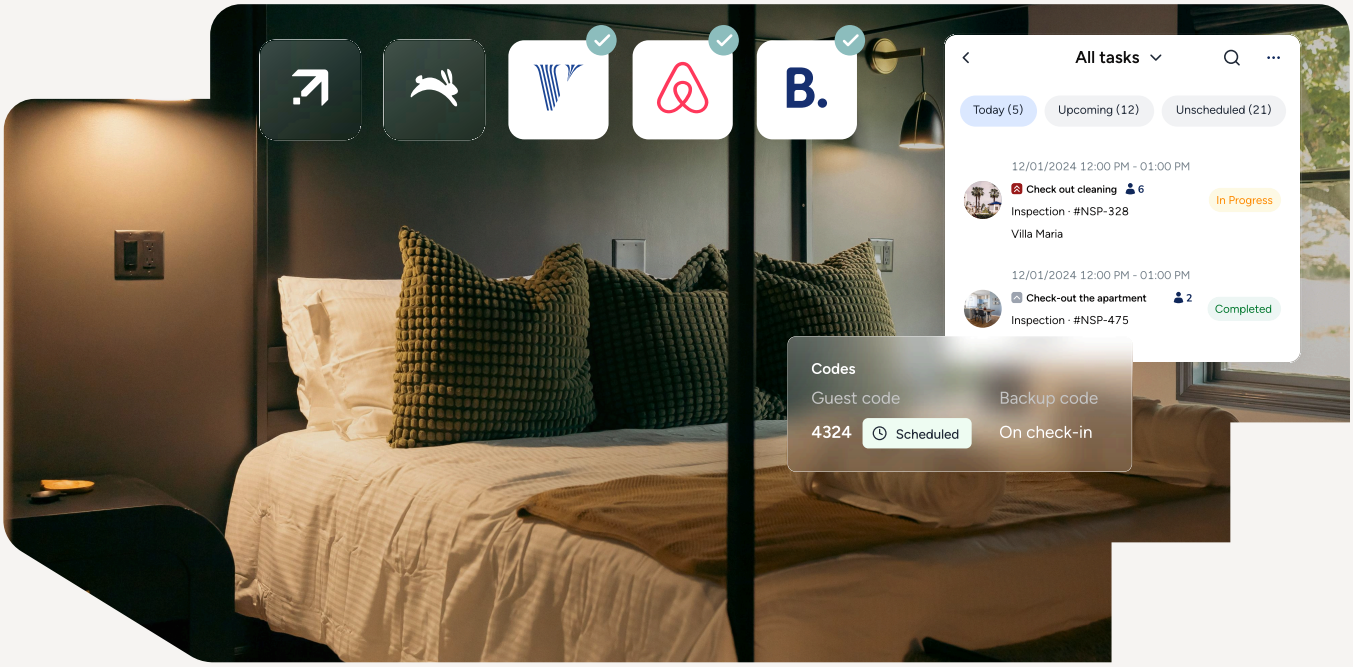
Guesty Pro™

Distribution and operations management



The most advanced platform for *professional* property managers

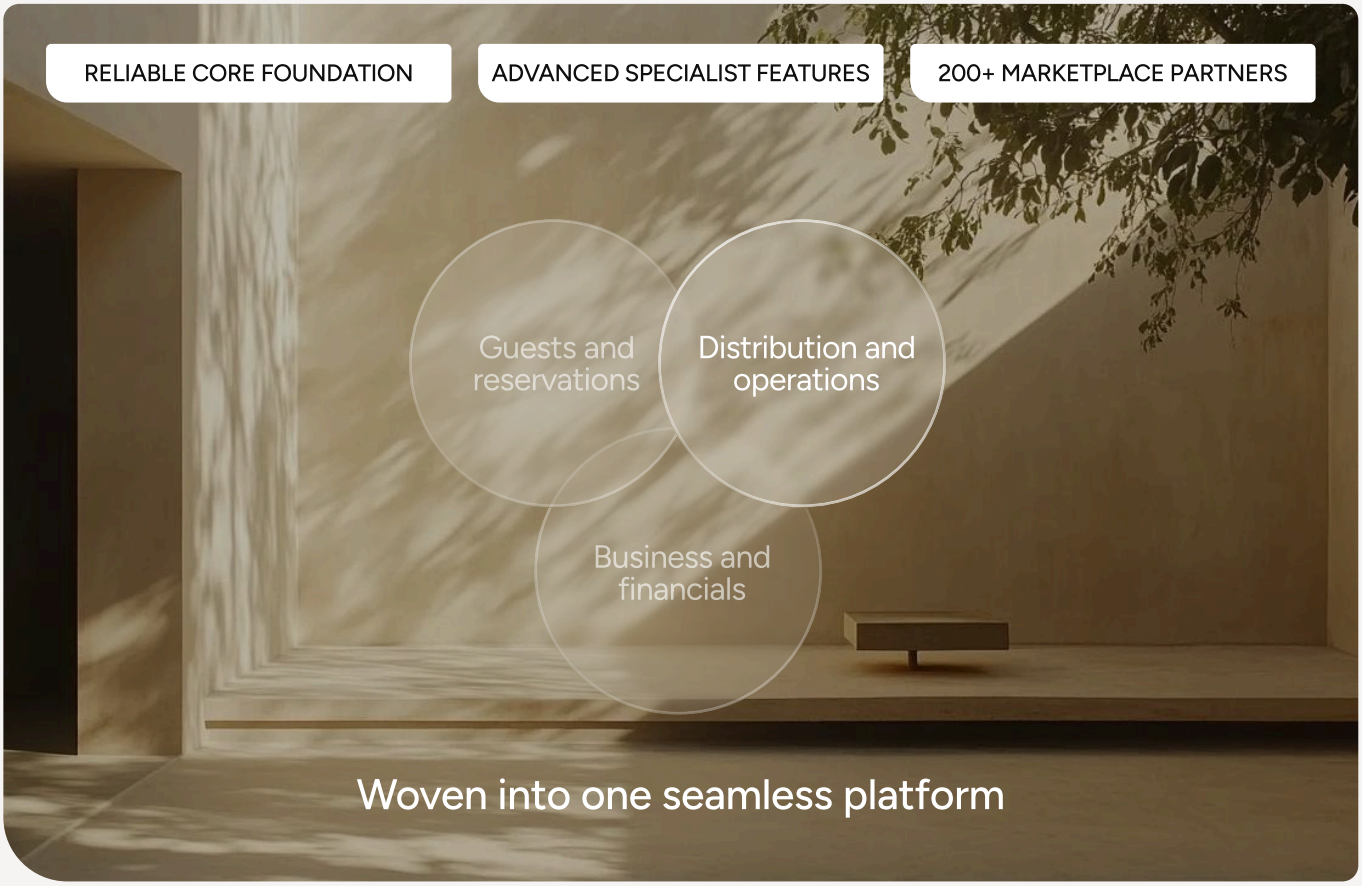
High-performing property management requires flawless execution across every operational domain. Guesty Pro delivers the sophisticated distribution and management capabilities that turn scattered workflows into unified command. From seamless channel synchronization to predictive analytics, every feature is designed to amplify your reach, sharpen your competitive edge, and capture more revenue opportunities without expanding overhead.

© 2025

Powering your distribution strategy

As a premium partner with 60+ channels including Airbnb, Booking.com, and Expedia, Guesty provides priority ranking and enhanced visibility, while supporting professional direct booking websites that strengthen your brand presence and capture higher-margin reservations.

With world-class integrations and an industry-leading R&D team constantly innovating based on customer feedback, we're invested in building solutions that fuel your success.



Setting the standard for operational excellence

Guesty's distribution and operations management suite brings order to complex processes across platforms, teams, and information flows with effortless precision. From intelligent task automation and remote lock control to advanced analytics and multi-brand oversight, each capability is engineered to maximize your impact while simplifying your day-to-day workflows.

© 2025

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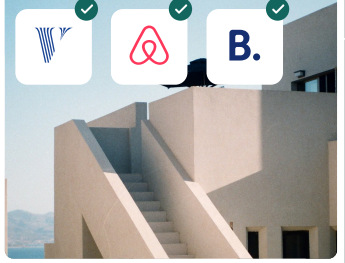
Page 10 *Mobile app & Locks management*

Page 11 *Multi-unit management & Brand HQ*

© 2025

All listings, perfectly in sync

Priority channel performance by design



Villa Nusa
Coconut Grove,
Miami, FL, USA

✓ ONE-CLICK CHANNEL ACTIVATION ✓ ADVANCED SYNCHRONIZATION ✓ ICAL INTEGRATION

Thrive across platforms with industry-leading connectivity and effortless cross-channel customization. Centralize your listings across 60+ channels to one intuitive dashboard for effortless management and zero reservation errors. One calendar, one inbox. Seamless operations across the board.

