Cape Town Accommodation Performance Review & Forecast Report

In respect of November 2025

Published January 2026

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INTRODUCTION

We are pleased to present this edition of the Accommodation Performance Review & Forecast Report in respect of performance recorded in the month of November 2025. The Report that follows provides insight into the Cape Town Metropole accommodation sector's performance trends over the period and anticipated demand for the coming two months.

In total 29 accommodation members representing accommodation establishments situated within the Cape Town Metropole participated in the survey representing approximately 65 370 available room nights in respect of the month under review. This Report summarizes the outcome of the Cape Town Tourism Accommodation Performance Review and Forecast survey conducted in December 2025 and early January 2026 detailing the aggregate result for each indicator.

In addition to the overall aggregate performance, detailed results segmented by accommodation type (Hotel) and in respect of all establishments of a 4-Star standard are presented in this edition of the Accommodation Performance Review & Forecast Report.

Geographic Location

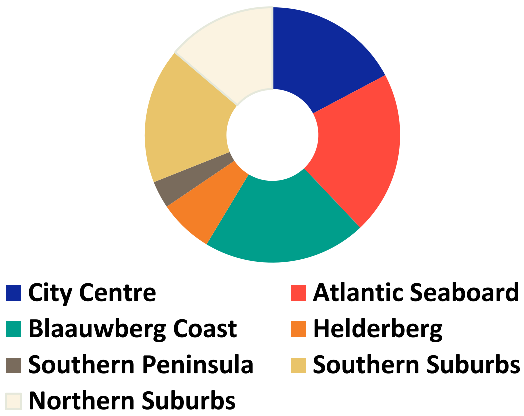
The 29 participants in the December 2025 survey represented establishments from across almost all nodes of the Cape Town Metropolitan area. Approximately 21 percent of participants represented accommodation establishments located along the Atlantic Seaboard and Blaauwberg Coast respectively. Participants representing establishments located in the City Centre (which includes the Foreshore as well as the V&A Waterfront) and Southern Suburbs accounted for a further approximately 17 percent respectively.

Approximately 14 percent of responses were received from representatives of accommodation establishments situated in the Northern Suburbs with the remaining approximately 10 percent of participants representing establishments located in the Helderberg and Southern Peninsula. No responses were received from members situated on the Cape Flats.

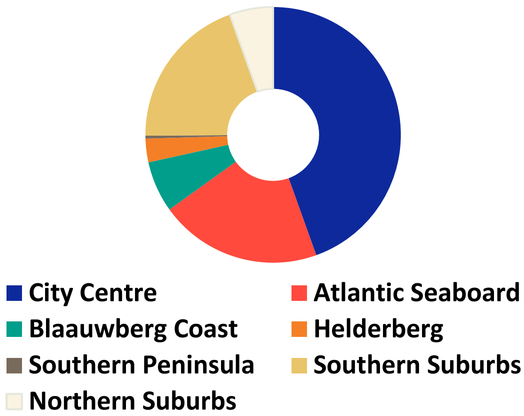
In terms of available room nights, approximately 85 percent the available room nights included in this month's analysis are attributed to establishments located in three of the Cape Town Metropolitan nodes, namely the City Centre (approx. 45 percent), the Atlantic Seaboard (approx. 20 percent), and the Southern Suburbs (approx. 20 percent).

Accommodation establishments located along the Blaauwberg Coast and in the Northern Suburbs combined represent some 12 percent of the available room nights with the remaining approx. 3 percent of available room nights attributed to establishments located in the Helderberg and the Southern Peninsula.

Participation segmented by Number of Establishments



Participation segmented by Available Room Nights

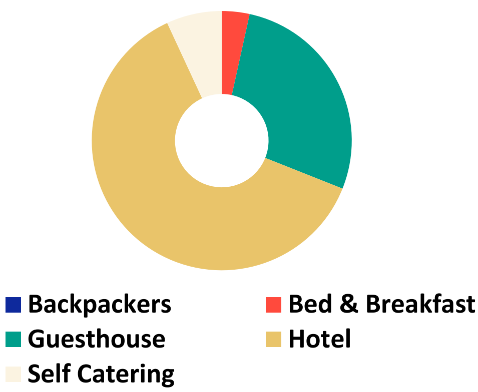


Accommodation Type

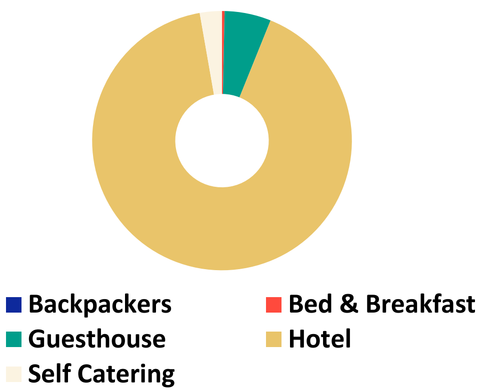
In reference to accommodation type, the majority of the responses received were derived from the Hotel accommodation type (approx. 62 percent) followed by the Guesthouse accommodation type (approx. 28 percent), the Self Catering accommodation type (approx. 7 percent), and the Bed & Breakfast accommodation type (approx. 3 percent of the responses received. No responses were received from representatives of Backpacker establishments and the Lodge accommodation type.

In terms of available room nights, an overwhelming majority of available room nights are attributed to the Hotel accommodation type; accounting for some 91 percent of the total number of available rooms included in the analysis whereas the Guesthouse and Self Catering accommodation types accounted for a significantly lower proportion of the total number of available room nights with some 6 percent attributed to the Guesthouse accommodation type and some 3 percent attributed to the Self Catering accommodation type.

