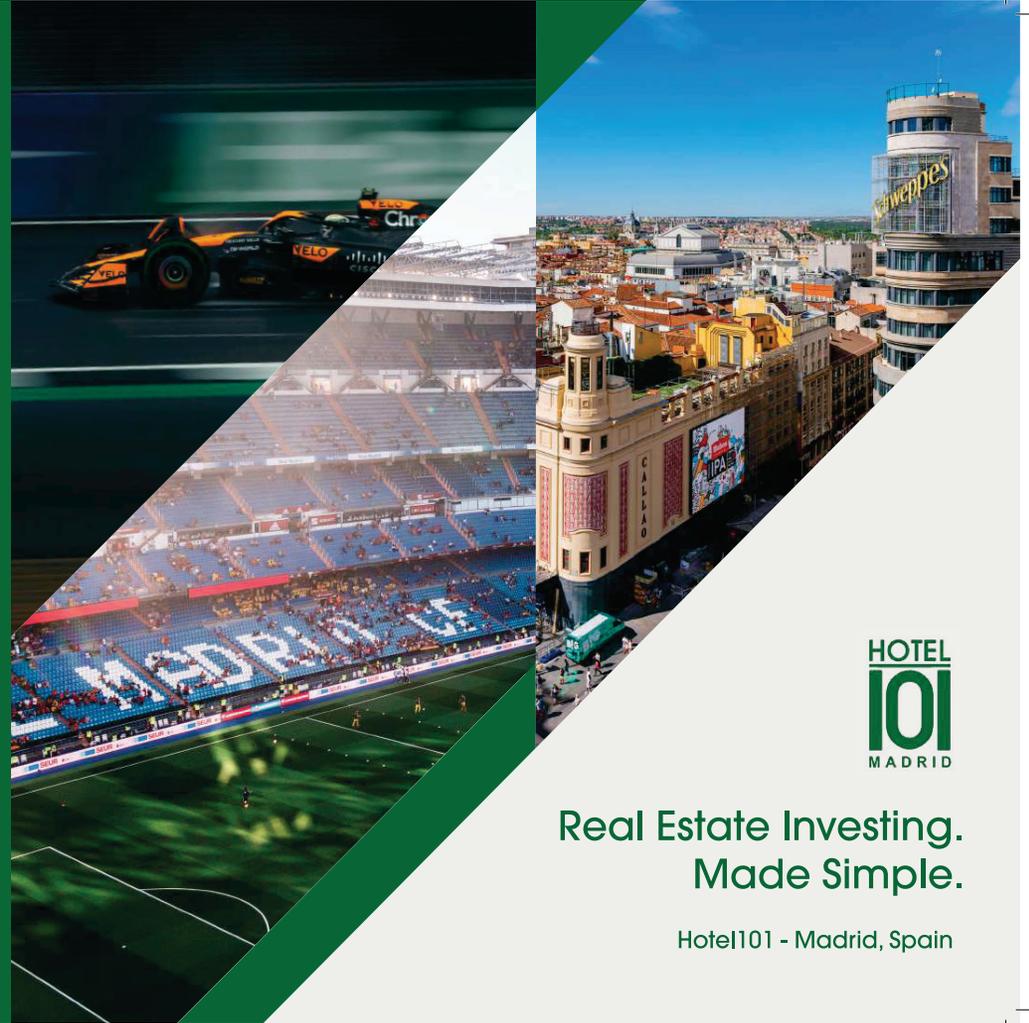




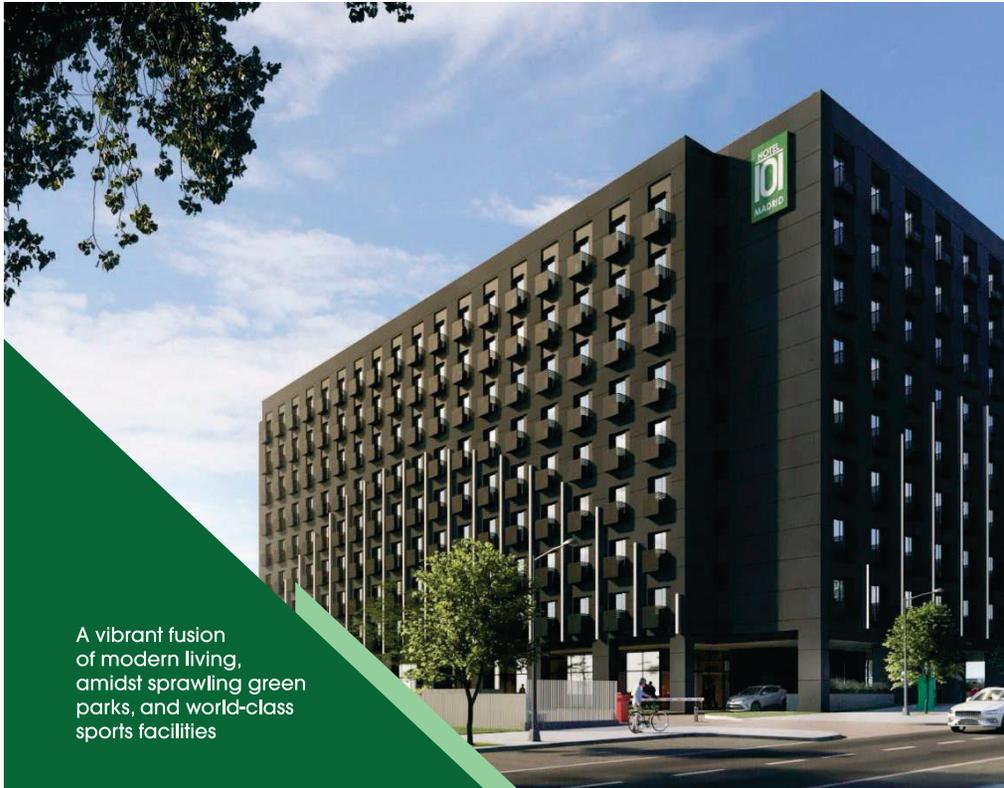
Real Estate Investing.
Made Simple.

DISCLAIMER: This brochure is intended solely for private informational purposes and does not constitute a public offering or solicitation to sell or purchase securities or financial instruments in any jurisdiction. The Hotel101 unit offering refers to a real estate transaction involving the sale of condominium units with optional participation in a pooled hotel revenue-sharing program operated by Hotel101. Any references to returns, income, or performance (including historical yields) are illustrative and based on past operational performance, which may not be indicative of future results. Projected or past performance is not guaranteed. Interested parties should conduct their own independent evaluation and