Drive more reservations

Expand on major booking sites and specialized channels to capture demand and secure higher occupancy rates without additional overhead.

Sync channels instantly

Launch multiple channels simultaneously, make universal updates with one click, and automatically prevent double bookings across all platforms.

Boost platform performance

Optimize each channel with custom rates, promotions, and restrictions, then track performance benchmarks across your entire portfolio.

Priority ranking. High-impact distribution. Best-in-class connectivity.

Real-time channel sync

Synchronize all property data across connected platforms automatically, from descriptions and images to amenities, availability, and pricing.

Unified inbox and calendar

Consolidate bookings from all channels into a single calendar and communication hub, ensuring error-free reservations and zero booking conflicts.

Advanced channel analytics

Maintain complete visibility across direct bookings and OTAs with advanced attribution reporting that traces reservations to their original source.

Premium partnership network

As the ultimate OTA partner, Guesty provides unmatched integration depth with best-in-class API connectivity and priority ranking to enhance your performance.

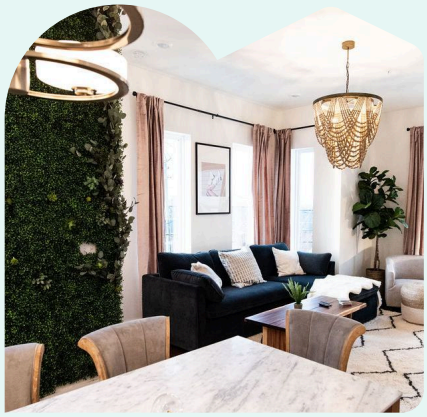
Guesty's premium partner status includes:

airbnb Booking.com Vrbo HOMES & VILLAS BY MARRIOTT INTERNATIONAL Expedia

The confidence to *expand without limits*

"With Guesty, we've found a one-stop shop."

Beckon Homes was investing significant resources to ensure calendar and property synchronization across channels. With Guesty, they drove significant process optimization, saving valuable time, reducing cancellations, and eliminating double bookings.



Beckon Homes
U.S. • Launched 2015 • 87 properties

"We didn't realize how much revenue we were leaving on the table."

Ohana exclusively listed on Airbnb for years until Guesty enabled them to efficiently expand their distribution strategy across booking sites and multiple platforms while maintaining operational simplicity. "Now, we're confidently listing on multiple channels."

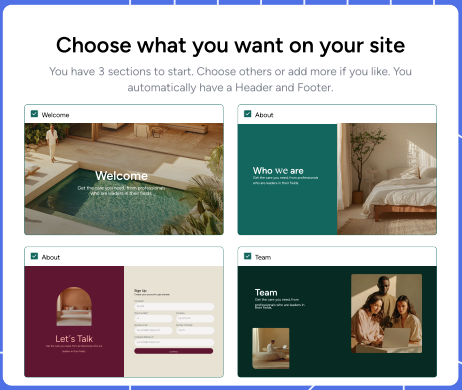


Ohana →

New Zealand • 131 listings
YoY portfolio growth: 158%

Professional *website* builder

Premium websites to capture every booking



- ✓ CUSTOM CODE (HTML)
- ✓ MULTI-LANGUAGE SUPPORT
- ✓ GOOGLE ANALYTICS INTEGRATION FOR TRAFFIC ANALYSIS

Establish your brand as the trusted choice. Guesty's AI-powered site builder lets you launch direct booking sites in minutes with mobile-friendly booking flows, strategic upsells, and the online presence that drives sustainable growth. Design it your way with intuitive drag-and-drop tools or commission professionals to bring your vision to life.

Harness AI-powered content

Generate high-converting property descriptions, fine tune your brand voice, and implement SEO best practices in seconds.

Turn traffic into revenue

Amplify your reach through Google, Facebook, and Instagram with targeted pop-ups, banners, and engaging personalization.

Maximize booking value

Leverage custom upsells, promotional codes, and dynamic rate plans to boost per-booking value and capture more direct business.

Your domain, your rules.

Highlight your unique appeal

Select from a collection of stunning templates built to showcase your properties, with effortless branding, customization, and review imports.

Ensure smoother reservations

Provide guests with advanced filters, sorting options, and prices in their local currency to ensure an exceptional reservation flow.

