

The luxury country estate grows by 58 additional rooms and suites, 12 cottages and a serene spa

CHICAGO (January 24, 2023) – [Hyatt Hotels Corporation](#) (NYSE: H) today announced the opening of SCHLOSS Roxburghe, marking the debut of the Destination by Hyatt brand in the United Kingdom. The 102-room resort has recently gone through an extensive transformation, including the addition of a state-of-the-art spa, 58 new rooms and suites, and 12 classically designed Scottish cottages.

Following the continued expansion of Hyatt’s luxury brands across Europe, the opening of SCHLOSS Roxburghe represents a significant growth milestone for the Destination by Hyatt portfolio in Europe as it joins [7Pines Resort Ibiza](#) and [7Pines Resort Sardinia](#).

“SCHLOSS Roxburghe is a property of distinction that is now fully transformed into a charming and historic retreat,” said Jörg Lindner, founder and managing partner at 12.18. Group. “We are proud to realize this exciting project with Hyatt and add such an incredible property to the diverse collection of luxury and upscale independent hotels, resorts and residences within the Destination by Hyatt portfolio.”

“As the first Hyatt hotel to open its doors in Scotland and the 14th property in the UK, this immersive country retreat reflects the growing demand from World of Hyatt members and guests for discovery-filled experiences in some of Britain’s most sought-after locations,” said Arnaud de Saint-Exupery, area vice president of Hyatt in the United Kingdom and Ireland. “We are delighted by the introduction of this Destination by Hyatt property to our diverse and fast-growing UK portfolio.”

Stylish, tranquil accommodations

Just a few miles from the scenic market town of Kelso, and an hour from Edinburgh and Newcastle, SCHLOSS Roxburghe raises the bar on luxury for travelers seeking a tranquil, rural escape in Scotland. In keeping with the brand’s ambition to build a distinct portfolio of luxury properties that connect guests with people, cultures and places, the property capitalizes on the growing demand from travelers seeking to escape their daily routine in style. The extensive range of amenities across SCHLOSS Roxburghe’s 300 acres of scenic countryside gives guests a true sense of place.

Formerly owned by the Duke of Roxburghe, the elegant countryside retreat offers a total of 78 guestrooms and suites, all within or nearby the historic manor house and The Estate House. Looking ahead, the property is set to introduce 50 additional cottages, planned to be available to guests starting in 2023.

Located in the beautiful woodlands on the SCHLOSS Roxburghe estate, surrounded by wildlife and right next to the golf course, each of the 12 cottages benefits from having additional living space, fitted kitchens and furnished garden terraces. These additional amenities allow guests the added flexibility to appreciate and take advantage of the hotel’s services while having the option enjoy to an intimate dining experience provided by the property or themselves in the privacy within their own home-away-from-home.

Featuring striking high ceilings and decorated with a combination of Scottish tartans, the 20 guestrooms and suites located inside and adjacent to the historic main house feature oak wood, natural stone, and sumptuous textiles. These beautifully furnished rooms are each unique in character and highlight the eternal beauty and history of the time-honored building.

Extravagant fittings and fixtures such as four-poster beds and private balconies can be found within The Estate House. Offering some of the finest views of the estate, these 58 additional guestrooms are spacious and flooded with light, providing stylish, yet modern comfort in the most enchanting of settings.

Guests in all accommodation categories are able to take full advantage of the wealth of facilities across the stately grounds.

An oasis of calm

The 12,000 square foot (1,100 square meter) SCHLOSS Spa is a first-class wellbeing facility which includes an outdoor heated infinity swimming pool, complete with an underwater sound system. It is accompanied by a plunge pool and hot tub, allowing guests to truly soak up the hotel’s serene atmosphere.

To further set the stage for guests to dive into the estate’s natural beauty while pampering their soul, the large, 6,400 square foot (600 square meter) relaxation area features floor-to-ceiling windows overlooking the landscaped grounds and rolling views toward the Scottish Borders.

For the ultimate indulgence, three treatment rooms ensure guests can take full advantage of the soothing range of natural treatments available. The luxury spa also offers a fully equipped fitness suite plus a rustic Finnish dry sauna and a glass-fronted

aromatic sauna, both with pool views.

The great outdoors

In addition to a myriad of scenic walking trails, the dog-friendly facilities also include extensive outdoor pursuits, ensuring anyone staying at SCHLOSS Roxburghe is perfectly placed to take full advantage of the unspoiled countryside.

Capitalizing on its enviable surroundings, the property boasts its own Country Sports Centre, ideal for those interested in tapping into the wealth of more adventurous activities on their doorstep. From salmon fishing along the River Teviot to field sports such as archery and clay pigeon shooting, the venue's expert team will help unleash guests' competitive sides in one of Scotland's most spectacular settings.

The hotel also offers an 18-hole championship golf course that maximizes the landscape's natural topography, embedded amongst glorious rivers and mature woodlands, providing an enjoyable and challenging game for golfers of every level.

Upscale Food and Beverage Experiences

Guests and local residents alike have two on-site gastronomic experiences alongside a tearoom and various lounges to choose from, each serving up a modern twist on traditional Scottish cuisine. These include **Charlie's** restaurant, with its curated 'Scottish bistronomy' themed menu and terrace, and the cosmopolitan, fine cuisine of **Sunlaws**. The **Drawing Room**, meanwhile, provides the perfect spot for a sumptuous afternoon tea.

Under the guidance of Executive Head Chef Olivier Borja and the vision of the hotel's culinary director Mark Drummond, the gourmet menus prioritize fresh, local produce to help elevate the hotel's culinary experience. Having studied catering in the Scottish Borders before working his way up the ranks in prestigious London establishments, Drummond is perfectly placed to provide guests with a truly memorable dining experience. Key to showcasing the local area and delivering a modern twist on traditional Scottish fare will be SCHLOSS Roxburghe's 'Estate to plate' philosophy, with many ingredients grown within the hotel's own grounds.

Guests also have a wide choice of places to enjoy a relaxing beverage while taking in the spectacular views across the grounds. Whether pulling up a stool at **Bar 1745** – the sophisticated and cozy library bar with a roaring open fire – or enjoying a fine wine in the fire-lit **State Room Lounge**, there are plenty of opportunities to relax in style.

The property's purpose-built banqueting suite and extensive meetings facilities also make the hotel an unforgettable choice for weddings and conferences alike.

For further information visit <https://www.hyatt.com/en-US/hotel/scotland-united-kingdom/schloss-roxburghe/edidr>.

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 location connects guests to both people and place—offering a sense of belonging that invites all to *make our destination yours*. For more information, visit destinationbyhyatt.com. Follow the Destination by Hyatt brand on Instagram: [@destinationhotels](https://www.instagram.com/destinationhotels), Twitter: [@Destination](https://twitter.com/Destination), and Facebook: [Destination Hotels](https://www.facebook.com/DestinationHotels).

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 September 30, 2022, the Company's portfolio included more than 1,200 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.

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).

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, including successful integration of the Apple Leisure Group business; the duration and severity of the COVID-19 pandemic or any additional resurgence and the pace of recovery following the pandemic or any additional resurgence; 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 actions taken by governments, businesses, or individuals in response to the COVID-19 pandemic or any additional resurgence on global and regional economies, travel limitations or bans, and economic activity; the ability of third-party owners, franchisees, or hospitality venture partners to successfully navigate the impacts of the COVID-19 pandemic or any additional resurgence; 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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