seek legal, tax, and financial advice prior to making any commitments. Hotel101 reserves the right to change details, pricing, unit availability, and program structure at any time without prior notice. Distribution of this material is restricted and intended only for recipients who have expressed interest and requested information directly. Not for general public dissemination. Images shown are artist's impressions and are for illustrative purposes only. Actual design and finishes may vary.



Real Estate Investing.
Made Simple.

Hotel101 - Madrid, Spain

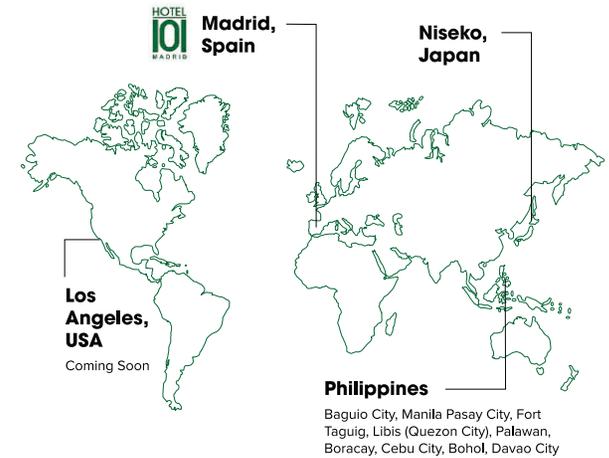


A vibrant fusion of modern living, amidst sprawling green parks, and world-class sports facilities

Initial Footprint of Hotel101

The first three overseas Hotel101 projects will be in Madrid Spain, Niseko Hokkaido Japan, and the US.

