



PRO-INVEST
GROUP

Pro-invest Australian Hospitality Opportunity
Q3 2022 Quarterly Newsletter

Dear Investors and Friends,

It is with pleasure that Pro-invest Asia Pacific (APAC) presents you with our Pro-invest Australian Hospitality Quarterly Newsletter for the third quarter of 2022.

Australia's and New Zealand's economies are in a strong position, with robust labour markets. Though there are some headwinds with increase in interest rates and inflation rates with market expectations of seeing a peak around H1 2023.

In Australia, unvaccinated inbound travellers can enter the country without travel exemptions from July 2022. International visitor arrivals into the country are about 56% below pre-pandemic levels. In New Zealand, international borders were fully reopened on 31 July 2022, though flight capacities are still below pre-pandemic levels. Airline carriers face challenges on flight cancellations and rescheduling travel bookings, though they are planning to increase flight capacities and introduce new travel routes in the coming months.

Brisbane hotel market continues to be Australia's best performing, with YTD September 2022 REVPAR tracking at 24% above pre-pandemic 2019 levels. Meanwhile, Adelaide and Canberra hotel markets REVPAR are tracking 10% above pre-COVID-19 levels for the same period. Sydney and Melbourne hotel markets REVPAR are still tracking below the pre-COVID-19 levels, though ADR is above 2019 levels.

Queenstown hotel market occupancy levels are at 36% below 2019 levels for YTD September 2022, though it has started to see REVPAR recovery in Q3 2022, with the monthly REVPAR nearly reaching pre-COVID-19 levels towards the end of the quarter.

In Q3 2022, Pro-invest APAC opened 2 more hotels, namely the Indigo Brisbane City Centre (opened on 13 July 2022) and Sebel Canberra Campbell (opened on 15 September 2022). Both hotels received very well in the markets with good quality of refurbishment and strong pre-opening planning.

Further, Pro-invest APAC saw a number of accolades relating to its Australasian hotels. The Kimpton Margot Sydney hotel was awarded the Gold Award from Sydney Design Awards for Interior Design – Hospitality Stay Category in 2022. The Holiday Inn Express & Suites Queenstown has been named

Winner of the New Zealand Institute of Architects 2022 Southern Architecture Award - Planning and Urban Design. Also, a number of hotels have been nominated for various award categories under the 2022 HM Awards for Hotel and Accommodation Excellence, including the Holiday Inn Express (HIE) Melbourne Little Collins, HIE Newcastle, HIE & Suites Queenstown, and Kimpton Margot Sydney hotel.

Over the next 6-12 months, further opportunities are set to arise, which Pro-invest APAC is well positioned to leverage through our active asset management approach and unique vertically integrated platform creating significant value generation opportunity for our investors. COVID-19 has impacted hotel cash flows harder than any other real estate sector and presents a rare opportunity to secure luxury, upper upscale and upscale hotel assets at scale and preferred equity positions. Further prospects are being assessed throughout the region which include exploring value-add hotel opportunities created by COVID-19 for the redevelopment, refurbishment or repositioning of these assets for increased returns.

With a team comprised of industry veterans and specialists and unique operating structure allowing for full control of the entire value chain, coupled with Pro-invest APAC's well-formed network, track-record and access to unique off-market opportunities, Pro-invest APAC is positively positioned to overcome and even leverage off the hurdles presented by COVID-19. To date, Pro-invest APAC is managing c. A\$2.7 billion worth of assets through several funds, co-investments, and other assets that Pro-invest APAC manages.

We wish you all health and safety. As always, welcome your comments and feedback.

