

# Hotel101 Global Asset-Backed Income Fund 1 SCSp SICAV-RAIF



## Pre-Marketing Communication

This is a pre-marketing communication. It is not investment advice or an offer to invest.

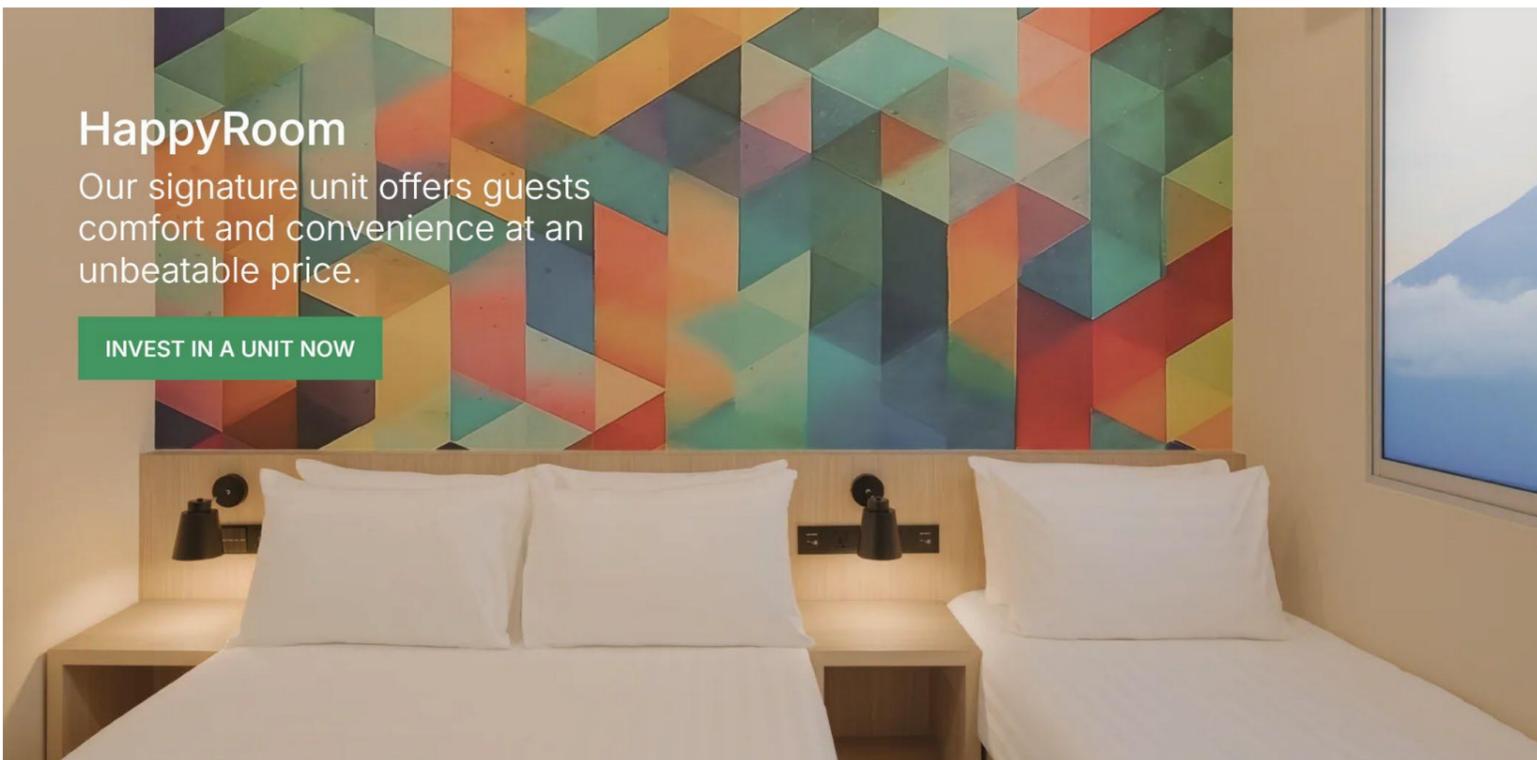
Please refer to the draft prospectus of the AIF information document of the Hotel101 Global Asset-Backed Income Fund 1 SCSp SICAV-RAIF before making any final investment decisions.

The decision to invest in this fund should take into account all of its characteristics or objectives as described in the prospectus or other fund documentation.

## HappyRoom

Our signature unit offers guests comfort and convenience at an unbeatable price.

