press release

15 January, 2014

Tourism activity

November 2013

Tourism accommodation gets benefit from increases in overnight stays by residents and non residents

In November 2013, tourism accommodation establishments accounted for 2.1 million overnight stays (5.9% more than in November of the previous year and 6.3% more than in October 2013). This outcome resulted from the contributions of both residents (year-on-year change rate of +6.8%) and non residents (+5.4%). The recovery of the internal market is worth mentioning since it recorded a year-on-year decline (-0.9%) in October 2013.

Results from revenue accounted for a positive year-on-year evolution of 5.6% in total revenue and 7.2% in revenue from accommodation (+7.8% and +6.8% in October, respectively).

Table 1. Global preliminary results from tourism activity

GLOBAL PRELIMINARY RESULTS	Unit	Month		Accumulated	
		Nov 13	Year-on-year change rate (%)	Jan to Nov 13	Year-on-year change rate (%)
Guests	10^3	859.4	8.9	13 643.4	4.0
Overnight stays	10^3	2 107.5	5.9	39 939.9	5.1
Residents in Portugal	10^3	669.5	6.8	11 599.8	-1.3
Non residents	10^3	1 438.0	5.4	28 340.1	7.9
Average stay	No. of nights	2.45	-2.8	2.93	1.1
Net bed occupancy rate	%	26.9	1.3 p.p.	42.6	1.7 p.p.
Total revenue	10^6 €	98.0	5.6	1 866.7	5.2
Revenue from accommodation	10^6 €	65.4	7.2	1 315.4	6.2
RevPAR (Average revenue per available room)	€	18.2	5.8	31.2	5.4

Increased number of guests and overnight stays

In November 2013, tourism accommodation activity establishments hosted 859.4 thousand guests and 2.1 million overnight stays, above the results of November 2012 by 8.9% and 5.9%, respectively. The increase in number of guests surpassed the results of October (+5.6%), while overnight stays grew slightly less (+6.3% in October).

From January to November, the number of guests grew by 4.0% in year-on-year terms while overnight stays increased by 5.1%.

Hotels (+10.4% of overnight stays than in November 2012) contributed substantially for the overall national result, weighting 70.5% of the total overnight stays (67.6% in November 2012).

Tourist villages and apartment hotels recorded year-on-year declines in overnight stays (-4.8% and -3.8%, respectively), contrary to the positive results of the previous month.

Table 2. Overnight stays by type and category of the establishment

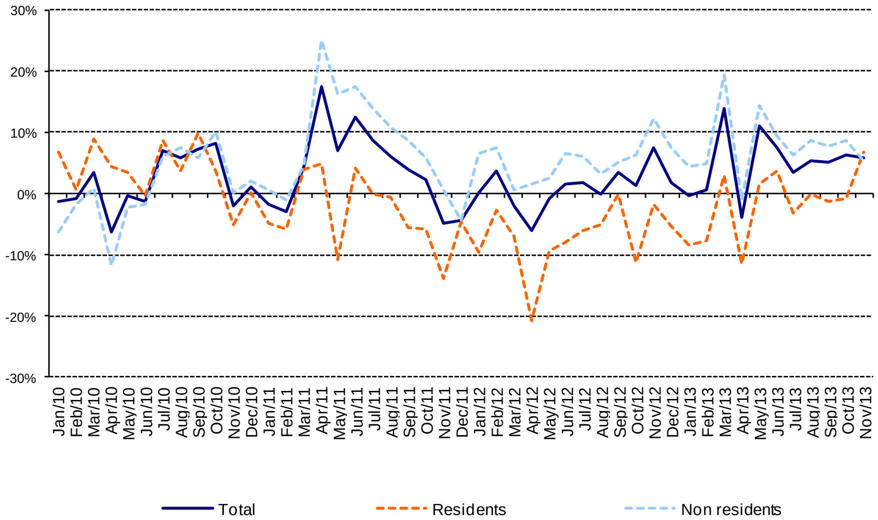
Type of establishment and category	Overnight stays (10^3)		Year-on-year change rate
	Nov-12	Nov-13	%
Total	**1 990.7**	**2 107.5**	**5.9**
Hotels	**1 344.8**	**1 484.9**	**10.4**
*****	249.0	291.5	17.1
****	650.7	694.0	6.6
***	300.6	334.4	11.2
** / *	144.4	165.0	14.3
Apartment hotels	**282.3**	**271.4**	**-3.8**
*****	25.5	25.3	-0.7
****	190.2	185.0	-2.7
*** / **	66.6	61.1	-8.3
Pousadas	**18.1**	**19.8**	**9.4**
Tourist apartments	**112.8**	**110.2**	**-2.3**
Tourist villages	**70.0**	**66.6**	**-4.8**
Other tourist establishments	**162.7**	**154.5**	**-5.0**

