

The luxury country estate located in the Scottish Borders will then be the first Destination by Hyatt brand in Scotland

CHICAGO (October 5, 2022) – [Hyatt Hotels Corporation](#) (NYSE: H) announced today that a Hyatt affiliate has entered into a franchise agreement with the 12.18. Group for SCHLOSS Roxburghe Hotel & Golf Course. The full-service luxury property will mark the debut of the Destination by Hyatt brand in Scotland, as well as in the United Kingdom, further demonstrating Hyatt's intentional growth of its luxury resort brands in Europe.

One hour drive from both Edinburgh and Newcastle airports, the elegant countryside property has a rich history that dates from the 12th century and was formerly owned by the Duke of Roxburghe. The charming historic estate and its expansive, stately grounds will be fully transformed into a luxury retreat with the addition of 58 rooms and suites to the property's existing accommodations, as well as 12 cottages, expected to be complete by late 2022. An additional 49 cottages will successively open by 2024.

"SCHLOSS Roxburghe Hotel & Golf Course is a property of distinction and an exciting milestone for the growth of the Destination by Hyatt portfolio in the region," said Felicity Black-Roberts, Hyatt's vice president of development, Europe. "Our latest collaboration with the 12.18. Group is a testament to the value Hyatt places on nurturing meaningful, strategic relationships with owners to create luxury hotels and resorts in sought-after destinations that matter to our guests and World of Hyatt members. The desire for travel in the luxury segment remains steadfast, and this project is set to cater to luxury travelers, both international and locals alike, in one of the country's most exquisite locations."

The Destination by Hyatt brand is a diverse collection of luxury and upscale independent hotels, resorts and residences that are all individual at heart, yet connected by a commitment to embody the true spirit of each location. SCHLOSS Roxburghe Hotel & Golf Course aligns completely with the brand ethos as it authentically reflects its surroundings. Evoking traditional Scottish hospitality, guests will find fire-lit lounges and bars decorated with the Duke of Roxburghe's original tartan, contrasted with contemporary finishes such as stone and wood textures and natural color palettes. The estate's luxurious guestrooms and suites will be spread across three areas: the main historic house with 20 individual rooms and suites, the Estate House with 58 rooms and suites, and 61 cottages that overlook the estate's lush grounds, each to be fitted with personal kitchens, snug living areas and secluded patios.

Poised to become the number one destination for country sport enthusiasts, the estate will immerse guests in the staggering natural beauty of the surrounding Scottish Borders through a wide range of sporting pursuits and activities. From bracing walks in the region's remote wilderness, archery, tomahawk throwing and clay-pigeon shooting, to angling in the River Teviot, and of course, golfing the property's Championship-grade golf course, guests will be invited to experience Scotland's world-class country sport tradition with picturesque landscapes as their backdrop.

"SCHLOSS Roxburghe Hotel & Golf Course is 12.18.'s third project with Hyatt to join the Destination by Hyatt portfolio," said Jörg Lindner, founder and managing partner at 12.18. group. "Our previous collaborations with Hyatt include [7Pines Resort Sardinia](#) and [7Pines Resort Ibiza](#), which set a precedent for truly one-of-a-kind hotels catering to the growing number of travelers looking to create their own distinct experiences. With its impressive heritage and stunning location, SCHLOSS Roxburghe Hotel & Golf Course is poised to offer guests a stay like no other. The new concept demonstrates how Hyatt and 12.18. collaborate to rethink the luxury hotel space in Europe."

SCHLOSS Roxburghe Hotel & Golf Course will feature two outstanding restaurants, three bars, and two lounges that will deliver home grown, locally sourced and seasonal Scottish produce. A 6,458-square-foot (600-square-meter) spa facility with two saunas and outdoor infinity pool will join the estate's existing state-of-the-art amenities, including a purpose-built banqueting suite. For spectacular, stress-free events surrounded by inspiring scenery, the property will offer four meeting spaces with up to 1,689 square feet (157 square meters) of space, perfect for hosting any kind of event, from weddings to conferences, among the rolling Scottish hills.

