



**A MEETING POINT. A RETREAT.
WITH A SUSTAINABLE FOUNDATION,
WE CREATE PLACES WITH
SOPHISTICATED DESIGN, URBAN SPIRIT,
PERSONAL ATMOSPHERE.**

**GUIDED BY OUR MINDSET:
BOUTIQUE AT
HEART**



Convenience with character. Flemings Hotels stands for houses with an urban spirit. We combine contemporary environments with a casual atmosphere. Simple, genuine experiences without unnecessary extravagance. But with really good coffee and gin and tonic that are just as good. The feeling of being at home, yet sleeping better. All of this makes Flemings Hotels the ideal starting point to be inspired by the diversity of urban life. Or to recover from it.

FLEMINGS HOTELS

“Flemings Hotels are a significant part of our family business.

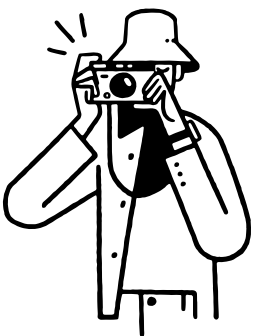
As hotel operator, property owner and developer, as well as through our independent purchasing company, we are a highly synergetic and successful group of companies.

The past years have been characterized by steady growth and sustainably profitable results – creating value has always been our focus. In a world that is becoming ever faster and more transient, as a family company, consistency and long-term relationships with both our long-standing partners as well as our associates is especially important.”

Filip Blodinger, Group Chairman

WHY FLEMINGS HOTELS?

1. Second generation German family business with over 30 years of experience, tradition and authenticity
2. Short decision-making processes! Senior management and company advisory board are accessible
3. Strong financial basis due to ownership, among others, AA-Treugast Investment Rating (DEHOGA)
4. Many years of experience as owner, operator and manager
5. Pronounced expertise in asset management
6. Distinct positioning of the brands in important segments with strong marketing support (brand website, media campaigns, CRM, social media, etc.)
7. Consistent and long-standing relationships with our partners



DEVELOPMENT REQUIREMENTS

Category

Midscale

Operating mode

City

Flemings Benchmark

Flemings Hotel Frankfurt-Central

Size of the hotel in rooms

approx. 150–400

Gross floor area per room

27–33 m²

Net floor area per room

16–19 m²

Real estate structure

1. Existing hotels (historic buildings, mixed-use concepts, conversions, former office buildings), 2. hotels under construction, 3. new construction projects

F&B Outlets

Restaurant and bar

Conference (optional)

500–2,000 m²

Fitness

min. 30 m²

Spa (optional)

Macro location

Destinations in the DACH region, Benelux, Warsaw and Prague, with an overnight volume of more than 1,000,000 annually

Micro location

Ideally near a train station or airport, excellent connections to the public transportation network