Improving results in overnight stays spent by residents

In November 2013, overnight stays spent by residents increased in year-on-year terms (+6.8%), in spite of the declining accumulated results from January to November (-1.3%).

The external markets kept a positive year-on-year trend (5.4% more overnight stays), with less expression than in the previous month (+8.6%), corresponding to a 7.9% growth in overnight stays from January to November.

Figure 1. Overnight stays, month-to-month change rate



The performance of the 10 main inbound markets[1] was mostly positive, with a 73.4% share in terms of overnight stays from non residents (75.7% in November 2012).

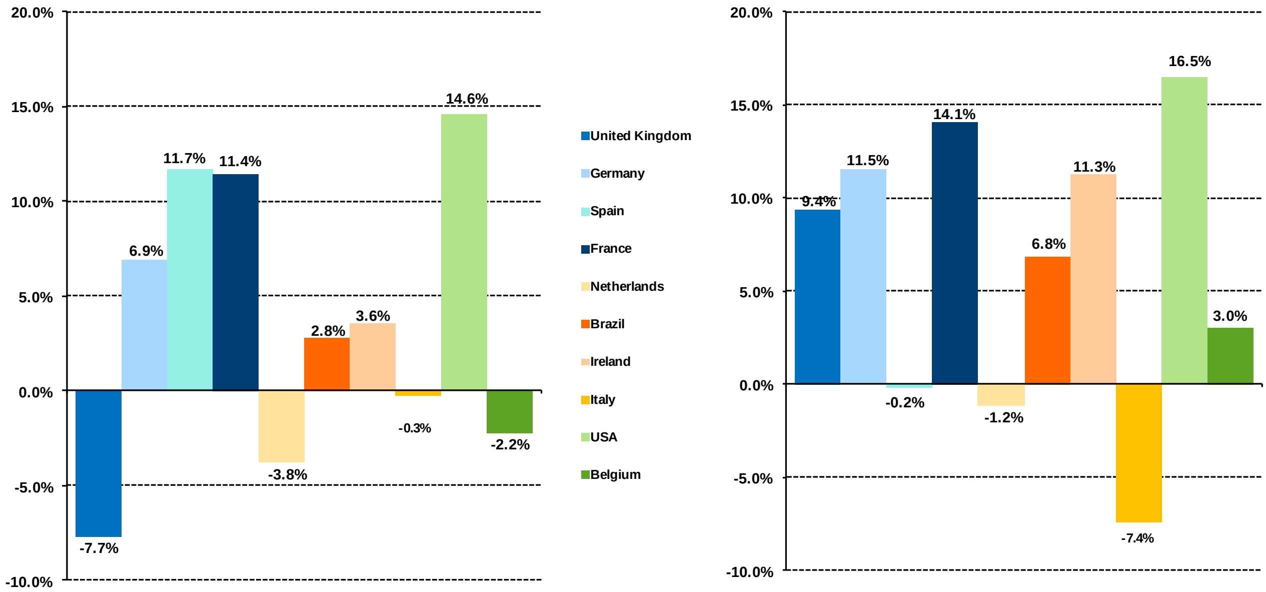
The United Kingdom, the most representative market (18.8% of the total overnight stays from non residents), recorded a year-on-year decrease of 7.7%, contrary to the positive results observed in all the months of 2013 (+9.4% from January to November). The German market (+6.9%) came closer to the British market by reaching a 17.3% share in November.

The performance of the Spanish market is also worth mentioning, with an expressive year-on-year growth in November (+11.7%), in contrast with the accumulated results of January to November (-0.2%).

