



# **Cornell Hotel Sustainability Benchmarking (CHSB) Index 2024: Carbon, Energy and Water**

## **HOTEL BENCHMARK REPORT**

**Prepared By**



# Overview

We are proud to provide you with this confidential, property-level benchmarking and metrics report with the results of your energy, water, and carbon performance, as part of your company's participation in the [Cornell Hotel Sustainability Benchmarking \(CHSB\) Index](#).

CHSB is an industry-led global data collection and benchmarking initiative, benchmarking data by market and segment on energy, water and carbon emissions from over 25,000 hotels around the world. The CHSB2024 Index is in its tenth year and presents the results on analyzing 2022 calendar year data.

This report is confidential for internal data intelligence purposes only. In addition, a market-level data set is available free of charge via the Cornell University Center for Hospitality Research and HCMI metrics are globally available at [www.hotelfootprints.org](http://www.hotelfootprints.org). CHSB data is used by governments, corporate customers, travel management companies and numerous other organizations to determine benchmarks and estimates for energy and water usage, and carbon footprints and calculate the carbon footprint of travel, for Scope 3 footprinting and carbon offsetting using the HCMI calculations we perform.

Note that your report may be incomplete, either because of missing data or data that did not pass our strict validity testing. We also have limited segmentation available in some markets, and benchmarking is enabled at a global level based on climate zones and hotel attributes. As CHSB participation increases, our data and analytical outputs will continue to improve each year, and we thank you for your participation and support of the initiative.

For more guidance on how to read this report, please refer to the ["How to Read CHSB Hotel Benchmark Report" section](#) on page 8.

Should you have any questions or concerns, feel free to contact us at [support@greenviewportal.com](mailto:support@greenviewportal.com).

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## About Greenview



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With offices in Singapore and Washington D.C., Greenview is the world's leading provider of sustainability programs, benchmarking, online software and data analytics for the hospitality and tourism industry. We support companies to design, implement, and monitor their ESG program and sustainability platforms to drive profitability, streamline data, keep ahead of trends, and provide effective communications for stakeholders. Our hospitality sector experience includes publicly traded REITs, private equity, the top ten global hotel chains, smaller regional chains, luxury, timeshare, and other organizations outside of hotels in travel and tourism.

## About Cornell Center for Hospitality Research



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The mission of the Center for Hospitality Research (CHR) is to advance hospitality thought leadership by publishing and disseminating impactful and actionable research, including reports, briefs, tools, and case studies that industry leaders can put into practice today; facilitating the exchange of new ideas by bringing students, faculty, and industry professionals together at roundtables, panels, conferences, and other engaging events; and partnering with the other Centers and Institutes in the Cornell Peter and Stephanie Nolan School of Hotel Administration to maximize research, event, and networking collaborations.

## Identifiers/Segmentation Information

<b>PARTICIPANT CODE</b>	SAMPLE_AAAAA	<b>HOTEL NAME</b>	Hotel Sample Name
<b>ADDRESS</b>	1, Sample Property Address	<b>BRAND</b>	Sample Brand
<b>Country</b>	United States	<b>CODE</b>	1AAAA
<b>City</b>	Silver Spring	<b>Climate Zone 1</b>	Temperate, no dry season, hot summer
<b>Market Area</b>	Washington-Arlington-Alexandria, DC-VA-MD-WV	<b>Climate Zone 2</b>	Oceanic Mixed Constantly Humid Forests
<b>CHSB Region</b>	Maryland State	<b>Hotel Type: Group</b>	NonResort
		<b>Hotel Type: Sub-Group</b>	All Other Hotel (AOH)
		<b>Operational Type</b>	Year-Round
		<b>Stars</b>	★★★★
		<b>Asset Class</b>	Limited Service
		<b>STR Market Segment</b>	Upscale
		<b>Laundry</b>	On-site
		<b>Location Type*</b>	Suburban

## Property Details

<b>Number of Rooms</b>	135	<b>Floor Area in Square Meters</b>	8,415	<b>HCM Ratio</b>	95%
<b>Room Tier</b>	Large (Room Count)	<b>Floor Area in Square Feet</b>	90,575	<b>HWMI Ratio</b>	95%
<b>Floor Area Tier</b>	Large (Area)	<b>Total Occupied Rooms</b>	40,146	<b>Occupancy Rate</b>	81%

