



# CONTENTS

2  
OUR COMPANY —  
WHO WE ARE AND WHAT WE DO

3  
FEURING —  
FACTS & FIGURES

4  
OUR PROMISE —  
A TRUSTING PARTNERSHIP

5  
OUR STRUCTURE —  
CONTEMPORARY AND PROFITABLE  
SERVICES

6  
OUR DEVELOPMENT —  
EXPANSION OF MANDATES

OUR MANDATES —

7  
OVERVIEW OF ACTIVE MANDATES

8 — 9  
HYATT PLACE FRANKFURT AIRPORT

10 — 11  
HYATT CENTRIC MILAN CENTRALE

12 — 13  
HYATT CENTRIC MURANO VENICE

14 — 15  
MAXX BY STEIGENBERGER VIENNA

16 — 17  
HILTON GARDEN INN DAVOS

18 — 19  
NH COLLECTION MADRID SUECIA

20 — 21  
NH COLLECTION SANTO STEFANO  
TURIN

22 — 23  
INTERCITYHOTEL DARMSTADT

24 — 25  
INTERCITYHOTEL ENSCHEDE

26 — 27  
INTERCITYHOTEL FRANKFURT AIRPORT

28 — 29  
INTERCITYHOTEL MAINZ

30 — 31  
INTERCITYHOTEL ROSTOCK

OUR FUTURE MANDATES —

32 — 33  
ANDAZ LISBON

34 — 35  
DUO HOTEL LISBON,  
CURIO COLLECTION BY HILTON

36 — 37  
CANOPY BY HILTON LISBON  
PRAÇA SAO PAULO

38 — 39  
HAMPTON BY HILTON LISBON  
CITY BAIXA

40 — 41  
EUROPÄISCHER HOF BADEN-BADEN –  
A STEIGENBERGER ICON

42 — 43  
OUR PRIDE —  
SELECTED FORMER MANDATES

44  
IMPRINT



# OUR COMPANY — WHO WE ARE AND WHAT WE DO

FEURING Group was established in 1959 with the purpose of developing modern and contemporary hotels. Until today, we have been engaged in more than 425 projects and project developments of hotels which are existing, both on behalf of investors and hotel groups. These include resorts and city hotels, mainly in the EMEA region (Europe, Middle East, Africa). Our family-owned company is based in Mainz, Germany and is meanwhile run by the second generation. Services range from classical Hotel- and Transaction Advisory Services, Project Development right through to Operational and Strategical Hotel Asset Management.

Within this field, our task consists of the classical Asset Management of hotels, run by third parties under turnover lease agreements on the one hand, and on the other hand of representing the owners of hotels that are operated by international hotel companies within a management agreement. Feuring sometimes also leases properties from the actual investor and takes advantage of an experienced international hotel operator's strengths and capacities, who runs the hotel under a management agreement.

The aim of these activities is to maintain and increase the value of a property by continuously optimising operational processes and

increasing the variable shares in income resulting from the operation of the hotel. The aggregated value of all hotel properties we take care of currently amounts to just under € 440 million.

We cover the entire value-add chain in the hospitality industry and can not only draw on its broad hotel-specific know-how but also rely on numerous long-time connections with the deciders in the hospitality and real estate sector. Projects are dealt with on an individual basis and are tailor-made, but always with a focus on long-term profitability.

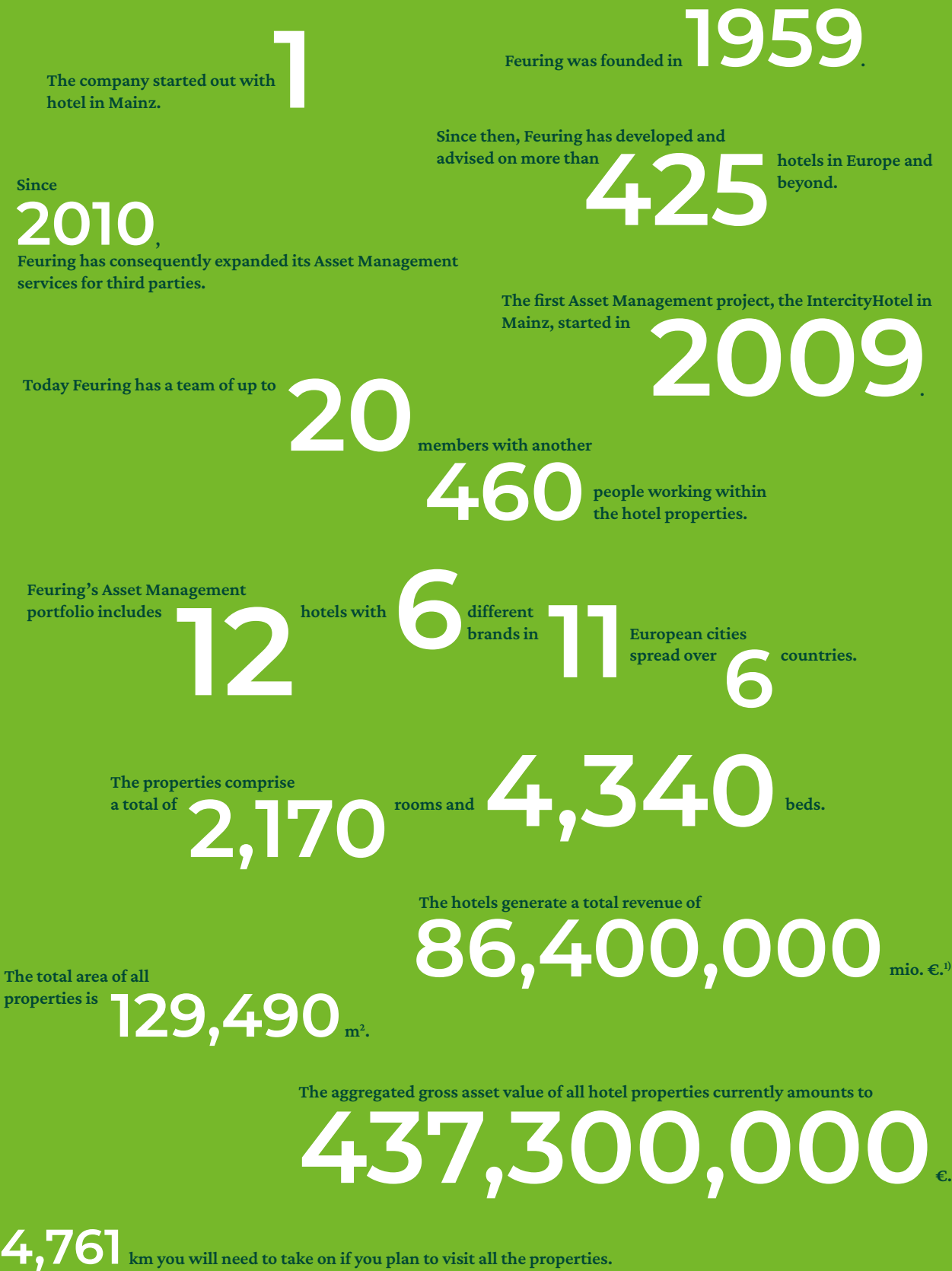
## THE FORMULA

- TO HAVE CONFIDENCE IN THE VISION OF NEW OPPORTUNITIES.