Figure 2. Overnight stays by main inbound markets (1) – year-on-year change rates

2a. Year-on-year change rate November 2013

2b. Year-on-year change rate January to November 2013



(1) Main inbound markets according to 2012 overnight stays results (in graphs by 2012 descending order)

Alentejo and Azores with significant increases in overnight stays

The region of Lisbon recorded a 6.3% year-on-year growth in overnight stays and, as in recent years, was the most sought after region in November (30.6% of total overnight stays). In Algarve the number of overnight stays had slight changes in comparison with the same month of 2012 (-0.1%).

The regions of Alentejo and Azores had noticeable year-on-year increases in overnight stays (16.1% and 15.0%, respectively), with Azores still growing steadily in terms of overnight stays spent by non residents (+37.5%).

[1] Based on 2012 results for overnight stays

The number of overnight stays from residents raised in all regions, when compared with November 2012, which has not happened since July 2010. In the accumulated period of January to November, the results were mostly declining, with Madeira and the North as the only exceptions (+7.4% and +1.3%, respectively).

When considering overnight stays spent by non residents, the positive year-on-year trend was kept in all regions with the exception of Algarve (-0.5%). Lisbon was the most sought after region by non residents (31.9% of overnight stays from this segment).

Table 3. Overnight stays by region (NUTS II)

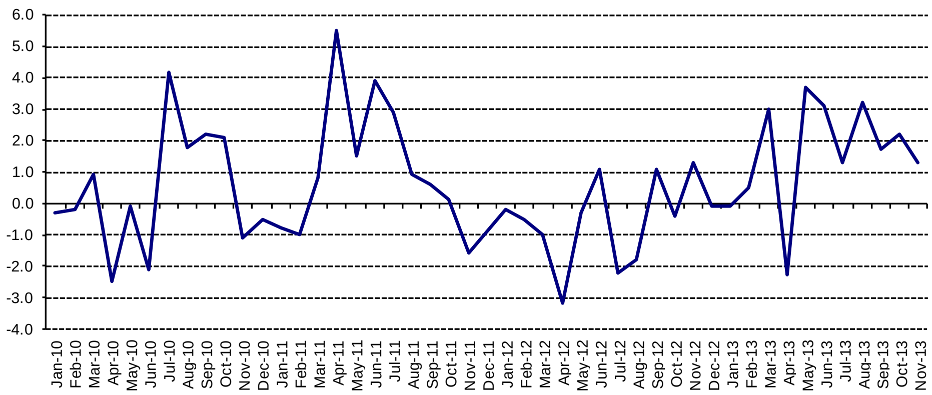
NUTS II	Overnight stays (10^3)				Residents overnight stays (10^3)				Non residents overnight stays (10^3)			
	Nov 13	Year-on-year change rate (%) Nov 13	Jan to Nov 13	Year-on-year change rate (%) Jan-nov 13	Nov 13	Year-on-year change rate (%) Nov 13	Jan to Nov 13	Year-on-year change rate (%) Jan-nov 13	Nov 13	Year-on-year change rate (%) Nov 13	Jan to Nov 13	Year-on-year change rate (%) Jan-nov 13
Portugal	**2 107.5**	**5.9**	**39 939.9**	**5.1**	**669.5**	**6.8**	**11 599.8**	**-1.3**	**1 438.0**	**5.4**	**28 340.1**	**7.9**
North	311.4	9.3	4 620.5	7.9	168.6	2.5	2 233.4	1.3	142.9	18.6	2 387.1	14.9
Centre	215.8	7.2	3 561.4	-0.2	144.2	3.9	2 098.2	-1.4	71.7	14.6	1 463.3	1.6
Lisbon	643.9	6.3	9 506.5	6.4	185.3	9.5	2 274.0	-1.4	458.6	5.0	7 232.6	9.1
Alentejo	68.4	16.1	1 083.6	-0.7	48.8	15.6	725.8	-2.9	19.6	17.2	357.8	4.1
Algarve	453.5	- 0.1	14 482.6	3.6	67.3	2.0	3 325.7	-3.0	386.2	- 0.5	11 156.9	5.7
Azores	40.1	15.0	1 026.2	10.7	22.2	1.5	358.6	-8.8	17.9	37.5	667.6	25.0
Madeira	374.4	6.7	5 658.9	8.3	33.1	37.1	584.1	7.4	341.2	4.4	5 074.9	8.4

Upward trend in net bed occupancy rates

In November 2013, the net bed occupancy rate in tourism accommodation establishments was 26.9%, slightly above the one of November 2012 (+1.3 p.p.).

