

HOSPITALITY • REAL ASSETS • LUXEMBOURG
RAIF

Uniform hotel rooms. Long-term, asset-backed income.

A diversified portfolio of standardized 21 m² Hotel101 HappyRooms across global gateway cities — designed for recurring distributions and exposure to a NASDAQ-listed hospitality platform.



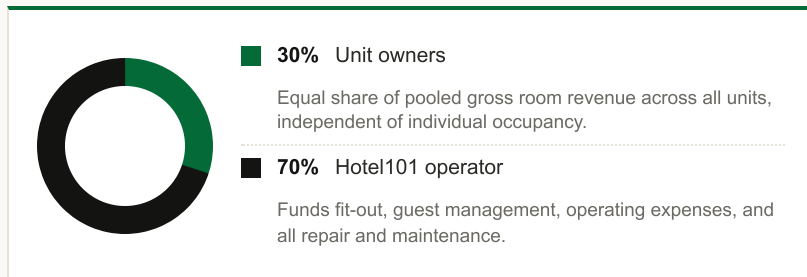
6–8% TARGET ANNUAL
CASH YIELD¹

14–16% TARGET NET IRR
10-YEAR HOLD¹

STRATEGY

Acquisition of standardized 21 m² HappyRooms in global gateway cities — each with freehold title and a 30% share of pooled gross room revenues. The Fund seeks asset-backed income and exposure to a NASDAQ-listed, globally scalable hospitality platform.

REVENUE SPLIT



OPERATIONS

Assets operated by NASDAQ-listed Hotel101 (HBNB) under standardized hotel management agreements. The operator funds fit-out, routine repair and maintenance, and operating expenses — with day-to-day operations handled by Hotel101.

INFLATION LINKAGE

Daily-rate repricing and pooled gross revenue enable partial inflation pass-through. Income may fluctuate with occupancy, average daily rate, and local cycles.

SUSTAINABILITY

SFDR Article 6. While not promoting ESG characteristics, hotels target energy-efficient design and seek green-building certifications such as BREEAM or LEED where feasible.

KEY FUND TERMS	
LEGAL STRUCTURE	Lux SCSp · SICAV-RAIF
AIFM / LEGAL / AUDITOR	Apex · CMS · PwC
FEEDER VEHICLES	Cayman · Delaware · others
CURRENCY	USD
FUND TYPE	Semi-liquid · closed-ended
TARGET ASSETS	Hotel101-branded rooms
INITIAL SEED	Madrid · Niseko · Manila
LEVERAGE	No Fund debt; SPV leverage may apply
MIN. INVESTMENT	USD 200,000
TARGET FIRST CLOSE	USD 100m
TARGET FUND SIZE	USD 500m
DISTRIBUTIONS	6–8% p.a. annually ¹
TARGET RETURN	14–16% net IRR ¹
LIQUIDITY	Quarterly · 36-mo lock-up
VALUATION	Quarterly NAV
MGMT FEE · CARRY	0.90% · None

19 ACTIVE HOTEL PROJECTS	8,350+ HOTEL ROOMS	21 m² HAPPYROOM UNIT	500+ AVG. ROOMS / HOTEL	25 COUNTRIES BY 2028
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A diversified, real-asset hospitality strategy built on a single load-bearing idea — *one room, one brand, one global standard* — and engineered for institutional governance, recurring yield, and scale.

<p>01 · Income stability</p> <p>Pooled cash flow potential.</p> <p>Cash flow backed by pooled hospitality income from globally standardized HappyRooms. Multi-market exposure provides resilience against local volatility — though income may still fluctuate.</p>	<p>02 · Acquisition discount</p> <p>Below-market entry.</p> <p>The Fund seeks ~20% acquisition discounts through volume deals to help reduce downside risk. Investments remain subject to market fluctuations and potential loss of capital.</p>
<p>03 · Targeted performance</p> <p>Yield plus growth.</p> <p>6–8% target annual yield and 14–16% net IRR¹, driven by high occupancy, automation, and scale efficiency across a standardized large-format model.</p>	<p>04 · Real-asset backing</p> <p>Freehold title.</p> <p>Backed by physical hotel properties under long-term Hotel101 contracts. Subject to market fluctuations and liquidity limits that can affect performance.</p>