⊕ TO MAKE BRAVE PROJECT DECISIONS AGAINST THE BACKGROUND OF DECADES OF EXPERIENCE CONCERNING ALL STAGES AND ASPECTS OF THE BUSINESS.

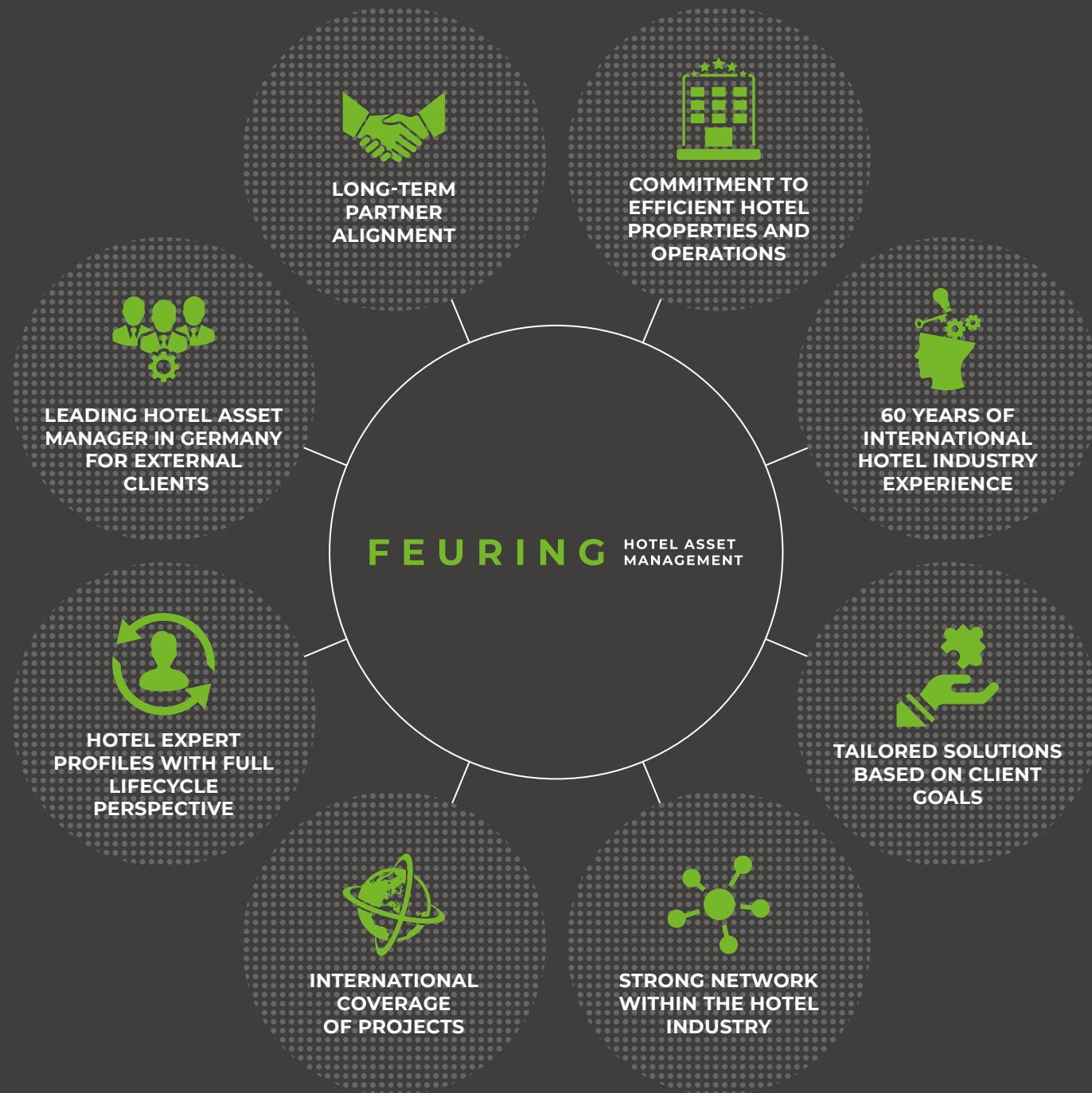
⊕ TO ENSURE DURABILITY BY CARRYING OUT REFURBISHMENTS AT THE RIGHT POINT IN TIME AND TO BE COMMITTED TO PROJECTS IN THE BEST INTEREST OF OUR CUSTOMERS.
- ⊖ THIS MAKES THE FACTOR FEURING TO THE RIGHT FORMULA FOR SUSTAINABLE SUCCESS.

# FEURING — FACTS & FIGURES



<sup>1)</sup> In 2023

## OUR PROMISE — A TRUSTING PARTNERSHIP



## OUR STRUCTURE — CONTEMPORARY AND PROFITABLE SERVICES

Feuring Hotel Asset Management consists of four different branches. These provide a wide range of services to the client and cater to all requirements of contemporary and profitable Asset Management. Feuring's professional service portfolio covers the entire process, from contract management, operational performance controlling and reporting to property improvement projects, valuations and transaction management. Executing these tasks with the highest degree of professionalism, long-time experience and the overall objective to safeguard and increase the value of the hotel investment by managing economic efficiency and risk.

### ASSET MANAGEMENT

- Accounting
- Administration
- Contract Management & Negotiations
- Legal
- Owner's Relation

### DEVELOPMENT & PROJECTS

- Feasibility & Market Repositioning
- Property Improvement Projects
- Project Development & Management

**FEURING** HOTEL ASSET MANAGEMENT

### HOTEL INVESTMENT MANAGEMENT

- Feasibility
- Due Diligence
- Finance Management
- Mergers & Acquisitions
- Valuations
- Transaction Management

