

Your Needs, Our Commitment

You tell us your goals and challenges and we will be ready to respond with services tailored specifically to your needs.

You will be in good company as HVS has experience working with:

- Individual Investors and Hotel Owners
- Institutional Investors and Funds
- International Operators
- Governments, Universities and Related Entities
- Lenders
- Law firms

You benefit from our real hands-on operations and financial management experience.

We Accomplish Your Goals

To increase your cash flow. We will maximise the focus of your operator and productivity levels of your hotel's staff.

Your funds will be spent effectively. We work to maintain and improve the physical condition of your hotel through maintenance activities and capital expenditure projects.

Your voice will be heard. We will develop and communicate your goals to the Operator and encourage their achievement.

Your property will work for you. We will seek out cost-effective ways to maximise value including repositioning, expansion, 'treasure hunting' the use of space, refinancing and reviews of other revenue opportunities and all operating costs.

Call Saurabh Chawla or Russell Kett on **+44-20-7878-7700** or visit our website www.HVS.com

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*“The people
you want on
your team”*



Maximise Quality, Profit and Value

Your asset manager will help you to maintain or improve your hotel's value. Whether you are an owner, a lender or another interested party, we work for you – seeking opportunities to maximise cash flows while maintaining or improving the market position and physical attributes of your hotel or resort. We will also monitor and help improve the on-site management's operating performance.

Our Asset Management Services Include:

- Contract compliance
- Concise reporting
- Benchmarking and best practices
- Workout strategy development
- Operational reviews
- Repositioning analysis
- Site selection and analysis
- Strategic planning
- Development services
- Facilities recommendations
- Exit and disposition strategies
- CapEx and operations budgeting
- Brand and management selection/negotiation
- Loss and business interruption negotiations

Other Services

- Masterplan overview
- Acquisition due diligence
- Marketing plans
- Market overviews
- Expert witness
- Operations consulting

**Asset Management
Strategies and Services**
to Maximise the Return on
Your Hospitality Investment



“Highly regarded”

“Valued advisors”

“Experts in the field”

*“Honest & ethical
Delivers on promises”*



Powered by HVS

We are part of HVS, a global consulting and services organisation focused on the hotel, restaurant, timeshare, gaming and leisure industries. Established in 1980, HVS serves virtually every major industry participant.

Services include:

- Consulting & Valuation
- Investment Banking
- Interior Design
- Shared Ownership Services
- Gaming Services
- Golf Services
- Convention, Sports & Entertainment Facilities Consulting
- Executive Search
- Hotel Management (USA only)
- Food & Beverage Services
- Sales & Marketing Services
- Eco Services
- Risk Management

HVS Worldwide Offices:

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|--------------|-----------------|------------------|
| Athens | Hong Kong | New Delhi |
| Atlanta | Las Vegas | Newport, RI |
| Beijing | Lima | New York |
| Boston | London | San Francisco |
| Boulder | Madrid | São Paulo |
| Buenos Aires | Mexico City | Shanghai |
| Chicago | Miami | Singapore |
| Dallas | Moscow | Toronto |
| Denver | Mumbai | Vancouver |
| Dubai | Nassau, Bahamas | Washington, D.C. |

We're ready to put our experience and creativity to work on your challenges and opportunities.

Representative List of Recent Asset Management and Advisory Assignments:

- Five resort hotels in Croatia for a major Eastern European investment bank
- Luxury hotel in the West End of London for its property company owners
- 20 Hotels across the UK for a leading investment restructuring firm
- Internationally branded, large upscale hotels in Athens and Berlin
- Luxury resort in the Maldives
- Luxury development in Turkey for a renowned Eastern European real estate developer
- Leading boutique hotel in Dublin