Offer flexible payments

Simplify reservations with instant bookings or request-to-book flows. Payments are available through GuestyPay, Stripe, or manual bank transfer.

Already have a website? Connect to Guesty Booking Engine for seamless integration.

Advanced Website *Plus*™

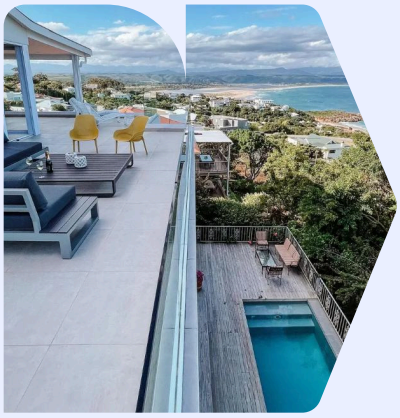
Order a custom website, professionally built and managed by Guesty specialists. Delegate implementation, updates, and troubleshooting to dedicated experts for constant optimization.

Guesty Advanced Website™ users saw a 71% increase in direct bookings.

The brand authority that *drives* direct bookings

“It makes it a lot easier to create a website as a novice.”

Anthony Keen built his direct booking site with Guesty and was impressed by the attention to detail. He particularly appreciated the automated alt text generation for website images, built-in SEO tools, and AI-driven recommendations that helped fine-tune his site's performance.



Two Keens

South Africa • Joined Guesty 2019 • 28 properties

“Guesty gives us the highest quality website and direct booking engine in the industry.”

Guesty’s sophisticated direct booking tools enabled Red Cottage to create a premium online experience that matched their commitment to personalized service and authentic hospitality.

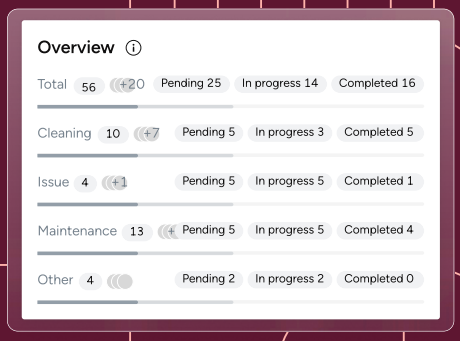


Red Cottage →

U.S. • Joined Guesty 2022 • 146 listings

Perfectly orchestrated operations

Five-star service for every stay



- CALENDAR-BASED AND AUTO-TASK CREATION
- MOBILE INTERFACE FOR CLEANERS
- TASK REPORTING AND ANALYTICS

Master every operational detail with flawless execution. Guesty's Task Manager provides complete oversight of every behind-the-scenes detail, helping you deliver impeccable guest experiences without manual effort.

Anticipate every demand

Set intelligent automations that respond to each step of the guest journey from cleaning at checkout to maintenance between stays.

Control every moving part

Create trackable tasks for maintenance, inventory, cleaning, and specialized services, whether one-time jobs or recurring workflows.

Maintain full visibility

Track your team's progress with intelligent dashboards and customizable views that give you complete visibility into what's happening when.

Consistent quality standards

Add checklists and reference photos to tasks and enable field teams to upload photos or notes through their interface.

Expense management

Attach costs to a specific task and create a "work order" to track the expenses of each job and specify PMC and owner share. Owners will receive all details on their statements.

Seamless collaboration

Prioritize tasks, send reminders, receive real-time updates, and assign tasks to teams, individual staff, and supervisors.

Comprehensive reporting

Filter and organize tasks with custom views, track progress through detailed logs, and export comprehensive reports.

Centralized view

View all tasks related to each reservation and its status with task widgets within your inbox, reservation page, and task reports.

Build perfect-fit roles for your operation

Guesty lets you define what each role means to your organization, control access to sensitive information, and create permission hierarchies that evolve with your business.

"With Guesty, we are ready to scale to 1000 apartments."

WeHost

Impeccable operations at *any* scale

“I can’t imagine how we would even be able to run the business without Guesty.”

With Guesty, WeHost finally found a task manager that could match their ambitions. By leveraging automations, their team stays organized, informed, and no task gets lost in translation. And with the Guesty mobile app, their staff have access to every detail they need on the go, keeping communication clear and workflows tight across 700 monthly tasks.



WeHost →

Georgia, U.S. • Joined Guesty 2017 • 343 listings

“It’s so efficient.”

