



OCCUPANCY ANALYSIS

SEGMENT	SUNDAY		MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		TOTAL	
	27-Apr	28-Apr	28-Apr	29-Apr	29-Apr	30-Apr	30-Apr	01-May	01-May	02-May	02-May	03-May	03-May	04-May	Week	Week
	2003	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003	2002
	Occup	%Chg	Occup	%Chg	Occup	%Chg	Occup	%Chg	Occup	%Chg	Occup	%Chg	Occup	%Chg	Occup	%Chg
Montreal	50.8	-8.8	61.7	-13.7	73.4	3.8	72.0	3.2	73.5	8.2	66.4	-2.5	75.0	-9.0	67.6	-2.7
Toronto Downtown	21.1	-69.5	28.9	-62.3	30.7	-57.9	30.5	-58.9	31.3	-61.5	27.3	-67.3	33.0	-62.2	29.0	-62.8
Toronto North/East	29.4	-30.8	37.7	-31.3	40.6	-34.3	40.3	-35.8	41.7	-37.6	44.9	-34.9	47.7	-37.4	40.3	-35.0
Toronto Airport/West	33.8	-43.5	38.8	-42.5	41.0	-42.2	44.5	-39.5	43.3	-51.7	51.0	-41.4	51.5	-41.1	43.4	-43.3
Ottawa	50.4	-0.8	69.2	-13.4	79.2	1.3	86.7	5.5	84.9	19.2	75.8	30.7	77.9	12.1	74.9	7.0
Niagara Falls	26.6	-17.9	28.3	-12.7	25.5	-20.1	30.6	-18.0	34.0	-13.7	65.8	-7.2	76.5	-13.9	41.1	-13.7
Winnipeg	54.9	27.7	67.8	31.1	65.5	18.7	61.1	2.0	59.0	-4.7	63.3	-6.1	61.4	-10.1	61.8	6.0
Calgary	52.3	2.1	72.5	12.6	70.9	6.5	72.3	2.4	69.5	6.9	73.0	17.0	66.8	1.7	68.2	7.1
Edmonton	40.6	-35.2	51.3	-33.6	61.0	-26.3	69.1	-19.1	69.1	-16.2	72.9	-12.9	78.7	-7.6	63.2	-20.9
Vancouver	49.4	-23.9	51.0	-25.1	57.5	-22.3	71.7	0.1	79.8	2.6	81.2	-0.5	86.4	-2.4	68.2	-9.3
Victoria	47.7	-24.9	53.1	-17.8	57.5	-20.2	59.9	-16.1	64.2	-9.8	77.1	-5.5	84.4	-9.2	63.4	-14.2

ADR ANALYSIS

SEGMENT	ADR		ADR		ADR		ADR		ADR		ADR		ADR		ADR	
	ADR	%Chg	ADR	%Chg	ADR	%Chg	ADR	%Chg	ADR	%Chg	ADR	%Chg	ADR	%Chg	ADR	%Chg
Montreal	\$130.93	-4.0	\$128.84	-5.7	\$133.06	-2.6	\$130.39	-0.2	\$133.04	1.8	\$131.78	-2.7	\$134.82	-3.2	\$131.97	-2.4
Toronto Downtown	\$138.98	-22.3	\$147.48	-19.3	\$148.49	-31.7	\$161.07	-12.2	\$151.67	-13.9	\$125.98	-33.1	\$119.83	-31.7	\$142.05	-23.5
Toronto North/East	\$100.46	4.8	\$101.46	1.6	\$100.55	2.1	\$99.53	1.5	\$99.38	2.5	\$96.23	-2.4	\$98.14	1.3	\$99.25	1.5
Toronto Airport/West	\$103.92	-8.8	\$106.52	-15.5	\$109.28	-9.8	\$107.60	-15.8	\$104.46	-13.5	\$97.03	-6.2	\$96.74	-6.7	\$103.22	-11.1
Ottawa	\$124.77	-9.8	\$130.40	-7.7	\$129.33	-9.2	\$140.99	-0.8	\$139.58	0.7	\$138.26	6.6	\$134.83	3.0	\$134.73	-2.4
Niagara Falls	\$80.71	9.0	\$65.06	-3.2	\$68.60	-8.4	\$78.18	3.3	\$82.92	9.0	\$107.73	7.3	\$92.59	-11.3	\$87.43	-0.1
Winnipeg	\$90.24	-8.4	\$95.54	-5.2	\$92.15	-2.5	\$90.82	-10.5	\$88.48	-10.8	\$83.77	-12.0	\$85.46	-13.4	\$89.58	-8.9
Calgary	\$117.29	-2.9	\$123.75	-3.1	\$125.31	-2.8	\$119.16	-6.3	\$117.14	-1.5	\$107.84	6.3	\$107.25	1.0	\$116.87	-1.7
Edmonton	\$88.80	8.2	\$95.78	15.5	\$95.37	13.7	\$94.77	5.1	\$93.07	6.5	\$89.31	6.3	\$92.97	9.2	\$92.94	9.0
Vancouver	\$108.79	-16.7	\$108.68	-15.7	\$118.20	-11.7	\$133.20	-4.1	\$145.28	1.3	\$144.53	-2.0	\$144.50	-2.5	\$132.24	-5.2
Victoria	\$92.24	-7.5	\$91.91	-8.6	\$94.11	-0.2	\$102.53	-13.9	\$115.49	-4.7	\$118.13	3.6	\$123.39	7.9	\$107.61	-1.8