## Validity Testing

<b>Major Renovation or Not Open All 12 Months</b>	<b>Water Data Completeness</b>
<b>Energy Fences Per OCRM</b>	<b>Water Fences Per OCRM</b>
<b>Energy Fences Per Floor Area (SqM or SqFt)</b>	<b>Water Fences Per Floor Area (SqM or SqFt)</b>
<b>Electricity Data Completeness</b>	<b>Ratio of Average Number of Rooms to Gross Floor Area</b>
<b>Energy Data Completeness</b>	<b>Ratio of Average Number of Rooms to Net Floor Area</b>
<b>Number of Sources of Energy</b>	<b>HCM Ratio</b>
<b>Occupancy Data Completeness</b>	<b>Overall Variance Test</b>
<b>Occupancy Level Fences</b>	

<b>PASS</b>	<b>FAIL</b>	<b>FAIL-HIGH</b>	<b>FAIL-LOW</b>	<b>MISSING</b>	<b>No Data Submitted</b>	<b>FLAG</b>
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## Legend

<b>Market Area</b>	Major city and surrounding towns, such as Greater Metropolitan Area, Metropolitan Statistical Area, National Capital Region.
<b>CHSB Region</b>	Region that is sub-national (e.g. state/province) or trans-national (e.g. major tourist market that crosses national borders).
<b>Climate Zone</b>	(1) Koeppen-Geiger Climate Classification System, (2) Bailey's Ecoregions of the World (for US), WWF Ecoregions (for non-US).
<b>Hotel Type</b>	Type of resort or non-resort property, and when the property is open and operational.
<b>Stars</b>	Star classification estimated from 1 to 5; half stars are rounded down.
<b>Asset Class</b>	Full Service or Limited Service.
<b>STR Market Segment</b>	Chain scale segment according to STR Global Chain Scales; independents assigned at estimated level.
<b>Laundry</b>	Whether laundry is done onsite or outsourced.
<b>Location Type*</b>	Whether the property is in an Urban, Suburban, Small Metro/Town or Rural/Highway location (for US only).
<b>Room Tier</b>	Tiering classification of room count based Asset Class and Hotel Type - Group. - Full Service Resort: Small (<115 rooms), Medium (115-249 rooms), Large (250-449 rooms), Very Large (>449 rooms) - Full Service Non-resort: Small (<120 rooms), Medium (120-219 rooms), Large (220-379 rooms), Very Large (>379 rooms) - Limited Service: Small (<78 rooms), Medium (78-104 rooms), Large (105-164 rooms), Very Large (>164 rooms)
<b>Floor Area Tier</b>	Tiering classification of conditioned space floor area based Asset Class and Hotel Type - Group. - Full Service Resort: Small (<11,500 sqm), Medium (11,500-28,000 sqm), Large (28,000-55,000 sqm), Very Large (>55,000 sqm) - Full Service Non-resort: Small (<6,300 sqm), Medium (6,300-18,000 sqm), Large (18,000-45,000 sqm), Very Large (>45,000 sqm) - Limited Service: Small (<3,800 sqm), Medium (3,800-5,700 sqm), Large (5,700-9,500 sqm), Very Large (>9,500 sqm)
<b>HCM Ratio</b>	Percentage of total floor area apportioned to Guestrooms per Hotel Carbon Measurement Initiative (HCM).
<b>HWMI Ratio</b>	Percentage of total floor area apportioned to Guestrooms per Hotel Water Measurement Initiative (HWMI).
<b>Fences</b>	Lower and upper limit boundaries used in Validity Testing, determined based on previous CHSB data set.
<b>OCRM/Floor Area</b>	Validity Testing is based on intensity per OCRM (occupied room) or pro-rated conditioned floor area (SqM or SqFt).



# ENERGY (kWh)

Total Energy (kWh) 1,393,244

All comp set groupings are segmented by laundry in-house or outsourced, and whether the property is a resort or not.

