

# This is Great2stay










**Left to right**  
Holger Behrens, Andreas Tunrwald, Heiko Grote  
Andreas Erben, Juan Sanmiguel

# The Great 5 for Great2stay



Operating Company	CEO				
					
	<b>Andreas Erben</b>	<b>Heiko Grote</b>	<b>Holger Behrens</b>	<b>Andreas Turnwald</b>	<b>Juan Sanmiguel</b>
Arthotel ANA Nova GmbH					○
Aspire Hospitality GmbH	○	○			
Aspire Hotel GmbH	○	○			
Aspire Munich GmbH	○				
Betana Group GmbH		○			
G&S Hotelbetriebs GmbH		○			
G&W Hotelbetriebs GmbH		○			
GM Hotelbetriebs GmbH		○			
Grote Hotelbetriebs GmbH		○			
Grote Italia GmbH		○			
GS Augsburg Hotelbetriebs GmbH		○			
GS Hotelbetriebs GmbH		○			
Hotel Betriebs Deggendorf GmbH			○		
Olympiapark Hotelbetriebs GmbH		○			
rugs HOTEL GmbH		○		○	
Sunny Hotelmanagement GmbH			○		
The Hotel Company GmbH		○			○

# Open for great stays



# 44

**Hotels**  
**2.976 Rooms**

<b>Hotel</b>	<b>Rooms</b>
Allgäu Resort	92
Amaro Hotel	52
ANA Living Augsburg City Center	11
ANA Living Bremen	15
ANA Living Karlsruhe	19
Arthotel ANA Aura	54
Arthotel ANA Eden	71
Arthotel ANA Flair	36
Arthotel ANA Fleur	37
Arthotel ANA Goggl	60
Arthotel ANA Gold	25
Arthotel ANA im Olympiapark	105
Arthotel ANA Liberty	34
MYHOTEL Olching	71
Arthotel ANA Neotel	90
Arthotel ANA Panorama	65
Arthotel ANA Petite	46
Arthotel ANA Residence	40
Arthotel ANA Style	40
Arthotel Leipzig City	72
Aspire Castillo - TM Collection by Wyndham	20
Aspire Elements - TM Collection by Wyndham	51
Aspire Frankfurt Airport Rüsselsheim - TM Coll.	110
Aspire Kronprinz - TM Collection by Wyndham	46
Aspire Palais - TM Collection by Wyndham	60
Best Western Plus Atrium	72
Bodensee - Hotel Kreuz	52
Hotel Blaubeurer Tor Ulm	40
Hotel Domicil	42
Ibis Budget Hannover Hauptbahnhof	101
Ibis Augsburg	132
Maison Schiller	48
Maison Viktoria	29



<b>City</b>	<b>Country</b>	<b>Brand</b>	<b>Operating Company</b>	<b>Status</b>
Bad Grönenbach	DE	Generic	Sunny Hotelmanagement GmbH	Open
Bergkirchen	DE	Generic	Sunny Hotelmanagement GmbH	Open
Augsburg	DE	ANA Living	G&S Hotelbetriebs GmbH	Open
Bremen	DE	ANA Living	Grote Hotelbetriebs GmbH	Open
Karlsruhe	DE	ANA Living	G&S Hotelbetriebs GmbH	Open
Aystetten	DE	Arthotel ANA	GS Hotelbetriebs GmbH	Open
Karlsruhe	DE	Arthotel ANA	G&S Hotelbetriebs GmbH	Open
Nördlingen	DE	Arthotel ANA	GS Hotelbetriebs GmbH	Open
Paderborn	DE	Arthotel ANA	G&S Hotelbetriebs GmbH	Open
Landsberg am Lech	DE	Arthotel ANA	Grote Hotelbetriebs GmbH	Open
Augsburg	DE	Arthotel ANA	G&S Hotelbetriebs GmbH	Open
München	DE	Arthotel ANA	Olympiapark Hotelbetriebs GmbH	Open
Bremen	DE	Arthotel ANA	Grote Hotelbetriebs GmbH	Open
Olching	DE	Generic	The Hotel Company GmbH	Open
Stuttgart	DE	Arthotel ANA	G&S Hotelbetriebs GmbH	Open
Marktoberdorf	DE	Arthotel ANA	GS Hotelbetriebs GmbH	Open
Gersthofen	DE	Arthotel ANA	GM Hotelbetriebs GmbH	Open
Bremen	DE	Arthotel ANA	Grote Hotelbetriebs GmbH	Open
Augsburg	DE	Arthotel ANA	Grote Hotelbetriebs GmbH	Open
Leipzig	DE	Generic	G&W Hotelbetriebs GmbH	Open
Reutlingen	DE	Aspire Hotels   Wyndham	Aspire Hospitality GmbH	Open
Reutlingen	DE	Aspire Hotels   Wyndham	Aspire Hospitality GmbH	Open
Rüsselsheim	DE	Aspire Hotels   Wyndham	Aspire Hospitality GmbH	Open
Schwäbisch Hall	DE	Aspire Hotels   Wyndham	Aspire Hospitality GmbH	Open
Recklinghausen	DE	Aspire Hotels   Wyndham	Aspire Hospitality GmbH	Open
Ulm	DE	Best Western	Sunny Hotelmanagement GmbH	Open
Uhltingen-Mühlhofen	DE	Generic	GS Augsburg Hotelbetriebs GmbH	Open
Ulm	DE	Generic	GS Augsburg Hotelbetriebs GmbH	Open
Bonn	DE	Generic	rugs Hotel GmbH	Open
Hannover	DE	Accor	Aspire Hospitality GmbH	Open
Augsburg	DE	Ibis	rugs Hotel GmbH	Open
München	DE	Maison Hotels	Olympiapark Hotelbetriebs GmbH	Open
Augsburg	DE	Maison Hotels	Betana Group GmbH	Open