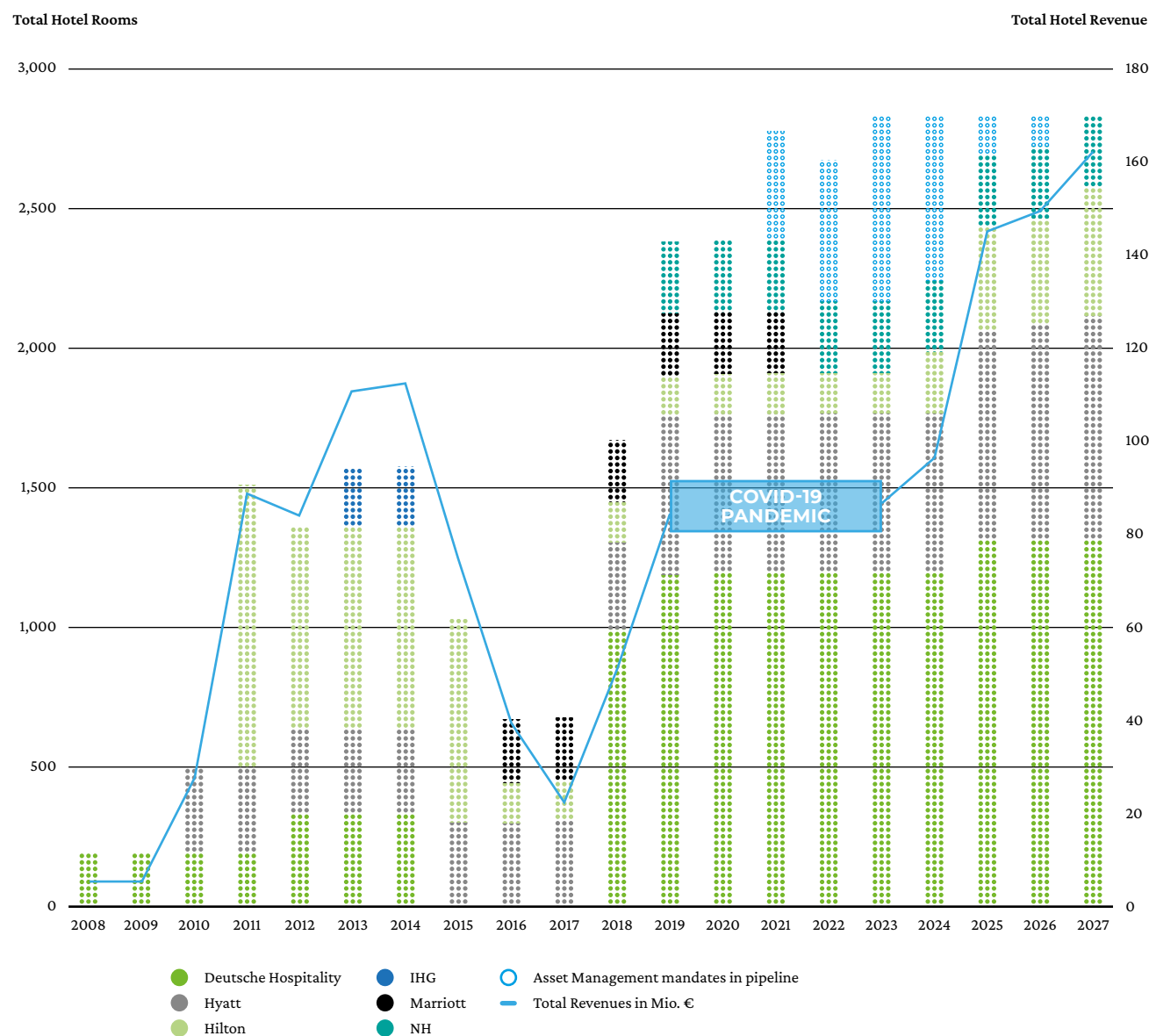
### STRATEGIC BUSINESS CONTROLLING

- Operator & Manager Relations
- Owner's Reporting
- Human Resources
- Pre-Opening Management
- Operational Performance Controlling
- Strategic Management Advisory



## OUR DEVELOPMENT — EXPANSION OF MANDATES

Since 2008, Feuring has expanded its Asset Management services. The first Asset Management project was the IntercityHotel in Mainz in 2009, followed by the Hyatt Regency Düsseldorf and the two Hilton hotels in The Squire at Frankfurt Airport. From 2015 to 2017, the amount of rooms decreased due to contractual expiry of several mandates. Since then, Feuring has again extensively increased its Asset Management portfolio, resulting in 12 hotels with just under 2,200 rooms in six European countries. A total of 5 further asset management mandates, which are currently being set up, have already been awarded.



## OUR MANDATES — OVERVIEW OF ACTIVE MANDATES

### GERMANY

Hyatt Place Frankfurt Airport  
IntercityHotel Frankfurt Airport  
IntercityHotel Mainz  
IntercityHotel Darmstadt  
IntercityHotel Rostock  
Europäischer Hof Baden-Baden – A Steigenberger Icon  
Baden-Baden\*

### THE NETHERLANDS

IntercityHotel Enschede

### SWITZERLAND & AUSTRIA

Hilton Garden Inn Davos  
MAXX by Steigenberger Vienna

### PORTUGAL

Andaz Lisbon\*  
DUO Hotel Lisbon, Curio Collection by Hilton Lisbon\*  
Canopy by Hilton Lisbon Praça Sao Paulo Lisbon\*  
Hampton by Hilton Lisbon City Baixa Lisbon\*

### SPAIN

NH Collection Suecia Madrid

### ITALY

Hyatt Centric Milan Centrale  
Hyatt Centric Murano Venice  
NH Collection Santo Stefano Turin

\* New additional Asset Management mandates in pipeline



Hyatt Place  
Frankfurt Airport



# OUR MANDATES — HYATT PLACE FRANKFURT AIRPORT

With a passenger volume of around 70.5 million in 2019, Frankfurt am Main Airport was the fourth largest airport in Europe. With the opening of the Hyatt Place Frankfurt Airport in 2018, the continuously growing business district Gateway Gardens boasts a further prestige property. The brand ’ s first hotel in Germany largely benefits from its exposed location directly next to the S-Bahn station and in direct neighborhood to Frankfurt Airport, at the heart in Europe and at one of the most mobile spots in Europe. Once the last building has been completed, up to 25,000 people will have found a job here. The concept and mission of the presumably most central location in Europe, is to connect companies, organisations and human beings with each other.

The Hyatt Place Frankfurt Airport is an international meeting place for travelers from all over the world. The hotel combines thoughtfully designed upscale and modern spaces in a casual atmosphere where travelers from all over the world find comfortable and seamless experiences – an uncomplicated Select Service concept, which appeals to business or leisure guests as well as families. With its 312 rooms, the hotel is a different place that caters to the needs of the modern knowledgeable traveler not bound to a schedule and with a taste for social interaction, advanced technique and good food available all around the clock.

Feuring Group has been involved in this project straight from the beginning and was in charge of the project development. Furthermore, Feuring is lessee and has concluded a long-term management contract with Hyatt. In this role, Feuring also acts as Asset Manager.

## HOTEL SNAPSHOT

Number of Floors	10 Floors
GFA	20,300 m²
Number of Rooms	312 Guestrooms
Room Size (Standard)	28 m²
F&B Outlets	– Lobby Lounge & Bar – Restaurant – Gallery Market
Meeting Facilities	5 Meeting Rooms
Wellness	Fitness Centre
Parking	112 Parking Spaces

## INVESTMENT SNAPSHOT

Year of Opening	2018
Classification	4-Star Hotel
Type of Location	Airport
Target Segment	Business & MICE
Investment Strategy	Development & Hold

## HOTEL OPERATING AGREEMENT

Contract Type	Management Agreement
Hotel Manager	Hyatt

## FEURING GROUP SERVICES

Development
Operational Asset Management



# OUR MANDATES — HYATT CENTRIC MILAN CENTRALE

The new Hyatt Centric Milan is situated directly between the two railway stations “Stazione Centrale” and Milan’s second largest railway station “Stazione Garibaldi” and is only a few minutes’ walk to the Porta Nuova. In 2018, the property was acquired by an institutional investor and since May 2019, it will be operated as a Hyatt Centric Hotel.

From the beginning of 2019, the hotel was gradually brought up to Hyatt Centric standards. These renovations were completed at the end of 2019, so guests can now enjoy the new design of the hotel’s public and F&B areas. The new Porta Nuova district has developed as a modern and very international neighbourhood with good connections to Malpensa, Linate and Bergamo airports.

The modern hotel has 141 generously proportioned rooms and suites. Some of the suites on the 11<sup>th</sup> and 12<sup>th</sup> floors are equipped with a private Turkish bath or terrace. On the top floor of the building guests will find a rooftop bar with a magnificent panoramic view of the city skyline. The wellness area offers, among other things, a Roman and a Turkish bath as well as a salt grotto and a sauna.

Hyatt has signed a long-term management contract with Feuring for the hotel. The asset management of the property on behalf of the owner was also taken over by Feuring.