✓	34.70	Energy Usage Per OCRM
✓	165.57	Energy Usage Per SqM
✓	15.38	Energy Usage Per SqFt
✓	1.75%	% Energy from Renewables (w/o Grid Renewables)
✓	2.74%	% Energy from Renewables (w/ Grid Renewables)
✓	34.70	Benchmarked Energy Usage Per OCRM
✓	165.57	Benchmarked Energy Usage Per SqM

	COMP SET GROUPING	INTENSITY METRIC	COMP SET SIZE	DECILE TIER	
				Decile	Visual Bar
Market Area	STR Market Segment	OCRMS	74	Top decile	[Green bar]
		Floor Area	73	2nd decile	[Light green bar]
	Asset Class	OCRMS	115	3rd decile	[Light green bar]
		Floor Area	111	3rd decile	[Light green bar]
	Stars	OCRMS	84	Top decile	[Green bar]
		Floor Area	84	3rd decile	[Light green bar]
Global	Climate Zone 1 + Asset Class + Stars + Room Tier + Floor Area Tier	OCRMS	550	Top decile	[Green bar]
		Floor Area	552	2nd decile	[Light green bar]
	Climate Zone 1 + Asset Class + Stars + Room Tier + Floor Area Tier + Location Type*	OCRMS	273	Top decile	[Green bar]
		Floor Area	274	2nd decile	[Light green bar]
	Climate Zone 2 + Asset Class + Stars + Room Tier + Floor Area Tier	OCRMS	159	Top decile	[Green bar]
		Floor Area	160	2nd decile	[Light green bar]
	Climate Zone 2 + Asset Class + Stars + Room Tier + Floor Area Tier + Location Type*	OCRMS	89	2nd decile	[Light green bar]
		Floor Area	90	2nd decile	[Light green bar]

## Legend

<b>Benchmarked Energy Usage Intensity</b>	Energy usage per OCRM or per pro-rated conditioned floor area (SqM or SqFt) used when comparing against Comp Set Groupings, with purchased chilled water data normalized by applying a COP of 4.0.
<b>Comp Set Grouping</b>	Grouping of properties with matching attributes as below:
<b>Geography</b>	Benchmark is based on Market Area and Global by Climate Zone.
<b>Climate Zone</b>	(1) Koeppen-Geiger Climate Classification System, (2) Bailey's Ecoregions of the World (for US), WWF Ecoregions (for non-US).
<b>STR Market Segment</b>	Chain scale segment according to STR Global Chain Scales; independents assigned at estimated level.
<b>Asset Class</b>	Full Service or Limited Service.
<b>Stars</b>	Star classification estimated from 1 to 5; half stars are rounded down.
<b>Location Type*</b>	Whether the property is in an Urban, Suburban, Small Metro/Town or Rural/Highway location (for US only).
<b>Intensity Metric</b>	Benchmark is based on intensity per OCRM (occupied room) or pro-rated conditioned floor area (SqM or SqFt).
<b>Comp Set Size</b>	Number of properties with matching attributes in the same Comp Set and passed validity testing.
<b>Decile Tier</b>	Positioning within Comp Set in deciles (i.e. Comp Set divided into 10 equal parts); 2nd decile = hotel performed better than 80% of Comp Set.
<b>Insufficient Data Set</b>	Insufficient properties within the comp set grouping passed the validity tests to generate a benchmark, or insufficient data submitted for benchmarking.
<b>Not Benchmarked</b>	Property did not pass the validity tests required to generate a benchmark.



# WATER (L)

Total Water (Cubic Meters) 11,690

All comp set groupings are segmented by laundry in-house or outsourced, and whether the property is a resort or not.

✓	291.20	<b>Water Usage Per OCRM</b>
✓	1,389.29	<b>Water Usage Per SqM</b>
✓	129.07	<b>Water Usage per SqFt</b>
✓	276.62	<b>HWMI Rooms Footprint per OCRM</b>
✓	0.3625	<b>HWMI Meetings Footprint Per hour Per SqM</b>

	COMP SET GROUPING	INTENSITY METRIC	COMP SET SIZE	DECILE TIER	
				Decile	Visual Bar
Market Area	STR Market Segment	OCRMS	61	2nd decile	[Bar]
		Floor Area	61	3rd decile	[Bar]
	Asset Class	OCRMS	94	2nd decile	[Bar]
		Floor Area	89	3rd decile	[Bar]
	Stars	OCRMS	69	2nd decile	[Bar]
		Floor Area	69	3rd decile	[Bar]
Global	Climate Zone 1 + Asset Class + Stars + Room Tier + Floor Area Tier	OCRMS	491	2nd decile	[Bar]
		Floor Area	492	2nd decile	[Bar]
	Climate Zone 1 + Asset Class + Stars + Room Tier + Floor Area Tier + Location Type*	OCRMS	232	2nd decile	[Bar]
		Floor Area	233	2nd decile	[Bar]
	Climate Zone 2 + Asset Class + Stars + Room Tier + Floor Area Tier	OCRMS	142	3rd decile	[Bar]
		Floor Area	143	3rd decile	[Bar]
Climate Zone 2 + Asset Class + Stars + Room Tier + Floor Area Tier + Location Type*	OCRMS	71	2nd decile	[Bar]	
	Floor Area	72	2nd decile	[Bar]	