Hostini sought to maintain its commitment to high-quality service during a period of rapid growth. Guesty’s task management unified all their owners, units, and listings through one centralized hub, streamlining maintenance, speeding up operational tasks, and significantly cutting time spent on communication. “Instead of sending text messages, we do all tasks in Guesty in order to follow up.“

“A big benefit of Guesty is that they handle owners with a few listings and operators with thousands, so you can go all the way with the support to structure and facilitate your growing business."

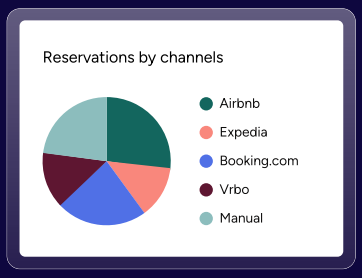


Hostini →

Stockholm, Sweden • Joined Guesty 2019 • 362 properties

Crystal clear reports, built your way

Key metrics at a glance



✓ REAL-TIME DATA SYNC ✓ CUSTOMIZABLE REPORTS USING 65+ PARAMETERS ✓ EXPORTS AS CSV OR EXCEL

Customize every detail of your reports with flexible filters and columns to track revenue performance across properties. Visual dashboards unite listings, reservations, guest data, and financials to reveal critical trends and occupancy patterns instantly.

Create custom reports

Select pre-set reports or customize and save views of reservations, listings, and tasks to highlight key metrics of your business.

Track your performance

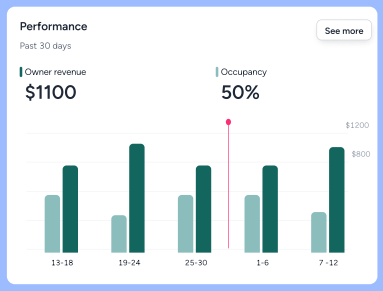
Monitor your performance over time across revenue, commission, occupancy, or ADR revenue by channel.

Share reports instantly

Generate professional reports and distribute them automatically or schedule delivery, whether static snapshots or dynamic reports.

Analytics for operational excellence

Essential insights at your fingertips



✓ ESSENTIAL KPIs ✓ REVENUE BREAKDOWN BY CHANNEL ✓ OCCUPANCY AND RATE TRACKING

Uncover the trends that drive your growth. Identify underperforming channels, spot revenue leaks before they compound, and catch occupancy trends before they impact your bottom line. Guesty Analytics delivers data-driven insights through intuitive dashboards that reveal exactly where your business is thriving, and where it needs attention.

Monitor key metrics

Track revenue, commission, occupancy, and average nightly rate across all properties with customizable date ranges and time frames.

Analyze revenue streams

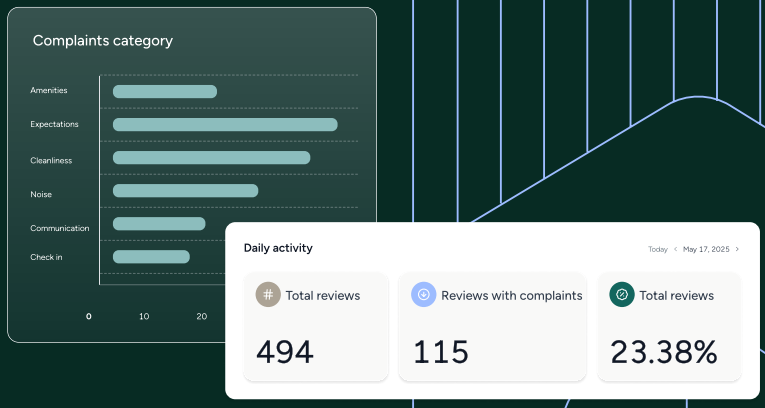
View detailed breakdowns of revenue by channel and invoice items with visual pie charts that make performance patterns clear at a glance.

Track performance trends

Identify patterns over time with trend graphs comparing your two most important metrics side by side.

Advanced Analytics

Anticipate every opportunity



- ✓ 18 DASHBOARDS
- ✓ DEEP OVERVIEW OF YOUR BUSINESS
- ✓ BASIC METRICS ANALYSIS ALONGSIDE ADVANCED DASHBOARDS

Maximize your revenue potential, proactively optimize workflows, and make confident decisions based on market data from thousands of real listings. Guesty transforms data into competitive intelligence, giving you the strategic foresight to strike first and outperform.