With kind regards,

Ronald Stephen Barrott FRICS,
CEO Pro-invest Group

On behalf of Pro-invest Group

For more information about Pro-invest Group please visit:

www.proinvestgroup.com

Q3 2022 ANZ Market Update

Australian Economy

Australia Gross Domestic Product (GDP) continued to grow, with Q2 2022 levels increasing by 3.6% year-on-year (YoY) or 0.9% quarter-on-quarter (QoQ), mainly driven by the accommodation & food services sector.¹ Household spending increased in Q3 2022, the hotels, cafes & restaurants segment being one of the top drivers.² Australia’s labour market remains tight, with the unemployment rate nearly at a 50-year low at 3.4%-3.5% in Q3 2022.³ Wages growth increased by 2.6% in Q2 2022.³

As of 26 October 2022, Australia’s cash rate was at 2.6%, which is 175bps higher than the end of Q2 2022 at 0.85%.⁴ Market expectations for Australia’s cash rate to rise to around 3.1% to 3.6% by early 2023, before levelling out.⁵ As of 26 October 2022, Australia’s Q3 2022 CPI grew by 7.3% YoY, with market expectations seeing a peak of up to 7.8% by the end of 2022.^{5&6}

Figure 1: Australia Cash Rate, 10-Year Bond Rate

Australia Rates				
	Forecast Peak Cash Rate	Cash Rate Peak Date	Forecast Peak 10 Yr Bond Rate	10 Yr Bond Peak Date
Westpac	3.60%	Q1-23	3.50%	Q1-23
NAB	3.10%	Q4-22	4.25%	Q1-23
ING	3.35%	Q1-23	3.90%	Q4-22

Source: Westpac, AU & NBZ Weekly, 07.2022 & 10.2022, NAB AU Markets Weekly, 07.2022 & 10.2022, ING Forecasts, 07.2022 & 10.2022.

New Zealand Economy

NZ Q2 2022 GDP increased by 1% YoY and 1.7% QoQ.⁷ Exports demand was strong, mainly driven by growth in the travel and transport industries.⁸

Inbound international tourism recovery is expected to continue supporting NZ’s economic activity.⁹

As of 26 October 2022, NZ’s Official Cash Rate (OCR) is 3.5%, representing 150 bps increase since Q2 2022 ending at 2%.¹⁰ Market expectations for the OCR to start levelling out by early 2023.¹¹ NZ’s CPI grew by 7.2% YoY in Q3 2022, a slight decrease from the Q2 2022 7.3% YoY growth.¹²

Figure 2: NZ Cash Rate, 10-Year Bond Rate

NZ Rates				
	Forecast Peak Cash Rate	Cash Rate Peak Date	Forecast Peak 10 Yr Bond Rate	10 Yr Bond Peak Date
Westpac	5.00%	Q2-23	4.70%	Q4-22
BNZ	4.50%	Q1-23	4.70%	Q1-23
ANZ	5.00%	Q1-23	5.00%	Q4-22

Source: Westpac, AU & NBZ Weekly, 07.2022 & 10.2022, BNZ Markets Outlook, 08.2022 & 10.2022, ANZ Data Wrap, 07.2022 & 10.2022.

Australia - New Zealand Tourism Update

International Tourism

Since Australia reopened its international borders in February 2022, further COVID-19 measures have eased. Unvaccinated inbound travellers can enter the country without additional exemptions from 6 July 2022.¹³ Also, face masks are not required on inbound international flights from September 2022.¹⁴ The monthly number of international visitor arrivals into the country continued to increase in Q3 2022, reaching 56% below pre-pandemic 2019 levels by August 2022.¹⁵ Further recovery to AU tourism industry expected, as countries across Asia Pacific continues relaxing international travel restrictions.¹⁶ For example, HK dropped quarantine requirements for international tourists from

¹ Australian Bureau of Statistics (ABS), Australian National Accounts, 09.2022.

² ABS, Monthly Household Spending Indicator, 10.2022

³ ABS, Labour Force, 10.2022, ABS, Wage Price Index, 08.2022.

⁴ Reserve Bank of Australia (RBA), Cash Rate Target, 10.2022

⁵ Westpac, AU & NBZ Weekly, 10.2022, NAB AU Markets Weekly, 10.2022, ING Forecasts, 10.2022.

⁶ ABS, Consumer Price Index, 10.2022.

⁷ Stats NZ, Gross Domestic Product, 09.2022.

⁸ Focus Economics, “NZ: The economy rebounds ...”, 09.2022.

