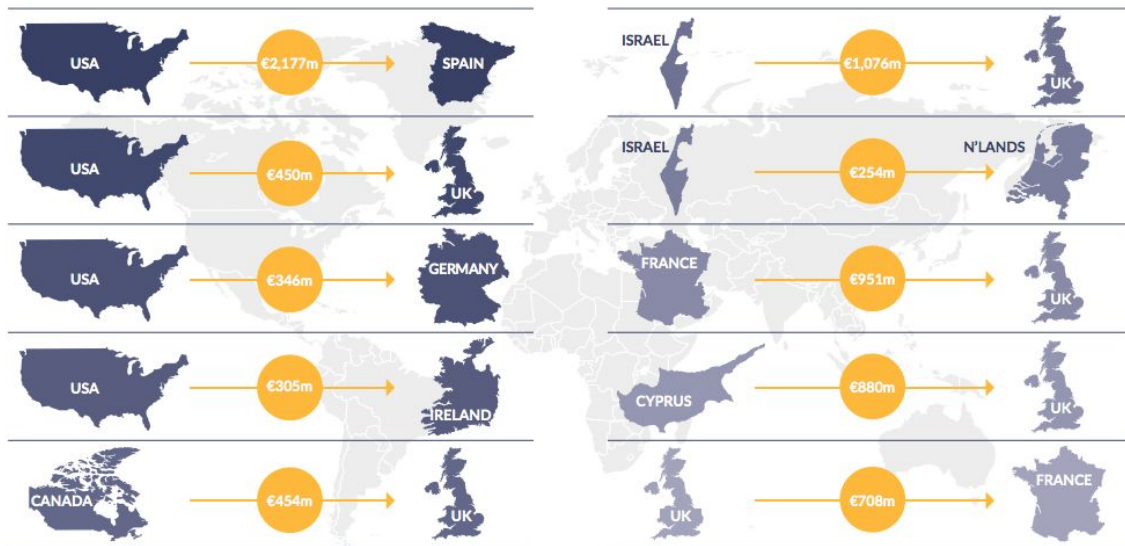


EUROPEAN HOTEL UPDATE

Updated since May 2020 by Reinvencion™

The latest hotel opportunities from our team

Reinvencion Trust CA



Source: Real Capital Analytics, Inc. 2019

This is only a sample of our entire research analysis for hotel investors. We have a 1% referral fee for our services. **Appointments** <https://Booking-reinvent.as.me/>

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Types of Hotel Properties and format in this package *

1. UPSCALE

Examples: Best Western Premier, Radisson, Hyatt Place, Doubletree, Hilton Garden Inn

2. UPPER UPSCALE

Examples: Hilton, Kimpton, Sheraton, Hyatt Regency, Marriott, Wyndham, Accor

3. LUXURY

Examples: Ritz Carlton, JW Marriott, Conrad, Andaz, Grand Hyatt, Intercontinental

Shown inside are the latest US-based hotel opportunities, now with prices affected due to COVID-19. The Example below in **RED** is to look for **highlighted** areas showing opportunities for **group prices**.

Hotel Name, Location

Keys | Market Price Before Reduced Price

I. LUXURY HOTELS

Nobu Hotel Shoreditch, London, UK

164-Keys | £130M | **£124M + 3%**

This new 5 Star 164-rooms Nobu Shoreditch Hotel is one of the latest high-profile additions to the Shoreditch hotel scene. Perfectly located in the heart of London's most and Vibrant location, the property also benefits from exceptional public transports facilities.



Originally designed by a renowned architect, this Hotel Property is the first foray into the European hotel market and lodges a Third restaurant in the UK capital of a successful worldwide chain. Received planning consent to build an additional 16 rooms. The construction of the extension will be completed in 2020.

The Hotel provides a full-service spa, the smoke-free hotel has a restaurant and a 24-hour fitness centre. Wi-Fi in public areas is free. Other amenities include a bar/lounge, a coffee shop/café and 24-hour room service. All 164 rooms provide free Wi-Fi and free wired Internet, flat-screen TVs with digital channels, and conveniences such as fridges and coffee makers. Other amenities available to guests include 24-hour room service, minibars and premium bedding.

Held under a 99-year Long Leasehold, the Hotel is currently managed by Nobu, a successful chain of Hotels, with an additional nine properties in the pipeline.