REVPAR ANALYSIS

SEGMENT	RevPAR		RevPAR		RevPAR		RevPAR		RevPAR		RevPAR		RevPAR		RevPAR	
	RevPAR	%Chg	RevPAR	%Chg	RevPAR	%Chg	RevPAR	%Chg	RevPAR	%Chg	RevPAR	%Chg	RevPAR	%Chg	RevPAR	%Chg
Montreal	\$66.52	-12.4	\$79.53	-18.6	\$97.70	1.1	\$93.90	3.0	\$97.85	10.3	\$87.52	-5.2	\$101.12	-11.9	\$89.16	-5.0
Toronto Downtown	\$29.37	-76.3	\$42.63	-69.6	\$45.59	-71.3	\$49.19	-63.9	\$47.54	-66.8	\$34.43	-78.1	\$39.57	-74.1	\$41.19	-71.5
Toronto North/East	\$29.55	-27.6	\$38.25	-30.3	\$40.85	-32.9	\$40.08	-34.8	\$41.48	-35.9	\$43.20	-36.5	\$46.78	-36.7	\$40.03	-34.0
Toronto Airport/West	\$35.11	-48.5	\$41.32	-51.4	\$44.75	-47.9	\$47.91	-49.1	\$45.23	-58.2	\$49.51	-45.1	\$49.84	-45.0	\$44.81	-49.6
Ottawa	\$62.90	-10.4	\$90.19	-20.1	\$102.37	-8.0	\$122.26	4.7	\$118.56	20.1	\$104.86	39.3	\$105.03	15.4	\$100.88	4.4
Niagara Falls	\$21.51	-10.3	\$18.45	-15.4	\$17.52	-26.7	\$23.93	-15.3	\$28.22	-5.9	\$70.87	-0.4	\$70.80	-23.6	\$35.90	-13.9
Winnipeg	\$49.52	16.8	\$64.74	24.1	\$60.33	15.6	\$55.50	-8.8	\$52.19	-15.0	\$53.07	-17.2	\$52.46	-22.2	\$55.40	-3.3
Calgary	\$61.32	-0.9	\$89.73	9.2	\$88.80	3.4	\$86.17	-4.0	\$81.42	5.3	\$78.69	24.4	\$71.62	2.7	\$79.68	5.2
Edmonton	\$36.04	-30.0	\$49.13	-23.4	\$58.22	-16.1	\$65.45	-15.0	\$64.29	-10.8	\$65.09	-7.5	\$73.15	0.8	\$58.77	-13.8
Vancouver	\$53.78	-36.6	\$55.45	-36.9	\$67.94	-31.4	\$95.56	-3.9	\$115.91	3.9	\$117.29	-2.6	\$124.91	-4.7	\$90.12	-14.1
Victoria	\$44.02	-30.5	\$48.83	-24.9	\$54.12	-20.4	\$61.37	-27.8	\$74.15	-14.1	\$91.13	-2.1	\$104.18	-2.0	\$68.26	-15.7

Canadian Weekly Lodging Outlook 2003

DEFINITIONS

Occupancy:	The ratio of total occupied rooms to total available rooms.
Average Room Rate:	Defined as room sales divided by the total number of rooms occupied.
RevPAR:	The application of a hotel's average occupancy to its average room rate and a true indicator of the property's ability to generate revenue. It is calculated by multiplying the occupancy by the average room rate.



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