

Mohari Hospitality and Generali Real Estate complete refinancing of The Four Seasons Madrid at Centro Canalejas

- *With total financing proceeds of 330 million euro, it is one of the largest single-asset financing deals completed in Spain.*
- *The operation has been financed through Generali Real Estate SGR's commercial real estate debt platform, one of Europe's leading providers of senior debt for high quality sustainable real estate assets.*

Madrid - April 30, 2026 - Mohari Hospitality ("Mohari"), a global investor focused on the ownership and long-term development of luxury hospitality assets, today announced the refinancing of the Four Seasons Hotel Madrid, following its transition to sole ownership of the asset.

The refinancing has been arranged by Generali Real Estate SGR ('Generali Real Estate'), one of the leading real estate debt providers in Europe, acting as the sole lender through its commercial real estate debt platform.

The hotel is located within the Centro Canalejas complex in the heart of Madrid and includes the prominent Hermès retail space at the front of the building.

The transaction provides €330 million of financing and represents a key step in aligning the asset's capital structure with Mohari's long-term ownership strategy.

"Completing this refinancing following our transition to sole ownership is an important step in aligning the capital structure with our strategic direction for the asset and long-term positioning," said **Fabio Longo, Chief Investment Officer at Mohari Hospitality.** *"We value our partnership with Generali Real Estate and their ability to execute on large, complex transactions with a high degree of certainty and discipline."*

Stefano Lombardo, Head of Debt Funds at Generali Real Estate SGR, stated: *"This is a highly strategic transaction for Generali Real Estate and an excellent example of the strong partnership we have developed with Mohari over time. It reflects a shared approach grounded in high execution standards and a clear focus on long-term value creation. It further confirms our proven capability to originate, structure and underwrite large, complex transactions, and to support sponsors on demanding, high-profile deals with certainty of execution and a long-term partnership mindset."*

About Mohari Hospitality

Established in 2017 by Mark Scheinberg, Mohari Hospitality is a global investor focused on the ownership and long-term development of luxury hospitality assets. Mohari's portfolio includes the Four Seasons Hotel Madrid; a portfolio of luxury assets at Peninsula Papagayo in Costa Rica, including the Four Seasons Resort Costa Rica, Nekajui a Ritz-Carlton Reserve, and Andaz Costa Rica Resort at Peninsula Papagayo; and the Bauer Hotel in Venice. The firm is also developing new projects in Paris and Miami, and owns a large-scale residential and resort development in Lake Tahoe. In addition, Mohari owns Tao Group Hospitality and Hakkasan Group, and has an ownership stake in The Ritz-Carlton Yacht Collection. For more information visit: www.MohariHospitality.com

About Four Seasons Hotel Madrid

Located in a landmark 19th century building in the heart of Madrid, Four Seasons Hotel Madrid offers an unparalleled experience featuring 200 rooms, 22 private branded residences, gourmet restaurants and the city's largest wellness center.

Guests enjoy a curated 1,500-piece collection of modern and classical art, a luxury terrace with a pool and elegant dining options, including a rooftop restaurant run by

renowned Spanish chef Dani García and an award-winning cocktail bar, all designed to reflect the vibrancy of the Spanish capital.

About Generali Real Estate

Generali Real Estate is one of the world's leading real estate asset managers, with around €37.2 billion of assets under management at the end of 2025, and operating units located in the main European cities.

The company's integrated business model covers the full scope of asset management activities and the entire real estate value chain, with a focus on Hospitality, Retail, Logistics, Offices and Real Estate Private Debt. A series of cross-border investment vehicles, established by Generali Investments Luxembourg S.A. and managed by Generali Real Estate S.p.A. Società di gestione del risparmio as investment manager, aims to create long-term value for investors by investing in assets characterized by good locations, high liquidity and strong underlying leasing dynamics.

Generali Real Estate is part of Generali Investments. With €736 billion in assets under management (as of December 31, 2025), Generali Investments is the holding company that brings together several asset management companies on one platform, offering a portfolio of specialized expertise across various countries. Generali Investments is part of the Generali Group, founded in 1831 in Trieste, Italy.

www.generalirealestate.com

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