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Listing: Prime Market of the Zagreb Stock Exchange

Pula, 17.12.2020

- ZAGREB STOCK EXCHANGE
- CROATIAN FINANCIAL SERVICES SUPERVISORY AGENCY
- CROATIAN NEWS AGENCY
- COMPANY WEB SITE

Subject: Secured EUR 4.2m long-term financing for the acquisition of Hotel 88 Rooms in Belgrade, Serbia

Arena Hospitality Group d.d. ("Group") with registered office in Pula, Smareglina 3, Croatia, hereby announces that on 17 December 2020, through its local subsidiary, it has entered into a new HRK 32.0 million (EUR 4.2m) loan agreement with AIK Banka a.d., Belgrade in Serbia for the acquisition of Hotel 88 Rooms in Belgrade (the "Hotel").

The contemporary Hotel is minutes away from the historic old town. It offers 88 rooms and suites, a restaurant, bar and conference room and fitness facilities. The completion of the acquisition is expected during Q1 2021. The transaction value is HRK 45.0 million and approximately HRK 32.0 million will be funded from the new loan. The loan bears a fixed interest rate of 4.3%, it is denominated in Serbian Dinars, with final maturity in 2025.

The acquisition of 88 Rooms Hotel is yet another milestone of Arena Hospitality Group's pursuit of its strategy to further expand its business through the CEE region. This acquisition further allows the Group to increase its operations across cities in Europe aiming at maintaining and increasing its profile in the upscale, upper upscale and lifestyle market segments in the CEE region, whilst striving to create and realise shareholder value.

The pipeline of the Group for the short to medium term includes (i) the repositioning of Hotel Brioni Pula into a luxury upper upscale hotel with 227 rooms building upon the hotel's status and reputation, with the ambition for it to become the best in class hotel in Pula and the surrounding area, (ii) the repositioning of campsite Stoja in Pula into an upper upscale campsite, (iii) conversion of an iconic building in a prime location in the heart of the city of Zagreb into an upper upscale 113 bedroom hotel which will include a destination restaurant and bar, wellness and spa facilities, fitness centre, event space and parking, and (iv) refurbishment of hotel Riviera in the heart of the city of Pula.

Arena Hospitality Group d.d