[WEBSITE](#)

Nobu Hotel Shoreditch

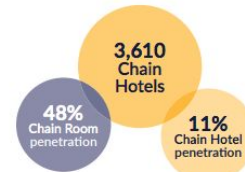


The Cavendish, London, UK
230-keys | £250M | £220M +3%



For sale is the iconic Mayfair hotel The Cavendish for a sum rumoured to be around £250M (\$325M). Ascott (in 2012) sold this for £159M. Buy this for £220M with group PCR.

The 230-bedroom hotel sits across the way from the Fortnum & Mason department store on Jermyn Street. Rates range from £215 a night for a basic room to £1100 a night for the penthouse suite, which overlooks Big Ben. The original hotel rose to prominence in the early 20th century when it was managed by socialite Rosa Lewis, dubbed the Duchess of Jermyn Street. The current hotel was rebuilt in 1966 after the original was damaged during the Blitz.

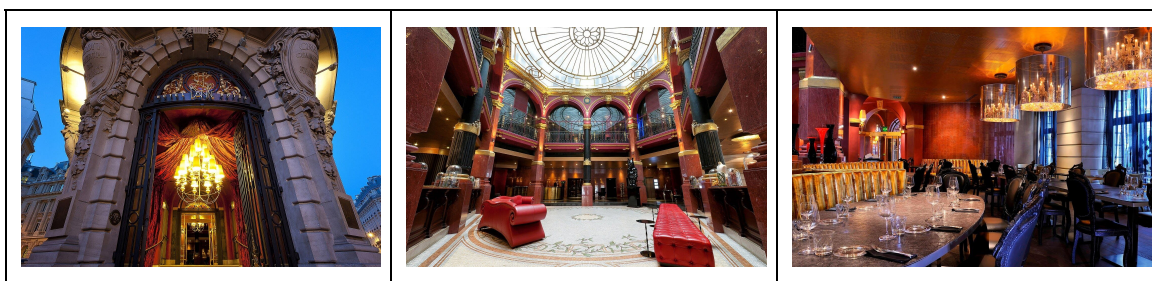
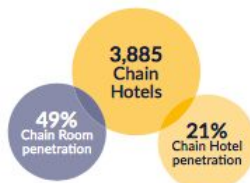


Paris Banke Hotel - Paris, France

91-Keys | €139.5M €125M + 3%

Luxury 5-star hotel in Paris, France that comes with the owner's art collection.

- An Autograph Collection Hotel
- Location in the heart of Paris, minutes walk from Galeries Lafayette, Rue Haussmann, Place Vendome and Theatre Mogador. Close proximity of Gustave Moreau Museum and Printemps Department Store. 20 minutes from the Louvre Museum.
- 91 air-conditioned and en-suite rooms
- Spa
- Restaurant & Bar
- Car parking



Parklane Resort & Spa - Limassol, Greece

274-Keys | €250M €200M + 3%

With 11-level Tower: 294-Keys | €330M €280M

Updated 5.2.2020

Off-market internationally branded Luxury 5-Star Hotel, that is among the most luxurious hotels in the World. This resort property is an ocean-front Marriott Luxury Collection. Radiating across 100k m2 (100

acres) of thoughtfully-crafted landscape, it hails as the only upscale international brand with an elevated and varied offering, for both business and leisure guests. The diversity of accommodation extends from family-friendly to

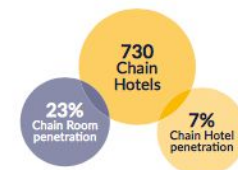


adult-only, Luxurious 1,2 and 3 bedroom villas with a choice of rooms and suites, some with private pools. Of the three generously-sized pools, one is seawater, another caters for adults only and each is populated by cabanas, poolside dining and sun loungers.



We have two options available:

1) Hotel 274 rooms including 52 suites/villas price at € 250 million euro; Or 2) Hotel+Residential 11 floor tower with 19 flats plus 2 floors penthouse at the top, a private lift and a roof garden with 2 swimming pools. **The price will be € 290 million euro**



Formerly Le Meridien, rebuilt from the ground up, this unique property has many interested parties who are already at the stage of an independent valuation.

Parklane in Cyprus, Greece (continued)



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II. BOUTIQUE PROPERTIES

Paszkowka Palace Hotel - Krakow, Poland

39-Keys | €4.4M

€4.00M + 3%

Updated 5.2.2020

Palace Chambers

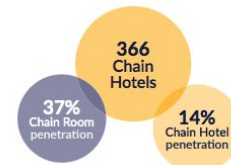
The four-star accommodation in each of the palace chambers is spacious and traditionally stylish in neo-gothic décor. The exceptionally comfortable palace chambers feature original XIX century oak furniture, king and queen sized beds, and all encompassing a range of facilities including whirlpool and Jacuzzi bath tubs, TV, free high speed internet access and a work area. Pool on site.