⁹ RBNZ, Monetary Policy Statement, 08.2022.

¹⁰ RBNZ, Monetary Policy/OCR Decisions, 10.2022.

¹¹ Westpac, AU & NZ Weekly, 10.2022, BNZ, Markets Outlook, 10.2022.

¹² Stats NZ, Consumers Price Index, 10.2022.

¹³ Australia Government, International Travel, accessed 10.2022.

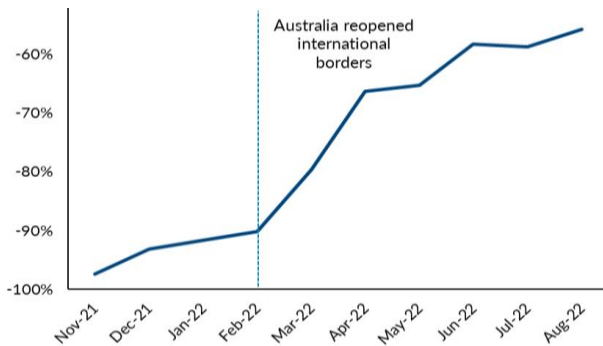
¹⁴ Department of Health and Aged Care, International travel and COVID-19, 09.2022.

¹⁵ ABS, Overseas Arrivals and Departures, 10.2022.

¹⁶ AAPA, Asia Pacific Airlines Aug 2022 Traffic Results, 10.2022.

September 2022, and Japan opening borders for independent travel from October 2022.¹⁷

Figure 3: Monthly International Arrivals to AU Compared to 2019 Levels



Note: excluding Australian citizens and permanent residents. Source: ABS, Overseas Arrivals and Departures, 10.2022.

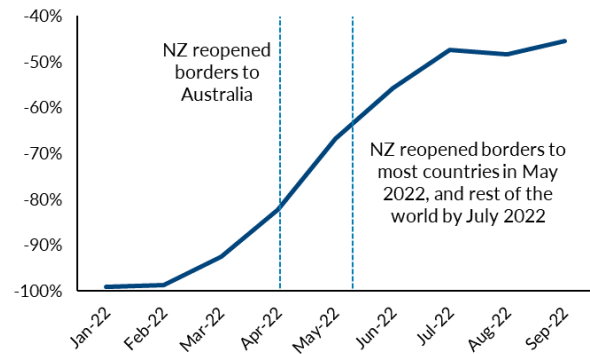
Q3 2022 international flight capacities to Australia was around 50% below 2019 levels.¹⁸ Various international airlines are increasing flight capacities and launching new travel routes, including United Airlines’ San Francisco to Brisbane route from October 2022 (3 times a week), Thai AirAsia X Sydney to Bangkok route from December 2022 (4 times a week), Qatar Airlines resuming Doha to Canberra and Melbourne flights in Q4 2022, among others.¹⁹ Also, Qantas plans to increase international flight capacity to 77% of 2019 levels by Q2 2023.²⁰

In NZ, international borders were fully reopened by 31 July 2022.²¹ Unvaccinated inbound travellers can enter NZ without undergoing quarantine from 12 September 2022.²² The number of monthly international visitor arrivals to NZ increased during Q3 2022, at about 45% to 50% below 2019 levels.²³

Meanwhile, international flight capacities are around 45% below 2019 levels during Q3 2022.²⁴ Airline carriers are still facing challenges on flight cancellations and rescheduling travel bookings, but are planning to increase flight capacities and introducing travel routes. Qantas is resuming the Auckland to New York direct flights from June 2023 (3 times a week), American Airlines new Auckland to

Dallas direct flights from Q4 2022, among others.²⁵ Also, Air NZ plans to increase international flight capacities to 65-70% of 2019 levels by 2023.²⁶

Figure 4: Monthly International Arrivals to NZ Compared to 2019 Levels



Note: September 2022 figures are provisional estimates; excludes NZ residents. Source: StatsNZ, International Arrivals, 10.2022.

