



First Sponsor Group Limited

Acquisition of Westin Bellevue Dresden Hotel, Germany

21 February 2019



Executive Summary

- The Group has, through its 100%-owned German subsidiary, entered into a sale and purchase agreement on 21 February 2019 for the proposed acquisition of 94.9% of two German companies which own and operate the Westin Bellevue Dresden hotel. The property acquisition cost is valued at approximately €49.5 million (\$75.7 million), including estimated transaction costs.
- The proposed acquisition will be made in collaboration with the Event Hotels Group (“Event”), one of Europe’s leading hotel operators which is also the Group’s joint venture partner for the Bilderberg portfolio in the Netherlands acquired in August 2017. Event holds 5.1% stake in each of the German companies since May 2016.
- The Westin Bellevue Dresden hotel is a freehold property that is located between the old and new towns of Dresden, Germany. The 340-bedroom hotel has a main wing that is built in the 17th century. The hotel’s rich history is reflected in its façade and many of its design elements. The hotel houses more than 1,800 sqm of meeting and event space equipped with modern meeting facilities which makes it a highly appealing conference hotel that can accommodate large scale meetings, exhibitions and social events.
- The Group and Event are expected to spend more than €10.0 million in the near future to refurbish the property.
- The acquisition offers the opportunity for the Group to build up a larger recurrent income stream for its property holding business segment and to further improve its geographical diversification.

Dresden, Germany's Gateway to Eastern Europe

Examples of the 50,000 companies domiciled in Dresden includes Volkswagen, GlaxoSmithKline (GSK), Siemens, Infineon and Advanced Micro Devices Inc. (AMD).

**50,000
COMPANIES
DOMICILED IN
DRESDEN**



**1.7 MILLION
AIRPORT
PASSENGER
ARRIVALS**

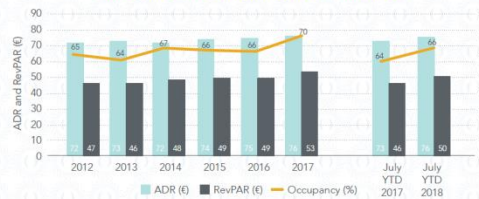
**4.4 MILLION
OVERNIGHT
STAYS**

Dresden

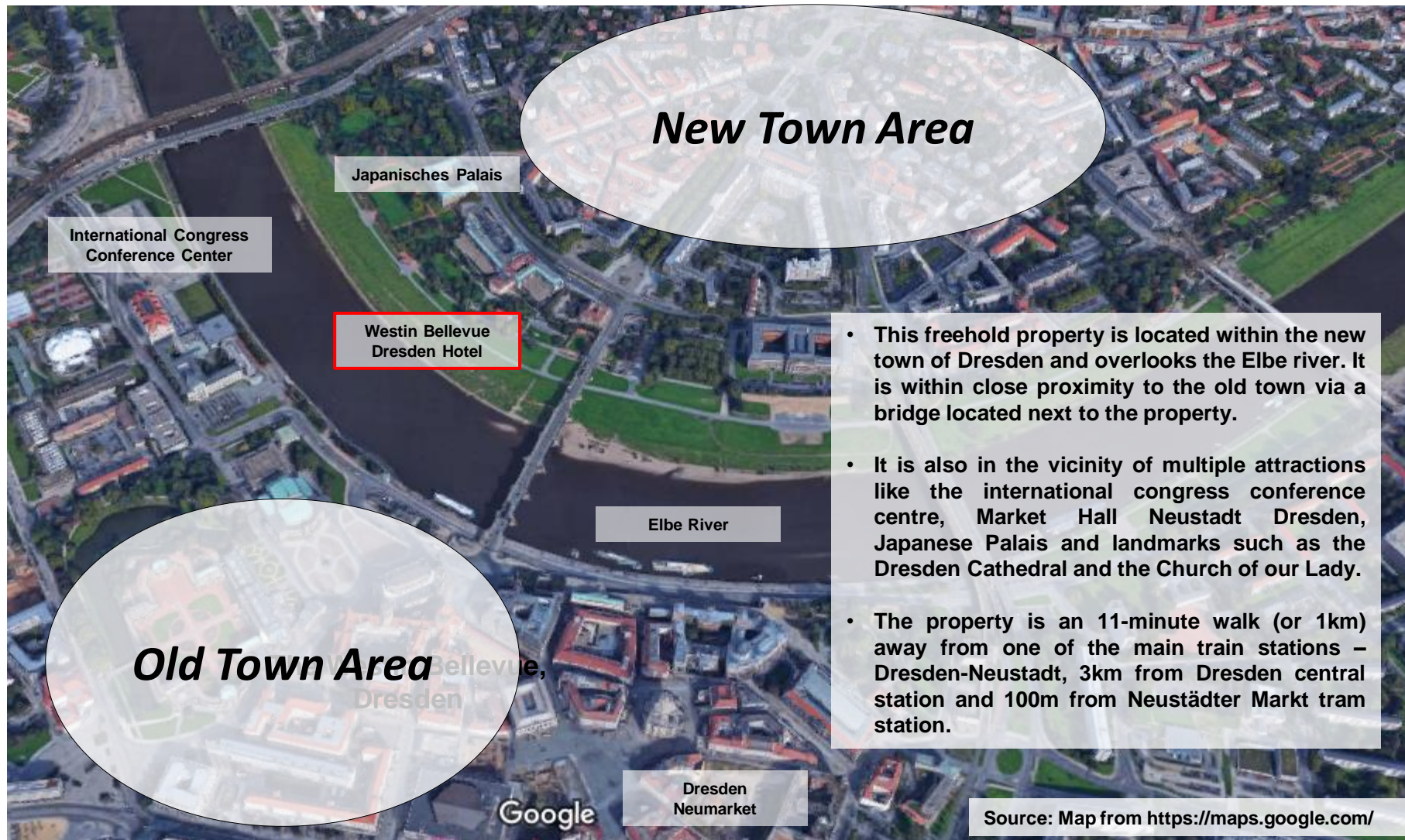
**> 1.35 MILLION
EVENT AND
CONGRESS
VISITORS**

**RESILIENT
HOSPITALITY
MARKET**

DRESDEN HOTEL TRADING PERFORMANCE



Site Map of Westin Bellevue Dresden Hotel, Germany



Westin Bellevue Dresden Hotel, Germany



Westin Bellevue Dresden Hotel, Germany



Thank You



Disclaimer

This document may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, customers and partners, expected levels of occupancy rate, property rental income, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.