INVEST IN A UNIT NOW



# The world's first investable, standardized hotel room for passive income and capital appreciation

Target returns (net of fees; ~30% LTV leverage)



6-8%

Est. Annual income yield<sup>1</sup>



14-16%

Est. net IRR over 10 years<sup>1</sup>

This Fund is designed for institutional, professional, and other well-informed investors seeking stable, passive income and long-term capital appreciation through diversified, real asset-backed income without operational friction.

Family Offices

Private Banks

Wealth Managers

HNWIs

REITs

## Why invest in Hotel101 Global Asset-Backed Income Fund?

1

### First-Mover Advantage

Hotel101 is pioneering the "one-room, one-brand" global hotel model in standardized hospitality - a proven formula in other industries like fast food and airlines.

Uniform 21 sqm "HappyRooms" across all locations ensure operational efficiency and transparency.

2

### Income Potential Without Management

The Fund owns hotel units with freehold condo title and receives 30% revenue share from pooled hotel income - with no repairs, maintenance, or operational responsibility.

The Fund earns revenue from pooled room income regardless of individual room bookings, though returns may fluctuate.

3

### 21% Pricing Discount

Fund targets large-scale acquisitions at discounted prices, aiming to enhance potential returns.

21% acquisition discount to prevailing market price through volume deals which can deliver immediate NAV upside to mitigate downside risk.

4

### Liquidity and Flexibility for Investors

Annual distributions with a low entry point (USD 200k) provide accessible participation.

The Fund is 100% equity-invested with no leverage or interest exposure, though returns may still fluctuate with market conditions.

Built-in redemption rights offer investors access to liquidity, minimizing exit hassle and costs.

<sup>1</sup> Targets only post-completion/opening and after stabilization. Returns are not guaranteed; investors may lose some or all of their capital.



The first global hotel chain with one signature room – the HappyRoom.

# Filling the gap - the first global hotel chain with only one type of room

Standardization exists in almost every value segment globally because it brings unbeatable efficiency, but what is the equivalent in the global hotel segment?



One Global Hotel Room, delivering strong development and operational efficiencies while designed to provide a consistent guest experience worldwide.

**HappyRoom Features & Amenities**

- Fully-furnished 21 sqm
- 1 Queen Size + 1 Single Bed (sleeps up to 3 pax)
- Award-winning Emma Sleep Mattresses
- Individually controlled air-condition and heating
- Ensuite Bathroom with Hot Shower
- Kitchenette with Refrigerator & Microwave
- 55-inch Television
- Universal Outlets & Work Desk
- Room Safe
- Complimentary WiFi



Targeting developments in 25 countries in the next 3 years





## Hotel101 offers full facilities and services

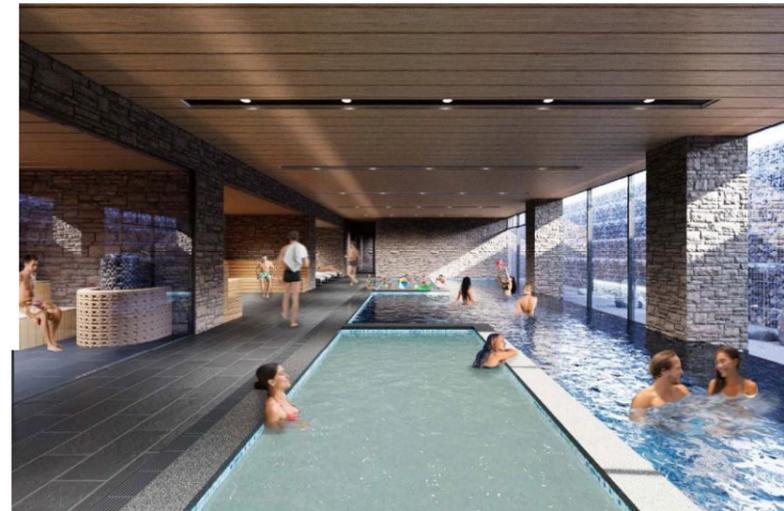
- ✓ 24/7 Front Desk
- ✓ All Day Dining
- ✓ Full Fitness Gym
- ✓ Large Swimming Pool/s
- ✓ Business Center / Function Room
- ✓ Children's Playground
- ✓ Laundry Area
- ✓ Onsite Convenience Store

## Large Format Design Delivering Unbeatable Efficiency

~5x Larger Than Other Value Hotels

Hotel101 has average of 500 uniform rooms per development, expecting to realize substantial economies of scale and maintain ease of upkeep.