Domestic Tourism

In Australia, domestic travel demand is close to 2019 levels, with the total number of overnight trips in Q2 2022 at 6% below COVID-19 levels, and is 3% below COVID-19 levels by July 2022, per latest data release from Tourism Research Australia as of 26 October 2022.²⁷ Meanwhile, overnight trip spending in Q2 2022 is 29% above 2019 levels, with the accommodation segment recording the largest increase in from Q2 2019 to Q2 2022 compared to other segments.²⁷ The number of domestic air travel to Sydney, Melbourne, Brisbane and Adelaide airports are about 10% to 15% below 2019 levels based on latest data release from the Australian government.²⁸ Domestic flight capacities are about 10% to 20% below 2019 levels.²⁸ Major airlines like Qantas plans to increase domestic flight capacity to nearly pre-pandemic levels by H1 2023.²⁹

In NZ, domestic travel continued to improve in Q3 2022, with the number domestic arrivals to Auckland at about 14% below 2019 levels.³⁰ Meanwhile,

¹⁷ Reuters, HK will scrap COVID hotel quarantine from Sept.26, 09.2022, Ministry of Foreign Affairs of Japan, Measures for Resuming Cross-Border Travel, 09.2022.

¹⁸ CAPA, “Mapping Australasia’s rocky path to recovery”, 09.2022.

¹⁹ Hotel Management, United to launch more Australasian flights, 08.2022, Sydney Airport, Sydney Airport welcomes Thai AirAsia X, 08.2022, Hotel Management, Qatar Airways set for Canberra return as Doha-Melbourne go double, 10.2022.

²⁰ Motley Fool, Qantas share price surges, 10.2022.

²¹ Ministry of Health, COVID-19: Travellers, 09.2022.

²² NZ, Customs Service, COVID-19 requirements, 10.2022.

²³ StatsNZ, International Arrivals, 10.2022.

²⁴ CAPA, “Mapping Australasia’s rocky path to recovery”, 09.2022.

²⁵ Hotel Management, Qantas set for New York return with new flights via Auckland, 08.2022, Hotel Management, American Airlines confirms Sydney return in October, 09.2022.

²⁶ Flight Global, Air NZ sees bookings pick up, 08.2022.

²⁷ TRA, National Visitor Survey results June 2022, 09.2022, TRA, Domestic tourism July 2022, 10.2022.

²⁸ BITRE, Airport Traffic, 10.2022.

²⁹ Motley Fool, Qantas share price surges, 10.2022.

³⁰ Auckland Airport, Monthly Traffic Update, 10.2022.

Pro-invest Australian Hospitality Funds

Overview

In early 2000, Pro-invest's CEO, Ronald Barrott brought one of the largest and most renowned hotel brands, Holiday Inn Express® (HIE), to the European market. At the time, he developed a portfolio of HIE hotels across the UK, which he grew to become one of the largest franchised hotel portfolios outside of the US. ***Over a period of 6 years, 15 HIE assets were developed and the portfolio was exited as a trade sale achieving an IRR in excess of 30%.***

In 2013, given his successful relationship with InterContinental Hotels Group (IHG) and a substantial market opportunity, Ronald launched the Pro-invest Australian Hospitality Fund I (Fund I) to develop, own and operate a new portfolio of HIE hotels across Australia and New Zealand (ANZ). Fund I has laid the foundations for the HIE brand's expansion in the market, in which c. 50 prime target areas have been identified. Fund I is a widely held Managed Investment Scheme, allowing for a final withholding tax rate of 15%. Its portfolio now counts 8 hotels and c. 2,000 rooms, being rolled out under a Master Development Agreement with IHG.

By 2017, Pro-invest APAC launched the Pro-invest Australian Hospitality Fund II (Fund II), which successfully completed equity raising in 2020. Fund II continues Pro-invest APAC's strong track record of rolling out its Select Service and Lifestyle hotels throughout the Australasian market. 4 of the hotels in Fund II have opened for trading between Feb-22 to May-22, and has been well received across their respective markets.

Pro-invest APAC is currently managing more than c. A\$2.7 billion in real estate assets, including commercial assets as well as hotels operating under globally renowned brands such as Holiday Inn Express, Hotel Indigo, Kimpton and voco™.

