Acquisition Criteria for 3-4-Star Hotel Assets of a Paris, France-based Buyer

for

Acquisitions of hotels in selected European countries

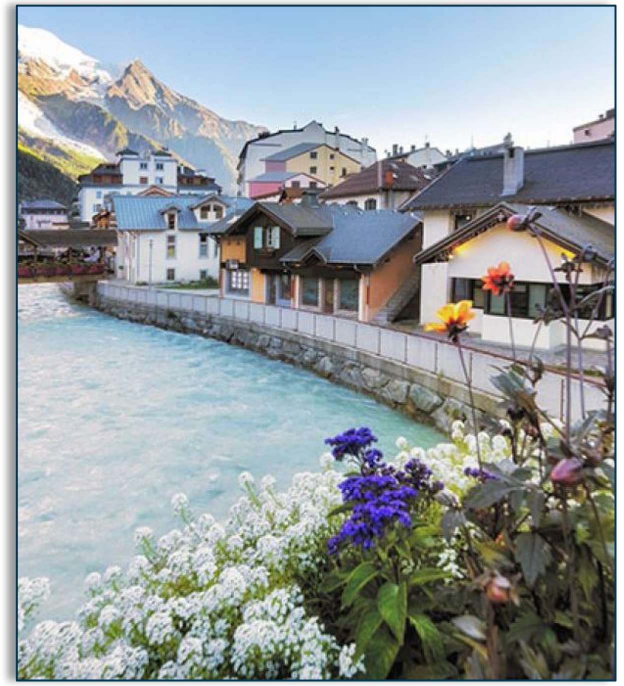
by

The developer of hospitality assets and owner of multiple branded hotels in some European countries

Location Preferences

In France

- City centers of the French regional capitals.
- Major tourist destinations in France with significant flows include Chamonix, Biarritz, Annecy, and Saint-Malo.




Countries Bordering France In The Eurozone

- The Netherlands, Belgium, Luxembourg, Germany, Spain, and Italy. **Locations:** Cities with tourist and business areas.
- City center building for quick conversion (1,500 sq m, with building and commercial licenses)

Acquisition Preferences

- Off-market properties that have high potential for development and rebranding.
- Sponsored properties must show established KPIs to cover 12 months of ADR, RevPAR, Occupancy, and NOIs.
- Disclose how property is owned and managed, typically by following models: OPCO: Operating Company, PROPCO: Property Company.
- Outright purchase or long-term lease.

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