The development scale allows Hotel101 to offer its guests amenities and facilities which Hotel101 believes are more extensive than the typical offering in the value segment of the hotel industry.



Hotel101-Manila  
518 rooms | Freehold  
Condominium Title



Hotel101-Fort  
606 rooms | Freehold  
Condominium Title



## Hotel101 Manila Case Study (FY2024)

### 87.2% Hotel Occupancy <sup>(1)</sup>

Guests know exactly what to expect and continue to frequent Hotel101 global room.

### 7.7% Unit Owner's Yield <sup>(1,2)</sup>

Targets attractive yields consistent with traditional property investments, without the burden of maintenance or ongoing operational involvement.

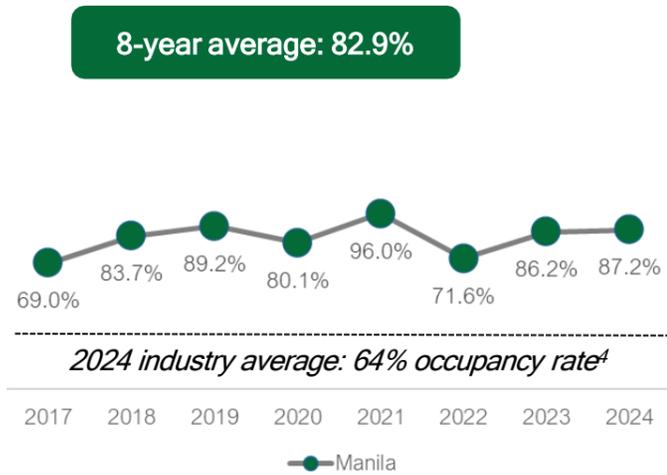
# Proven Business Model with Product Market Fit

## Global Platform Accolades



There has been strong demand for the HappyRoom concept by both hotel guests and unit investors – with total historical contracted sales of approx. US\$184m <sup>(3)</sup>

## Average Occupancy Rates



## Historical Unit Owner Yields



<sup>1</sup> Figures pertain to Hotel101 Manila actual historical performance and FY2024 financial statements.

<sup>2</sup> Calculated based on each unit's revenue share for the corresponding period divided by such unit's original purchase price. The original unit selling price for the original unit owners of Hotel101 Manila was PHP 2.98 million per unit.

<sup>3</sup> For the period from June 8, 2011 to December 31, 2024.

<sup>4</sup> Source: Colliers Philippines

## Backed by DoubleDragon Corporation, Manila, Philippines

Hotel101 Global Pte. Ltd. is the Singapore-registered worldwide hotel expansion subsidiary of Philippine-based parent company DoubleDragon Corporation.

**DD** DoubleDragon CORPORATION

**US\$3.86 Billion**  
Total Assets<sup>1</sup>

**1.5 million sq. meters**  
Completed Developments<sup>1</sup>

## Diversified Property Empire

DoubleDragon Corporation is a Philippine-based conglomerate with a multi-sector real estate portfolio covering retail, hospitality, logistics, office, and residential segments.

## Hospitality Expansion via Hotel101 Global

Through Hotel101, DoubleDragon is scaling a unique, standardized hotel model globally, offering high efficiency, repeatable design, and asset-light expansion.

## NASDAQ Listing under Ticker HBNB

Market capitalization of USD 1.27 billion (as of Oct. 27, 2025) to drive international growth strategy<sup>2</sup>.

**DoubleDragon Corporation**  
(listed in the Philippine Stock Exchange)

**Hotel101 Global Holdings Corporation**  
(Listed on US NASDAQ under Ticker: HBNB)

**Tony Tan Caktiong**  
Co-Chairman of DoubleDragon Corporation  
Founder of Jollibee Foods Corporation

**Edgar "Injap" Sia II**  
Chairman of DoubleDragon Corporation  
and MerryMart Consumer Corp.  
Founder of Mang Inasal

<sup>1</sup> DoubleDragon 2024 annual report;

<sup>2</sup> <https://www.investing.com/equities/hotel101-global-holdings>

## Initial Seed Portfolio



**600 rooms** (200 per hotel) designated for Fund acquisition



**USD 100 million** Fund investment allocated to acquire 600 rooms



**USD 200k** Minimum Investment

## Case Study

### Niseko, Hokkaido, Japan

#### Location and Connectivity

Hotel 101 Niseko is nestled slopeside in the Grand Hirafu resort area of Niseko - just a 2-minute walk from the Grand Hirafu Gondola - and offers true ski-in/ski-out access to the Annupuri and Hirafu trail networks.