Participation segmented by Number of Establishments



Participation segmented by Available Room Nights

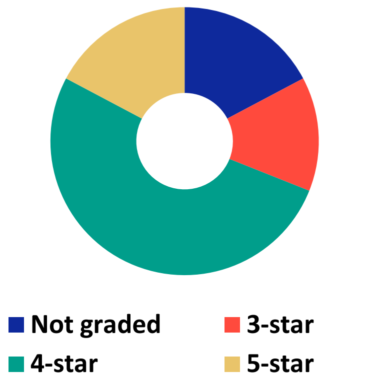


Establishment Standard

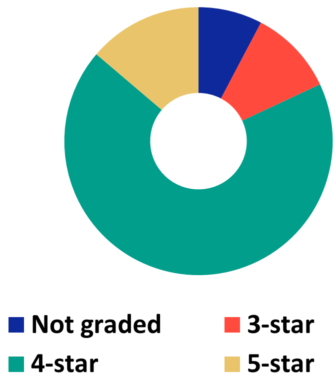
Accommodation establishments of a 4-Star standard registered the highest participation rate accounting for approximately 52 percent of the responses received followed by establishments of a 5-Star standard and those establishments not formally graded; approx. 17 percent respectively. Establishments of a 3-Star standard accounted for the remaining approximately 14 percent of responses.

With regard to available room nights, accommodation establishments of a 4-Star standard accounted for approximately 68 percent of the total number of available room nights included in the analysis with accommodation establishments of a 5-Star standard accounting for an additional approximately 14 percent. Accommodation establishments of a 3-Star standard accounted for a further approximately 10 percent of the total number of available room nights whereas accommodation establishments not officially graded accounted for an additional approximately 8 percent of the total number of available room nights included in the analysis.

Participation segmented by Number of Establishments



Participation segmented by Available Room Nights



We would like to thank all the Cape Town Tourism and FEDHASA Cape accommodation members who participated in the survey and look forward to their continued support. As always, we welcome any comments and suggestions that will make the Report more relevant and helpful to the Cape Town accommodation sector.

Sincerely,
Michelè de Witt | Director, Horwath HTL (South Africa)

ACTUAL PERFORMANCE | NOVEMBER 2025

	2025 (Actual)	2025 (Forecast)	2024	2023	2022
Occupancy	65.4%	80.2%	73.2%	75.7%	74.8%
Average Room Rate	R2 806	R2 553	R2 256	R2 382	R2 013
RevPAR	R1 835	R2 047	R1 651	R1 802	R1 507

The movement in actual performance recorded in November 2025 when compared to the same month in prior years is depicted below:

	2025 (Forecast)	2024	2023	2022
Occupancy	↓ 14.8%	↓ 7.8%	↓ 10.3%	↓ 9.4%
Average Room Rate	↑ 9.9%	↑ 24.4%	↑ 17.8%	↑ 39.4%
RevPAR	↓ 10.3%	↑ 11.2%	↑ 1.9%	↑ 21.8%

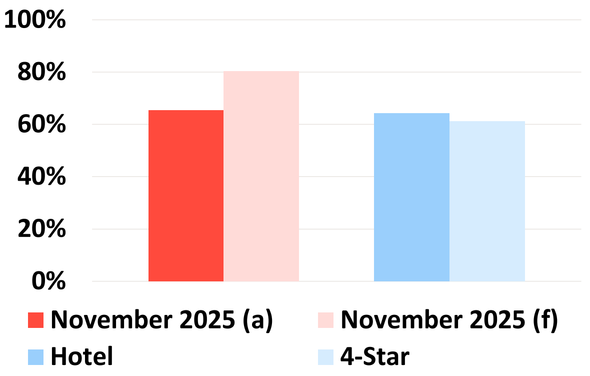
Actual room night demand across the Cape Town Metropolitan area in November 2025 was weaker than expected and underperformed when compared to room night demand registered in 2024, 2023, and 2022. However, Average Room Rate in November 2025 outperformed Average Room Rate forecast for the month and in respect of the same month in 2024, 2023, and 2022. Actual Revenue per Available Room recorded in November 2025 fell below expectations driven by weaker room night demand; however, Revenue per Available Room in November 2025 outperformed RevPAR registered in the same month in 2024, 2023, and 2022.

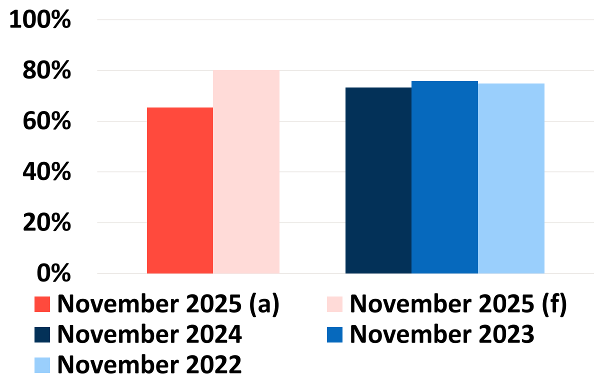
Actual performance registered by participating accommodation establishments is summarized below:

	Occupancy	Average Room Rate	RevPAR
Hotel	64.3%	R2 862	R1 841
All Establishments of a 4-Star Standard	61.2%	R2 534	R1 550
Overall Cape Town Metropolitan	**65.4%**	**R2 806**	**R1 835**
Compared to a forecast of	80.2%	R2 553	R2 047