In the period January to November 2013, the net bed occupancy rate was 42.6% which stood for 1.7 p.p. more than in the same period of 2012.

Figure 3. Net bed occupancy rate – year-on-year variation (difference in p.p.)



The net bed occupancy rates increased in all regions when compared with November 2012 and the regions that grew the most were Alentejo (+3.2 p.p.), Azores (+2.8 p.p.) and Madeira (+2.3 p.p.).

Table 4. Net bed occupancy rate and average stay, by region

NUTS II	Occupancy rate			Average stay		
	%		Year-on-year variation (p.p.)	(No. of nights)		Year-on-year change rate (%)
	Nov-12	Nov-13		Nov-12	Nov-13	
Portugal	**25.6**	**26.9**	**1.3**	**2.52**	**2.45**	**-2.8**
North	23.8	25.7	1.8	1.63	1.63	0.3
Centre	17.2	18.7	1.5	1.65	1.66	0.6
Lisbon	36.4	36.9	0.5	2.19	2.16	-1.6
Alentejo	16.8	20.0	3.2	1.66	1.57	-5.9
Algarve	19.2	19.2	0.1	4.31	3.98	-7.5
Azores	14.2	17.0	2.8	2.57	2.73	6.4
Madeira	44.7	47.1	2.3	5.69	5.48	-3.8

Five and four star hotels recorded occupancy rates above 30%. The year-on-year evolution was mostly positive, with the exception of tourist apartments and 5 star hotels and apartment hotels.

Table 5. Net bed occupancy rate and average stay, by type and category of the establishment

Type of establishment and category	Occupancy rate			Average stay		
	%		Year-on-year variation (p.p.)	(No. of nights)		Year-on-year change rate (%)
	Nov-12	Nov-13		Nov-12	Nov-13	
Total	**25.6**	**26.9**	**1.3**	**2.52**	**2.45**	**-2.8**
Hotels	**28.9**	**30.5**	**1.6**	**2.24**	**2.22**	**-0.7**
*****	34.5	33.8	-0.7	2.52	2.53	0.1
****	30.8	32.9	2.1	2.43	2.39	-1.5
***	24.8	26.2	1.3	1.96	1.98	1.1
** / *	24.1	26.8	2.7	1.77	1.74	-1.2
Apartment hotels	**26.1**	**27.4**	**1.3**	**4.41**	**4.08**	**-7.5**
*****	29.3	28.7	-0.6	5.78	4.16	-28.1
****	26.4	27.9	1.4	4.35	4.19	-3.9
*** / **	24.1	25.6	1.5	4.18	3.75	-10.3
Pousadas	**21.9**	**23.2**	**1.3**	**1.60**	**1.67**	**4.5**
Tourist apartments	**15.4**	**14.2**	**-1.2**	**5.35**	**4.99**	**-6.6**
Tourist villages	**15.4**	**15.7**	**0.3**	**4.98**	**4.37**	**-12.2**
Other tourist establishments	**20.8**	**22.0**	**1.2**	**2.11**	**2.05**	**-2.5**

Stable results in average stay

In November 2013, the average stay was 2.45 nights, 2.8% below the one of November 2012.

