DISCOVER
MOTEL One
LIKE THE PRICE.
LOVE THE DESIGN.
AFFORDABLE LUXURY

Our guests enjoy finest Egyptian cotton sheets and top of the range box-spring beds, experiencing a truly exceptional environment of designer furniture and recognised brands at a fair price point – our idea of affordable luxury.

HIGH QUALITY MATERIALS
- Box-spring bed
- Egyptian cotton
- Dark granite
- Organic amenities
- Fluffy 600g towels

RENOVED BRANDS
- Artemide lights
- LG 43” flatscreen TV
- Dornbracht bath fittings
- Hansgrohe raindance shower
- Freifrau relax chair
- B&B Italia desk
NEIGHBOURHOOD

We like each hotel to be different. Each of our hotels has a unique design and features different furniture from leading international designers. We care about the local environment and work with local artists and craftsmen to engage with the neighbourhood.
LIFESTYLE

Designer lounges, free Wi-Fi and communal workspaces create an intimate and functional environment that caters for the changing tastes of modern travellers.

Our dedication to the highest quality and service is visible in our stylish bars, open to everybody around the clock. Guests can choose from a wide range of high-quality spirits, regional selections of wine and beer as well as an exclusive menu with a selection of minimum 40 top gins, carefully hand-picked with a focus on regional distilleries.
WORKSPACES

With 24/7 coffee, free Wi-Fi and designer furniture, our workspaces provide the perfect environment to catch up on your business or be creative. Some of our hotels also have meeting rooms that guests can book for meetings that require more privacy.
Set against the city’s skyline our Cloud One Bar provides the perfect place for a sundowner or a late night in a relaxed atmosphere and offers multiple ways to unwind as you enjoy an evening above the city.
CLIMATE PROTECTION
AT MOTEL ONE

ONE PLANET. ONE FUTURE.
SUSTAINABILITY AT MOTEL ONE.

At Motel One, our goal is to sustainably improve the world through our business activities.

No matter whether it’s through climate protection, the purchase of sustainable products, being a multi-award-winning employer or through societal commitment.

CO₂ footprint

Over the last few years, we have already implemented far-reaching measures to cut our CO₂ emissions. This has enabled us to reduce the CO₂ value per overnight stay by 47% in 2019, compared to 2014.

CO₂ emissions per room night

(in kg CO₂ for Scopes 1 and 2)

* Reduction in CO₂ intensity calculated for Scopes 1 and 2. Calculations performed in collaboration with Schlange, Zamostny & Co. GmbH and Climate Partner.

** According to the HCMI, the CO₂ value per room night is 3.4 kg CO₂. This value includes Scopes 1 and 2 as well as laundries from Scope 3.
ORGANIC PRODUCTS
ON THE BREAKFAST TABLE

A good day starts with a good breakfast. That is why we place high value on organic and Fairtrade products when selecting food for our breakfast buffet.

Motel One is certified!
We are home to various certifications.

CERTIFICATIONS
AT MOTEL ONE

Building
A growing number of our hotel buildings have been awarded sustainability certificates.
Motel One is proud to have received the following building certifications:
BREEAM, DGNB, LEED® green building program.

A comprehensive list of our certified locations can be found on our website.

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BREEAM is a certification system and the related logos are trademarks of BRE (Building Research Establishment) Ltd. and are used under license.

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NEW YORK
326 Rooms
In the heart of the Financial District, next to the 9/11 Memorial and the World Trade Center complex.
EXPANSION
In its international expansion Motel One focuses on locations:
· in major cities
· in city centres
· with excellent public transport

QUICK CHECK
SITE
· New build
· Conversions
· Single or mixed-use developments
· Re-branding of existing hotels

SPACE REQUIREMENTS
· Gross floor area 27–30 m² per bedroom (including all front of house and back of house areas)
· Minimum GFA 3,000 m²

EXAMPLE OF A 300-BEDROOM HOTEL
· Front of house: 540 m²
· Back of house: 265 m²
· 3 guest elevators
· All areas without corridors, staircases and technical rooms

EXAMPLE ROOM LAYOUT
(no strict requirement – can be adjusted)

STANDARD ROOM
· Net internal area 16 m² per bedroom
· Including 3.5 m² bathroom
· Flexible room layout

FORM OF CONTRACT
· Purchase
· Lease
· Joint Venture

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EXAMPLE ROOM LAYOUT
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Motel One Hamburg-Fleetinsel
This state-of-the-art, but classic new Motel One is located on an island between the two canals Herrengrabenfleet and Alsterfleet.