Master your growth metrics

Identify historical performance trends and growth patterns that reveal your biggest opportunities for expansion.

Command your market

Benchmark your ADR, booking patterns, and cancellation rates against market leaders to refine tactics and drive superior results.

Drive operational excellence

Track response times, task completion rates, and lead handling to identify bottlenecks and optimize efficiency.

A taste of your advanced insights

Business on the books

Leverage predictive revenue forecasting with pace reports, daily performance, and bookings pickup by month and city.

Market benchmarks

Access aggregated data from 450,000 listings across ANR, average booked days, market benchmarks by location, and more.

Lead management

Track won opportunities, conversion rates, and sales cycle timing to identify top performers on your team and optimize your reservation pipeline.

ReviewsSmart AI

Automatically categorize negative reviews to identify recurring patterns and proactively improve the guest experience.

Reservations

Analyze reservation patterns by channel, status, length of stay, guest type, and owner reservations to maximize occupancy and revenue.

Revenue

Analyze year-over-year trends across channels, locations, and listings to identify high-performing segments and drive success across your portfolio.

Transforming visibility into *strategic* power

“The Advanced Analytics feature provides us with a wealth of overview information.”

With Advanced Analytics, Eagle Beach Rentals established one clear, centralized view of their performance across all operations. “Guesty allows me to see everything the company is doing in one place. We’re not scattered with docs, spreadsheets, or different software to integrate. We just have one place to go.”

Eagle Beach Rentals →

Georgia, U.S. • Joined Guesty 2019 • 311 listings

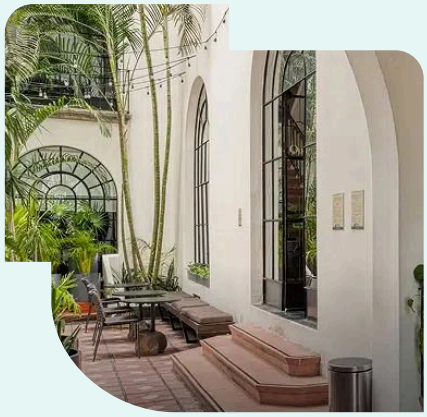


“I get a comprehensive screenshot for each unit.”

Tasman struggled to track performance and anticipate issues across their portfolio without centralized data. With Guesty's Advanced Analytics, Tasman now has complete oversight of occupancy, reservations, and revenue for each property, as well as actionable insights that enable swift resolution to emerging issues before they impact performance.

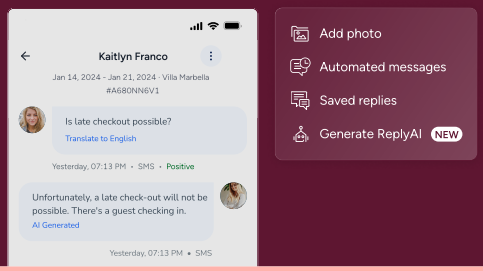
Tasman →

Mexico City • Joined Guesty 2020 • +150 new listings in 2 years



PMS power in your palm

For operations on the go



✓ BIRD'S-EYE-VIEW OF UPCOMING CHECK-INS ✓ CUSTOMIZED PUSH NOTIFICATIONS ✓ MULTI-LANGUAGE APP

Stay in control of your business, wherever you are.
Guesty Mobile delivers essential PMS capabilities on your phone, so you never miss a booking, guest message, or operational detail.

Calendar

- Create reservations, send quotes, and block nights
- Move guests to a different listing or sub-unit
- Make changes to minimum nights and nightly rates

Inbox

- Call guests directly from the app
- Message guests on the go, with ReplyAI support
- Add internal notes in conversations for team members

Reservations management

- View and manage payment details for reservations
- Send invoices to guests
- Search tabs to quickly find information

Tasks & listings management

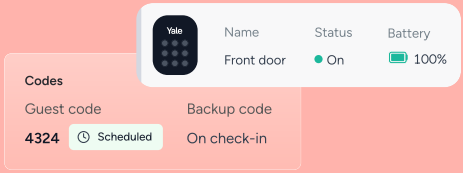
- Manage tasks on the go
- Add tasks to your phone calendar
- Manage listings content

"Using the mobile-friendly app as well as a computer version really allows for flexibility in your daily workflows."