## Legend

<b>HWMI Rooms Footprint</b>	(1) Water usage per OCRM and (2) Water usage per meeting hour by meeting space (SqM or SqFt) according to the Hotel Water Measurement Initiative (HWMI) methodology.
<b>Comp Set Grouping</b>	Grouping of properties with matching attributes as below:
<b>Geography</b>	Benchmark is based on Market Area and Global by Climate Zone.
<b>Climate Zone</b>	(1) Koeppen-Geiger Climate Classification System, (2) Bailey's Ecoregions of the World (for US), WWF Ecoregions (for non-US).
<b>STR Market Segment</b>	Chain scale segment according to STR Global Chain Scales; independents assigned at estimated level.
<b>Asset Class</b>	Full Service or Limited Service.
<b>Stars</b>	Star classification estimated from 1 to 5; half stars are rounded down.
<b>Location Type*</b>	Whether the property is in an Urban, Suburban, Small Metro/Town or Rural/Highway location (for US only).
<b>Intensity Metric</b>	Benchmark is based on intensity per OCRM (occupied room) or pro-rated conditioned floor area (SqM or SqFt).
<b>Comp Set Size</b>	Number of properties with matching attributes in the same Comp Set and passed validity testing.
<b>Decile Tier</b>	Positioning within Comp Set in deciles (i.e. Comp Set divided into 10 equal parts); 2nd decile = hotel performed better than 80% of Comp Set.
<b>Insufficient Data Set</b>	Insufficient properties within the comp set grouping passed the validity tests to generate a benchmark, or insufficient data submitted for benchmarking.
<b>Not Benchmarked</b>	Property did not pass the validity tests required to generate a benchmark.



# CARBON (kgCO2e)

Total Carbon Emissions (KgCO2e) 348,899

All comp set groupings are segmented by laundry in-house or outsourced, and whether the property is a resort or not.

✓ 2,584.44

✓ 8.69

✓ 41.46

✓ 3.85

Carbon Emissions Per Room

Carbon Emissions Per OCRM

Carbon Emissions per SqM

Carbon Emissions per SqFt

	COMP SET GROUPING	INTENSITY METRIC	COMP SET SIZE	DECILE TIER	
Market Area	STR Market Segment	OCRMS	74	Top decile	
		Floor Area	73	2nd decile	
	Asset Class	OCRMS	115	Top decile	
		Floor Area	111	3rd decile	
	Stars	OCRMS	84	Top decile	
		Floor Area	84	2nd decile	
Global	Climate Zone 1 + Asset Class + Stars + Room Tier + Floor Area Tier	OCRMS	550	Top decile	
		Floor Area	552	Top decile	
	Climate Zone 1 + Asset Class + Stars + Room Tier + Floor Area Tier + Location Type*	OCRMS	273	Top decile	
		Floor Area	274	Top decile	
	Climate Zone 2 + Asset Class + Stars + Room Tier + Floor Area Tier	OCRMS	159	Top decile	
		Floor Area	160	2nd decile	
	Climate Zone 2 + Asset Class + Stars + Room Tier + Floor Area Tier + Location Type*	OCRMS	89	Top decile	
		Floor Area	90	2nd decile	