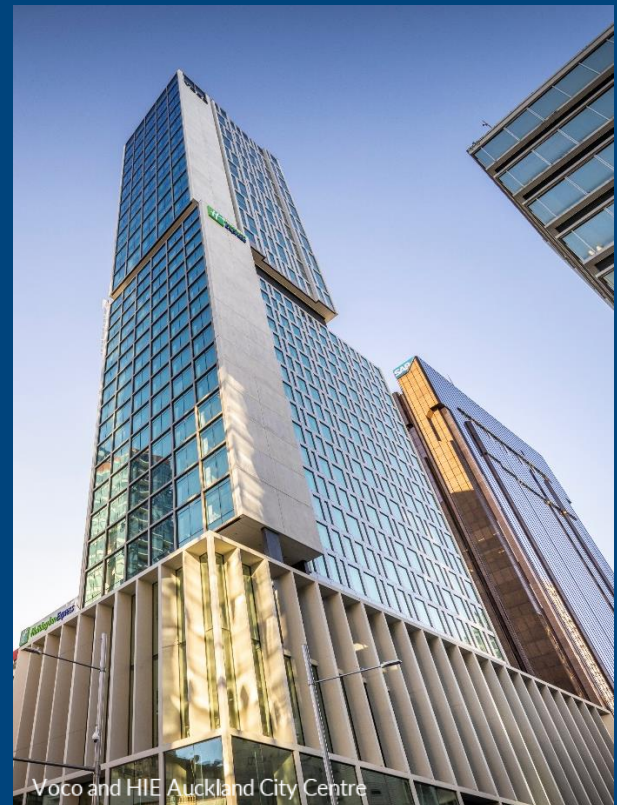
Pro-invest APAC-Pacific Hospitality Opportunity Fund III (Fund III)

Pro-invest APAC is pleased to announce having launched its third hotel fund, the Pro-invest APAC-Pacific Hospitality Opportunity Fund III (Fund III).

Fund III has acquired and fitted out the Sebel Canberra Campbell (FKA C5 Hotel Canberra) with FF&E. The 63-rooms hotels opened for trading on 15 September 2022, and has been well received by the hotel guests.

Pro-invest APAC is actively looking at other opportunities which are in the pipeline for Fund III. Unprecedented market conditions created by COVID-19 have established an opportunity to make value-add investments into standing and income producing assets primarily in luxury, upper-upscale and upscale full-service hotels in Australia & New Zealand, as well as other secure markets in Asia.

Fund III is structured to capitalise on the current opportunity, presenting a platform that allows investors to participate in travel recovery. Pro-invest APAC is targeting to raise A\$500 million from institutional investors, sovereign wealth funds and established family offices.



Voco and HIE Auckland City Centre

domestic arrivals to Queenstown airport in Q3 2022 is 7% higher than pre-pandemic levels.³¹ In particular, the winter ski season saw Queenstown attracting strong domestic travel demand particularly in the June and July 2022 holiday period.³¹ Meanwhile, domestic flight capacities are at about 90% of pre-pandemic levels in Q3 2022.³² NZ's flag carrier, Air New Zealand plans to operate at 90% of pre-COVID-19 capacity for the rest of 2022.³³

Australian & New Zealand Tourism Support & Campaigns

In October 2022, Australia released its FY23 budget, with plans to provide \$48 million additional funding over 4 years to support recruitment and marketing in the tourism and travel sectors, as well as certain infrastructure upgrades. The funding will also support Accommodation Association's "The Hub" platform to connect people to jobs, foster skills development and showcase tourism as a career.³⁴

Additionally, Australia is relaxing and extending working rights for student & training visa holders, by increasing the number of permanent migration visas from 160,000 to 195,000, and \$36.1 million funding to accelerate visa processing.³⁵ Tourism campaigns launched in Q3 2022 included the "Come and Say G'Day" campaign, targeting key Australian inbound tourism markets, such as USA, UK, and Canada etc.³⁶