## HOTEL SNAPSHOT

Number of Floors	15 Floors
GFA	10,600 m²
Number of Rooms	141 Guestrooms (thereof 18 suites)
Room Size (Standard)	25 m²
F&B Outlets	– Lobby Lounge & Bar – Restaurant & seasonal Terrace – Rooftop Bar (13 <sup>th</sup> Floor)
Meeting Facilities	6 Meeting Rooms
Wellness	Spa and Fitness Centre (400 m²)

## INVESTMENT SNAPSHOT

Year of Opening	2015
Classification	4-Star Hotel
Type of Location	Main station
Target Segment	MICE & Business
Investment Strategy	Repositioning (2019)

## HOTEL OPERATING AGREEMENT

Contract Type	Management Agreement
Hotel Manager	Hyatt

## FEURING GROUP SERVICES

Investment Management
Development Services (Refurbishment / Rebranding)
Operational Asset Management



Hyatt Centric  
Milan Centrale





Hyatt Centric  
Murano Venice



# OUR MANDATES — HYATT CENTRIC MURANO VENICE

The journey with the private hotel shuttle boat from Marco Polo Airport to Murano takes only 20 minutes and is much shorter than the car journey from the airport to the Piazza San Marco in the old town. Upon arrival on the island of Murano, guests await a very attractive and comfortable hotel. It is very well located with a Vaporetto-Station right opposite the hotel entrance and fits in perfectly with the existing old building structures. For insiders, the Hyatt Centric Murano Venice is the ideal place to be, as it combines short distances – including to the old town – with an idyllic calmness in the evening when the hotel transforms to a true refuge. It can be best described as a Venetian HideAway.

The property is part of a small portfolio (see page 11) comprising two hotels acquired by an institutional investor in 2018. Both hotels have been rebranded and opened their doors as Hyatt Centric Hotels on May 1<sup>st</sup>, 2019.

The Hyatt Centric Murano Venice boasts 119 rooms and suites and was recently renovated. Both the interior appearance of the hotel and its outdoor area present a completely new design that is in line with the Hyatt Centric standards and meets the needs of the brand’s target group.

Hyatt has signed a long-term management contract with Feuring for the hotel. The asset management of the property on behalf of the owner was also taken over by Feuring.

## HOTEL SNAPSHOT

Number of Floors	5 Floors
GFA	6,700 m²
Number of Rooms	119 Guestrooms (thereof 18 suites)
Room Size (Standard)	27 m²
F&B Outlets	– Café / Outside Bar & Lounge – Restaurant – Bar
Meeting Facilities	3 Meeting Rooms
Wellness	Spa and Fitness

## INVESTMENT SNAPSHOT

Year of Opening	2013
Classification	4-Star Hotel
Type of Location	Murano Island
Target Segment	Leisure & MICE
Investment Strategy	Repositioning (2019)

## HOTEL OPERATING AGREEMENT

Contract Type	Management Agreement
Hotel Manager	Hyatt

## FEURING GROUP SERVICES

Investment Management
Development Services (Refurbishment / Rebranding)
Operational Asset Management



# OUR MANDATES — MAXX BY STEIGENBERGER VIENNA

The MAXX Hotel Vienna is the first hotel in Austria under Deutsche Hospitality’s new MAXX by Steigenberger brand. During the entire acquisition process, Feuring was on hand with its advisory capacity and took over the hotel from the previous operator on February 1<sup>st</sup>, 2019.

The city hotel is located in the fifth district of Vienna, right near the Margaretengürtel, within walking distance of Mariahilfer Strasse, the best known shopping mile in Vienna and only a few metro stops away from “Schloss Schönbrunn” and in direct vicinity to the metro station Margaretengürtel and the Vienna Raimund Theatre. The hotel features 195 rooms – including 8 suites, a restaurant and a bar/bistro, 4 daylight conference rooms for up to 260 people as well as a spa and fitness area. The spa on the 7<sup>th</sup> floor takes guests straight to the rooftop terrace where they can enjoy a magnificent view over the entire city. The hotel is the perfect place to be, both for business- and leisure guests.

The building, designed by the British architect, David Chipperfield, was fitted out by the South Tyrolean architect and interior designer, Matteo Thun. Deutsche Hospitality is operating the hotel under a long-term management agreement. The owner is an institutional investor who has commissioned Feuring to carry out the Asset Management of the property.

## HOTEL SNAPSHOT

Number of Floors	11 Floors
GFA	17,500 m²
Number of Rooms	195 Guestrooms (thereof 8 suites)
Room Size (Standard)	25 m²
F&B Outlets	– Bar & Lounge – Restaurant & Terrace
Meeting Facilities	4 Meeting Rooms
Wellness	City Spa and Fitness Centre
Parking	59 Parking Spaces

## INVESTMENT SNAPSHOT

Year of Opening	2013
Classification	4-Star Hotel
Type of Location	City Centre
Target Segment	Business & MICE
Investment Strategy	Repositioning (2019)

## HOTEL OPERATING AGREEMENT

Contract Type	Management Agreement
Hotel Manager	Deutsche Hospitality

## FEURING GROUP SERVICES

Investment Management
Development Services (Refurbishment / Rebranding)
Operational Asset Management



MAXX by Steigenberger  
Vienna





Hilton Garden Inn  
Davos

## OUR MANDATES — HILTON GARDEN INN DAVOS

Davos is the highest city in the Alps and is widely known as a traditional leisure and conference destination. In addition to the numerous mountain cable cars and ski slopes, Davos has some well-developed cycle and hiking paths and a golf course. The city is also home to the annual World Economic Forum, which is attended by high-ranking representatives from politics, business, and science.

The Hilton Garden Inn Davos is located directly opposite the Davos Congress Centre and greatly benefits from this location. The upper midscale hotel boasts 146 guestrooms, a restaurant, lobby bar and pantry shop. In addition, four conference rooms provide sufficient space for all kinds of meetings. The spa and fitness area, including thermal foot basins, a steam bath and sauna, complement the range of hotel facilities on offer.

Feuring supervised the development of the Hilton Garden Inn Davos right from the beginning and was in charge of setting up the hotel concept and the procurement of the operator. Since the pre-opening phase and until today, Feuring has assisted the owner with its Asset Management services.

### HOTEL SNAPSHOT

Number of Floors	7 Floors
GFA	8,000 m²
Number of Rooms	146 Guestrooms (thereof 2 suites)
Room Size (Standard)	24 m²
F&B Outlets	– Restaurant – Lobby Bar – Pantry Shop
Meeting Facilities	4 Meeting Rooms
Wellness	Spa and Fitness Centre
Parking	48 Parking Spaces

### INVESTMENT SNAPSHOT

Year of Opening	2012
Classification	4-Star Hotel
Type of Location	City Centre
Target Segment	MICE & Leisure
Investment Strategy	Hold

### HOTEL OPERATING AGREEMENT

Contract Type	Management Agreement
Hotel Manager	Hilton

### FEURING GROUP SERVICES

Development Services
Operational Asset Management



# OUR MANDATES —

## NH COLLECTION MADRID SUECIA

Madrid is the capital city of Spain, residence of the Spanish monarchy and seat of the country’s government, making it to Spain’s political, economic and cultural centre. The NH Collection Madrid Suecia is centrally located not far from the well-known shopping mile Gran Via, Retiro Park and Plaza de Cibeles.