Extended Stay
In this hotel we also offer designer apartments for those who wish to stay for an extended period. The apartments are fully furnished and equipped with air-condition, kitchen, high-speed Wi-Fi and large flatscreen TV.

Motel One Copenhagen
The Motel One Copenhagen is a perfect example of the rebranding of existing hotels. It corresponds to our location and product requirements and was easily integrated into our portfolio. It is located right in the centre of the Danish capital in vicinity to the city hall and Rådhuspladsen.

Rebranding of Existing Hotels
Motel One is looking for rebranding opportunities of existing hotels across Europe and the US. We are flexible in terms of the type of property, as Motel One can support owners in rebranding activities to meet our brand requirements.
# Recent Selected Awards

<table>
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<tr>
<th>Award Category</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
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<tr>
<td>LEADING EMPLOYER</td>
<td>5.4</td>
<td>5.7</td>
<td>5.9</td>
<td>6.7</td>
<td>7.0</td>
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<tr>
<td>Re. Rooms</td>
<td>12,822</td>
<td>13,987</td>
<td>14,963</td>
<td>17,187</td>
<td>20,150</td>
<td>20,851</td>
<td>21,086</td>
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<tr>
<td>Owned rooms</td>
<td>3,582</td>
<td>2,493</td>
<td>2,984</td>
<td>2,974</td>
<td>3,650</td>
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<td>Rev per Room sold</td>
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<tr>
<td>Revenue</td>
<td>256,358</td>
<td>321,697</td>
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<td>-21,670</td>
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<td>-37,092</td>
<td>24,781</td>
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<td>Fixed Assets</td>
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<td>535,590</td>
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<td>700,553</td>
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<td>Equity</td>
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<td>1.4</td>
<td>1.4</td>
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**Motel One Group Financial Summary**

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<td>55</td>
<td>62</td>
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**Investment Partners**

- Union Investment
- Pandox
- Württembergische
- Swiss Prime Site
- M&G Real Estate
- MOTEL ONE GROUP
- SIGNA
- ALH Group
- Real I.S.
- PATRIZIA
MOTEL ONE LONDON-TOWER HILL
BREEAM – Excellent
291 Rooms
New construction in the heart of London’s financial centre in the City of London, just a half mile from Tower Bridge and the Tower of London.

MOTEL ONE AMSTERDAM-RAI
BREEAM – Excellent
The first hotel in the Netherlands to be awarded the BREEAM – Excellent certificate
(Source: Dutch Green Building Council)
320 Rooms
New construction, located opposite the Amsterdam RAI Exhibition and Convention Centre.
MOTEL ONE
EDINBURGH-ROYAL
208 Rooms
Conversion of a historical building from the 16th and 18th century; part of Edinburgh’s Old Town, a UNESCO world heritage site.

MOTEL ONE
WIEN-STAATSTOPER
400 Rooms
Conversion of a listed property from the turn of the century (19th / 20th century), situated next to the Opera House in the 1st district of Vienna.
MOTEL ONE
BERLIN-POTSDAMER PLATZ
239 Rooms
New construction – integrated in the Mall of Berlin, situated on Leipziger Platz and directly opposite the German Bundesrat (federal council) in the Mitte district.

MOTEL ONE
BERLIN-UPPER WEST
DGNB certified
582 Rooms
New construction opposite the Kaiser Wilhelm Memorial Church in the heart of Berlin’s City West; mixed-use project with Motel One as anchor tenant from the ground to the 18th floor and a roof terrace on the 10th floor.
MOTEL ONE PARIS-PORTE DORÉE
255 Rooms
New construction of a sustainable, innovative building with ideal accessibility to public transportation.

MOTEL ONE ZURICH
394 Rooms
Conversion of the historic post building situated in Zurich’s city centre close to the “Paradeplatz” and the famous “Bahnhofstrasse”.