, and other entertainment destinations, hotel values are forecasted to improve.

#### Manama



### Doha - Qatar

**Doha**, historically a leader in the region in terms of RevPAR and GOPPAR, experienced a declining hotel performance as a direct result of the ongoing political instability since June 2016. This led to a severe decline in the number of visitor arrivals, particularly from GCC and Other Arab nationalities. Hotel values dropped by 60% and 11% in 2017 and 2018 respectively.

As Doha prepares to host the Qatar FIFA World Cup in 2022, visitor arrivals to Doha are expected to increase. Visitation from China and South Asia countries is expected to grow significantly and compensate for the loss of the GCC business, owing to the initiative of Qatar Tourism Authority on visa relaxation and attracting new source markets.

On the back of improved hotel performance, Doha hotel values are expected to recover and register the strongest growth amongst ME cities.



#### Doha