It's a 15-minute drive to JR Kutchan Station (Hakodate Line), where the Niseko United Shuttle links to New Chitose Airport in approximately 90 minutes, and regular hotel shuttles also serve nearby Hirafu Village's shops, restaurants and lift terminals.



#### Amenities

The hotel will house 482 rooms, an all-day dining restaurant, indoor pools for adults and children, mineral hot bath, sauna, business center, laundry room, ski lockers, and a fitness gym as well as onsite parking.

#### Investment Rationale

Niseko is an alpine gateway market that is rapidly maturing into a year-round destination for hiking, mountain biking and wellness tourism - yet new hotel supply remains tightly constrained.

Strong demand from Australia, Southeast Asia, North America and Japan drives premium pricing, while the region's limited developable land and stringent planning approvals underpin long-term asset appreciation.

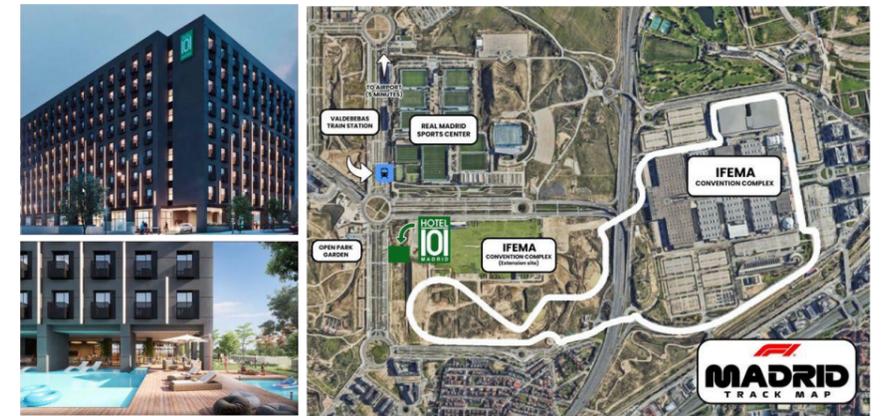
## Case Study

### Madrid, Spain

#### Location and Connectivity

Located in Valdebebas, a new large-scale urban development in northern Madrid which is adjacent to the Madrid-Barajas Airport and just 10 minutes away from the financial district.

3 minutes walk to the Valdebebas Train Station, 4 minutes walk to IFEMA convention complex, 5 minutes walk to Real Madrid Sports Complex, and around 7 minutes to the new Madrid Barajas International Airport.



#### Amenities

The hotel will house 680 rooms, an all-day dining restaurant, outdoor pool and bar, a business center, function rooms, and a fitness center as well as commercial space for a 24-hour convenience store.

#### Investment Rationale

Famously known for being home to the Real Madrid Training Complex, Valdebebas is an up-and-coming area bustling with new investment.

Given its strategic location between the Madrid-Barajas Airport and the IFEMA Convention Center, the area has seen the construction of several new apartment complexes, a hospital, and the new Justice Campus of Madrid.

## Case Study

### Libis-Manila, Philippines

#### Location and Connectivity

Strategically positioned within Bridgetowne, a rapidly emerging mixed-use central business district in Metro Manila. Nestled between two major commercial hubs - Ortigas Center and Eastwood City - the area is transforming into a vibrant urban center, marked by a growing concentration of tech parks, corporate offices, retail centers, and residential developments.

Its location places it at the heart of Metro Manila's evolving live-work-play ecosystem, making it a highly attractive destination for business travelers, professionals, and tourists alike.



#### Amenities

Each unit will showcase Hotel101's standardized features: a queen bed and single bed, ensuite bathroom, smart workspace, high-speed internet, and a kitchenette. The development will also offer a swimming pool, fitness center, all-day dining, and 24/7 concierge and security.

#### Investment Rationale

The Libis/Bridgetowne area is a growing commercial and residential district that benefits from significant infrastructure investments and business migration from more congested parts of Manila.

With its proximity to Ortigas CBD, Hotel101 Libis is positioned to attract both business and leisure travelers, with high occupancy and rental yields in a capital-efficient structure.

## Investment overview

Effortless hotel ownership with potential for attractive income

### Global Diversification



Gain exposure to a growing global portfolio with standardized hotel units under the Hotel101 Global brand.

