

Monarch Alternative Capital Grows Orlando Hospitality Portfolio through Multiple Acquisitions

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Monarch Alternative Capital LP, a leading investment firm with approximately \$9.4 billion of assets under management, today announced the purchase of the three hotels in Orlando, Florida. Given the firm's established reputation within the market, Monarch was able to acquire the newly-built, high quality properties located in Orlando submarkets adjacent to Monarch's existing hotels at a discount to replacement cost in off-market transactions. With these acquisitions, Monarch's hospitality portfolio in Orlando now totals approximately 2,000 keys across seven properties. As the Orlando market continues to show encouraging signs of economic recovery, these hotel purchases exemplify Monarch's ability to identify and invest in premium properties in an attractive and dynamic market that is poised to outperform as the business cycle evolves.

Monarch purchased the Aloft Orlando ("Aloft") and the Holiday Inn Express & Suites Orlando ("Holiday Inn Express"), both located in the Lake Buena Vista submarket within close proximity to Disney World. In addition, the firm acquired the TownePlace Suites Orlando ("TownePlace Suites") located in the Universal Studios submarket. In aggregate, the three properties represent over 430 keys. Relative to other limited-service hotels, each asset offers a high-end room product, multiple food and beverage options, an outdoor swimming pool, and an on-site fitness center. In addition, the Aloft and Holiday Inn Express combined have over 2,700 square feet of meeting and banquet space, which can be used for additional events, special occasions, and business needs.



The three newly acquired properties are located near or along International Drive providing guests with easy access to nearby major attractions, including Disney World theme parks, the Orange County Convention Center, SeaWorld and Universal Studios. Both the Aloft and Holiday Inn Express are affiliated with the Walt Disney World Good Neighbor Hotel program, and the TownePlace Suites is a Preferred Universal Partner hotel, which permit the hotels to extend additional

benefits to guests at Disney World and Universal theme parks, respectively. Monarch believes these acquisitions

will further enhance its Orlando portfolio given the properties' locations in desirable submarkets and elevated product offering.

Ian Glastein, Managing Principal and Co-Head of Real Estate at Monarch said, "We remain very excited about the opportunity set in the Orlando market, and these recent hotel additions reflect our conviction in Orlando as a market that is well-positioned for recovery and continued growth. Furthermore, this clustering of assets allows us to leverage our existing presence and drive supplemental revenue and cost synergies as we continue to scale our portfolio in the market."

Monarch has partnered with HHM, an industry-leading hospitality management, investment, and development firm with over 185 hotels across 30 states, to operate and manage the portfolio.

About Monarch Alternative Capital LP

Monarch Alternative Capital LP is a global investment firm founded in 2002 with approximately \$9.4 billion in assets under management. Monarch focuses primarily on opportunistic and distressed situations across corporate debt, real estate, special situations, and other market segments. Monarch draws on the skills and experience of its employees across its offices in New York and London. For more information, please visit www.monarchlp.com.

About Hersha Hospitality Management (HHM)

HHM is an award-winning hotel management and investment company that operates over 185 full-service and select-service hotels across 30 states and in virtually every major hospitality market from coast to coast. HHM is a leading manager of Marriott and Hilton hotels, while also operating over 30 independent hotels ranging from The Rittenhouse Hotel in Philadelphia to The Joule Hotel in Dallas to The Whitney Hotel in Boston. HHM's highly experienced and stable operating team is known for being nimble, accountable, and entrepreneurial in how they drive market-leading results for owners including publicly traded companies, private equity firms, and family office investors. Additional information on HHM can be found at www.hhmhospitality.com and www.independentcollection.com.