



VON DER HEYDEN GROUP

PRESS RELEASE

VDHG invests in a monumental XIXth century piece of art building in the triangle of Germany, France and Switzerland



HOTEL RÖMERBAD
Die Kultur-Residenz



September 3, 2009

The 5 star Hotel Römerbad in Badenweiler throughout its long history traditionally known as the “Cultural Residence” has been purchased by the Von der Heyden Group. It is stunningly located at the hill of the Castle Square and surrounded by 25.000 sqm owned park and forests overlooking French Vosges Mountains, Rhein intervale and the Old Town of Badenweiler in the Markgräfler Region, Germany. Basel and Mulhouse are only a 20 minutes drive away.

After the Grand Hotel Lublinianka in Lublin, the renovation project of the historic Menorquin Mansion named Cugó Gran (opening in 2010), this acquisition shows once again the Group's enthusiasm for unique and unrepeatable buildings.

The Hotel Römerbad first opened its doors in 1825. It was owned by four generations of Johann Jacob Joner's family who immigrated to Badenweiler from Switzerland. Throughout the years, the building was a few times reconstructed

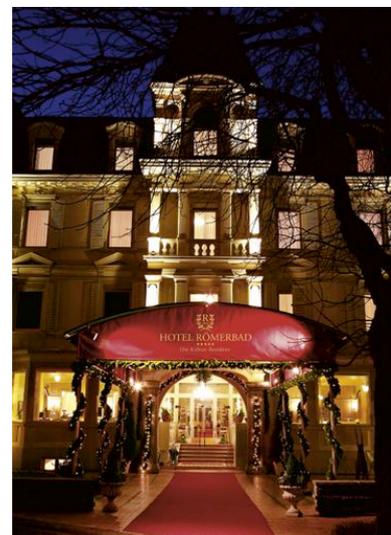


according to a design of an eminent Swiss architect Horace Edouard Davinet and developed into an impressive 4 wing extensive premises with a roofed inner patio, concert chamber, mansard roofs, towers, balconies and

an ornamental façade. Due to the Hotel's exceptional character and inspiring atmosphere, many cultural events, exhibitions and festivals of classical and modern art and music found their home in the "Cultural Residence". "Music Days in Römerbad" started by Klaus Lauer in 1973 have become an annual event until today, as well as "Literature Forums in Römerbad".

Von der Heyden Group have purchased the Hotel Römerbad from Mr Karl-Heinz Berkner who owned the Hotel since 2005. He once came to Badenweiler to heal his broken hand with thermal waters and together with Mrs Brigitte Leitner saved the Hotel from insolvency, after the building went into serious financial problems following the death of the Joner's family. Between 2005-2009 thorough renovation works were conducted and reached 4 mln Euros. The Hotel Römerbad was promoted from "First Class Superior" to "Luxury Class".

After the transaction, **Sven von der Heyden**, Chairman of Von der Heyden Group said: *"Like with any transaction, we thoroughly checked the past and the potential future of this stunning Hotel property. The due diligence took longer than normal and also financing was not an easy task, as one can imagine. But we delivered, thanks to our excellent performance in Germany both on residential and Hotel financing, and that is what counts. The Hotel enjoys very healthy room rates, has an excellent kitchen and huge potential for guests, who wish to relax, heal their pain or soul or celebrate small conferences. As owners of the property we now have to dedicate an enormous amount of time and passion and I am delighted, that IBB Hotels now operates its third Hotel in my home country Germany".* Furthermore he went on and said: *"What is most important now is to find the right balance between treating the existing guests as ever, who enjoy the lovely service of the Hotel, and to promote the Hotel in new markets which have not yet been discovered".*



Starting from October 1, 2009, the Hotel Römerbad will be managed by the IBB Hotels, a Spanish origin hotel chain that has been now successfully operating for some 17 years on the Spanish, Polish and German markets.



Nowadays, the Hotel Römerbad offers to its guests **76 ample rooms and suites** designed individually and overlooking the French Vosges Mountains, the Castle and a huge 2,5 hectare park surrounding the Hotel. Each room is furnished in the modern style and online with WLAN. What is particularly special is that the **water pipes in each hotel room flow with healing thermal water from the Römerbad Thermal Spring**. The new owners will carefully invest into improvements, foremost in rooms and technical installations during the coming years.

There is a well equipped wellness area in the Hotel with the Vital SPA Resort and 2 swimming pools: a large indoor one (8 x 20m) and outdoor (4,8 x 13m). **Both pools are also filled with thermal waters from the Römerbad**. Guests can enjoy a panorama restaurant, 3 patios: Bellevue, Schloßplatzterrasse and Terrazza Romana, country style “Römer Keller” and “Caesar Bar”. There are 3 banquet halls and 3 conference rooms for 20 to 200 people equipped with modern conference technology. Nearby the hotel there are more than 12 golf courses for all levels.



Through its long history and tradition, the Hotel Römerbad hosted many personalities and people who influenced the history, art and literature, among others: Thomas Mann, Anton Tschechow, Friedrich Nietzsche, Willy Brandt, Johannes Rau, Andy Warhol.



Von der Heyden Group

A pan-european Real Estate Developer and Investor founded in 1989. VDHG during nearly 20 years of experience has become familiar with the specific characteristics of the real estate market and enjoys the trust of national and international banks and other financial institutions. The Group specializes in high quality property investments, including the renovation of historic buildings which have received numerous awards.

The companies comprising the Von der Heyden Group together have completed an investment programme in real estate valued at well over **275 million Euro**. There are investments under development and/or acquisition in the amount of approximately 125 million Euros which will bring the total investment volume to 400 million Euro by the end of 2010.

For more information on Von der Heyden Group and its projects implemented so far, please refer to our websites:

www.vdhgroup.com
www.lublinianka.com
www.andersia.pl
www.libertycorner.pl
www.pfc.pl
www.ibbhotels.com
www.andersiahotel.pl

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