These first three overseas sites will serve as bridge projects to jumpstart the transition of Hotel101 to transcend beyond these first three countries and become a global brand with a truly unique business concept that can be planted in over 100 countries.



About The Developer

Hotel101 Global Pte. Ltd. is the Singapore-registered hotel expansion subsidiary of NASDAQ-listed Hotel101 Global Holdings Corp. (Ticker: HBNB), a subsidiary of the Philippine-listed DoubleDragon Corporation (Ticker: DD).

With more than US\$3 billion in assets, DoubleDragon Corporation focuses on generating recurring revenue through its diverse portfolio, which includes the CityMall chain of community malls,

DD Meridian Park commercial complex, Jollibee Tower in the Ortigas central business district, and Hotel101, a hotel brand with a growing international footprint.

The company also operates CentralHub, a network of industrial centers positioned for REIT IPO. Its key subsidiaries include CityMall Commercial Centers Inc., CentralHub Industrial Centers Inc., DDMP REIT, Inc., and Hotel of Asia Inc.



Artist's Perspective of
Hotel101 - Niseko



Artist's Perspective of
Hotel101 - Los Angeles



Invest today in Hotel101 - Madrid

Hotel101-Madrid is located in Valdebebas, a large-scale urban development in northern Madrid located just 10 mins away from Plaza de Castilla and the Cuatro Torres financial district by car. Famously known for being home to the Real Madrid Training Complex, Valdebebas is an up-and-coming area bustling with new investment.

Hotel101 - Madrid will house 680 HappyRooms designed for comfort, convenience, and value for every type of traveler — a full-service hotel without the upscale price tag.

LOCATION

-  Avenida de las Fuerzas Armadas, Valdebebas, Madrid, Spain
-  3 mins Walk from Valdebebas Station
-  5 min Walk from IFEMA Convention Center
-  2 min Walk from Real Madrid Sports City
-  7 min Drive from Madrid-Barajas International Airport



Scan to Secure Your Unit with **US\$2,000** &
Generate Wealth Through Property Ownership!

(Returns are based on past hotel performance. Actual results may vary.)

A Simple, Three-step Process

Designed to make your investment with us seamless.

STEP 1

Decide How Many Units to Buy

Browse our limited inventory — no hidden fees or complex paperwork involved.

STEP 2

We Operate It

Our dedicated team handles guest services, marketing, and all day-to-day operations on your behalf at no additional cost.

STEP 3

Earn Monthly

Receive your share of the gross room revenue — automatically deposited into your account.

Returns mentioned are based on past performance and may vary. This brochure does not constitute a public investment offer.

Explore vast green parks, catch a Real Madrid training session, and unwind in modern cafés, all just steps away in vibrant Valdebebas

SPORTS & ENTERTAINMENT

- Experience high-speed excitement at the Madrid circuit in Valdebebas, Madrid's new Formula 1 venue debuting in 2026
- Watch Real Madrid train at the Real Madrid Sports City
- Catch a game at Estadio Alfredo Di Stéfano, home of Real Madrid Castilla
- Tee off at Olivar de la Hinojosa, a 27-hole golf club near Valdebebas, suitable for players of all levels

DINE & CULTURE

- Enjoy a private day trip to the historic cities of Segovia and Ávila
- Discover the charm of Madrid's Old Town on a guided walking tour
- Indulge in an art and wine experience or take part in a Sangria-making workshop
- Explore the grandeur of the Royal Palace of Madrid with an expert-led tour

RELAXATION & LEISURE

- Shop and eat at Plenilunio, a nearby mall packed with stores, restaurants, and a cinema
- Catch beautiful sunsets from elevated spots within the neighborhood
- Take a short ride from Valdebebas into the heart of Madrid to explore its rich history, vibrant culture, world-class cuisine, and buzzing nightlife

NATURE & OUTDOOR ESCAPES

- Stroll or cycle through Parque Forestal de Valdebebas-Felipe VI, Madrid's biggest urban park
- Chill at Parque Princesa Leonor, a massive green space with themed landscapes and bike lanes
- Experience breathtaking views with a guided hot air balloon ride over Guadarrama Regional Park

Hotel101 is a global hotel chain with only one type of room

It offers a unique, straightforward, and scalable investment platform for a wide range of investors — from angel to institutional — providing a safe and hassle-free opportunity to invest in a titled real estate unit, delivering unbeatable value to consumers.