BNB made easy • Australia • Joined Guesty 2021 • 244 listings

Smart lock control

Manage your smart locks remotely



✓ CODE GENERATION FOR GUESTS AND TEAMS ✓ FLEXIBLE CODE SETTINGS ✓ LOCK DATA WIDGETS ON PMS

Control all your smart locks from one dashboard. Generate unique access codes automatically with each reservation, share them through automated guest messages, and manage every lock remotely. Compatible with August, Yale, Schlage, Nuki, Salto, TTLock, igloohome, and more.

Ensure smooth arrivals

Offer contact-free entry with a single code for all property areas. Set codes for permanent, temporary, and backup use.

Manage locks remotely

Control every lock from your dashboard. Lock, unlock, and refresh codes instantly. Monitor battery levels, WiFi connectivity, and resolve issues before they start.

Control access

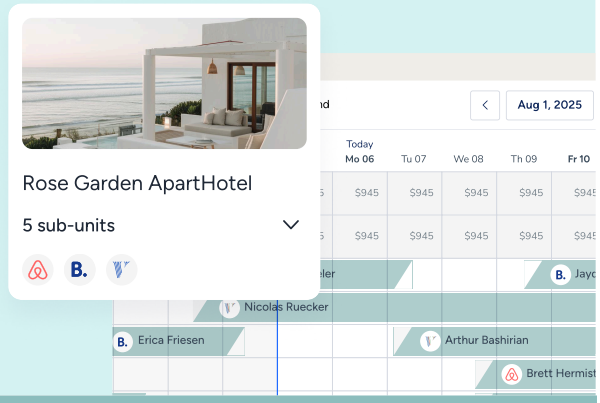
Track every entry with detailed logs and monitor all access code usage across guests, staff, and vendors for complete security oversight.

"Remote Unlock and Refresh Code are very helpful! We like these features a lot; they are really meaningful for us."

Josh Zozosky, CoolBnB • 23 listings

Multi-unit management simplified

Intuitive control for complex properties



✓ SINGLE UNITS ✓ MULTI-UNITS ✓ COMPLEX PROPERTIES

Manage complex portfolios with ease. Guesty eliminates multi-unit complications with full support for unit allocation and bulk updates, giving you complete control without the operational headache.

"With Guesty, I can streamline and automate all of the complex operational needs that go into running multi-unit service apartments, whether it be staff management, issuing reports to homeowners, or handling guest check-in and check-out. Guesty has me covered "

Isrentals Kings Suites, 137 listings

Fine-tune at scale

Quickly update individual sub-units or apply bulk changes across listings, from rates and descriptions to task templates and automations.

Optimize occupancy

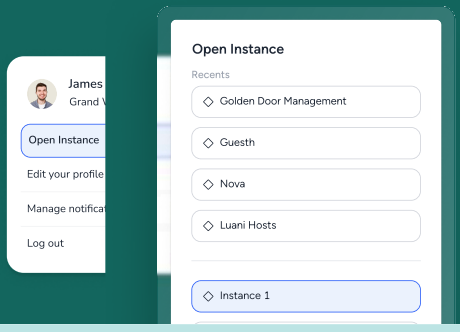
Rearrange reservations across sub-units to fit in new bookings and minimize gaps, all managed directly from your desktop or mobile app.

Master complex bookings

Manage multi-unit group reservations and gain full multi-unit support in Owners Portal and your booking engine.

HQ brand management

Unified command across all brands



✓ CENTRALIZED REPORTING ✓ SECURE DATA SILOS ✓ BRANDED INVOICES, STATEMENTS, AND OWNER PORTALS

Manage every brand within your organization from one master HQ account. Brand Management is built to handle the intricate hierarchies of franchises and multi-brand portfolios, giving you enhanced visibility across sub-accounts from one dashboard.

Simplify account access

View and manage all sub-account data under your parent company on one dashboard only you can access.

Control all permissions

Ensure security and control by providing tailored access to different entities within your organization.

Centralize all touchpoints

Manage guest messages and reservations across all sub-accounts from one unified inbox and calendar.

Guesty Pro™

Proven results. *Unlimited* potential.

With consistent results across hundreds of property management companies, Guesty Pro delivers the comprehensive solution that scales with your vision. Every feature works in harmony to streamline multi-channel coordination, maximize revenue capture across all platforms, and create the operational efficiency that builds sustainable competitive advantages.

Join the property managers who have transformed their operations and unlocked their portfolio's full potential with Guesty.

Discover our complete suite:

Guests and Reservations Management →

Business and Financial Management →