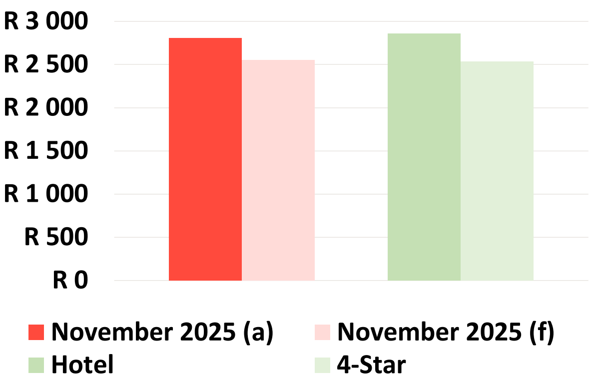
SUMMARY OF RESULTS

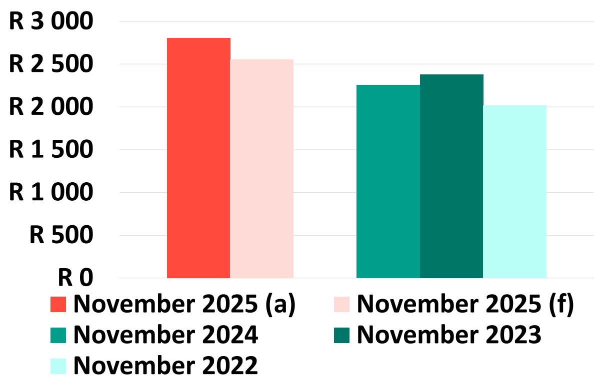
Occupancy



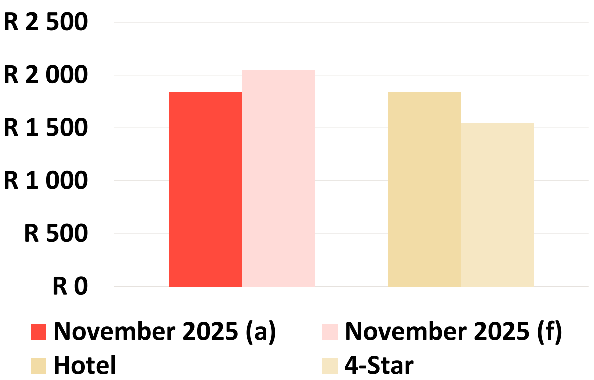


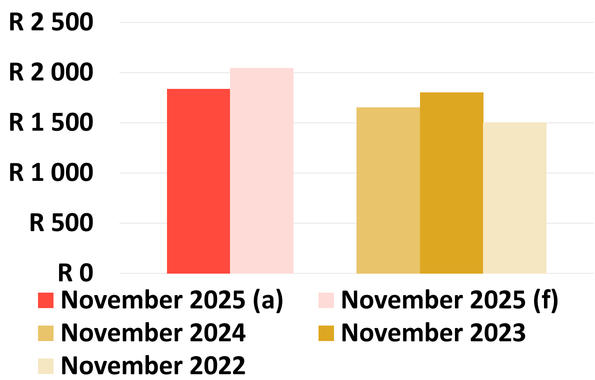
Average Room Rate





Revenue per Available Room





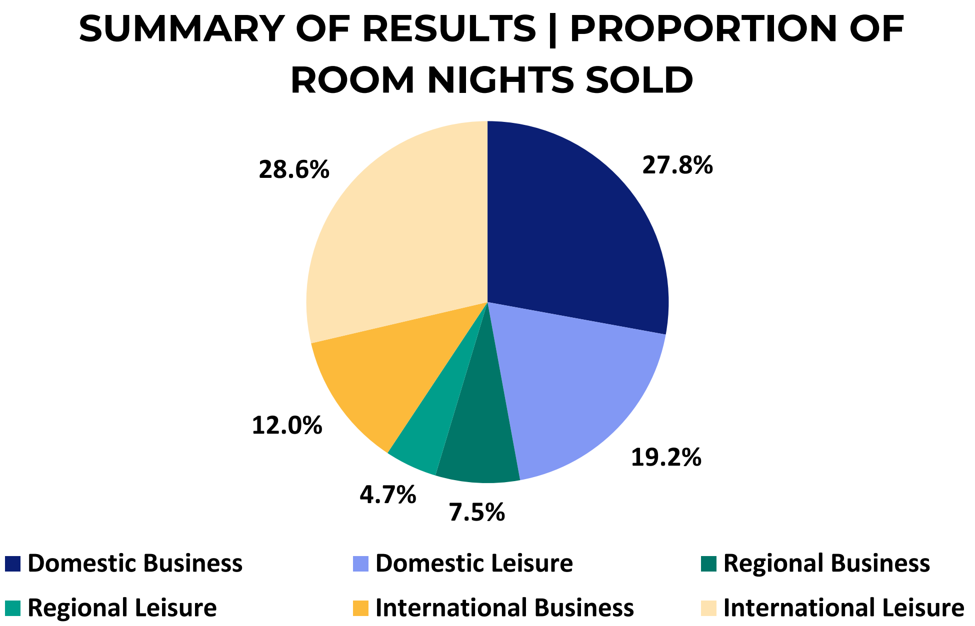
We draw your attention to the fact that the samples used in each of the aforementioned periods are not absolute comparatives in that the participating members in each year were not the exact same set of members. In addition, some samples used for each of the aforementioned years were drawn from members representing accommodation establishments located in the Cape Town Metropolitan area only, whereas other samples included a small number of accommodation establishments located in the Cape Winelands.