680 HappyRooms

21 m²- Fully furnished

- 1 Queen Bed + 1 Sofa Bed
- Award-winning Emma® Sleep Mattresses
- Individually Controlled A/C & Heating
- 55-inch Television
- Ensuite Bathroom with Hot Shower
- Kitchenette with Refrigerator & Microwave
- Room Safe
- Work Desk
- Complimentary Wi-Fi



Just Buy a Unit and We'll Take Care of It!



You Have Absolute Ownership

With a Freehold Condominium title.



Own a Hotel Unit, Earn from Hotel Revenue

Receive an equal share of 30% of the gross room revenue generated by your entire hotel, regardless of your individual unit's occupancy.



100% Hassle Free & No Hidden Cost

Let Hotel101 fully manage your unit and shoulder the cost of operating expenses, repairs and maintenance.



Create a Lasting Legacy

Own a titled unit that combines global reach with hands-free operations. Ideal for those seeking a lasting asset for personal use, wealth accumulation or legacy building.



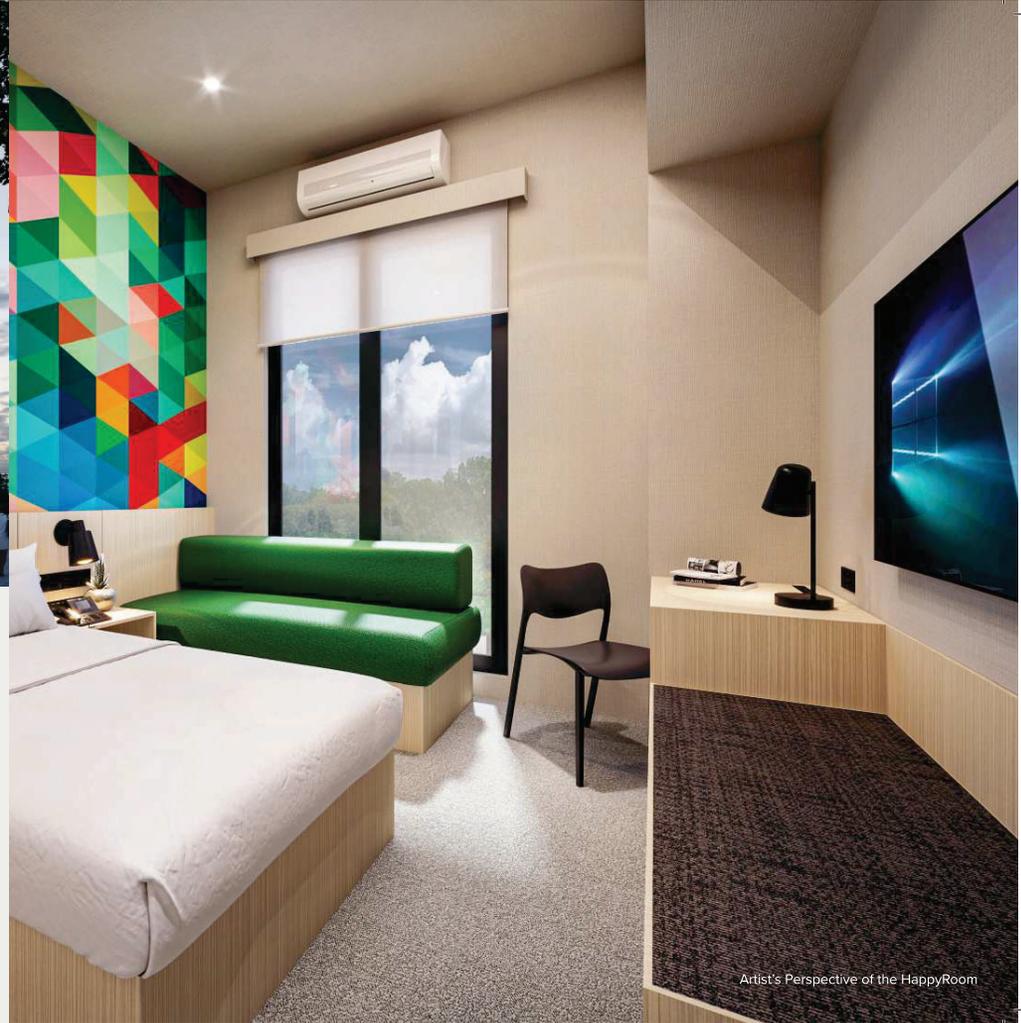
Ready to explore your real estate investment opportunities with Hotel101?