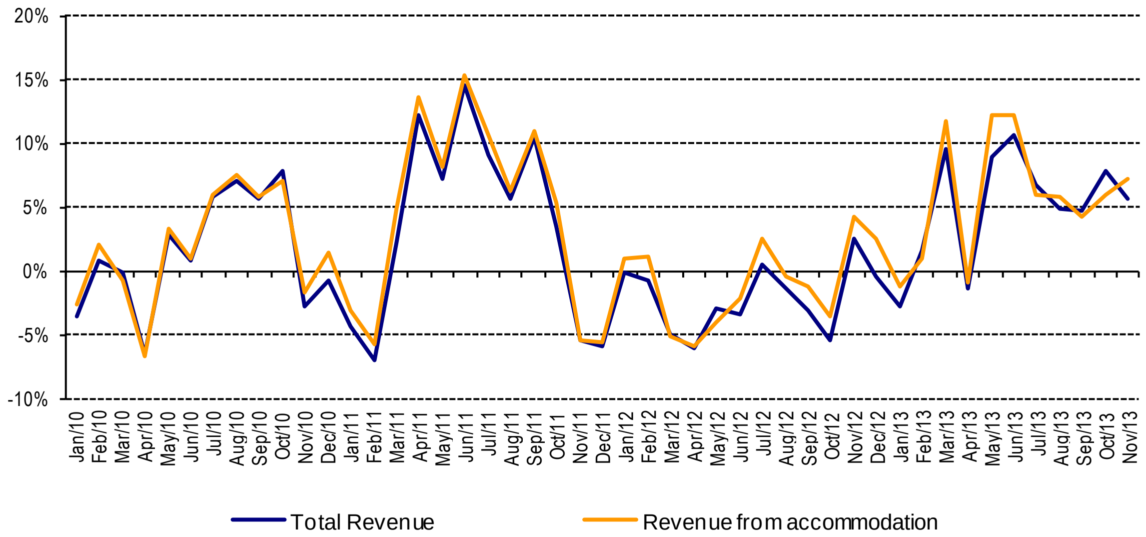
The tendency for a reduction in average stays had more expression in Algarve (3.98 nights on average, with 4.31 nights in November 2012); in Azores the average stay grew by 6.4%.

Improved results in Revenue and RevPAR

In November 2013, tourist accommodation establishments accounted for EUR 98.0 million in total revenue and EUR 65.4 million in revenue from accommodation. In year-on-year terms, these figures stood for increases of 5.6% and 7.2%, respectively.

These results were slightly above those of the period January to November (+5.2% in total revenue and +6.2% in revenue from accommodation).

Figure 4. Total revenue and total revenue from accommodation - month-to-month change rate



The positive results in revenue were spread to all regions. Worth mentioning the Alentejo which presented the highest year-on-year increase, on a par with the increase in overnight stays.

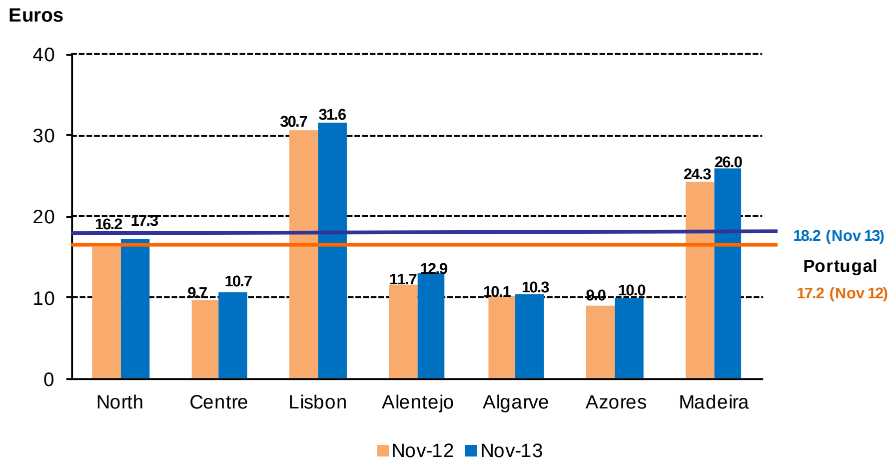
Table 6. Revenue by region (NUTS II)

NUTS II	Total revenue (10^6 euros)		Revenue from accommodation	
	Nov-13	Year-on-year change rate (%)	Nov-13	Year-on-year change rate (%)
Portugal	**98.0**	**5.6**	**65.4**	**7.2**
North	14.4	4.6	10.1	7.3
Centre	9.2	9.2	6.0	10.1
Lisbon	37.3	5.5	26.2	7.1
Alentejo	3.2	13.9	2.0	10.4
Algarve	16.3	4.5	9.9	4.2
Azores	1.7	4.1	1.1	6.4
Madeira	15.9	4.3	10.1	8.4

RevPAR from tourist accommodation activity was EUR 18.2, higher by 5.8% when compared with November 2012.