**Continued on next page**

# Open for great stays



# 44

## Hotels 2.976 Rooms



Hotel	Rooms
Maxim Suites by Elias Holl	15
Novotel Suites Hannover City	123
QU Hotel Augsburg	77
Ramada Encore by Wyndham Munich Messe	366
rugs HOTEL am Schlosspark Lichtenwalde	82
rugs HOTEL Augsburg City	120
rugs HOTEL Düsseldorf	32
rugs HOTEL Köln	51
Schlosshotel Römischer Kaiser	24
Scotty + Paul Hotel Deggendorf	125
The Scotty Hotel Hamburg	123
<b>44 Hotels</b>	<b>2.976</b>



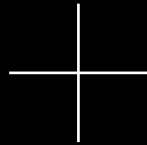
**Maxim Suites by Elias Holl** - First 5-star hotel of the Great2stay Group, located in the city center of Augsburg.



**Ramada Encore Munich Messe** - First Ramada Encore Hotel of the Great2stay Group, with 366 rooms in Munich.

City	Country	Brand	Operating Company	Status
Augsburg	DE	Maxim Suites	G&S Hotelbetriebs GmbH	Open
Hannover	DE	Accor	Aspire Hospitality GmbH	Open
Augsburg	DE	QU Hotels/ Apartments	G&S Hotelbetriebs GmbH	Open
München	DE	Wyndham	Aspire Munich GmbH	Open
Niederwiesa bei Chemnitz	DE	rugs HOTEL	rugs Hotel GmbH	Open
Augsburg	DE	rugs HOTEL	G&S Hotelbetriebs GmbH	Open
Düsseldorf	DE	rugs HOTEL	rugs Hotel GmbH	Open
Köln	DE	rugs HOTEL	rugs Hotel GmbH	Open
Wien	AT	Generic	G&S Hotelbetriebs GmbH	Open
Deggendorf	DE	Scotty Hotels + Resorts	Hotel Betriebs Deggendorf GmbH	Open
Hamburg	DE	Scotty Hotels + Resorts	Sunny Hotelmanagement GmbH	Open