POTENTIAL INVESTMENT BENEFITS

- **Targeted income.** 6–8% annual yield; 14–16% net IRR¹.
- **Direct real-asset ownership.** Freehold title — long-term real-asset exposure and a potential inflation hedge.
- **Large-format efficiency.** Standardized 500+ room hotels create scale and operational efficiencies.
- **Track record.** Hotel101 Manila — 87% occupancy and 7.7% yield in FY2024².
- **No fund-level debt.** Fund-level structure expected to be equity-backed; asset/SPV leverage may apply. Returns may still fluctuate.
- **Institutional platform.** Backed by DoubleDragon and NASDAQ-listed Hotel101 Global (HBNB)³.
- **No direct operational role.** Hotel101 operator handles guest management, routine maintenance, and property oversight.
- **Digital transfer infrastructure.** Tokenized infrastructure may support permitted secondary transfers; liquidity is not guaranteed.

KEY INVESTMENT RISKS

- **Loss of capital.** Investors may lose part or all of their capital; returns are not guaranteed.
- **Market volatility.** Hotel performance depends on local tourism and business cycles.
- **Operator dependency.** Fund performance relies on Hotel101’s operational success and consistency.
- **Construction & development.** Delays or cost overruns in pipeline projects can postpone cash flow.
- **Market value.** Hotel units may not appreciate as expected.
- **Occupancy & ADR.** Actual occupancy and average daily rates may fall short of forecasts.
- **Exit liquidity.** No guarantee of resale or redemption at target timing.
- **Currency.** Costs and returns may move with FX rates.

GLOBAL GROWTH PIPELINE · JANUARY 2025

19 projects · 8,350 rooms · across operating, construction, and planning stages — with the Fund’s three seed assets in Madrid, Niseko, and Manila.



19 TOTAL PROJECTS 8,350 TOTAL ROOMS 25 COUNTRIES BY 2028

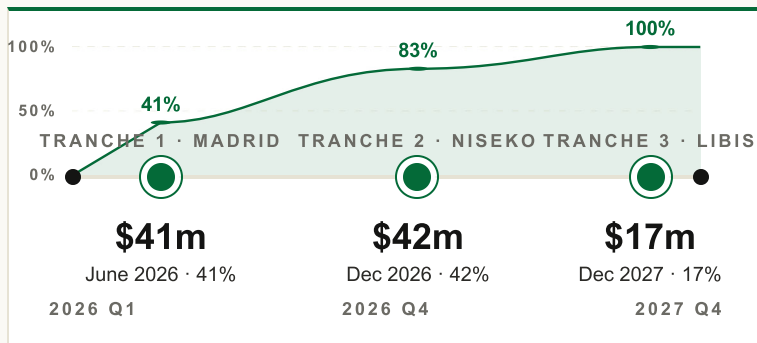
CLOSING • ONE REFERENCE PAGE

A standardized real-asset platform — built for allocators who prize predictability.

IN ONE PARAGRAPH

Hotel101 Global Asset-Backed Income Fund 1 is a Luxembourg SCSp SICAV-RAIF acquiring portfolios of standardized HappyRooms — 21 m² uniform units operated by NASDAQ-listed Hotel101 (HBNB) under a single global brand. Investors receive exposure to freehold hotel room assets and 30% of pooled gross room revenue across the portfolio. The strategy targets 6–8% annual cash yield and 14–16% net IRR over a 10-year hold, with day-to-day operations handled by Hotel101 and institutional-grade governance through Apex, CMS, and PwC.

CAPITAL DEPLOYMENT TIMELINE



SERVICE PROVIDERS

Apex Group AIFM · ADMIN	CMS LEGAL & TAX	PwC AUDIT	Tokeny TOKENIZATION
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One room. One brand. One global standard — engineered to compound.

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ELIGIBLE INVESTORS

Institutional investors · professional investors · well-informed investors

Designed for institutional, professional, and other well-informed investors under Luxembourg RAIF rules; subject to local selling restrictions.