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The Hotel Group Acquires South Bend Marriott

With significant success in owning and managing hotels in university markets, THG will rebrand the 298-room downtown hotel to DoubleTree by Hilton this summer and begin a multi-million dollar renovation in 2012; Hilton HHonors® member program and signature guest amenities are sure to draw group and meeting business to the local market; This is THG's first owned and managed hotel in Indiana

Edmonds, Wash. — August 4, 2011 —The Hotel Group (THG) is pleased to announce its acquisition of the South Bend (Indiana) Marriott hotel, located at 123 North Saint Joseph Street, minutes from the University of Notre Dame, St. Mary's College and the College Football Hall of Fame. The 298-room property, previously owned by Host Hotels & Resorts, will be rebranded a DoubleTree by Hilton on August 5, 2011. This is the first hotel in Indiana to be owned and managed by THG.



The Hotel Group is a nationally recognized Top 40 hotel company with expertise in owning and managing hotels in university markets. The company currently owns or manages 26 properties in 10 states, represents 12 brands and employs more than 1,400 people.

"We are pleased to add the South Bend property to our growing portfolio of owned and managed hotels," said Doug Dreher, THG President and CEO. "This downtown hotel is the only large full-service meeting and event destination in South Bend, connected by skywalk to the Century Center Convention Complex and featuring nearly 150,000 square feet of flexible event space. In addition, the hotel provides some of the finest full-service amenities in the area, with two restaurants, a large fitness center, an indoor pool and more.

"By rebranding this property as a DoubleTree by Hilton with its Hilton HHonors® member program, signature Sweet Dreams™ by DoubleTree Sleep Experience, DoubleTree breakfast and a planned multi-million dollar renovation subsidized by the city of South Bend that is scheduled to begin in 2012, we believe the future DoubleTree by Hilton South Bend will quickly dominate the market," he said.

THG currently owns and manages eight Hilton properties and has received the Hilton Hotels Corporation's "Developer of the Year" award for extensive renovations of two Doubletree by Hilton properties. The award signifies THG's commitment to Hilton standards. Hilton products occupy approximately one third of the THG portfolio.

Lara Latture, THG Executive Vice President, said that upcoming property renovations will be made to all guestrooms and baths, meeting space, the lobby, public spaces, recreational areas and the atrium, which is shared by 1st Source Bank corporate headquarters and additional offices. THG will also make minor enhancements to the building's exterior. The 10-story hotel includes a parking garage structure with 500 spaces that is shared with the adjacent office building tenants.

"We are confident that local businesses, meeting planners and those visiting the area's universities will be impressed by the physical property changes and 'wowed' even more by the guest services that DoubleTree and THG will introduce," Latture said. "Members of the Hilton HHonors® program earn hotel points and airline miles for qualifying stays and can redeem points for free nights at all DoubleTree by Hilton hotels. In addition, guests will be welcomed with a warm chocolate chip cookie at check-in, experience a custom-designed mattress with an abundance of plush pillows and luxurious linens, receive complimentary gourmet in-room coffee and tea service, and much more."

Latture said the hotel will continue to offer two restaurants and indoor recreational facilities, including a fitness center and indoor pool. Minimal staff turnover is anticipated during the transition.

DoubleTree by Hilton is an international collection of more than 250 upscale hotels in more than 200 cities, 15 countries and five continents. In recent years DoubleTree by Hilton has reinvested more than \$3 billion in amenities, services and style.

For more information on the property transition, please contact Katherine Steed at (425) 248-2978.

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About The Hotel Group

THG is a nationally recognized Top 40 hotel company and currently manages and/or owns 26 properties in 10 states, representing 12 brands and employs more than 1,400 people. Since its inception in 1984, THG has managed more than 100 properties in 20 states, directed the design and construction of 30 new hotels, completed the acquisition of more than \$125 million in private investment as the sponsor of Hotel Group Opportunity Funds I, II, III and IV. For more information, visit www.thehotelgroup.com or call 425-771-1788.

About DoubleTree Hotels

With a growing collection of contemporary, upscale accommodations in more than 200 gateway cities, metropolitan areas and vacation destinations worldwide, DoubleTree Hotels, Guest Suites and Resorts are distinctively designed to provide true comfort to today's business and leisure travelers. From the millions of delighted hotel guests who are welcomed with the brand's legendary, warm, chocolate chip cookies at check-in to the advantages of the award-winning Hilton HHonors® guest reward program, each DoubleTree guest receives a satisfying stay wherever their travels take them. DoubleTree is part of Hilton Hotels Corporation, the leading global hospitality company with more than 3,000 hotels and 500,000 rooms in 74 countries and territories and 135,000 team members worldwide. The company owns, manages or franchises some of the best known and highly regarded hotel brands including Hilton®, Conrad® Hotels & Resorts, DoubleTree®, Embassy Suites Hotels®, Hampton Inn®, Hampton Inn & Suites®, Hilton Garden Inn®, Hilton Grand Vacations™, Homewood Suites by Hilton® and The Waldorf Astoria Collection™. To make reservations at any DoubleTree hotel, travelers can visit our website at www.doubletree.com, contact their preferred travel professional or call 1-800-222-TREE in the U.S. and Canada. Hilton HHonors membership, earning of Points & Miles®, and redemption of points are subject to HHonors Terms and conditions. ©2008 Hilton Hotels Corporation.

About Hilton Worldwide

Hilton Worldwide is the leading global hospitality company, spanning the lodging sector from luxurious full-service hotels and resorts to extended-stay suites and mid-priced hotels. For 92 years, Hilton Worldwide has been offering business and leisure travelers the finest in accommodations, service, amenities and value. The company is dedicated to continuing its tradition of providing exceptional guest experiences across its global brands. Its brands are comprised of more than 3,600 hotels and 600,000 rooms in 82 countries and include Waldorf Astoria Hotels & Resorts, Conrad Hotels & Resorts, Hilton Hotels & Resorts, DoubleTree, Embassy Suites Hotels, Hilton Garden Inn, Hampton Hotels, Homewood Suites by Hilton, Home2 Suites by Hilton and Hilton Grand Vacations. The company also manages the world-class guest reward program Hilton HHonors®. For more information about the company, visit www.hiltonworldwide.com.