



YOTEL coming to London's Tech City

YOTEL's first UK city centre hotel is to open in Clerkenwell

January 2017 (London) – YOTEL has announced plans to open its third property in the UK in late 2018 with a 212-cabin hotel in Central London's creative quarter of Clerkenwell at 96-100 Clerkenwell Road. Regarded as the epicentre of London's design and architecture scene and a leader in the UK's Tech Nation programme, Clerkenwell is ideal for YOTEL's first city-centre hotel in Europe.

The project, developed by Medina Investments, has already broken ground and is set to open in late 2018. The hotel will offer 212 cabins which will be equipped with YOTEL's revolutionary technology-driven hospitality offering.

The compact but luxurious cabins will include YOTEL's signature space saving adjustable SmartBed™, monsoon rain shower, techno-wall features, which includes mood lighting and entertainment options, with smart TVs.

Additional facilities include a gym, bar, an independently operated dining outlet and YOTEL's Club Lounge concept, which offers flexible meeting and co-working spaces that will be designed in keeping with the surrounding area. All cabins and communal areas of the hotel will be served by super-fast and free WiFi connectivity.

YOTEL's CEO Hubert Viriot, said: "We are more than ready to bring the YOTEL city-centre concept home. Since the opening of our flagship in New York, we have been looking for the right opportunity and we finally found it in Clerkenwell. The mixed-use project, developed by Medina Investments, complements the YOTEL brand perfectly. It's dynamic, creative and forward-thinking and backed by a developer with acumen and vision."

Developer Medina Investments will transform the current site into a mixed-use development that will embody YOTEL's innovative and technology focussed identity, yet sit comfortably within its historically significant surroundings.

Zain Hussain, Managing Director at Medina Investments, said: "We are delighted to be involved in such an exciting project, using our expertise to create an opportunity by looking beyond the obvious to identify undiscovered potential. We have many years' experience in site acquisition, planning and development and our vision is to expand our investment and development activity with a sustainable strategy. Clerkenwell is a unique area that buzzes with creativity and this requires a similarly creative approach to development. I've no doubt that between our talented team and the YOTEL brand – this hotel will be 'the' place to stay in the City's coolest new neighbourhood."

The Clerkenwell development is funded with capital from ICG-Longbow, who specialises in value-add real estate loans across the UK.

With sustainability and efficiency central to all of the parties involved, the hotel is car-free, encouraging guests to utilise the numerous alternative transport options in the area. Ideally located at the centre of this historic district, the hotel is just a six-minute walk from Farringdon Station, seven minutes to Spa Fields Park, eight minutes to City

University London and just a 15-minute walk to the world-famous Barbican Centre for performing arts. The hotel will also be only a few minutes' walk away from the historic Old Sessions House, newly refurbished public space. The hotel will benefit from the impending arrival of Crossrail to Farringdon Station, set to complete in 2018 and forecasted to be one of the most popular stations on the new line.

Clerkenwell is home to a number of professional services and is rumoured to have the highest concentration of architects and building professionals in the world, many of whom have offices in the area.

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About YOTEL

Inspired by first class travel, YOTEL translates the language of luxury airline travel into small but luxurious 'cabins'. Uncompromisingly designed around guests, YOTEL City hotels are taking the essential elements of luxury hotels in smaller, smart spaces and deliver a sense of community with areas for co-working, social gatherings and exercise. Premium Cabins include YOTEL's signature adjustable SmartBed™ with luxury bedding, rejuvenating monsoon rain showers, relaxing mood lighting and 'techno wall' with smart TVs, multi power points and easy connectivity.

YOTEL currently operates four airport hotels under the YOTELAIR brand in London Gatwick, London Heathrow, Amsterdam Schiphol and Paris, Charles de Gaulle airports; and one city hotel in the heart of Manhattan, New York. YOTEL is expanding rapidly with seven new hotels under development globally, including another YOTELAIR in Singapore Changi Airport (2018); and six new city hotels currently under development in Singapore Orchard Road (2017), San Francisco (2017), Boston (2017), Miami (2018), Williamsburg, Brooklyn (2018) and Dubai Business Bay (2018).

Co-founded by YO! founder Simon Woodroffe OBE, YOTEL's HQ is in London and has offices in Boston and Dubai. Its major partner and shareholder is IFA Hotels and Resorts KSCC based in Dubai.

For More Information

www.yotel.com

About Medina Investments Ltd

Medina Investments is a Property Investment and Development Company with an exceptional track record of investing and delivering excellent value and returns. Its vision is to expand its Investment and Development activity with a sustainable strategy enhancing the long-term value of its business and portfolio. We regularly review and continually work to increase value and revenue through development and asset management to enhance the long-term value of our portfolio.

For further information, please refer to:

www.medinainv.co.uk

About ICG-Longbow

ICG-Longbow is the trading name of Intermediate Capital Group PLC's ("ICG") real estate business, and is authorised and regulated by the FCA. ICG is a specialist asset manager with over 27 years' history in private debt, credit and equity. ICG-Longbow currently has in excess of £3bn of assets under management in U.K. real estate. ICG has €22.0bn of

assets under management globally (as at 30 September, 2016); are listed on the London Stock Exchange (ticker symbol: ICP), and regulated in the UK by the Financial Conduct Authority (FCA). Intermediate Capital Group, Inc. is a wholly-owned subsidiary of ICG and is registered as an investment adviser under the U.S. Investment Advisers Act of 1940. For further information, please refer to:
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