In NZ, the Aotearoa Hotel Industry Conference & Exhibition was held in Auckland in October 2022. The conference hosted together over 450 delegates including hotel owners, operators, consultants and suppliers etc.³⁷ Further, Tourism New Zealand (TNZ) launched the "If You Seek" initiative in August 2022, showcasing NZ globally including in Australia and US.³⁸ Also, TNZ is partnering with Air NZ and United Airlines to launch a tourism campaign targeted at North American visitors.³⁹

ANZ Hotel Market Performance

Australia

The Australian hotel market continued to improve in Q3 2022. Sydney and Melbourne hotel markets YTD Sep-2022 REVPAR are about -18% below 2019 levels.⁴⁰ Meanwhile, Brisbane, Adelaide and Canberra are recording YTD Sep-22 REVPAR levels higher than the pre-pandemic relevant 2019 period.⁴⁰

Australia's hotel market recovery in Q3 2022 continues to be largely driven by strong ADRs.⁴¹ Sydney and Melbourne hotel markets in Q3 2022 recorded \$247 and \$216 ADR respectively, at about +20% above Q3 2019 levels.⁴⁰ Meanwhile, Sydney and Melbourne Q3 2022 occupancy rates were at 68% and 63% respectively.⁴⁰ In Q3 2022, Adelaide and Canberra hotel markets recorded \$188 ADR (+28% above Q3 2019 levels) and \$212 ADR (+23% above Q3 2019 levels) respectively, with occupancy rates at 71% and 76% respectively.⁴⁰ Meanwhile, Brisbane hotel market was the best performing market in Q3 2022, with \$221 ADR (above Q3 2019 levels by +38%) and 73% occupancy (close to Q3 2019 levels).⁴⁰

Figure 5: Australian Hotel KPI YTD Sep 2022

Market	Occ (%)	ADR (A\$)	RevPAR Change (vs YTD Sep 2021)	RevPAR Change (vs YTD Sep 2019)
Australia	64%	221	63%	+6%
Sydney	61%	236	103%	-18%
Melbourne	57%	210	113%	-18%
Brisbane	67%	206	69%	+24%
Adelaide	69%	185	47%	+9%
Canberra	70%	202	80%	+9%

Source: STR, ANZ Performance Update, 10.2022

³¹ Queenstown Airport, Airport Passenger Statistics, 10.2022.

³² CAPA, "Mapping Australasia's rocky path to recovery", 09.2022.

³³ Air NZ, Air NZ plans ahead for a smoother summer, 08.2022.

³⁴ Hotel Management, budget 2022-23, 10.2022.

³⁵ AU Government, Jobs + Skills Summit Outcomes, 09.2022.

³⁶ Tourism Australia, Come and Say G'Day, accessed 10.2022.

³⁷ Hotel Management, Optimism abounds at AHICE Aotearoa, 10.2022.

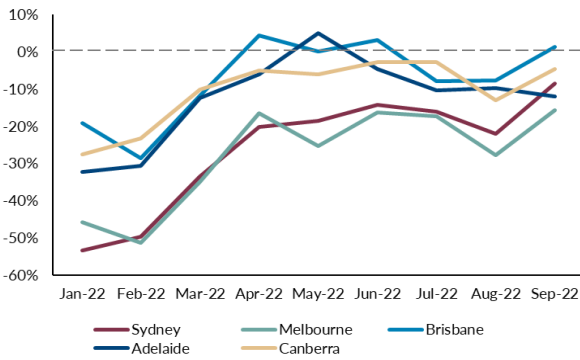
³⁸ Tourism New Zealand, Tourism NZ invites the curious in new global campaign, 08.2022.

³⁹ Tourism New Zealand, New major campaign to attract North American visitors to NZ, 09.2022.

⁴⁰ STR, ANZ Performance update, 10.2022.