# Great places to come



# 5

**Hotels**  
**323 Rooms**

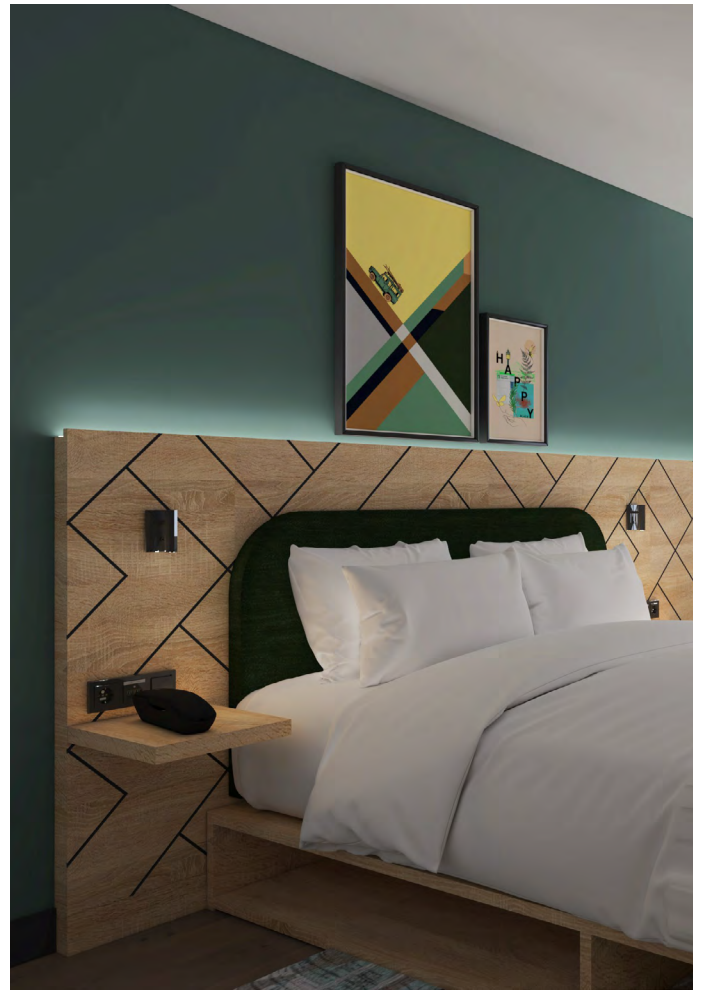


Hotel	Rooms
Aspire Acara	62
Aspire Oldenburg	88
Hotel Elisa	25
rugs HOTEL Düsseldorf City	45
Spark by Hilton Stuttgart Sindelfingen	103
<b>5 Hotels</b>	<b>323</b>





**Hotel Elisa** - The first hotel of the Great2stay Group in Italy, located in Tignale at Lake Garda.



**Spark by Hilton Stuttgart Sindelfingen** - First hotel of the brand in Germany, opening in 2025.

City	Country	Brand	Operating Company	Status	Year
Oldenburg	DE	Aspire Hotels	Aspire Hospitality GmbH	Opening Soon	2024
Oldenburg	DE	Aspire Hotels	Aspire Hospitality GmbH	Opening Soon	2025
Tignale	IT	Generic	Grote Italia GmbH	Opening Soon	2024
Düsseldorf	DE	rugs HOTEL	rugs Hotel GmbH	Opening Soon	2025
Stuttgart/Sindelfingen	DE	Hilton	Aspire Hospitality GmbH	Opening Soon	2025

# Great2stay at a glance

**44**

Hotels  
2024

**5**

Openings  
2024/25

**85%**

Occupancy  
2024

**3**

European  
Countries

**2.976**

Rooms  
2024

**14+**

Brands



Lifestyle



Longstay



Boutique



Luxury



Franchise



# Great investments with Great2stay

## Long-term lease agreements

The Great2stay Group is interested in entering into longterm lease agreements to assume the operation of hotels.

### + In this regard, the main possibilities include:

- Signing a new lease during a development project.
- Signing a new lease for a refurbished or existing hotel.
- Taking over an existing lease for a hotel operation.

### + Our lease agreements typically encompass the following key elements:

- A duration of approximately 20–30 years.
- Market-oriented indexation/rent review.
- Bank guarantee/rental collateral.
- Preferably double net contracts (triple net contracts are also possible).

## Branding

The Great2stay Group holds a unique market position in Germany, operating hotels under two distinct branding options: through international brands via franchise agreements or under our own white-label.

Especially in the case of city center locations, our own brand is exceptionally suited for the successful refurbishment of existing hotel buildings or the redevelopment of office spaces into modern, state-of-the-art city center hotels.

For development, we are particularly interested in city center locations within the DACH region, featuring a minimum of 50 rooms, and ranging up to 250 rooms.

### + Our preference is as follows:

- 50–150 rooms under our own white-label brand.
- 100–250 rooms under a franchise agreement with international brands.



# Great investments with Great2stay

## Investment opportunities in Real Estate

The Great2stay Group is well-equipped with the financial resources required for various real estate investment opportunities, including the acquisition of available plots, investment in existing hotel properties, and participation in development projects.

### + Our investment capabilities include:

- Single investments of up to EUR 100 million.
- Preference for asset deals, with share deals possible through a Special Purpose Vehicle (SPV).

### + Regarding existing hotel buildings, we are interested in properties with:

- A minimum of 50 rooms.
- No existing operator or minimal remaining contractual terms.

### + For land/plots, we seek opportunities that meet the following criteria:

- Building approval for hotel use must be in place.
- Gross Floor Area (GFA) ranging from 3,000 to 6,000 square meters.
- Conveniently located.

### + Additionally, we are open to the takeover of hotel chains, with the following preferences:

- Operating entities (preferably with no owned properties).
- Hotel chains consisting of 2 to 10 hotels.
- Both white-label and branded hotels are within our scope of interest.





# Wherever you go it is Great2stay

+ Contact -  
get in touch with us!

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