Bedrooms: 39; **Bathrooms & Showers:** 39;
Parking: 50 | **Yield:** Not Disclosed

Guest rooms in the historic palace granary building:

The guest hotel rooms are situated in the palace's historic granary building. This building features single or double rooms with comfortable single person beds. The Paszkowka Guest House features 4 single person rooms and 22 double occupancy rooms. The building is able to comfortably accommodate a total of 48 people. In addition, this building features during the summer the outdoor pool and Jacuzzi are open to all guests.

Restaurant: Welcome to the Noble Cuisine restaurant of our Palace Hotel. We offer dishes of daily natural court cuisine and dishes of festive cuisine. The offer includes pigs, turkeys, geese, lambs, kids and a large choice of fish from the Carp Valley: Zator carp, sturgeon, trout, catfish. The Noble Cuisine specialises in banquets, occasional parties and family events. Being the business centre of the region, Kraków is a noisy place, so if you plan a party, it is worth considering a place that is not only elegant, but also peaceful and soothing.



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Boutique Guest House - St. Julians, Malta

28-Keys | €3.8M

€3.6M + 3%

A contemporary and fully operational guest house with 28 bedrooms in a good location with some sea views, just steps away from the promenade.

This property could make an excellent investment and has recently come onto the market as a going concern. It is within a short walking distance to major bus routes and nearby beaches.

It consists of 28 rooms, each having a private en-suite shower and Wifi is free throughout the building. All rooms come with air conditioning and some offer side sea-views.

The guest house is about a mile from St. Julians and it is approximately a 20 minute drive to the airport.

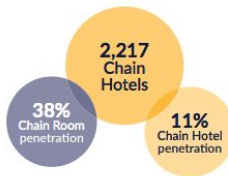
Breakfast dining facilities together with a relaxing lounge also compliment the property.

This guest house is highly recommended for anyone wishing to make a sound investment with a high rate of return.

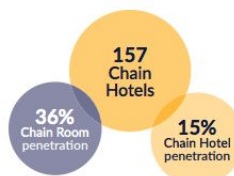


III. EUROPEAN HOTEL MARKETS - RESEARCH ANALYSIS **

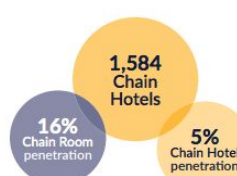
GERMANY



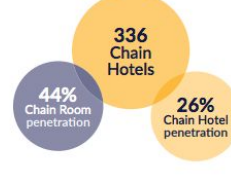
HUNGARY



ITALY



PORTUGAL



LONDON, UK - Chain Brands

CHAINS			
Rank	Chain Groups	Hotels	Rooms
1	Whitbread Group	801	75,478
2	IHG	340	49,311
3	Travelodge	551	41,876
4	Accor	257	34,832
5	Hilton Worldwide	154	32,068
6	Marriott International	98	19,286
7	Best Western	253	14,752
8	Carlson Rezidor	33	6,900
9	Britannia hotels	54	10,221
10	Wyndham	72	5,407

Domestic Chain Groups			
Rank	Chain Groups	Hotels	Rooms
1	Whitbread Group	801	75,478
2	IHG	340	49,311
3	Travelodge	551	41,876
4	Accor	257	34,832
5	Britannia Hotels	54	10,221
6	Jurys Inn	32	7,317
7	Bespoke Hotels	76	5,432
8	The Qhotel Group	26	3,682
9	Village Club Hotels	29	3,658
10	Easy Hotels	19	3,300

BRANDS			
Rank	Chain Brands	Hotels	Rooms
1	Premier Inn Hotels	801	75,478
2	Travelodge	551	41,876
3	Holiday Inn	136	20,529
4	Holiday Inn Express	141	17,411
5	Hilton	54	14,215
6	Britannia hotels	54	10,221
7	DoubleTree	53	10,188
8	Ibis	64	9,557
9	Best Western	158	8,890
10	Marriott	44	8,490

Domestic Chain Brands			
Rank	Chain Brands	Hotels	Rooms
1	Premier Inn Hotels	801	75,478
2	Travelodge	551	41,876
3	Holiday Inn	136	20,529
4	Holiday Inn Express	141	17,411
5	Britannia hotels	54	10,221
6	Jurys Inn	32	7,317
7	Crowne Plaza	33	6,686
8	BeFreind	46	3,715
9	Qhotel	25	3,682
10	Village Club Hotels	30	3,784

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