In the period January to November, RevPAR from tourist accommodation activity stood at EUR 31.2, representing 5.4% more than in the same period of 2012.

Figure 5. Average revenue per available room



The *"pousadas"* recorded the highest RevPAR (EUR 22.1), which stood for the second highest year-on-year growth (+12.7%). Tourist villages accounted for a year-on-year increase of 24.9% which contrasted the declining result of the previous month (-1.4%).

The year-on-year evolution of RevPAR was overall positive for the different typologies and categories.

Table 7. Average revenue per available room, by type and category of the establishment

Type of establishment and category	RevPAR (€)		Year-on-year change rate
	Nov-12	Nov-13	%
Total	**17.2**	**18.2**	**5.8**
Hotels	**20.8**	**21.7**	**4.4**
*****	38.2	38.2	0.1
****	21.0	21.5	2.7
***	13.7	14.1	2.4
** / *	12.7	14.0	9.7
Apartment hotels	**13.9**	**14.6**	**5.1**
*****	14.4	14.6	1.4
****	14.9	15.7	5.4
*** / **	11.1	11.6	3.7
Pousadas	**19.6**	**22.1**	**12.7**
Tourist apartments	**6.1**	**6.2**	**0.8**
Tourist villages	**9.1**	**11.4**	**24.9**
Other tourist establishments	**11.4**	**11.9**	**4.1**

Camping sites and holiday camps

In November 2013, camping sites hosted 40.4 thousand campers which originated 170.8 thousand overnight stays (+6.6% and +7.1%, respectively, when compared with November 2012). The internal market represented 65.5% of the total of overnight stays and presented a positive year-on-year evolution (+11.1%). The average stay was 4.23 nights, close to the one of November 2012.

In November, holiday camps and youth hostels recorded a strong downward trend in year-on-year terms. The number of guests declined by 35.7% and corresponded to 14.3 thousand. The number of overnight stays stood at 28.2 thousand, 31.7% less than in the same month of 2012. The average stay was 1.97 nights (+6.2%).

Table 8. Camping, holiday camps and youth hostels, by origin of the guests, November 2013

	Unit	Camping sites				Holiday Camps and Youth Hostels			
		Total	Year-on-year change rate (%) Nov 13	Residents	Non residents	Total	Year-on-year change rate (%) Nov 13	Residents	Non residents
Campers / Guests	10^3	40.4	6.6	28.9	11.5	14.3	- 35.7	11.3	3.0
Overnight stays	10^3	170.8	7.1	111.9	58.9	28.2	- 31.7	21.4	6.7
Average stay	nights	4.23	0.5	3.87	5.12	1.97	6.2	1.90	2.22

MAIN INBOUND MARKETS IN 2012

The Belgian market

The Belgian market, representing 2.2% of overnight stays spent by non residents in 2012, ranks 10th in the list of the most important inbound markets.

In the recent years, the evolution of this market was mostly positive. From 2005 to 2007 it showed a yearly growing pattern (+5.7%, +9.2% and +8.2%, respectively), followed by a period of declining results (-2.8% in 2008, -5.6% in 2009 and -7.7% in 2010). In 2011 there was a recovery (+11.3%), which continued in 2012 (+6.7%). Preliminary results for January to November 2013 are also positive (+3.0%).

