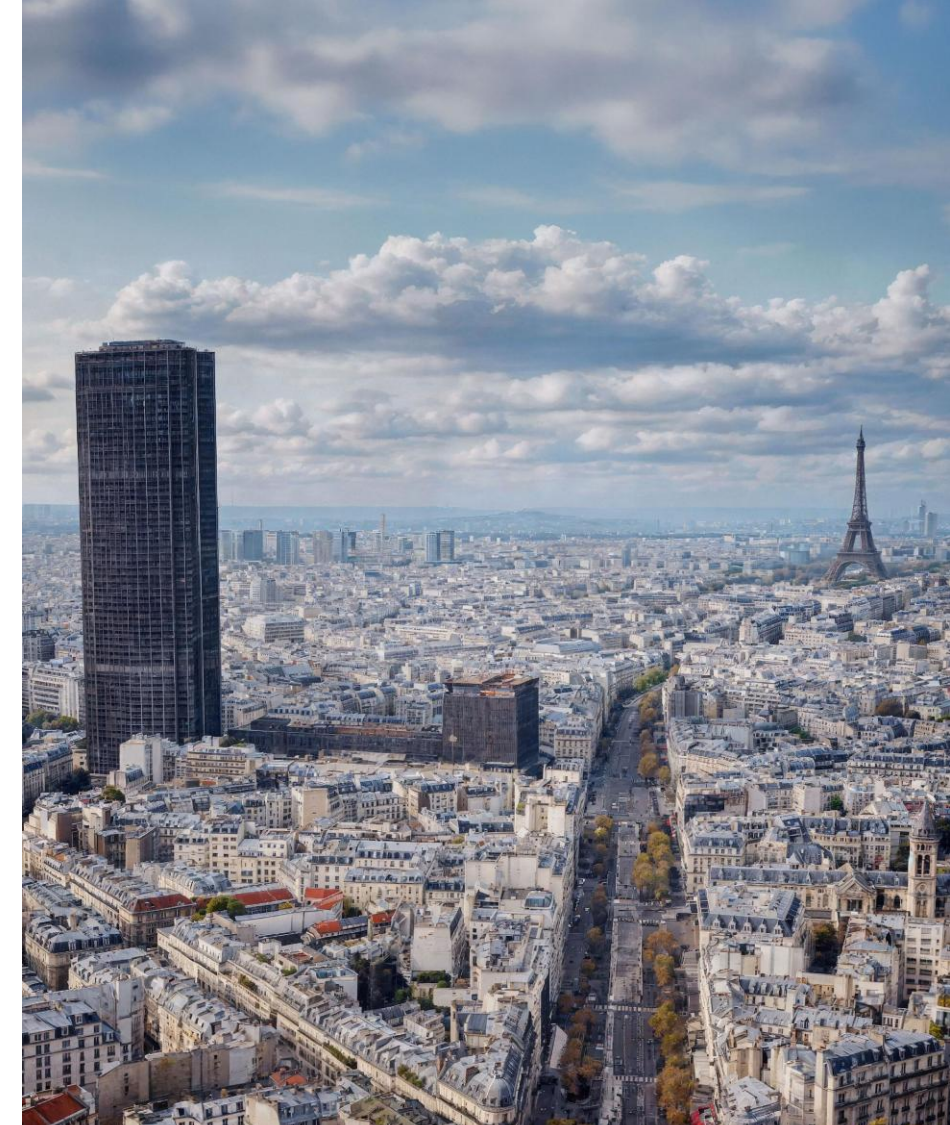


Confidential Acquisition Opportunity

Hotel & Conference Center in Paris

757-Key, 18-Story | 4* Upper Upscale | Marriott Branded

A Sunrise Brokers Executive Brief™



Executive Overview

- 757 rooms across an 18-story urban hotel building.
- Gross building area of approximately 394,140 SF on a 1.28-acre site.
- Approximately 48,814 SF of meeting and event space, including 10,764 SF of maximum contiguous space.
- Originally built in 1972 and renovated in 2024.
- Operated under the Marriott brand and managed by Marriott International.
- Urban location with restaurants, bars, business centers, fitness center, room service, meeting/event facilities, public Wi-Fi, and public transportation access.
- Located in a high-density hotel district with many historic landmarks.



Location Advantage & Access



Positioned in Paris South, within an established urban hospitality and business corridor.



Convenient access to both major Paris international airports: approximately 18 minutes to Paris Orly and 38 minutes to Charles de Gaulle.