The five-star hotel boasts 123 rooms, three function rooms, an all-day-dining restaurant, a cocktail bar and a welcoming lobby bar where Ernest Hemingway spent many hours enjoying himself. With its relaxing atmosphere, the rooftop patio on the 11<sup>th</sup> floor is the perfect locality for guests and special events and offers a unique view over the city of Madrid.

The hotel building has a long history and back in 1956, was erected by the Royal Family of Sweden. In 2016, the hotel underwent overall modernisation measures and as part of this improvement was repositioned as an NH Collection Hotel.

Feuring has been assigned with the Asset Management of the hotel property since June 1<sup>st</sup>, 2019.

### HOTEL SNAPSHOT

Number of Floors	15 Floors
GFA	7,820 m²
Number of Rooms	123 Guestrooms (thereof 12 suites)
Room Size (Standard)	25 m²
F&B Outlets	– Lobby Bar – Restaurant – Cocktail Bar – Rooftop Bar (11 <sup>th</sup> Floor)
Meeting Facilities	3 Meeting Rooms
Wellness	Fitness Centre

### INVESTMENT SNAPSHOT

Year of Opening	2014
Classification	5-Star Hotel
Type of Location	City Centre
Target Segment	Business, MICE & Leisure
Investment Strategy	Value Add, Repositioning (2016)

### HOTEL OPERATING AGREEMENT

Contract Type	Lease Agreement
Hotel Manager	NH Hotel Group

### FEURING GROUP SERVICES

Investment Management
Operational Asset Management



NH Collection  
Madrid Suecia





NH Santo Stefano  
Turin



## OUR MANDATES — NH COLLECTION SANTO STEFANO TURIN

Turin is the capital of Italy’s Piedmont region and is the country’s third largest city. Not only does it convince as one of the most important economic locations in Italy, but since the Winter Olympics 2006, it has also benefitted from the improved infrastructure and increased demand from leisure travel.

The four-star NH Collection Santo Stefano Turin is located right at the centre of the city. From this perfect location, both the city’s main sightseeing spots and the numerous nearby shops, restaurants and other outlets can easily be reached on foot. Spread over five floors, the hotel offers 134 rooms with an elegant and rustic design. Besides these, there are a restaurant with an attractive inner courtyard, a bar and seven conference rooms.

During a minor room refurbishment program in 2018, nine additional rooms were created in the former hammam area and the inner courtyard was also modernized. In 2021 the hotel underwent an additional refurbishment and was repositioned as NH Collection hotel.

Feuring has provided the Asset Management services for the hotel property since June 1<sup>st</sup>, 2019. Within this, we have our main focus on the long-term development of the property whilst bearing in mind the interests of all parties involved.

### HOTEL SNAPSHOT

Number of Floors	7 Floors
GFA	8,000 m²
Number of Rooms	134 Guestrooms (thereof 5 suites)
Room Size (Standard)	22 m²
F&B Outlets	– Restaurant – Bar
Meeting Facilities	7 Meeting Rooms
Wellness	Fitness Centre
Parking	20 Parking Spaces

### INVESTMENT SNAPSHOT

Year of Opening	2006
Classification	4-Star Hotel
Type of Location	City Centre
Target Segment	Business, MICE & Leisure
Investment Strategy	Value Add

### HOTEL OPERATING AGREEMENT

Contract Type	Lease Agreement
Hotel Manager	NH Hotel Group

### FEURING GROUP SERVICES

Investment Management
Development Services (Refurbishment / Rebranding)
Operational Asset Management



# OUR MANDATES — INTERCITYHOTEL DARMSTADT

Darmstadt is a major business hub in the flourishing Rhine-Main Region and with more than 30 public and private research institutes is known as the “City of Science”. Darmstadt is characterized by a strong corporate market with a robust growth in tourism and also benefits from a relatively high share in foreign tourism, which accounts for approx. 1/3 of total over-night demand.

The IntercityHotel Darmstadt is a 4-star product by Deutsche Hospitality, located in the immediate vicinity of the main railway station. This is a very convenient location, as the city center, the state theatre, the technical university and many other attractions are within walking distance. Major traffic hubs such as Frankfurt Airport and other important business premises and trade fair locations in Frankfurt can be reached within 20 minutes by car or train.

The seven-storey hotel is positioned in the upper middle-class segment and was successfully opened in September 2012. Since then, the hotel has experienced a successful change of ownership, which was managed by Feuring. Besides this, Feuring has been assigned with the Asset Management of the hotel property.

### HOTEL SNAPSHOT

Number of Floors	7 Floors
GFA	7,060 m²
Number of Rooms	140 Guestrooms
Room Size (Standard)	20 m²
F&B Outlets	– Restaurant – Bistro Lounge – Lobby Bar
Meeting Facilities	4 Meeting Rooms
Parking	60 Parking Spaces

### INVESTMENT SNAPSHOT

Year of Opening	2012
Classification	4-Star Hotel
Type of Location	Main station
Target Segment	MICE & Business
Investment Strategy	Hold

### HOTEL OPERATING AGREEMENT

Contract Type	Lease Agreement
Hotel Manager	IntercityHotel

### FEURING GROUP SERVICES

Development
Investment Management



IntercityHotel  
Darmstadt







IntercityHotel  
Enschede



# OUR MANDATES — INTERCITYHOTEL ENSCHEDE

The economy of the city Enschede is mostly characterized by technology firms, business services and tourism, also benefitting from its close proximity to the German border. Apart from that, it is a popular university city, hosting the largest campus universtiy in the Netherlands. Thus, Enschede benefits from a wide array of leisure and business demand generators, resulting in stable demand patterns throughout the year.

The IntercityHotel Enschede is a strategically important hotel in the hotel portfolio of the IntercityHotel Group. The hotel is ideally located in the city center, so that the city’s sights can be reached quickly. The hotel is located 200 meters from Enschede railway station and 55.5 km from the nearest international airport (Münster-Osnabrück International). Sights such as the natural history museum and the Holland Casino are both located 500 meters from the hotel. The Enschede shopping area is less than 5 minutes’ walk from the hotel.

Feuring has been responsible for the Asset Management since 2018.

## HOTEL SNAPSHOT

Number of Floors	12 Floors
GFA	6,130 m²
Number of Rooms	126 Guestrooms
Room Size (Standard)	22 m²
F&B Outlets	– Restaurant – Bistro Lounge – Lobby Bar
Meeting Facilities	1 Meeting Room
Parking	20 Parking Spaces

## INVESTMENT SNAPSHOT

Year of Opening	2015
Classification	4-Star Hotel
Type of Location	Main station
Target Segment	MICE & Business
Investment Strategy	Hold

## HOTEL OPERATING AGREEMENT

Contract Type	Lease Agreement
Hotel Manager	IntercityHotel

## FEURING GROUP SERVICES

Development
Investment Management



# OUR MANDATES — INTERCITYHOTEL FRANKFURT AIRPORT

As Europe’s financial capital, Frankfurt stands out with its excellent economic fundamentals. Home to the world’s third largest trade fair Messe Frankfurt, the European Central Bank, Frankfurt Stock Exchange and Europe’s fourth biggest airport in 2019, the largest city of the Rhine-Main area possesses many splendid business demand generators. But it is also becoming increasingly popular amongst leisure tourists who visit the concert hall Alte Oper, Europe’s largest English theatre, or the numerous museums.