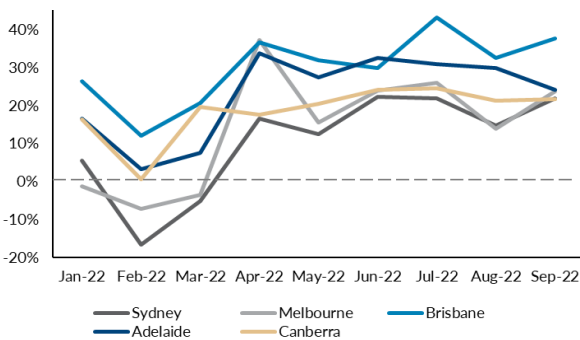
⁴¹ Savills Hotel Market Overview Q3 2022, 10.2022.

Figure 6: Markets Monthly Occ (indexed to 2019)



Source: STR, ANZ Performance Update, 10.2022

Figure 7: Markets Monthly ADR (indexed to 2019)



Source: STR, ANZ Performance Update, 10.2022

New Zealand

NZ's hotel market trading performance improved in Q3 2022, as international travel continues to recover. Queenstown hotel market recorded \$262 ADR and 66% occupancy in Q3 2022, with the winter ski season driving leisure travel demand.⁴²

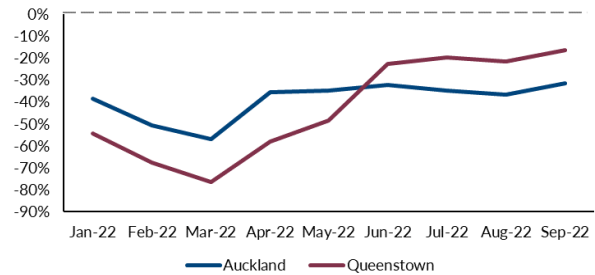
Q3 2022 ADR for Auckland and Queenstown hotel markets are around 22% and 16% higher than Q3 2019 levels respectively.⁴² However, occupancy rates still remain about -27 and -16 percentage points below pre-COVID-19 levels for Auckland and Queenstown hotel markets respectively.⁴²

Figure 8: New Zealand Hotel KPI YTD Sep 2022

Market	Occ (%)	ADR (NZ\$)	RevPAR Change (vs YTD Sep 2021)	RevPAR Change (vs YTD Sep 2019)
New Zealand	49%	198	-1%	-33%
Auckland	47%	213	-14%	-34%
Queenstown	45%	216	44%	-49%

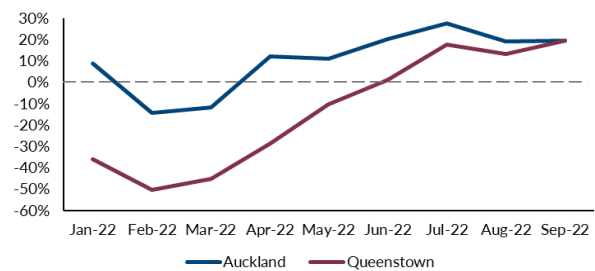
Source: STR, ANZ Performance Update, 10.2022

Figure 9: Markets Monthly Occ (indexed to 2019)



Source: STR, ANZ Performance Update, 10.2022

Figure 10: Markets Monthly ADR (indexed to 2019)



Source: STR, ANZ Performance Update, 10.2022

Hotel Investment Market

YTD Sep 2022 hotel transactions volumes in Australia is close to CY 2019 volumes.⁴³ Key sales in Q3 2022 included Rydges Sydney Harbour (A\$100m) and Sir Stamford Circular Quay (A\$210m). In NZ, the Stamford Plaza Auckland was sold in October 2022 for NZ\$170m, making it the largest sale of a single hotel asset in New Zealand history.⁴⁴

⁴² STR, ANZ Performance update, 10.2022.

⁴³ Savills, Hotel Market Overview Q3, 10.2022.

⁴⁴ Hotel Management, Stamford Plaza Auckland sells for record-breaking NZ\$170 million, 10.2022.

