

INVESTMENT FORECAST

Hospitality
Vancouver

IPA
INSTITUTIONAL
PROPERTY
ADVISORS

2026

World Cup to Drive Performance While Highlighting Limited Hotel Supply

Strong outlook underpinned by global events and tight supply. As one of the hosts for the FIFA World Cup in 2026, Vancouver is poised to see another year of modest growth for its hotel sector. The event will draw significant international visitation, boost group and leisure demand, and provide global exposure for the city's already strong hospitality industry. This demand surge will be layered onto already tight market conditions, as Vancouver continues to operate with some of the most limited hotel supply among major Canadian metros. While the city is considering loosening restrictions on short-term rentals such as Airbnb to expand accommodation options, the scale of that supply remains modest compared with traditional hotels, ensuring pricing power largely stays with operators. With average daily rates already among the highest in the country, the influx of global travellers in the summer months will likely push performance to record levels by year-end. Beyond the World Cup, Vancouver's role as an international gateway, in addition to its strong convention and leisure base, will sustain long-term demand, reinforcing the metro's position as one of Canada's most resilient hotel markets.

INVESTMENT TRENDS

- Brookfield's acquisition of the Shangri-La — a 119-room hotel with 307 residences located in the heart of downtown — underscores the deep strength of Vancouver's luxury hotel segment.
- Vancouver has lost about 500 hotel rooms over the past decade, creating a widespread shortage. As a result, investment in hotel development may pick up in the years ahead.

2026 Hospitality Trends



50
BASIS POINT
change in occupancy

OCCUPANCY:

Occupancy gains will largely be driven by increases in the summer months due to the FIFA World Cup. This will be led by 12-month occupancy growth of above 150 basis points in each of May, June and July.



1.2%
INCREASE
in ADR

ADR:

On a year-over-year basis, the average daily rate is set to decline in most months. Even so, robust gains during the World Cup will be enough to lift the average for the full year.

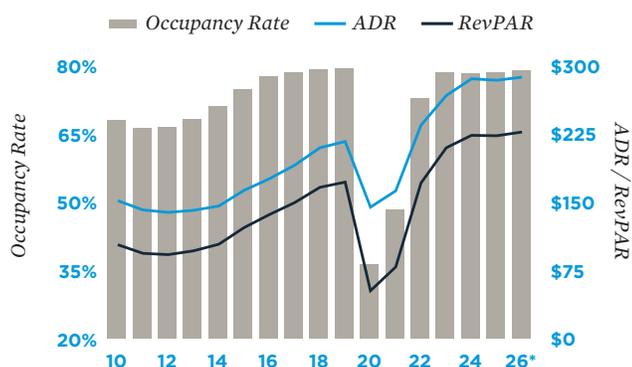


1.8%
INCREASE
in RevPAR

RevPAR:

Strong traveller demand in the late spring and early summer will drive revenue per available room to record levels. This will be further supported by limited hotel supply and increasing domestic travel amid tensions with the United States.

Occupancy and Revenue Metrics

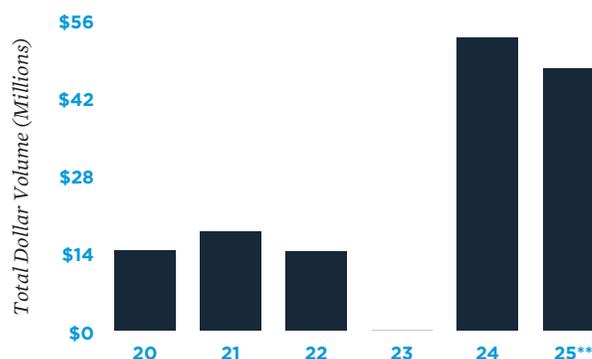


* Forecast; ** Trailing 12 months through 3Q

Sources: Altus Data Solutions; Statistics Canada; STR, a CoStar Group Company

Metro-level employment, vacancy and effective rents are year-end figures and are based on the most up-to-date information available as of February 2026. Average prices and cap rates are a function of the age, class and geographic area of the properties trading and therefore may not be representative of the market as a whole. Forecasts for employment and retail data are made during the first quarter and represent estimates of future performance. No representation, warranty or guarantee, express or implied, may be made as to the accuracy or reliability of the information contained herein. This is not intended to be a forecast of future events and this is not a guarantee regarding a future event. This is not intended to provide specific investment advice and should not be considered as investment advice.

Transaction Trends



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