The IntercityHotel Frankfurt Airport is a 360-room business hotel directly located at Frankfurt Airport, opposite the newly built Terminal 3. The convenient location, with a direct S-Bahn and ICE train connection, makes the hotel a popular meeting place for business and leisure travellers. Frankfurt’s city centre is located only 13 km from the hotel and can easily be reached by public transport and with the local transport ticket, included in the room rate. With 16 variably configurable conference rooms, the IntercityHotel can accommodate about 250 conference guests.

Feuring accompanied the purchase of the hotel and has been responsible for the Asset Management since the change of ownership.

### HOTEL SNAPSHOT

Number of Floors	4 Floors
GFA	18,684 m²
Number of Rooms	360 Guestrooms
Room Size (Standard)	23 m²
F&B Outlets	– Restaurant & Outside Terrace – Bistro Lounge – Pub
Meeting Facilities	16 Meeting Rooms
Parking	Adjacent Parking Spaces operated by Fraport AG

### INVESTMENT SNAPSHOT

Year of Opening	1998
Classification	4-Star Hotel
Type of Location	Airport
Target Segment	MICE & Business
Investment Strategy	Hold & Room Extension

### HOTEL OPERATING AGREEMENT

Contract Type	Lease Agreement
Hotel Manager	IntercityHotel

### FEURING GROUP SERVICES

Development
Investment Management



IntercityHotel  
Frankfurt Airport







IntercityHotel  
Mainz

## OUR MANDATES — INTERCITYHOTEL MAINZ

Mainz is Germany’s wine capital and greatly benefits from the proximity to one of the world’s main financial hubs, Frankfurt. It is characterized by its strong economic activity with renowned national and international companies based in Mainz, as well as the harbour presenting an important cargo freight stopover. Leisure tourists are particularly interested in visiting this reputed cultural and historic destination with over 2,000 years of history including key sights and attractions like the cathedral, the Gutenberg Museum, the Rhine promenade as well as the famous carnival.

The IntercityHotel in Mainz was opened in November 2008 as one of the first so-called “new generation” IntercityHotels. The 4-star hotel is located directly opposite the west entrance of Mainz Central Station and is thus connected to one of the most important traffic junctions in the Rhine-Main area. Due to this convenient location and the unusual elliptical shape of the building, the IntercityHotel Mainz was called the “Gateway to Mainz” as soon as it opened. The city centre and the famous old town of Mainz are only about 1 km away and can easily be reached on foot or with the local transport ticket included in the room rate.

Feuring has been and still is closely linked to the hotel property, ranging from the development and construction of the hotel to organising transactions. Currently, Feuring is assigned with the Asset Management of this property.

### HOTEL SNAPSHOT

Number of Floors	8 Floors
GFA	9,136 m²
Number of Rooms	200 Guestrooms
Room Size (Standard)	19 m²
F&B Outlets	– Restaurant – Bar
Meeting Facilities	8 Meeting Rooms
Parking	32 Parking Spaces

### INVESTMENT SNAPSHOT

Year of Opening	2008
Classification	4-Star Hotel
Type of Location	Main Station
Target Segment	MICE & Business
Investment Strategy	Hold

### HOTEL OPERATING AGREEMENT

Contract Type	Lease Agreement
Hotel Manager	IntercityHotel

### FEURING GROUP SERVICES

Development
Investment Management



# OUR MANDATES — INTERCITYHOTEL ROSTOCK

Rostock is Germany’s powerhouse at the Baltic Sea with the majority of companies based in the maritime, engineering or tourism sector, strongly benefitting from excellent international accessibility and proximity to Scandinavia. Hotel demand has developed very favourably over the past decade with arrivals and overnight stays recording an average yearly growth of 3.2% and 3.4%, respectively.

The IntercityHotel Rostock is a strategically important hotel for the portfolio of the Intercity-Hotels. As a 3-star meeting and conference hotel it fits perfectly into the expansion plans of the group and rounds off the coverage of the north of Germany. Located directly next to the Rostock railway station, the hotel is part of one of the most important traffic junctions in the Rostock area and of North Germany. The city centre, the airport, as well as any ferry connection to, for example, Helsinki or Tallinn, are only a few kilometres away from the hotel and can be easily reached by public transport. Therefore, the hotel focuses on business travellers, conference guests, but also on leisure travellers.

Feuring accompanied the purchase of the hotel and has been responsible for the Asset Management since the change of ownership.

## HOTEL SNAPSHOT

Number of Floors	4 Floors
GFA	9,560 m²
Number of Rooms	174 Guestrooms
Room Size (Standard)	19 m²
F&B Outlets	– Restaurant – Bar – Bistro
Meeting Facilities	6 Meeting Rooms
Parking	Public Parking Spaces available behind Building

## INVESTMENT SNAPSHOT

Year of Opening	1994
Classification	3-Star Hotel
Type of Location	Main Station
Target Segment	MICE & Business
Investment Strategy	Hold

## HOTEL OPERATING AGREEMENT

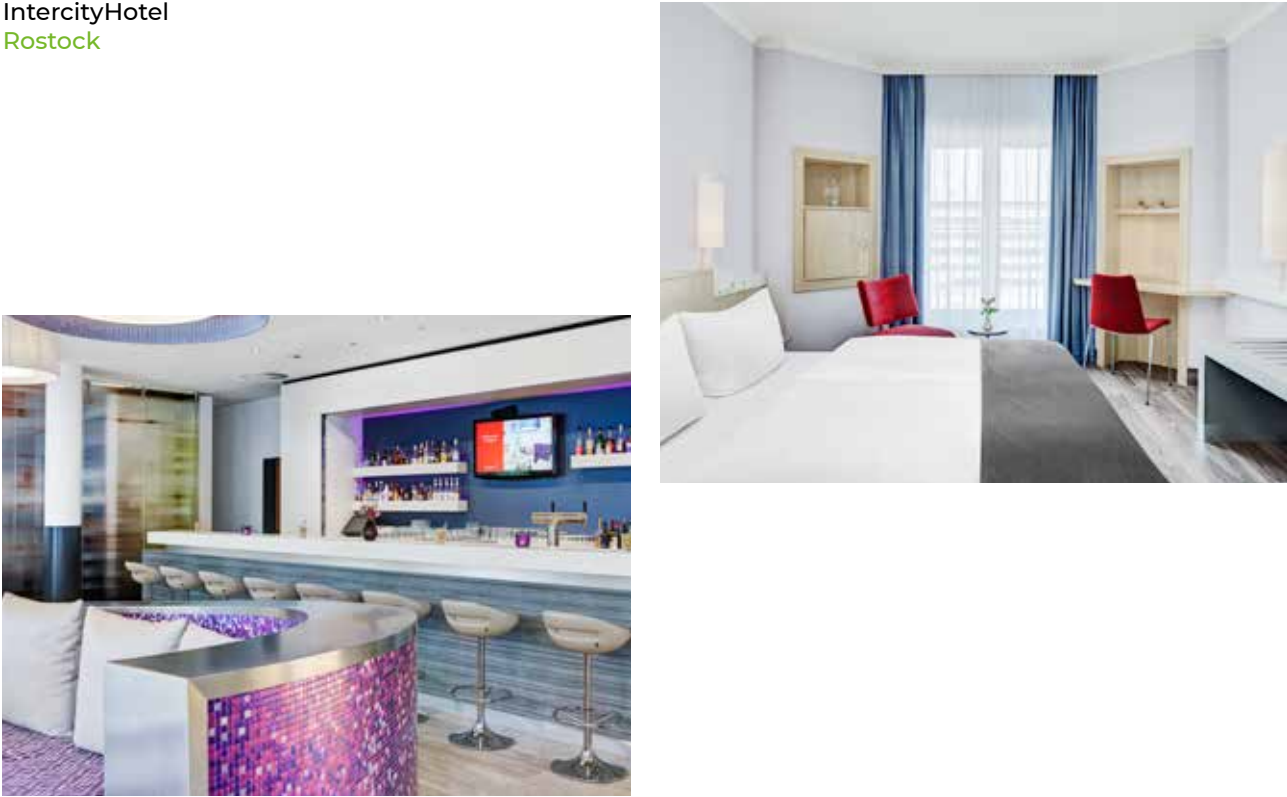
Contract Type	Lease Agreement
Hotel Manager	IntercityHotel