### Fully Managed Ownership



Pure passive investment with a diversified tenant base.

Hotel101 handles everything - making it a hands-off investment with zero operating burden and no hidden costs.

### Flexible Exit & Liquidity Options



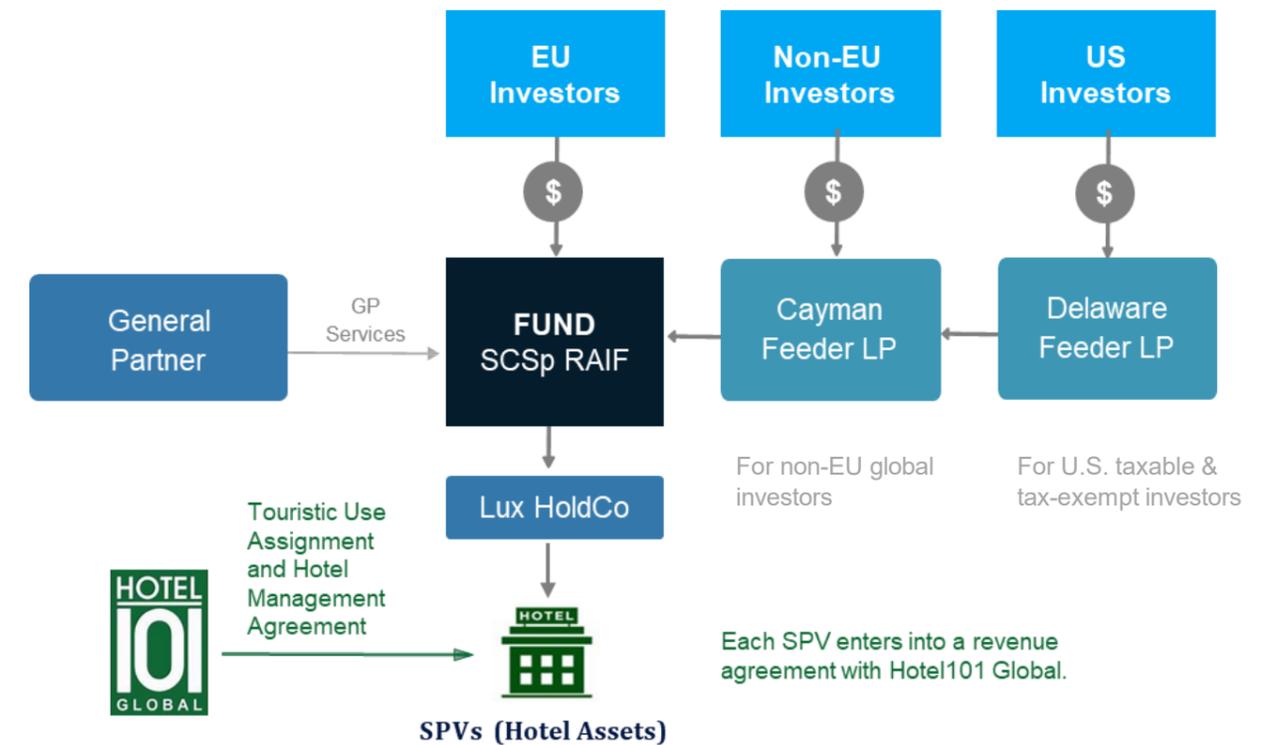
Investment holdings can be liquidated at market value, subject to a 36-month initial lock-up and quarterly redemption limits - allowing investors to exit flexibly or hold for long-term passive wealth accumulation.

