

WYNDHAM

HOTELS & RESORTS

May 15, 2025
London, UK
Ref.: 2501505

Mrs. Anastasia Dashut
Director
AIRPORT HOTEL MANAGEMENT S.R.L.
Romania, Bucharest, Wolfgang Amadeus str., 8D, ap. 30

TO WHOM IT MAY CONCERN

RE: WYNDHAM GARDEN BRAND PERFORMANCE FORECAST

Dear Mrs. Anastasia Dashut,

On behalf of Wyndham Hotel Group (UK) East Limited, I am pleased to confirm that the International Approval Committee has granted **Wyndham Garden** brand to AIRPORT HOTEL MANAGEMENT S.R.L. (I/N 48658176; Legal Address: Romania, Bucharest, Wolfgang Amadeus str., 8D, ap. 30). The Trade Mark license agreement for the **Wyndham Garden** brand was signed and executed on 15.05.2025 between AIRPORT HOTEL MANAGEMENT S.R.L. ("Licensee") and Wyndham Hotel Group (UK) East Limited ("Licensor") for construction of the 300 hotel unites **Wyndham Garden** hotel, to be located Romania, Bucharest, Otopeni City, Bd. Aeroportului no. 11, 13, Ilfov County.

Tucked into the heart of the world's most exciting cities, and on the pulse of the best local hotspots, you'll find **Wyndham Garden** hotels.



Wyndham Garden is unique, urban, lifestyle brand with high-performing select-service margins. Brand focus on Business and Leisure travellers. They have an energetic lifestyle and they are passionate about discovering experiences that uncover the unique local flavour, often off the beaten track.

Wyndham Garden brand is the standard of excellence, a guarantee of service, hospitality, efficiency and comfort. This brand is characterized by quality service, modern and ergonomic design, and an atmosphere of friendliness and hospitality. Wyndham Garden presents an excellent opportunity for an efficient hotel investment, providing high returns of investment to the Owner.

Wyndham Garden Bucharest is consistent with the hotel product and its location. Based on available track hospitality market data and international experience, we believe that Wyndham Garden brand will provide an international positioning for your hotel, create efficient management structure and stable income for Investors.

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We are excited to present a report on the impressive performance of Wyndham Garden hotels within key airport locations in the world and our strategic expansion plans. Our strong brand presence in major capital airports worldwide underscores our commitment to delivering exceptional guest experiences and consistently high occupancy rates in prime, high-demand locations. This achievement base of Global Sales strategy possible by working closely with Groupe, Corporate and Airlines segment along with targeted approach individual travellers.

Wyndham Garden has solidified its reputation in top-tier airports globally. Our airport-based properties across various international locations achieve Occupancy Rate in the range between 65% to 90%, with an Average Daily Rate of €125 – 140€, depending on the market conditions. These figures not only reflect the high demand for our brand among business and transit travellers but also demonstrate the trust and loyalty we've earned by delivering unparalleled comfort, quality, and efficiency.

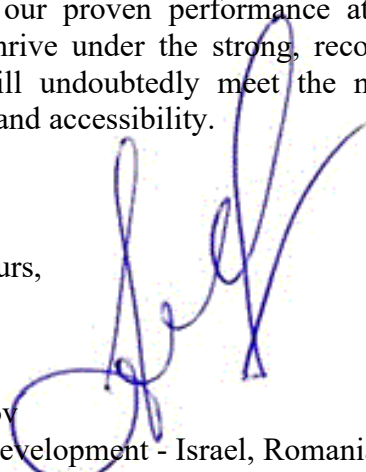
Wyndham Hotels & Resorts the following key forecast for our upcoming Wyndham Garden Bucharest Airport hotel located at Bucharest, Otopeni City, Bd. Aeroportului no. 11, 13, Ilfov County as following:

- **Hotel Occupancy Rate: 65% – 90%**
- **Average Daily Rate (ADR): €125 - €140**

These figures underline the strong market potential of this prime location especially at the International Airport of Bucharest.

Drawing on our proven performance at other major International Airports, we expect this location to thrive under the strong, recognizable Wyndham Garden brand. Our presence in Bucharest will undoubtedly meet the needs of discerning travellers seeking high level of convenience and accessibility.

Sincerely Yours,



Sergey Egorov
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