MARKET SEGMENTATION | NOVEMBER 2025

Overall, the Domestic market segment remained the key driver of room night demand in November 2025 accounting for approximately 47.1 percent of all room nights sold over the period.

As the year progresses to the Summer Season, the proportion of room nights sold to the International market demand segment continues to make incremental gains each month and accounted for approximately 40.7 percent of the room nights sold over the month.

In November 2025, the proportion of room nights sold to Regional travelers originating from within the African Continent decreased marginally from approximately 13.9 percent of the room nights sold in October 2025 to approximately 12.2 percent of the room nights sold in November 2025.

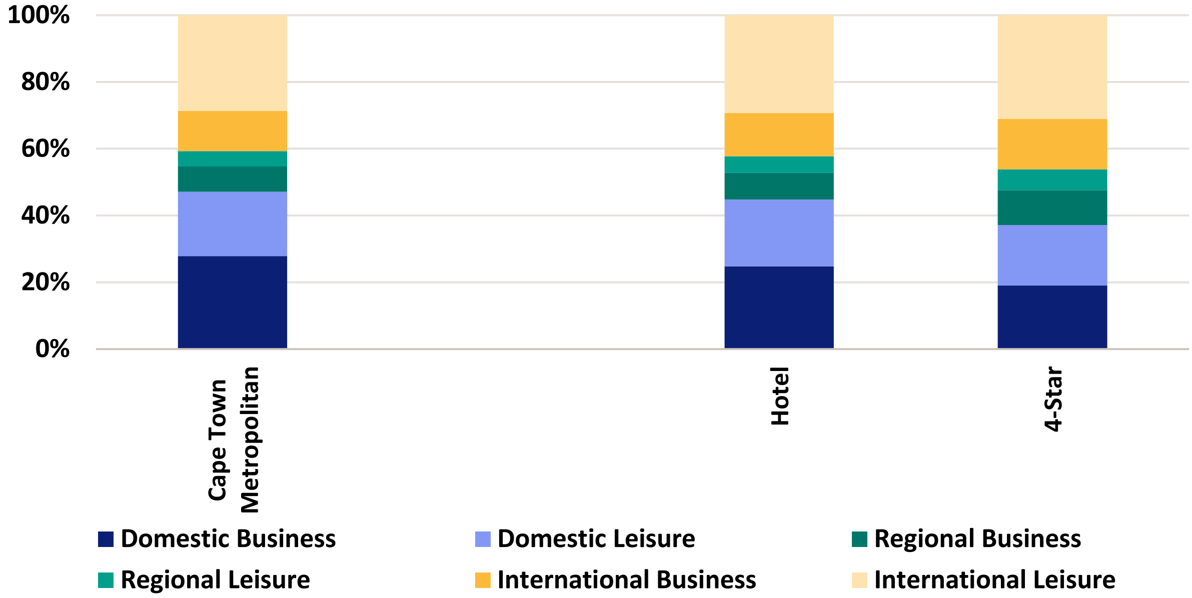


In terms of purpose of travel, feedback from participants suggests demand remained stronger among South African business travelers in November 2025 with approximately 59 percent of all room nights sold to the Domestic market demand segment sold to guests travelling for business purposes.

This trend was also evident among Regional travelers where demand from Regional business travelers outpaced demand from Regional leisure travelers. Feedback received from participants indicates approximately 62 percent of all room nights sold to the Regional market demand segment in November 2025 were sold to guests travelling for Business purposes.

However, in respect of International travelers, demand from international leisure travelers outpaced demand from international business travelers with approximately 71 percent of room nights sold to International leisure guests.

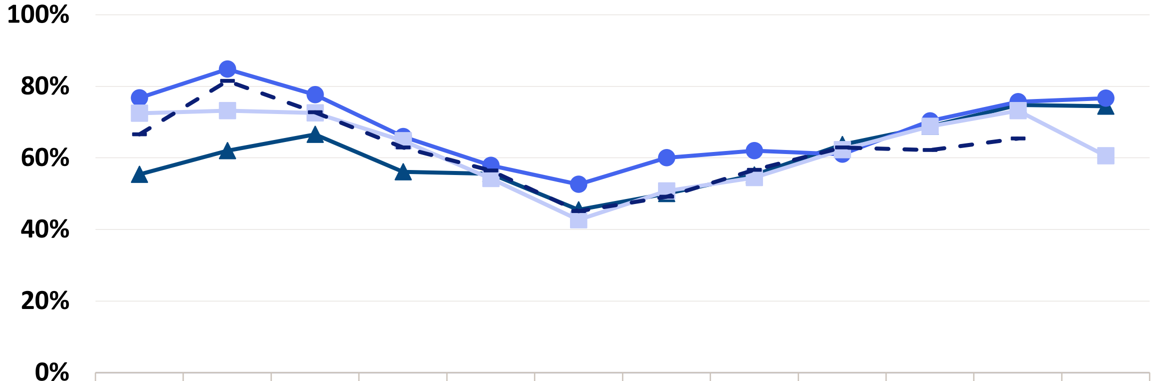
Demand for room nights segmented by market demand segment is illustrated below:



ANNUAL PERFORMANCE TRENDS

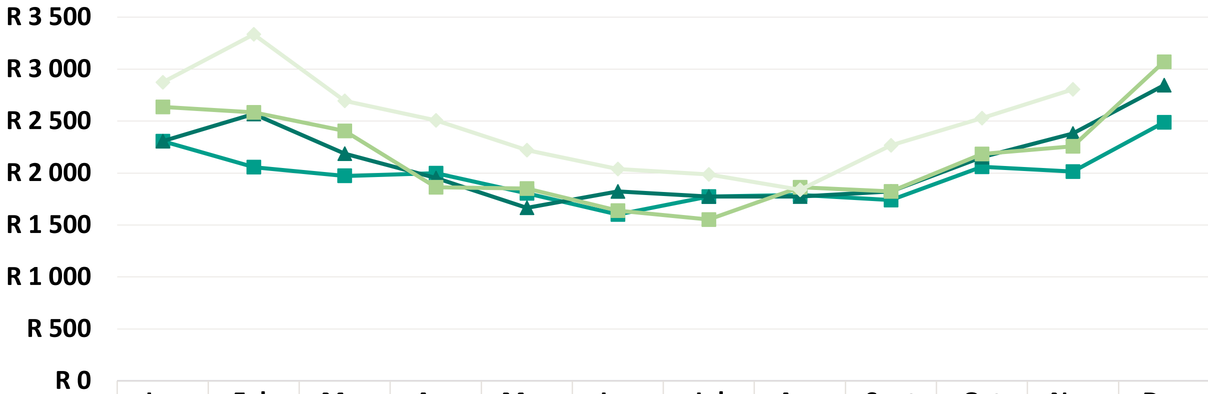
The charts below illustrate actual performance registered in each month over the full calendar years of 2022, 2023, and 2024 compared to year-to-date actual performance recorded in 2025.

Occupancy



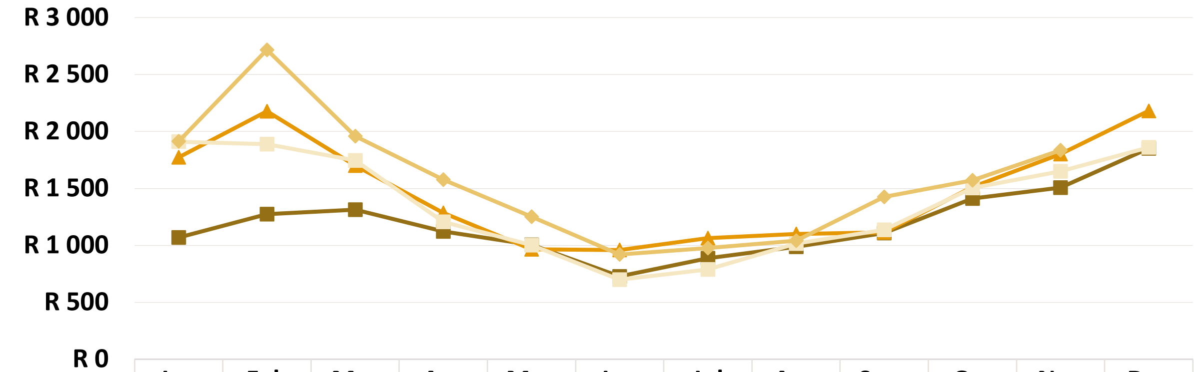
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2022	55.4%	62.0%	66.6%	56.1%	55.6%	45.5%	50.0%	55.2%	63.7%	68.8%	74.8%	74.4%
2023	76.8%	84.8%	77.7%	65.9%	57.9%	52.6%	60.0%	62.0%	61.0%	70.3%	75.7%	76.7%
2024	72.5%	73.2%	72.6%	64.8%	54.2%	42.7%	50.7%	54.5%	62.3%	68.8%	73.2%	60.6%
2025	66.6%	81.5%	72.7%	62.9%	56.5%	45.1%	49.1%	56.6%	62.9%	62.2%	65.4%	

Average Room Rate



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2022	R2 308	R2 056	R1 972	R2 000	R1 806	R1 601	R1 774	R1 790	R1 740	R2 060	R2 013	R2 488
2023	R2 308	R2 567	R2 188	R1 952	R1 665	R1 824	R1 774	R1 773	R1 824	R2 154	R2 382	R2 845
2024	R2 635	R2 583	R2 404	R1 863	R1 850	R1 638	R1 553	R1 864	R1 824	R2 184	R2 256	R3 071
2025	R2 872	R3 334	R2 694	R2 507	R2 219	R2 039	R1 986	R1 839	R2 267	R2 529	R2 806	