Key Terms	Details
Legal Structure	▪ Luxembourg SCSp SICAV-RAIF; actively managed and not benchmarked against an index
Feeder vehicles	▪ Cayman, Delaware, others
Currency	▪ USD
Fund Type	▪ Semi-liquid; closed-ended with redemption features
Investor Eligibility	▪ Well-informed investors, as defined by Luxembourg law
Strategy	▪ Acquire and forward-fund Hotel101-branded hotel room portfolios with a 21% bulk purchase discount
Target Regions	▪ Madrid, Niseko, Metro Manila (initial seed); global pipeline
Leverage	▪ No fund-level leverage, no asset-level debt; investors benefit from stable, asset-backed returns without exposure to interest rate fluctuations or refinancing risks
Min. Investment	▪ USD 200,000 (including tokenized share class)
Target First Close	▪ USD 100 million equity
Target Fund Size	▪ USD 500 million equity
Distributions	▪ 6-8% p.a., distributed annually (post-completion/opening and after stabilization with ~30% LTV leverage; not guaranteed)
Target Return	▪ 14-16% IRR over a 10-year hold (net of fees; ~30% LTV leverage)
Sustainability :	▪ SFDR Article 6; while not promoting ESG characteristics, the hotels aim to achieve energy-efficient design and may seek green-building certifications such as BREEAM or LEED where feasible
Expected Liquidity	<ul style="list-style-type: none"> <li>▪ Quarterly redemptions (36-month lock-up); tokenized share class for enhanced liquidity and access</li> <li>▪ Quarterly repurchases are limited to up to 5.0% of units outstanding (by number of shares) as of the close of the previous calendar quarter</li> <li>▪ Fund may amend or suspend these repurchases in its discretion if it deems such action to be in the best interest of shareholders</li> </ul>
Costs and Fees	<ul style="list-style-type: none"> <li>▪ Management Fee: 0.90% per annum of NAV<sup>(1)</sup> / No Performance Fee</li> <li>▪ Placement fee may be charged by certain financial intermediaries</li> </ul>
Service Providers	▪ Apex Group, FundRock LIS SA (AIFM), CMS (legal and tax counsel), PwC (auditor)

<sup>(1)</sup>NAV represents the value of the Fund's assets, minus the Fund's liabilities as well as expenses attributable to certain share classes, such as servicing fees, in all cases as described in the Prospectus and determined in accordance with the Valuation Policy

## Fund structure overview

Multi-jurisdictional architecture enabling global investor access to Hotel101-backed real estate income



## Target Capital Drawdown Timeline

Drawdown of capital aligns with construction completion of the hotels

1<sup>st</sup> drawdown  
March 2026

US\$41 million  
(41% of total  
committed capital)

Targeted Income  
Potential

Target 6-8 %  
annual yield;  
14-16 % net IRR<sup>1</sup>

2<sup>nd</sup> drawdown  
December 2026

US\$42 million  
(42% of total committed  
capital)

Track Record

Hotel101 Manila  
achieved 87 %  
occupancy and 7.7 %  
yield in FY2024,  
demonstrating strong  
demand and track  
record<sup>2</sup>

3<sup>rd</sup> drawdown  
December 2027

US\$17 million  
(17% of total  
committed capital)

Debt-Free Structure

100 % equity-backed  
with no debt, though  
returns may still  
fluctuate with market  
conditions

<sup>1</sup> Targets only post-completion/opening and after stabilization (net of fees; ~30% LTV leverage). Returns are not guaranteed; investors may lose some or all of their capital. <sup>2</sup> Based on Hotel101 Manila actual historical performance and FY2024 financial statements.

# Leveraging Efficiency for Superior Risk-Adjusted Returns

Modest gearing amplifies yield and IRR without compromising resilience.

- Target over 5% annual income yield (unlevered, net of fees) under base-case assumptions, with potential to exceed 6-8% under ~30% LTV leverage.
- Projected over 10% net IRR (unlevered) at base occupancy levels, increasing to 14-16% with moderate ~30% gearing, reflecting attractive risk-adjusted uplift.
- Modest leverage enhances performance without compromising stability – delivering incremental yield and IRR uplift while preserving conservative credit metrics.
- Volume-based acquisition discounts (~20%) drive both income resilience and long-term capital appreciation across the portfolio.

Hotel101 Fund - Modest leverage enhances yield and IRR across scenarios

## H101 Global Income Fund - IRR Sensitivity (10 YR)

		Occupation															
		14.93%	30.00%	35.00%	40.00%	45.00%	50.00%	55.00%	60.00%	65.00%	70.00%	75.00%	80.00%	85.00%	90.00%	95.00%	100.00%
Leverage	0.00%	7.49%	7.87%	8.25%	8.63%	9.01%	9.39%	9.78%	10.16%	10.55%	10.94%	11.33%	11.73%	12.12%	12.52%	12.92%	
	10.00%	7.83%	8.24%	8.65%	9.06%	9.47%	9.89%	10.31%	10.73%	11.15%	11.57%	12.00%	12.43%	12.86%	13.29%	13.72%	
	20.00%	8.22%	8.66%	9.11%	9.56%	10.02%	10.47%	10.93%	11.39%	11.85%	12.32%	12.79%	13.26%	13.73%	14.21%	14.69%	
	30.00%	8.69%	9.18%	9.67%	10.17%	10.67%	11.17%	11.68%	12.19%	12.70%	13.22%	13.74%	14.27%	14.79%	15.33%	15.86%	
	40.00%	9.26%	9.80%	10.35%	10.91%	11.47%	12.03%	12.60%	13.18%	13.75%	14.34%	14.93%	15.52%	16.12%	16.72%	17.33%	
	50.00%	9.97%	10.58%	11.21%	11.84%	12.48%	13.12%	13.77%	14.43%	15.09%	15.76%	16.44%	17.12%	17.81%	18.51%	19.22%	
	60.00%	10.88%	11.59%	12.32%	13.05%	13.79%	14.54%	15.30%	16.08%	16.86%	17.65%	18.45%	19.27%	20.09%	20.93%	21.78%	