## FEURING GROUP SERVICES

Development
Investment Management



IntercityHotel  
Rostock







Andaz Lisbon  
Lisbon



# OUR FUTURE MANDATES — ANDAZ LISBON

The colorful city of Lisbon is the place for discovering Portuguese culture, history and lifestyle. As the economic hotspot of the country, Lisbon attracts more than 4 million tourists every year, making it one of the most uprising and demanded European city destinations in the recent years.

Located in the direct city center of Lisbon, in the vibrant city district Baixa near the Praça do Comércio and on the pedestrianized Rua Augusta, the Andaz Lisbon offers 170 luxurious furnished lifestyle rooms and 57 suites. These rooms are spread over the main building, a former office of one of Portugal’s largest banks, as well as four adjacent satellite buildings. Moreover, the main building offers a unique rooftop all-day restaurant including a bar with great views over the city. Next to an exclusive Spa & Fitness area, the hotel also offers innovative meeting spaces by creating locally inspired residential-style spaces in the spirit of a creative “studio.”

The opening of the hotel is foreseen in 2025 and will be operated under a long-term management agreement with Hyatt under its luxury lifestyle brand Andaz. Feuring has been assigned with the project development advisory, the hotel operator selection and procurement as well as the Asset Management.

## HOTEL SNAPSHOT

Number of Floors	7 Floors
GFA	11,760 m² (Main building) 8,676 m² (Satellites)
Number of Rooms	– 170 Guestrooms (Main building) – 57 Suites (Satellites)
Room Size (Standard)	26 m²
F&B Outlets	– All-Day-Restaurant & Bar incl. Rooftop – Andaz Lounge
Meeting Facilities	120 m² Meeting Space
Parking	43 Parking Spaces

## INVESTMENT SNAPSHOT

Year of Opening	2025
Classification	5-Star Hotel
Type of Location	City Centre
Target Segment	Leisure & Business
Investment Strategy	Conversion & Hold

## HOTEL OPERATING AGREEMENT

Contract Type	Management Agreement
Hotel Manager	Hyatt

## FEURING GROUP SERVICES

Development Services
Operational Asset Management



# OUR FUTURE MANDATES — DUO HOTEL LISBON, CURIO COLLECTION BY HILTON

Located in the city center of Lisbon, between the river font and the Santa Catarina hill, the project DUO Hotel Lisbon offers 75 luxurious furnished lifestyle rooms. The peculiarity of the project is, that there are two buildings, one representing the historical and the other the contemporary side of the city, as Lisbon has been constantly changing and evolving since the last few years. The style and design of the guest rooms is adapted to this concept of new and old Lisbon.

Those two buildings are connected by a unique courtyard, designed by Landscaping architects, inviting guest to linger and to enjoy a drink between the green and water fountain. Moreover, in the old building will be a full-service restaurant with access to the courtyard and a Pastelaria, for snacks and wine till late night. Meanwhile, the Café / Portuguese Kiosk in the new building will be able to provide guests by arrival with the first touch of the Portuguese snack cuisine.

The opening of the hotel is foreseen in 2024 and will be operated under a long-term management agreement with the world known hotel chain Hilton under its 4 star brand Curio Collection, by Hilton. Feuring has been assigned with the project development advisory, the hotel operator selection and procurement as well as the operational asset management.

## HOTEL SNAPSHOT

Number of Floors	– 6 Floors (Old Building)
	– 5+2 Floors (New Building)
Number of Rooms	– 60 Guestrooms (D.Luis)
	– 15 Guestrooms (BOA)
Room Size (Standard)	22 m²
F&B Outlets	– Full-service Restaurant
	– Café
	– Pastelaria
Meeting Facilities	20 m² Boardroom
Parking	17 Parking Spaces

## INVESTMENT SNAPSHOT

Year of Opening	2024
Classification	4-Star Hotel
Type of Location	City Centre
Target Segment	Leisure & Business
Investment Strategy	Conversion & New Construction

## HOTEL OPERATING AGREEMENT

Contract Type	Management Agreement
Hotel Manager	Hilton

## FEURING GROUP SERVICES

Development Services
Operational Asset Management



Duo Hotel Lisbon,  
Curio Collection by Hilton  
Lisbon







Canopy by Hilton Lisbon  
Praça Sao Paulo  
Lisbon



# OUR FUTURE MANDATES — CANOPY BY HILTON LISBON PRAÇA SAO PAULO

The colorful city of Lisbon is the place for discovering Portuguese culture, history and lifestyle. As the economic hotspot of the country, Lisbon attracts more than 4 million tourists every year, making it one of the most uprising and demanded European city destinations in the recent years.

Located in the old town city center of Lisbon, in the vibrant city district Bairro Alto right next to the Praça de S. Paulo, a heritage of the Pombalino period will await guests with a modern and elegant interior design, reflecting contemporary domestic culture. The Project called Sao Paulo benefits from its adjoining streets and squares, including the popular Time Out Market, which houses the best restaurants and artist of Lisbon. The hotel will offer 85 luxurious furnished lifestyle rooms and will be outstanding from other hotels in Lisbon, because of its spacy rooms and an atmosphere of privacy, luxury and intimate modern lifestyle. Moreover, the building offers a unique all-day restaurant, a fitness area and meeting facilities.

The opening of the hotel is foreseen in 2026 and will be operated under a long-term management agreement with Hilton under its luxury lifestyle brand Canopy by Hilton. Feuring has been assigned with the project development advisory and the hotel operator selection.

## HOTEL SNAPSHOT

Number of Floors	5 Floors
GFA	5,130 m²
Number of Rooms	85 Guestrooms
Room Size (Standard)	36 m²
F&B Outlets	All-Day-Restaurant & Bar
Meeting Facilities	– 1 Meeting Space – 1 Boardroom
Parking	17 Parking Spaces (in Hampton Building)

## INVESTMENT SNAPSHOT

Year of Opening	2026
Classification	5-Star Hotel
Type of Location	City Centre
Target Segment	Leisure & Business
Investment Strategy	Conversion & Hold

## HOTEL OPERATING AGREEMENT

Contract Type	Management Agreement
Hotel Manager	Hilton

## FEURING GROUP SERVICES

Development Services
Operational Asset Management



# OUR FUTURE MANDATES — HAMPTON BY HILTON LISBON CITY BAIXA

Also located in the city center of Lisbon, adjacent to the Curio Hotel and marking the brand debut in Lisbon, the Hampton by Hilton Lisbon Baixa is set to open its doors in 2025. Encapsulating Hampton by Hilton’s modern and sleek design, the 157-key property will feature a rooftop space with outdoor pool, a fully equipped fitness centre, parking facilities and 250 square metres of vibrant, dynamic open-concept social spaces where guests can come together to mingle and relax any time of the day.