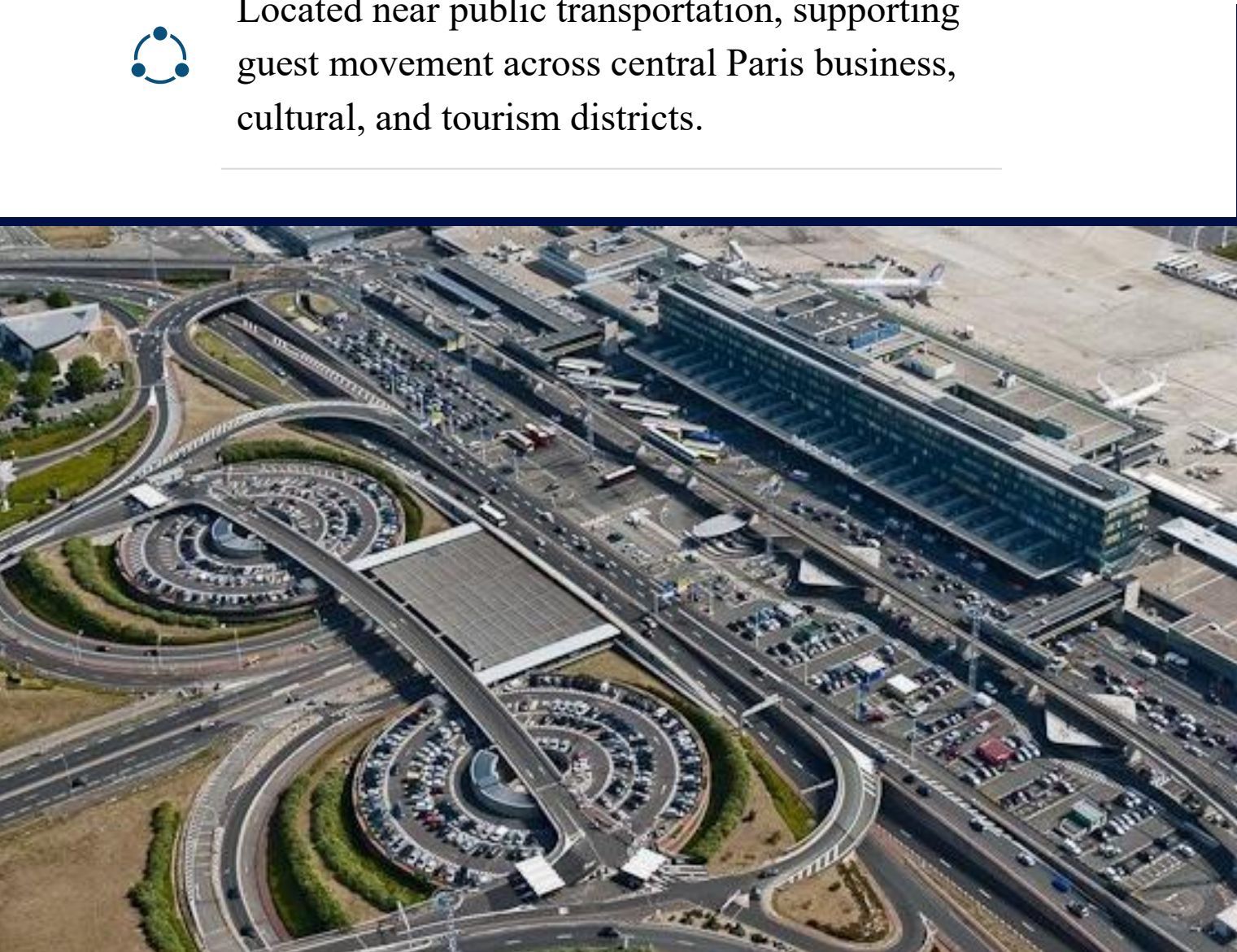
Located near public transportation, supporting guest movement across central Paris business, cultural, and tourism districts.



Well suited for international groups, corporate meetings, leisure travelers, and multi-day conference programs requiring a large Paris room block.



Paris remains one of the world's most recognized hospitality destinations, combining year-round leisure appeal with business, convention, and diplomatic demand.



Demand Drivers & Destination Appeal



- ☼ Large-room-count Marriott platform in a gateway European capital.
- ☼ Meaningful conference and meeting-space inventory creates group-demand potential beyond standard transient lodging.
- ☼ 2024 renovation supports a refreshed market position and improved guest-facing presentation.
- ☼ Brand distribution, loyalty program reach, and global reservation channels provide visibility to international travelers.
- ☼ Demand sources may include corporate travel, meetings and events, international leisure, airline and crew business, and Paris-based institutional activity.
- ☼ Paris South market occupancy is reported by CoStar at 74.5%, providing a useful market context for buyer underwriting.

Investment Perspective

1

Institutional-scale urban hotel backed by a globally recognized brand.

2

Large operating platform with 757 keys and substantial meeting infrastructure.

3

Well suited for hotel owner-operators, private equity hospitality platforms, REIT-style investors, and strategic groups seeking exposure to Paris.

4

The asset offers lodging scale, brand strength, conference capability, and a major European capital-city location.

5

An interested and qualified buyer may initiate a Letter of Business Interest for the seller's acceptance and follow-through.



THE SUNRISE BROKERS CONFIDENTIAL TRANSACTION PROCESS

01

Initiate Letter of Business Interest

Initial expression of acquisition interest and buyer qualifications.

02

Execute NDA

Mutual confidentiality agreement providing access to detailed information.

03

Receive Confidential Information Package

Executive due diligence materials for confidential review.

04

Conduct Management Discussions & Site Visit

Meet the management, inspect the property, and discuss transaction structure.

05

Submit Letter of Intent

Submission of a non-binding proposal outlining principal commercial terms.

06

Negotiate Purchase Agreement

Negotiation and execution of definitive acquisition documentation.

07

Complete Closing

Completion of the transaction through independent legal and settlement professionals.

THE SUNRISE PERSPECTIVE



Every hospitality acquisition is more than a real estate transaction.



We present opportunities that align long-term ownership objectives with qualified global investors.



Confidentiality, discretion, and institutional standards guide every engagement.



Our objective is not simply to market an asset—but to facilitate strategic ownership transitions.



Facilitating Strategic Hospitality Ownership Transitions Worldwide

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The potential for a creative transaction structure may be explored.

Presenting Opportunity

Marriott-branded 4 hotel and conference center in Paris, France.*