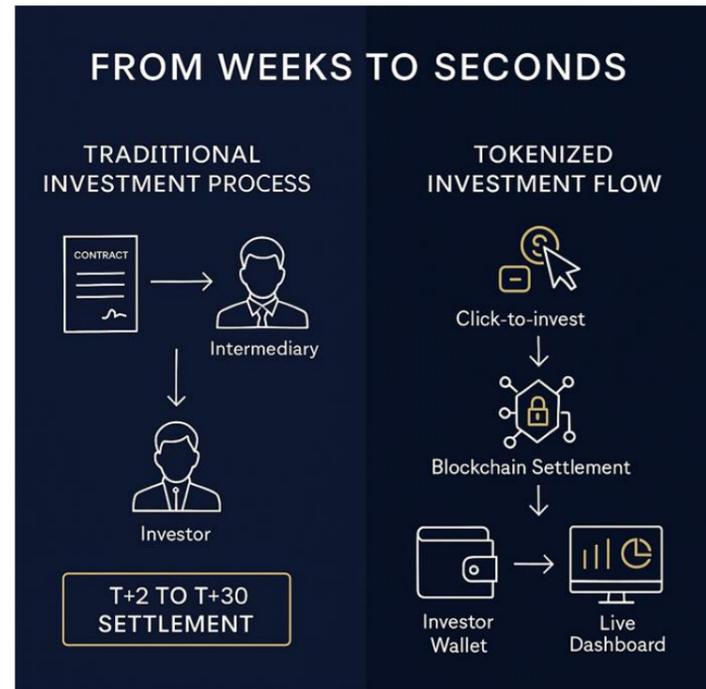
## H101 Global Income Fund - Distribution Sensitivity (Average 2028-2034)

		Occupation															
		6.45%	30.00%	35.00%	40.00%	45.00%	50.00%	55.00%	60.00%	65.00%	70.00%	75.00%	80.00%	85.00%	90.00%	95.00%	100.00%
Leverage	0.00%	0.10%	0.59%	1.09%	1.59%	2.09%	2.60%	3.10%	3.60%	4.10%	4.61%	5.11%	5.61%	6.12%	6.62%	7.12%	
	10.00%	0.00%	0.31%	0.86%	1.42%	1.98%	2.54%	3.10%	3.66%	4.22%	4.77%	5.33%	5.89%	6.45%	7.01%	7.57%	
	20.00%	0.00%	0.08%	0.59%	1.21%	1.84%	2.47%	3.10%	3.73%	4.36%	4.98%	5.61%	6.24%	6.87%	7.50%	8.13%	
	30.00%	0.00%	0.00%	0.28%	0.94%	1.66%	2.38%	3.10%	3.82%	4.53%	5.25%	5.97%	6.69%	7.41%	8.12%	8.84%	
	40.00%	0.00%	0.00%	0.07%	0.60%	1.42%	2.26%	3.10%	3.94%	4.77%	5.61%	6.45%	7.29%	8.12%	8.96%	9.80%	
	50.00%	0.00%	0.00%	0.00%	0.29%	1.09%	2.09%	3.10%	4.10%	5.11%	6.11%	7.12%	8.12%	9.13%	10.13%	11.14%	
	60.00%	0.00%	0.00%	0.00%	0.07%	0.71%	1.84%	3.10%	4.35%	5.61%	6.86%	8.12%	9.37%	10.63%	11.89%	13.14%	



## Tokenization

Hotel101 Global Pte. Ltd. leverages blockchain technology to offer a regulated tokenized share class, enabling instant, compliant, and borderless investor participation with enhanced liquidity and access..