Hampton by Hilton serves travellers at more than 2,900 properties in 37 countries and territories around the globe. The brand continues to lead its segment by providing guests with high quality, thoughtfully designed accommodations, and amenities, such as modern and spacious rooms, complimentary Wi-Fi and free hot breakfast.

The opening of the hotel is foreseen in 2025 and will be operated under a long-term management agreement with a world known hotel chain Hilton and Feuring has been assigned with the project development advisory, the hotel operator selection and the operational asset management.

### HOTEL SNAPSHOT

Number of Floors	9 Floors (+3 Floors UG)
Number of Rooms	157 Guestrooms
Room Size (Standard)	22 m²
F&B Outlets	Full-service Restaurant
Other Facilities	Rooftop Pool
Parking	11 Parking Spaces

### INVESTMENT SNAPSHOT

Year of Opening	2025
Classification	3-Star Hotel
Type of Location	City Centre
Target Segment	Leisure & Business
Investment Strategy	Conversion & New Construction

### HOTEL OPERATING AGREEMENT

Contract Type	Management Agreement
Hotel Manager	Hilton

### FEURING GROUP SERVICES

Development Services
Operational Asset Management



Hampton by Hilton  
Lisbon City Baixa  
Lisbon





Europäischer Hof Baden-Baden –  
A Steigenberger Icon  
Baden-Baden

# OUR FUTURE MANDATES — EUROPÄISCHER HOF BADEN-BADEN – A STEIGENBERGER ICON

Baden-Baden, the ‘Summer Capital of Europe’, boasts a combination of idyllic small-town charm and the cultural offerings of a metropolis, where rich history meets modern lifestyle. Located on the western edge of the Black Forest, it became one of Europe’s largest and most fashionable spa cities with an unbroken tradition of using mineral water for healing from antiquity to the present. In 2021, UNESCO honored Baden-Baden as a World Heritage Site, as one of the Great Spa Towns of Europe.

The Hotel Europäischer Hof is located in the centre of the city and in the immediate vicinity of one of the most famous casinos in Europe. Built in 1840 and acquired by Albert Steigenberger in 1930 as the first Steigenberger Hotel, the building is regarded as the foundation for Steigenberger Hotels & Resorts and is the cornerstone of the operator’s success. The Europäischer Hof offers 128 luxurious rooms and suites with a modern design in a historic building. Moreover, the Steigenberger Icon houses a classy Spa & Fitness area with private SPA Suites. The hotel’s USP is a unique rooftop bar with a marvelous view over the fascinating city and the idyllic Black Forest valley.

The opening of the hotel is foreseen in early summer 2025 and will be operated under a long-term management agreement with Deutsche Hospitality under its luxury brand Steigenberger Icon. Feuring was responsible for the acquisition of the hotel and has been assigned with the hotel operator selection and procurement, the entire project development as well as the future Asset Management.

## HOTEL SNAPSHOT

Number of Floors	7 Floors
GFA	17,800 m²
Number of Rooms	128 Guestrooms and Suites
Room Size (Standard)	35 m²
F&B Outlets	– Restaurant & Vinotheque – Lobby Bar – Rooftop Bar & Terrace
Meeting Facilities	5 Boardrooms
Wellness	SPA & Fitness centre with Private SPA Suites
Retail	– 6 Retail Shops – Porsche Studio

## INVESTMENT SNAPSHOT

Year of Opening	2025
Classification	5-Star Luxury Hotel
Type of Location	City Centre
Target Segment	Business, Mice & Leisure
Investment Strategy	Value Add

## HOTEL OPERATING AGREEMENT

Contract Type	Management Agreement
Hotel Manager	Deutsche Hospitality

## FEURING GROUP SERVICES

Investment Management
Development Services
Operational Asset Management



OUR PRIDE —  
SELECTED FORMER MANDATES

The names listed are the current hotel names.



Hilton Garden Inn  
Frankfurt Airport  
Germany



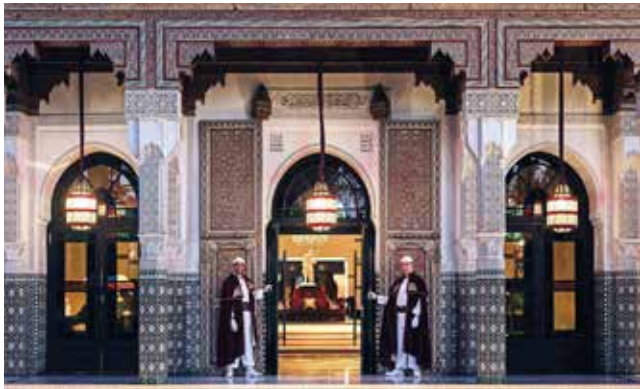
Steigenberger Hotel & Spa Bad Pyrmont  
Germany

Hilton Frankfurt Airport  
Germany



Sheraton Grand Salzburg  
Austria

La Mamounia Marrakesch  
Morocco



Hyatt Regency Casablanca  
Morocco



Hyatt Regency Düsseldorf  
Germany





## IMPRINT

### CONTACT

**Feuring Asset Management GmbH**  
An der Karlsschanze 8, 55131 Mainz am Rhein, Germany  
Phone +49 (6131) 98 222 89  
Mail [info@feuring.com](mailto:info@feuring.com)  
[www.feuring.com](http://www.feuring.com)

**Feuring Italia S.r.l.**  
Via Giovanni Battista Pirelli, 20, 20124 Milan, Italy  
Phone +39 (02) 72 60 151  
Mail [f.paternostro@feuring.com](mailto:f.paternostro@feuring.com)

### VISUAL CONCEPT & DESIGN

**Roland Ittstein / RI//**  
Mail [ri@fejn.de](mailto:ri@fejn.de)

### PICTURE CREDITS

**Page 8** – above: Roland Ittstein; below: Simone Ahlers; **Page 11** – Hyatt International ; **Page 12** – Hyatt International ; **Page 15** – @Steigenberger-HotelsGmbH; **Page 16** – Hilton Garden Inn Davos; **Page 19** – above: Vitor Pinto; below left: S. Gumerova; below right: Julian Dik; **Page 20** – NH Hotel Group; **Page 23** – NH Hotel Group; **Page 24** – @SteigenbergerHotelsGmbH; **Page 27** – @SteigenbergerHotelsGmbH; **Page 28** – @Steigenberger-HotelsGmbH; **Page 31** – @SteigenbergerHotelsGmbH; **Page 32** – above: Feuring; below left: Svetlana Gumerov; below right: Vitor Pinto; **Page 35** – Saraiva + Associados; **Page 36** – above and below left: LazaroRosaViolan; below right: Theodor Vasile; **Page 39** – Mörschel Arquitectos; **Page 40** – DK Architekten, Bachhuber Contract; **Page 42** – Hilton Frankfurt-Airport; **Page 43** – above: Leading Hotels of the World; below: Hyatt International