In-Focus Feature: Recent Accolades across Hotels Design, Development, and Operations



Te Kāhui Whaihanga
New Zealand
Institute of
Architects

Holiday Inn Express & Suites Queenstown

Holiday Inn Express & Suites Queenstown has been named **Winner of the New Zealand Institute of Architects 2022 Southern Architecture Award - Planning and Urban Design**. The Awards honour the best new architecture across the country, and celebrate NZ's best buildings. This follows the hotel being named a finalist for the Development of the Year - Hotels & Accommodation in The Urban Developer Awards, Australasia in 2020. For more details of the award, please click [here](#).



2022 HM Awards Finalists

4 hotels across Pro-invest Australian Hospitality Fund I and Pro-invest Australian Hospitality Fund II have been nominated for various categories under the 2022 HM Awards for Hotel and Accommodation Excellence. The annual event will be held on 25 November 2022, with about 50 different awards celebrating the best properties, departments, people, chains and brands in Australia, New Zealand and the South Pacific. The nominated categories relating to the hotels include:

- Holiday Inn Express Melbourne Little Collins: Midscale hotel, New hotel, Rising star (people category)

- Holiday Inn Express Newcastle: Midscale hotel, Front office associate (people category)
- Holiday Inn Express Macquarie Park: Front office associate (people category)
- Holiday Inn Express & Suites Queenstown: New Zealand hotel
- Kimpton Margot Sydney: Luxury hotel, Hotel interior design, New hotel, Hotel restaurant (Luke's kitchen)

Additionally, Pro-invest Group's "One Earth, Countless Experiences" has also been nominated under the Environmental Program category. For the "One Earth, Countless Experiences" ESG brand film, please click [here](#).



Kimpton Margot Sydney

The Kimpton Margot Sydney hotel was awarded the **Gold Award from Sydney Design Awards for Interior Design - Hospitality Stay Category** in 2022. The award celebrates innovative and creative building interiors from hotels to furnished apartments and private clubs. Considerations given to space creation and planning, furnishings, finishes, functionality, traffic flow, among others. The Kimpton Margot Sydney hotel was repositioned across various parts of the hotels from lobby upgrades to guestroom and R&B refurbishments. The hotel showcases an inimitable brand experience at the grand Art Deco building, with the many quirky yet classy details making Kimpton Margot Sydney a truly unique hospitality destination in the heart of Sydney. For further details of the Award, please click [here](#).



Kimpton Margot Sydney Hotel images

ESG: Maximizing ESG Data Feed, Monitoring, Performance & Reporting

Pro-invest Group is pleased to announce that it has transitioned to an improved Sustainability Management System ('SMS') for all hotels under its Fund portfolio. This includes hotels under Fund I, Fund II and Fund III. The research, selection and transition works to the new SMS has been in preparation for several months, and was largely prompted by Pro-invest Group's evergrowing brand-diversified portfolio and its need for quality, hotel-specific, brand-agnostic Environmental, Social and Governance ('ESG') data.

The SMS comprises of four key phases and will see the Fund hotels be onboarded - an online sustainability software to manage and improve ESG performance, as phase one. Phase two will see the continuation of NABERS Energy, Water and - where applicable - Carbon Neutral ratings and certifications used as a third-party efficiency validation. From thereon, phase three (where deemed necessary via set criteria) will see any hotels be audited, monitored and engaged in third-party

fine tuning. This phase will only be deployed as and when Pro-invest Group believes the hotel is at risk of falling below the targeted efficiency levels. This is in alignment to Pro-invest Group's Net Zero by 2030 commitment.

Further, phase four comprises of third-party environmental sustainability certification. A trial of schemes and rollout will be progressively deployed across the hotel portfolio.

This SMS approach will ensure that ESG performance is maximised via ESG-related data feeds, monitoring, performance and reporting via the brand-agnostic hotel sustainability management system. All four phases are also set to benefit Pro-invest Group's membership with GRESB with expectations that the SMS will see score improvements under the GRESB Real Estate Assessment, while being beneficial for the content shared in the Annual Sustainability Report.

The onboarding and historical data population is underway in the online sustainability software system, and Pro-invest Group looks forward to sharing the reports, insights and benchmarks that it obtains as the SMS adoption rollout.



Voco Auckland Image

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