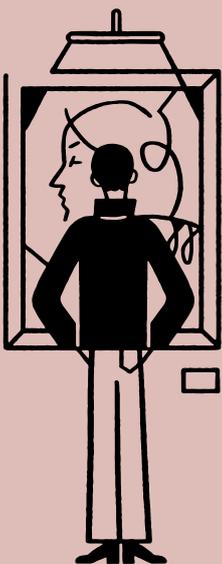


FLEMINGS  
SELECTION

**A MEETING POINT. A RETREAT.  
WITH A SUSTAINABLE FOUNDATION,  
WE CREATE PLACES WITH  
SOPHISTICATED DESIGN, URBAN SPIRIT,  
PERSONAL ATMOSPHERE.**

**GUIDED BY OUR MINDSET:  
BOUTIQUE AT  
HEART**



Flemings Selection Hotels stand for places with timeless appeal and a culture of exceptional hospitality. Situated in historic urban spaces, our hotels combine zeitgeist and tradition. Alongside excellent culinary experiences, Flemings Selection Hotels offer style and comfort, characterized by art and culture. So that our guests enjoy an amazing experience even better than home.

# FLEMINGS

## SELECTION

“Flemings Hotels are a significant part of our family business.

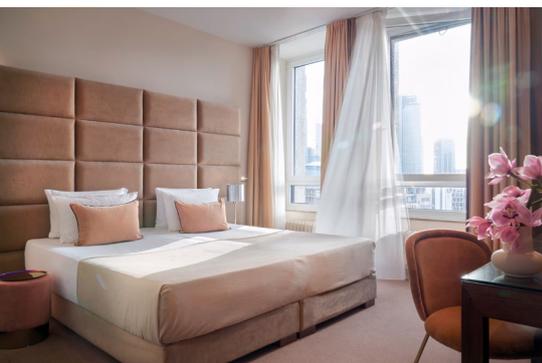
As hotel operator, property owner and developer, as well as through our independent purchasing company, we are a highly synergetic and successful group of companies.

The past years have been characterized by steady growth and sustainably profitable results – creating value has always been our focus. In a world that is becoming ever faster and more transient, as a family company, consistency and long-term relationships with both our long-standing partners as well as our associates is especially important.”

Filip Blodinger, Group Chairman

### WHY FLEMINGS HOTELS?

1. Second generation German family business with over 30 years of experience, tradition and authenticity
2. Short decision-making processes! Senior management and company advisory board are accessible
3. Strong financial basis due to ownership, among others, AA-Treugast Investment Rating (DEHOGA)
4. Many years of experience as owner, operator and manager
5. Pronounced expertise in asset management
6. Distinct positioning of the brands in important segments with strong marketing support (brand website, media campaigns, CRM, social media, etc.)
7. Consistent and long-standing relationships with our partners



### DEVELOPMENT REQUIREMENTS FLEMINGS SELECTION HOTELS

#### Category

Upscale

#### Operating mode

City / Leisure

#### Flemings Benchmark

Flemings Selection Hotel Frankfurt-City

#### Size of the hotel in rooms

approx. 100–250

#### Gross floor area per room

35–50 m<sup>2</sup>

#### Net floor area per room

20–26 m<sup>2</sup>

#### Real estate structure

1. Existing hotels (historic buildings, mixed-use concepts, conversions, former office buildings), 2. hotels under construction, 3. new construction projects

#### F&B Outlets

Restaurant and bar

#### Conference (optional)

250–1,000 m<sup>2</sup>

#### Fitness

min. 30 m<sup>2</sup>

#### Spa (optional)

#### Macro location

Destinations in the DACH region, Benelux, Warsaw and Prague, with an overnight volume of more than 3,000,000 annually

#### Micro location

City center locations with high visibility, proximity to tourist attractions or in business centers