Scan to leave your contact info and we will guide you on every step of the way.

Buyers are acquiring real estate investment opportunity with the option to have it fully managed by Hotel101. This is not a guaranteed income product. Returns are based on hotel performance and are not assured. Statements referring to retirement, wealth accumulation, or passive income are illustrative only and should not be interpreted as financial advice or investment guarantees.



Artist's Perspective of Hotel101 – Madrid



Artist's Perspective of the HappyRoom

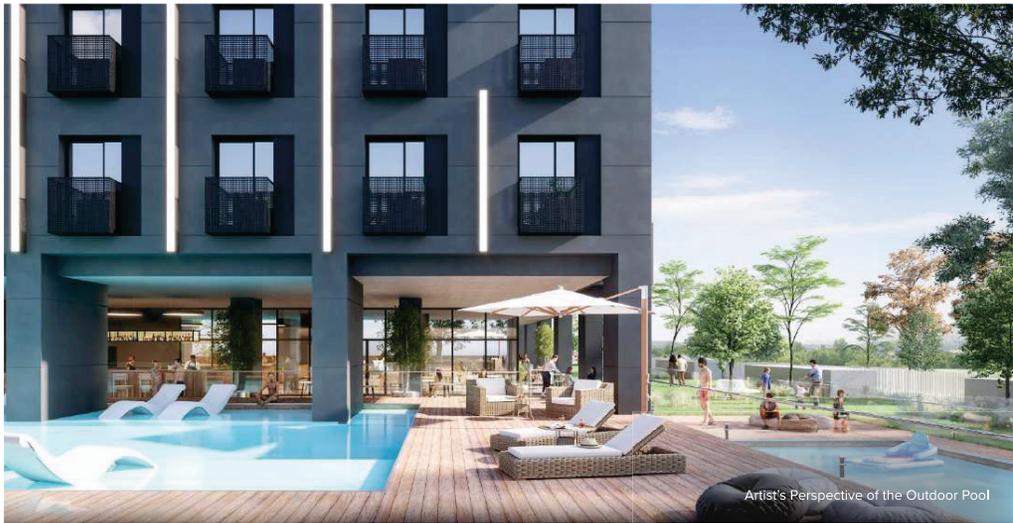
Let Us Take Care of Your Unit

Receive **monthly revenue share** deposited to your bank account every 16th of the following month.

Unit Owner (You) will only be required to pay your personal taxes.

Please consult your tax advisor regarding any cross-border tax implications. Returns are based on historical performance, are not guaranteed and not indication of future performance. Actual results may vary depending on hotel occupancy and market conditions. This is a real estate transaction and not a securities or investment product.





Artist's Perspective of the Outdoor Pool



Artist's Perspective of the Garden



Artist's Perspective of the Restaurant

Get ready for the outstanding facilities and amenities you'll find here

Hotel101 - Madrid will feature 680-rooms, an all-day dining restaurant, outdoor pool, business center, meeting rooms, gym, and a commercial area with a 24-hour convenience store.

- All Day Dining
- 24/7 Reception
- Outdoor Pool & Bar
- Fitness Gym
- Luggage Storage
- Onsite Parking
- Business Center
- Function Rooms
- Children's Pool & Playground