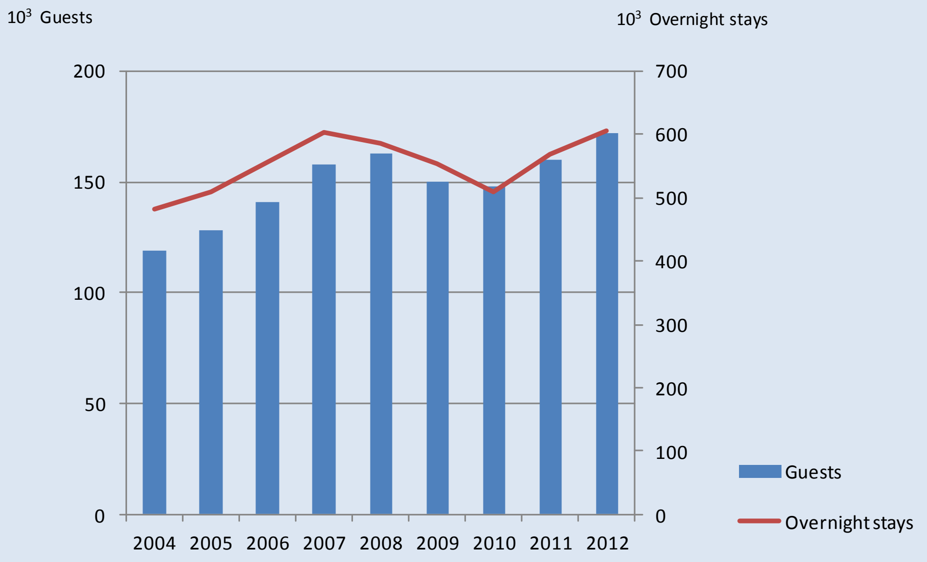
In 2012, tourist accommodation establishments hosted 172.2 thousand Belgian guests which spent 606.0 overnight stays. These figures stood for year-on-year increases of 7.8% and 6.7%, respectively. The average stay was 3.52 nights in 2012 (3.56 nights in 2011).

The main destinations chosen by Belgian tourists were the Algarve (28.3% of overnight stays from this market), Lisbon (28.2%), Madeira (21.3%) and the North (11.3%). The longest stays occurred in Madeira (5.77 nights on average), Algarve (4.73 nights) and in Azores (3.41 nights).

Demand was mostly focussed in hotels (69.2% of overnight stays) and apartment hotels (14.7%). More than half of overnight stays spent in hotels were originated in 4 star category units (54.5%). The average stay in hotels was 3.30 nights and in apartment hotels it was 4.83 nights.

The period May to September concentrated 68% of overnight stays spent by Belgians, with the month of July as the most sought after (17.7%).

Evolution of guests and overnight stays from the Belgian market



EXPLANATORY NOTES

Data disseminated in this "Press Release" refers to the following data outputs:

2013 – October and November – preliminary data; January to September – provisional data.

2012 – January to December – final data

Data refers to tourism accommodation establishments in operation, in each reference period.

In between preliminary, provisional and final data, results are revised due to definitive answers instead of provisional and mainly due to the replacement of non response estimates by effective responses, including situations of temporary suspended activity not duly reported. The degree of revision, measured by the difference in percentage points from the year-on-year change rates of provisional versus preliminary data is as follows:

	Overnight stays	Revenue from accommodation
Jan to Sept 13	-0.35 p.p.	-0.04 p.p.

Guest – Individual that spends at least one overnight stay in a tourism accommodation activity establishment.

Overnight stay – Time spent by an individual between midday and midday of the following day.

Average stay – Relation between the number of overnight stays and the number of guests that originated those overnight stays during the reference period.

Net bed occupancy rate – corresponds to the relation between the number of overnight stays and the number of available beds, in the reference period, counting as two beds each double bed**.**

Total revenue – revenue from the activity of tourism accommodation establishments: room renting, food and beverage and others related to the activity itself (assignment of spaces, laundry, tobacco, communications, etc.).

Revenue from accommodation – revenue from overnight stays spent by guests in all tourist accommodation establishments.

RevPAR – Revenue per available room, measured by the relation between the revenue from accommodation and the number of available rooms, in the reference period.

Camp sites –A collective, fenced-off facility for tents, caravans, trailers and mobile homes.

Holiday camp – A holiday complex with appropriate facilities for providing free or low-cost holidays, usually as a social service by public or private entities.

Youth hostel – A non-profit establishment providing accommodation for young people or small groups of young people.

Year-on-year change rates – comparison between the variable level in the reference period and the same period of the year before. The calculation of year-on-year change rates for the main indicators is based on values in units, although in this press release they are visible only in thousands.

Year-on-year variation (p.p.) – comparison between the variable level in the reference period and the same period of the year before presented as a difference in percentage points.

Rounded figures may imply that totals do not correspond to the sum of the parcels.

ABBREVIATIONS

RevPAR – Revenue per Available Room

Date of next press release: 13 February 2014