### How it works

- A **regulated share class** of the Fund represented as a **blockchain-based security token**.
- Investor onboarding with **digital KYC/AML**.
- Powered by Tokeny's Platform & **ERC-3643 standard**.
- Allocation recorded **on-chain** via permissioned security tokens.
- Tokens can be transferred or sold **peer-to-peer**, subject to automated eligibility rules.

## Key investment risks and mitigants

### Investors may lose part or all of their capital; returns are not guaranteed

#### Market Volatility

Hotel performance depends on local tourism and business cycles

*Mitigation:* Broad geographic diversification reduces reliance on any single market.

#### Operator Dependency

Fund performance relies on Hotel101's operational success and consistency

*Mitigation:* Hotel101 has a standardized operating model with proven occupancy track record.

#### Occupancy and ADR Uncertainty

Actual hotel room occupancy and average daily rates may fall short of forecasts

*Mitigation:* Income pooling model smooths revenue volatility across units and locations.

#### Currency Risk

Costs and returns may rise or fall as a result of currency and exchange-rate fluctuations.

*Mitigation:* Diversified global portfolio naturally balances currency exposures.

#### Market Value

Market value of hotel units may not appreciate as expected

*Mitigation:* Fund returns strongly driven by pooled income yield, limiting dependence on capital appreciation.

#### Exit Liquidity Risk

No guarantee of resale or redemption at target timing.

*Mitigation:* Built-in redemption rights and tokenized liquidity aim to facilitate secondary transfers.

## Key advantages for investors

### Instant Settlement

From subscription to ownership in seconds.

### Improved Liquidity

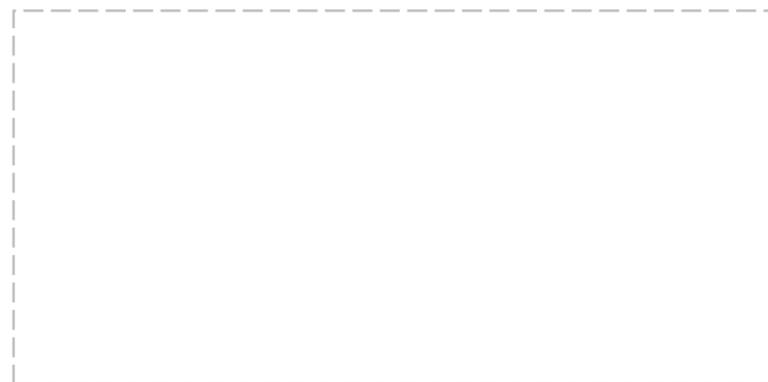
Tokenized share class may facilitate secondary and peer-to-peer transfers via approved platforms, subject to KYC/AML and fund transfer restrictions; liquidity not guaranteed.

### Global Reach

Access for eligible investors worldwide via blockchain rails.

### Regulatory Compliance

ERC-3643 standard enforces jurisdictional rules at token level.



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The Fund is structured as a Luxembourg RAIF governed by the Luxembourg Law of 23 July 2016 relating to reserved alternative investment funds, as amended, and qualifies as an alternative investment fund under Directive 2011/61/EU (AIFMD). The Fund will be managed by an authorized alternative investment fund manager (AIFM) domiciled in the European Union. The compartments of the Fund may have dedicated feeder structures to facilitate efficient investor onboarding from outside the European Economic Area, including a Delaware feeder for U.S. investors and a Cayman Islands vehicle for investors in the GCC, Asia, and other permitted non-EU jurisdictions. Nothing in this Document constitutes a solicitation or distribution in jurisdictions where such distribution is not permitted by law.

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# The Uniform BnB.

[www.hotel101global.com](http://www.hotel101global.com)



**15–20% Acquisition Advantage**  
Bulk purchase discounts enhance investor returns.



**Flexible Liquidity**  
Quarterly NAV redemptions with tokenized peer-to-peer transfers and secondary market resale opportunities.



**Geographic Diversification**  
Exposure to a broad portfolio of hotels across multiple cities and countries, reducing risk.



**Lower Entry Point**  
Minimum investment from US\$ 200k, with redemption rights for added flexibility.



**Stability Through Scale**  
Multi-property structure cushions volatility and smooths performance.



**Tax-Efficient Structure**  
Optimized for investors based on domicile.



**Global Brand Leverage**  
Capture growth from worldwide expansion and brand value uplift.



**Global Growth Participation**  
Share in Hotel 101's rollout across 100+ countries.