## Legend

<b>Comp Set Grouping</b>	Grouping of properties with matching attributes as below:
<b>Geography</b>	Benchmark is based on Market Area and Global by Climate Zone.
<b>Climate Zone</b>	(1) Koeppen-Geiger Climate Classification System, (2) Bailey's Ecoregions of the World (for US), WWF Ecoregions (for non-US).
<b>STR Market Segment</b>	Chain scale segment according to STR Global Chain Scales; independents assigned at estimated level.
<b>Asset Class</b>	Full Service or Limited Service.
<b>Stars</b>	Star classification estimated from 1 to 5; half stars are rounded down.
<b>Location Type*</b>	Whether the property is in an Urban, Suburban, Small Metro/Town or Rural/Highway location (for US only).
<b>Intensity Metric</b>	Benchmark is based on intensity per OCRM (occupied room) or pro-rated conditioned floor area (SqM or SqFt).
<b>Comp Set Size</b>	Number of properties with matching attributes in the same Comp Set and passed validity testing.
<b>Decile Tier</b>	Positioning within Comp Set in deciles (i.e. Comp Set divided into 10 equal parts); 2nd decile = hotel performed better than 80% of Comp Set.
<b>Insufficient Data Set</b>	Insufficient properties within the comp set grouping passed the validity tests to generate a benchmark, or insufficient data submitted for benchmarking.
<b>Not Benchmarked</b>	Property did not pass the validity tests required to generate a benchmark.



# HCMI (kgCO2e)

HCMI Carbon Footprint (KgCO2e) **348,899**

All comp set groupings are segmented by laundry in-house or outsourced, and whether the property is a resort or not.



8.42

## HCMI Rooms Footprint Per OCRM

	COMP SET GROUPING	INTENSITY METRIC	COMP SET SIZE	DECILE TIER
Market Area	STR Market Segment	OCRMS	72	Top decile
	Asset Class	OCRMS	110	2nd decile
	Stars	OCRMS	80	Top decile
Global	Climate Zone 1 + Asset Class + Stars + Room Tier + Floor Area Tier	OCRMS	537	Top decile
	Climate Zone 1 + Asset Class + Stars + Room Tier + Floor Area Tier + Location Type*	OCRMS	267	Top decile
	Climate Zone 2 + Asset Class + Stars + Room Tier + Floor Area Tier	OCRMS	158	2nd decile
	Climate Zone 2 + Asset Class + Stars + Room Tier + Floor Area Tier + Location Type*	OCRMS	88	2nd decile

### Legend

<b>HCMI Rooms Footprint</b>	Carbon footprint per OCRM according to the Hotel Carbon Measurement Initiative (HCMI) methodology.
<b>Comp Set Grouping</b>	Grouping of properties with matching attributes as below:
<b>Geography</b>	Benchmark is based on Market Area and Global by Climate Zone.
<b>Climate Zone</b>	(1) Koeppen-Geiger Climate Classification System, (2) Bailey's Ecoregions of the World (for US), WWF Ecoregions (for non-US).
<b>STR Market Segment</b>	Chain scale segment according to STR Global Chain Scales; independents assigned at estimated level.
<b>Asset Class</b>	Full Service or Limited Service.
<b>Stars</b>	Star classification estimated from 1 to 5; half stars are rounded down.
<b>Location Type*</b>	Whether the property is in an Urban, Suburban, Small Metro/Town or Rural/Highway location (for US only).
<b>Intensity Metric</b>	Benchmark is based on intensity per OCRM (occupied room) or pro-rated conditioned floor area (SqM or SqFt).
<b>Comp Set Size</b>	Number of properties with matching attributes in the same Comp Set and passed validity testing.
<b>Decile Tier</b>	Positioning within Comp Set in deciles (i.e. Comp Set divided into 10 equal parts); 2nd decile = hotel performed better than 80% of Comp Set.
<b>Insufficient Data Set</b>	Insufficient properties within the comp set grouping passed the validity tests to generate a benchmark, or insufficient data submitted for benchmarking.
<b>Not Benchmarked</b>	Property did not pass the validity tests required to generate a benchmark.

# How to Read CHSB Hotel Benchmark Report

## Step 1

The **Identifiers/Segmentation Information** and **Property Details** sections provides the hotel's details and attributes.

Refer to the **Legend** section for description of attributes.

Identifiers/Segmentation Information			
PARTICIPANT CODE	Refresh Hospitality_REF0003	HOTEL NAME	Refresh Hotel Paris
ADDRESS	55 rue de la Verrierie Paris, Paris 73000	BRAND	Refresh Hotels
		CODE	REF0003
Country	France	Climate Zone 1	Temperate, no dry season, hot summer
City	Paris	Climate Zone 2	Permanently Humid Eastern Oceanic Broadleaf Forests
Market Area	Paris	Hotel Type: Group	NonResort
CHSB Region	Not Applicable	Hotel Type: Sub-Group	All Other Hotel (AOH)
		Operational Type	Year-Round
		Stars	★★★★★
		Asset Class	Full Service
		STR Market Segment	Luxury
		Laundry	Off-site
		Location Type*	Urban