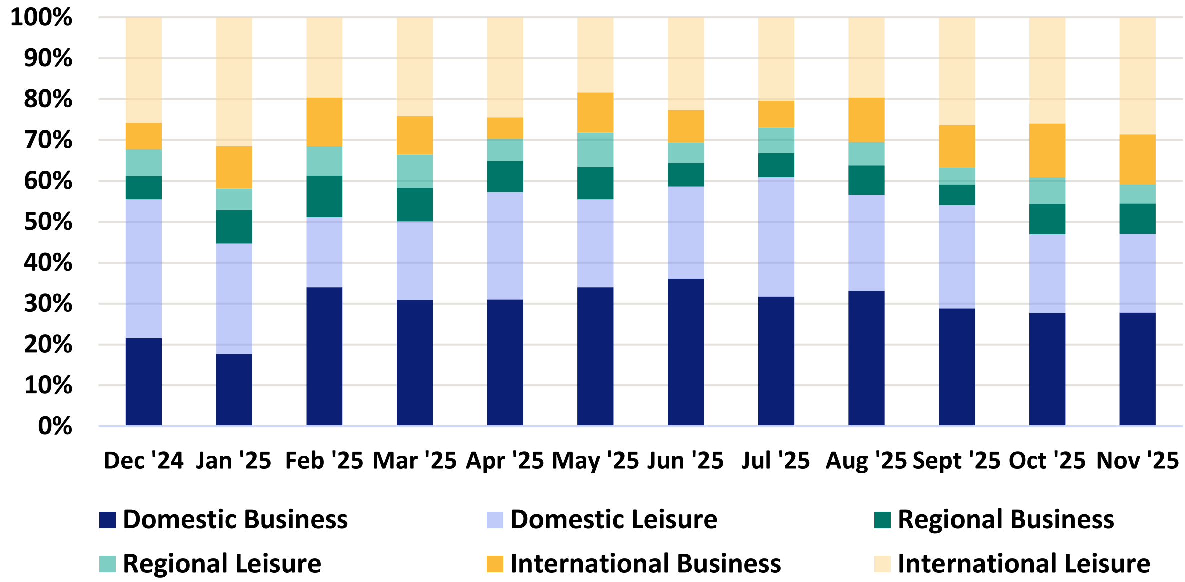
Revenue per Available Room



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2022	R1 069	R1 275	R1 313	R1 123	R1 004	R728	R887	R989	R1 108	R1 412	R1 507	R1 852
2023	R1 773	R2 178	R1 700	R1 286	R965	R959	R1 065	R1 099	R1 113	R1 513	R1 802	R2 182
2024	R1 910	R1 890	R1 747	R1 207	R1 003	R699	R788	R1 015	R1 136	R1 503	R1 651	R1 862
2025	R1 913	R2 718	R1 959	R1 576	R1 253	R920	R976	R1 040	R1 427	R1 572	R1 835	

The chart below illustrates actual performance segmented by market demand segment registered in each month over the rolling twelve month period.

Market Segmentation



OUTLOOK FOR DECEMBER 2025 AND JANUARY 2026

Anticipated performance for the two-month period of December 2025 and January 2026 is summarized below:

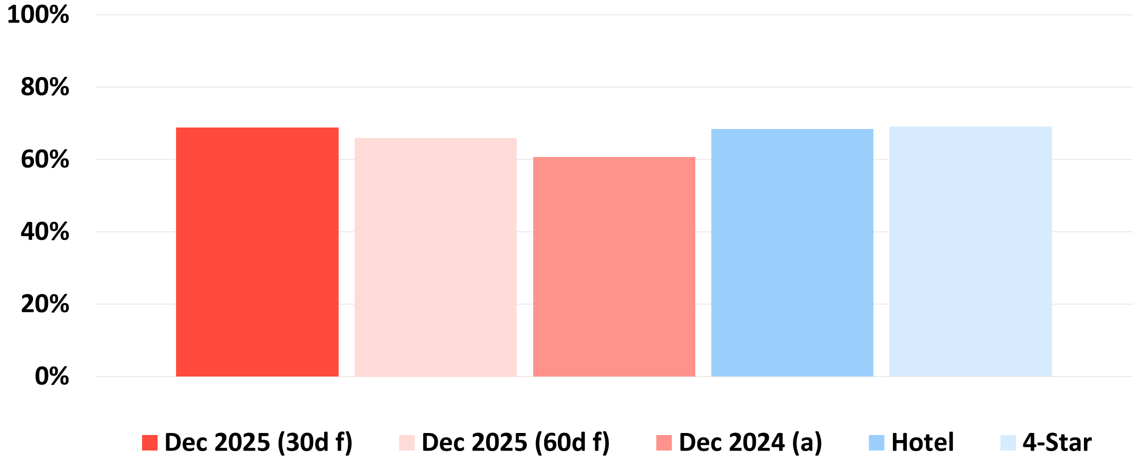
	Dec 2025 (Forecast – 30 days Prior)	Dec 2025 (Forecast - 60 days prior)	Dec 2024 (Actual)	Jan 2026 (Forecast – 60 days prior)
Occupancy	68.7%	65.9%	60.6%	68.1%
Average Room Rate	R3 101	R3 135	R3 071	R3 186
RevPAR	R2 132	R2 065	R1 862	R2 171

December 2025	Occupancy	Average Room Rate	RevPAR
Hotel	68.3%	R3 139	R2 145
All Establishments of a 4-Star Standard	69.0%	R2 782	R1 920
Overall Cape Town Metropolitan	**68.7%**	**R3 101**	**R2 132**
Compared to 2024 Actual	60.6%	R3 071	R1 862