SCHLOSS Roxburghe Hotel & Golf Course will be the second Hyatt-branded property in Scotland, joining the recently announced [Hyatt Centric Edinburgh Haymarket](#).

The term "Hyatt" is used in this release for convenience to refer to Hyatt Hotels Corporation and/or one or more of its affiliates.

For further information:

About Destination by Hyatt

The Destination by Hyatt brand is a diverse collection of independent hotels, resorts and residences that are individual at heart yet connected by a commitment to embody the true spirit of each location. Ranging from upper-upscale to luxury, each property is purposefully crafted to be a place of immersive discoveries, authentic design, and warm and welcoming service. As an honored host, each Destination by Hyatt hotel connects guests to both people and place—offering a sense of belonging that

invites all to *make our destination yours*. For more information, visit [Destination by Hyatt | A Collection of Independent Hotels, Resorts and Residences](#). Follow Destination by Hyatt on Instagram: [@destinationhotels](#), Twitter: [@Destination](#), and Facebook: [Destination Hotels](#).

About 12.18. Group

The 12.18. Group based in Düsseldorf specializes in the acquisition, development and operation of high-quality tourist properties throughout Europe. Through its ownership and management structure with the Lindner Group as a 50% shareholder, 12.18. has more than 60 years of experience in the real estate and hotel industry. The other 50% is held by the Versorgungswerk der Zahnärztekammer Berlin K. d. ö. R. (pension fund of the Berlin Chamber of Dentists).

www.12-18.com

About Hyatt Hotels Corporation

Hyatt Hotels Corporation, headquartered in Chicago, is a leading global hospitality company guided by its purpose – to care for people so they can be their best. As of June 30, 2022, the Company's portfolio included more than 1,150 hotels and all-inclusive properties in 72 countries across six continents. The Company's offering includes brands in the Timeless Collection, including Park Hyatt®, Grand Hyatt®, Hyatt Regency®, Hyatt®, Hyatt Residence Club®, Hyatt Place®, Hyatt House®, and UrCove; the Boundless Collection, including Miraval®, Alila®, Andaz®, Thompson Hotels®, Hyatt Centric®, and Caption by Hyatt; the Independent Collection, including The Unbound Collection by Hyatt®, Destination by Hyatt™, and JdV by Hyatt™; and the Inclusive Collection, including Hyatt Ziva®, Hyatt Zilara®, Zoëtry® Wellness & Spa Resorts, Secrets® Resorts & Spas, Breathless Resorts & Spas®, Dreams® Resorts & Spas, Vivid Hotels & Resorts®, Alua Hotels & Resorts®, and Sunscape® Resorts & Spas. Subsidiaries of the Company operate the World of Hyatt® loyalty program, ALG Vacations®, Unlimited Vacation Club®, Amstar DMC destination management services, and Trisept Solutions® technology services. For more information, please visit www.hyatt.com.

