

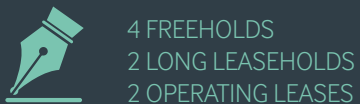


OPPORTUNITY TO ACQUIRE INDIVIDUALLY OR AS PORTFOLIO EIGHT LIMITED-SERVICE HOTELS
IN THE UK, GERMANY, THE NETHERLANDS, SPAIN AND ITALY

INVESTMENT HIGHLIGHTS

WE ARE INVITING INTERESTED PARTIES TO ACQUIRE INDIVIDUALLY OR AS PORTFOLIO EIGHT LIMITED-SERVICE HOTELS WITH APPROXIMATELY 470 ROOMS SUBJECT TO A SALE AND FRANCHISE BACK (EXCEPT THE GERMAN ASSETS).

THE HOTELS ARE SPREAD ACROSS THE UK, GERMANY, THE NETHERLANDS, SPAIN AND ITALY INCLUDING KEY CITIES SUCH AS BERLIN AND TURIN; ALL PROPERTIES BENEFIT FROM STRATEGIC MICRO LOCATIONS IN PROXIMITY TO MAJOR TRANSPORTATION HUBS ALLOWING FOR EASY ACCESS TO MAJOR LEISURE AND CORPORATE DEMAND GENERATORS.



THE OPPORTUNITY AT A GLANCE

This investment opportunity offers an incoming owner the opportunity to establish or expand their presence in one or several major European countries.

The four freehold and two long leasehold hotels are subject to a franchise agreement with Louvre Hotels Group. Upon completion of the required rebrand, the hotels will be operated under the Kyriad, Kyriad Direct and Tulip Inn brands.

The two operating leases in Germany are sold free and clear of the current brand.

The efficient business model together with the rebranding create an attractive opportunity to drive performance at an individual asset level.

All hotels are well established in their local markets and offer an excellent opportunity to purchase a hotel for a first-time hotel investor or established operator.

Hotel	Location	Future Brand	Tenure	Rooms	Asking Prices in excess of
Tulip Inn Turin - Moncalieri	Turin, Italy	Tulip Inn	Freehold	100	€3,100,000
Campanile Elche	Elche, Spain	Kyriad	Freehold	76	€1,650,000
Campanile Zevenaar	Zevenaar, Netherlands	Kyriad Direct	Freehold	53	€1,550,000
Campanile Leeuwarden	Leeuwarden, Netherlands	Kyriad Direct	Freehold	49	€1,350,000
Première Classe Coventry North	Coventry, UK	Kyriad Direct	Long leasehold (94 years remaining)	48	€1,750,000
Campanile Hull - City Centre	Hull, UK	Kyriad Direct	Long leasehold (119 years remaining)	48	€920,000
Domicil Berlin by Golden Tulip	Berlin, Germany	Deflag	Operating Lease	70	€1,150,000
Liegeplatz 13 Kiel by Première Classe	Kiel, Germany	Deflag	Operating Lease	22	€480,000



Contacts

Christie & Co has been exclusively mandated by Louvre Hotels Group.

Prospective buyers (or their employees, consultants or agents) may not under any circumstances make direct contact with the seller or its employees regarding these asset details.

All queries regarding this information and the planned transaction must be directed exclusively to the contact persons listed below.

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