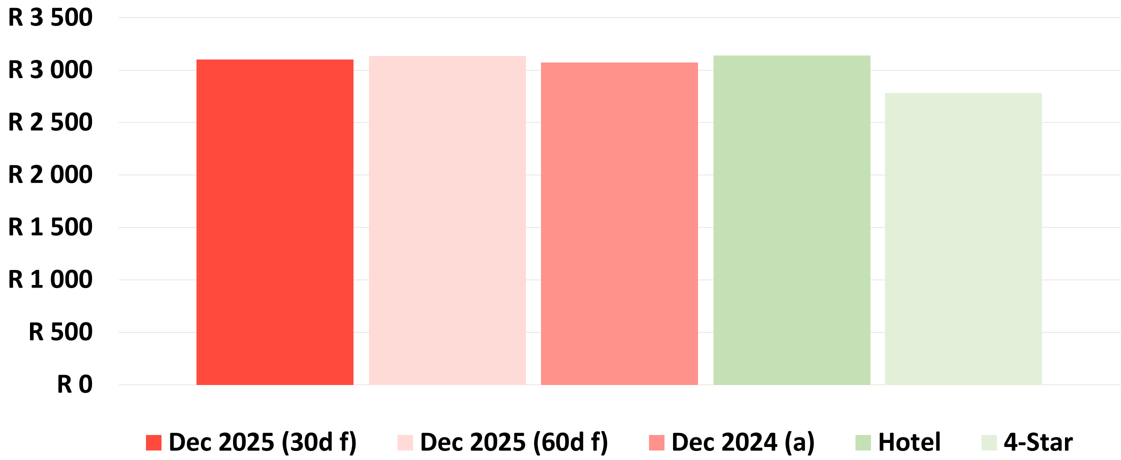
January 2026	Occupancy	Average Room Rate	RevPAR
Hotel	67.6%	R3 211	R2 172
All Establishments of a 4-Star Standard	68.5%	R2 743	R1 879
Overall Cape Town Metropolitan	**68.1%**	**R3 186**	**R2 171**
Compared to 2025 Actual	66.6%	R2 872	R1 913