Property Details			
Number of Rooms	100	Floor Area in Square Meters	6,932
Room Tier	Small (Room Count)	Floor Area in Square Feet	74,616
Floor Area Tier	Medium (Area)	Total Occupied Rooms	26,684
		HCMi Ratio	0.89
		HWMI Ratio	0.89
		Occupancy Rate	0.73

## Step 2

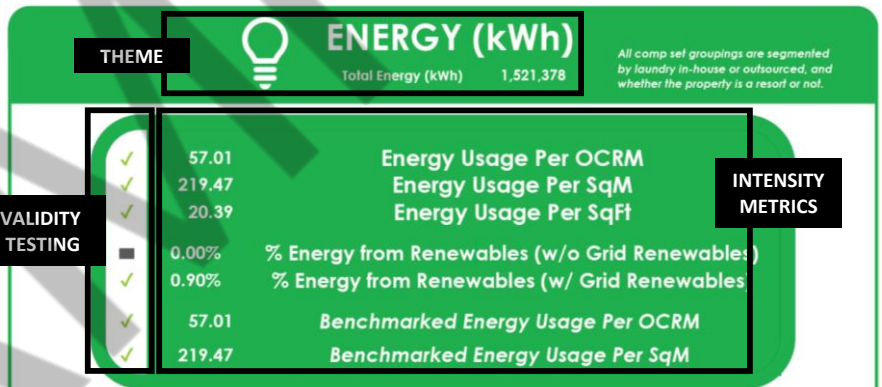
The **Validity Testing** section shows whether potential errors and missing data was identified from the data submitted.

Validity Testing	
Major Renovation or Not Open All 12 Months	Water Data Completeness
Energy Fences Per OCRM	Water Fences Per OCRM
Energy Fences Per Floor Area (SqM or SqFt)	Water Fences Per Floor Area (SqM or SqFt)
Electricity Data Completeness	Ratio of Average Number of Rooms to Gross Floor Area
Energy Data Completeness	Ratio of Average Number of Rooms to Net Floor Area
Number of Sources of Energy	HCMi Ratio
Occupancy Data Completeness	Overall Variance Test
Occupancy Level Fences	

PASS   
  FAIL   
  FAIL-HIGH   
  FAIL-LOW   
  MISSING   
  No Data Submitted   
  FLAG

## Step 3

Across 4 themes - **Energy, Water, Carbon, HCMi** - users can see Validity Testing results and intensity metrics based on data submitted



## Step 4

Users can benchmark performance against peers by -

- 1 Comp Set Grouping** - Geography (Market Area/ Global), STR Market Segment, Asset Class, Stars, Location Type, Hotel Type
- 2 Intensity Metric** - Intensity per OCRMS (occupied room) or Floor Area (SqM or SqFt)
- 3 Comp Set Size** - Number of peers within the same Comp Set and passed validity testing
- 4 Decile Tier** - Positioning among peers within same Comp Set in deciles (i.e. Comp Set divided into 10 equal parts)

	1	2	3	4
	COMP SET GROUPING	INTENSITY METRIC	COMP SET SIZE	DECILE TIER
Market Area	STR Market Segment	OCRMS	14	2nd decile
		Floor Area	12	3rd decile
	Asset Class	OCRMS	34	2nd decile
		Floor Area	33	4th decile
	Stars	OCRMS	18	2nd decile
	Floor Area	19	3rd decile	
Global	<b>EXAMPLE</b>			
	Climate Zone 1 + Asset Class + Stars + Room Tier + Floor Area Tier	OCRMS	102	2nd decile
		Floor Area	105	5th decile
	Climate Zone 1 + Asset Class + Stars + Room Tier + Floor Area Tier + Location Type*	OCRMS	48	2nd decile
		Floor Area	52	3rd decile
	Climate Zone 2 + Asset Class + Stars + Room Tier + Floor Area Tier	OCRMS	33	2nd decile
	Floor Area	31	4th decile	
Climate Zone 2 + Asset Class + Stars + Room Tier + Floor Area Tier + Location Type*	OCRMS	27	2nd decile	
	Floor Area	27	4th decile	

**The higher the decile ranking, the better the performance**  
**(Example: 2nd decile = hotel performed better than 80% of the Comp Set Grouping)**