Forward-Looking Statements

Forward-Looking Statements in this press release, which are not historical facts, are forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Our actual results, performance or achievements may differ materially from those expressed or implied by these forward-looking statements. In some cases, you can identify forward-looking statements by the use of words such as “may,” “could,” “expect,” “intend,” “plan,” “seek,” “anticipate,” “believe,” “estimate,” “predict,” “potential,” “continue,” “likely,” “will,” “would” and variations of these terms and similar expressions, or the negative of these terms or similar expressions. Such forward-looking statements are necessarily based upon estimates and assumptions that, while considered reasonable by us and our management, are inherently uncertain. Factors that may cause actual results to differ materially from current expectations include, but are not limited to, risks associated with the acquisition of Apple Leisure Group (“ALG”), including the related incurrence of material additional indebtedness; our ability to realize the anticipated benefits of the acquisition of ALG as rapidly or to the extent anticipated, including successful integration of the ALG business; the duration and severity of the COVID-19 pandemic and the pace of recovery following the pandemic, any additional resurgence, or COVID-19 variants; the short and long-term effects of the COVID-19 pandemic, including on the demand for travel, transient and group business, and levels of consumer confidence; the impact of the COVID-19 pandemic, any additional resurgence, or COVID-19 variants, and the impact of actions that governments, businesses, and individuals take in response, on global and regional economies, travel limitations or bans, and economic activity, including the duration and magnitude of its impact on unemployment rates and consumer discretionary spending; the broad distribution and efficacy of COVID-19 vaccines and treatments, wide acceptance by the general population of such vaccines, and the availability, use, and effectiveness of COVID-19 testing, including at-home testing kits; the ability of third-party owners, franchisees, or hospitality venture partners to successfully navigate the impacts of the COVID-19 pandemic, any additional resurgence, or COVID-19 variants; general economic uncertainty in key global markets and a worsening of global economic conditions or low levels of economic growth; the rate and the pace of economic recovery following economic downturns; global supply chain constraints and interruptions, rising costs of construction-related labor and materials, and increases in costs due to inflation or other factors that may not be fully offset by increases in revenues in our business; risks affecting the luxury, resort, and all-inclusive lodging segments; levels of spending in business, leisure, and group segments as well as consumer confidence; declines in occupancy and average daily rate; limited visibility with respect to future bookings; loss of key personnel; domestic and international political and geo-political conditions, including political or civil unrest or changes in trade policy; hostilities, or fear of hostilities, including future terrorist attacks, that affect travel; travel-related accidents; natural or man-made disasters such as earthquakes, tsunamis, tornadoes, hurricanes, floods, wildfires, oil spills, nuclear incidents, and global outbreaks of pandemics or contagious diseases, or fear of such outbreaks; our ability to successfully achieve certain levels of operating profits at hotels that have performance tests or guarantees in favor of our third-party owners; the impact of hotel renovations and redevelopments; risks associated with our capital allocation plans, share repurchase program, and dividend payments, including a reduction in, or elimination or suspension of, repurchase activity or dividend payments; the seasonal and cyclical nature of the real estate and hospitality businesses; changes in distribution arrangements, such as through internet travel intermediaries; changes in the tastes and

preferences of our customers; relationships with colleagues and labor unions and changes in labor laws; the financial condition of, and our relationships with, third-party property owners, franchisees, and hospitality venture partners; the possible inability of third-party owners, franchisees, or development partners to access capital necessary to fund current operations or implement our plans for growth; risks associated with potential acquisitions and dispositions and the introduction of new brand concepts; the timing of acquisitions and dispositions and our ability to successfully integrate completed acquisitions with existing operations; failure to successfully complete proposed transactions (including the failure to satisfy closing conditions or obtain required approvals); our ability to successfully execute on our strategy to expand our management and franchising business while at the same time reducing our real estate asset base within targeted timeframes and at expected values; declines in the value of our real estate assets; unforeseen terminations of our management or franchise agreements; changes in federal, state, local, or foreign tax law; increases in interest rates, wages, and other operating costs; foreign exchange rate fluctuations or currency restructurings; lack of acceptance of new brands or innovation; general volatility of the capital markets and our ability to access such markets; changes in the competitive environment in our industry, including as a result of the COVID-19 pandemic, industry consolidation, and the markets where we operate; our ability to successfully grow the World of Hyatt loyalty program and Unlimited Vacation Club paid membership program; cyber incidents and information technology failures; outcomes of legal or administrative proceedings; violations of regulations or laws related to our franchising business; and other risks discussed in the Company's filings with the U.S. Securities and Exchange Commission ("SEC"), including our annual report on Form 10-K and our Quarterly Reports on Form 10-Q, which filings are available from the SEC. These factors are not necessarily all of the important factors that could cause our actual results, performance or achievements to differ materially from those expressed in or implied by any of our forward-looking statements. We caution you not to place undue reliance on any forward-looking statements, which are made only as of the date of this press release. We undertake no obligation to update publicly any of these forward-looking statements to reflect actual results, new information or future events, changes in assumptions or changes in other factors affecting forward-looking statements, except to the extent required by applicable law. If we update one or more forward-looking statements, no inference should be drawn that we will make additional updates with respect to those or other forward-looking statements.

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