SUMMARY OF RESULTS | OUTLOOK FOR DECEMBER 2025

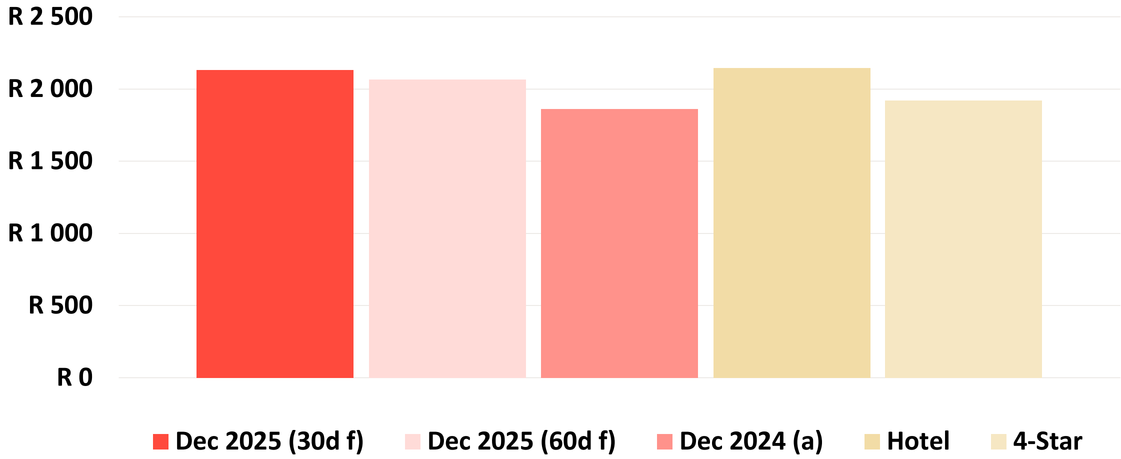
Occupancy



Average Room Rate

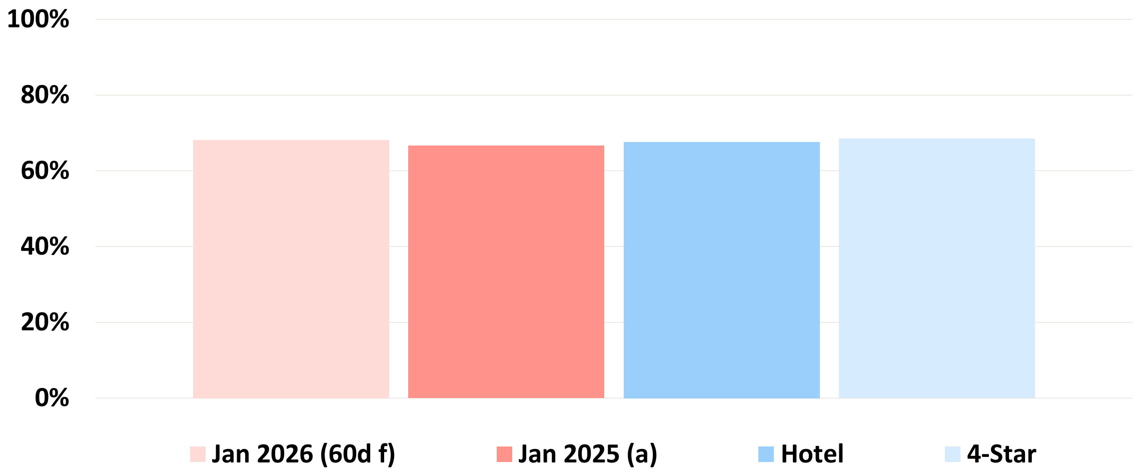


Revenue per Available Room

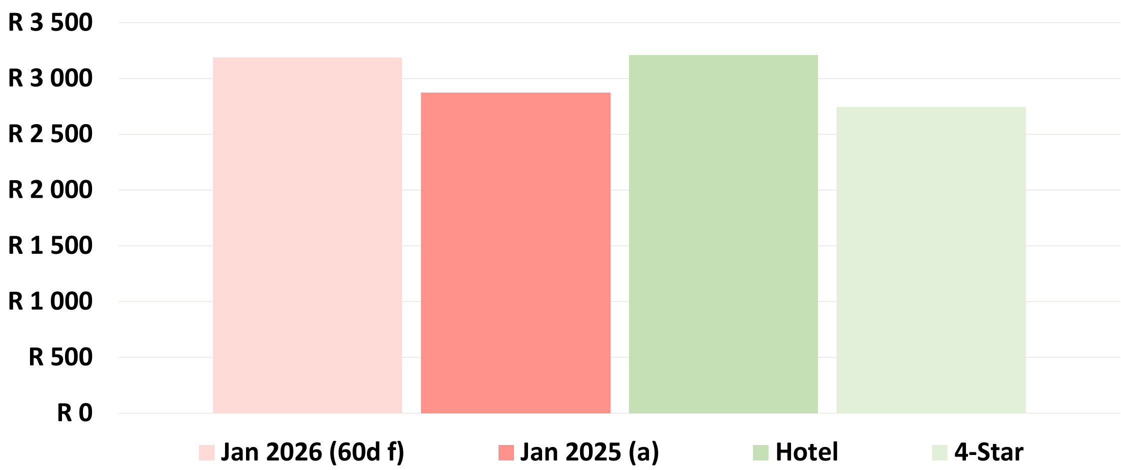


SUMMARY OF RESULTS | OUTLOOK FOR JANUARY 2026

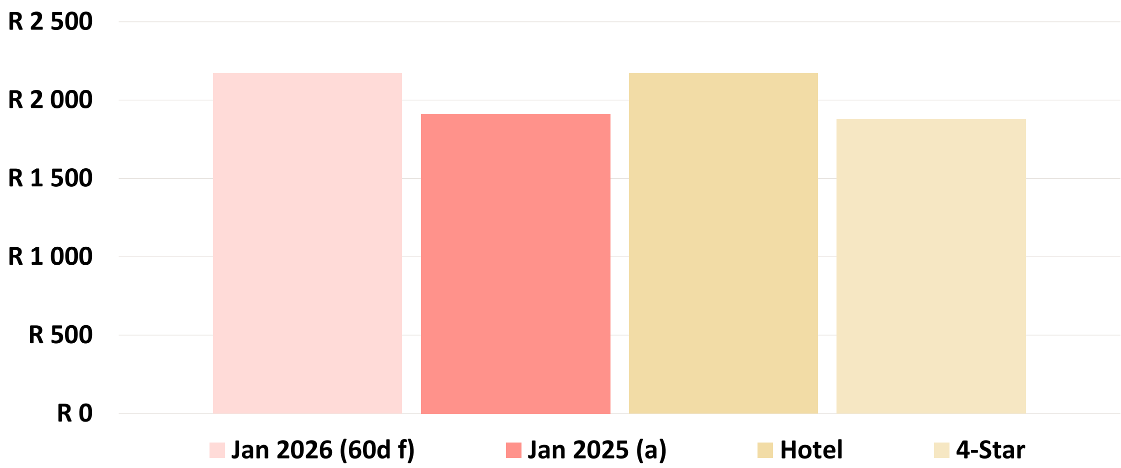
Occupancy



Average Room Rate



Revenue per Available Room



EXPLANATION OF TERMS

Occupancy

The term Occupancy refers to the number of room nights sold, divided by the number of room nights available in respect of a defined period in time, expressed as a percentage.

Average Room Rate

The term Average Room Rate is an accommodation establishment's net accommodation revenue per room night sold. The Average Room Rate excludes meals and any other items that may be included in the Rack Rate and accounts for all discounts and the incidence of multiple occupancy.

RevPAR

Revenue per Available Room (RevPAR) is a conceptual link between average occupancy rates and Average Room Rates; it is the net accommodation revenue per day, per available room.

Domestic Source Market

Domestic tourism refers to residents of South Africa travelling within South Africa.

Regional/African Source Market

Regional/ African tourism refers to residents from a country on the African Continent travelling to South Africa.

International Source Market

International tourism refers to residents from a country in one region of the world (e.g.: Europe), excluding Africa, travelling to South Africa.

SURVEY METHODOLOGY

As with all studies of this kind, a random sample of data collection methodology was used to enlist participants for this report. Therefore, while we believe the results to be among the most accurate available, they are still subject to non-sampling errors. In addition, although the information in this report has been obtained from sources which we believe to be reliable and accurate, we do not guarantee its accuracy since it is submitted by third parties.

The values presented in the report, both for the current month(s) and in respect of forecast period(s), are averages of the responding establishments' data. We feel this calculation to be most reflective of the industry segments.

This report is not intended to represent the rendering of legal, accounting, or professional services. The values presented should not be considered a standard for any accommodation type or geographic location, where such segmentation of data was possible, but only as a guideline for comparison with the performance results of your establishment. They are not an attempt by the publisher of this report to set or conform prices or operating standards for the accommodation sector within the Cape Town metropole.

CONTACT DETAILS

Cape Town Tourism

Physical address:	33 Martin Hammerschlag Way | Cape Town City Centre | 8000
Postal address:	P O Box 1403 | Cape Town | 8001 | South Africa
Telephone:	+27 (0)21 487 6800
Facsimile	+27 (0)21 487 6440
E-mail:	Roxanne@capetown.travel
Website:	www.capetown.travel

Horwath HTL (South Africa)

Telephone:	+27 (0)21 884 3200
E-mail:	CapeTown@HorwathHTL.co.za
Website:	www.HorwathHTL.co.za | www.HorwathHTL.com