



20 November 2025

**PPHE Hotel Group Limited**  
("PPHE" or the "Group")

**Refinancing of Park Plaza London Riverbank**

PPHE Hotel Group, the international hospitality real estate group which develops, owns and operates hotels and resorts, is pleased to announce that it has entered into an agreement to refinance its existing loan with Aareal Bank AG ("**Aareal**") in relation to Park Plaza London Riverbank (the "**Hotel**"). This refinancing extends the existing 2016 facility with Aareal (the "**Existing Facility**") from its original maturity date of June 2026, with a new maturity date in June 2030.

Under the new terms, the £95.8m facility will continue to attract an all-in fixed interest rate of 3.248% until the original maturity date of June 2026. Following this, 85 per cent of the loan will bear a fully fixed interest rate of 5.72% until maturity, with a competitive floating interest rate applying to the remainder of the loan. This compares with an all-in fixed interest rate of 3.248% that applied under the terms of the Existing Facility. Additionally, under the new terms, the loan will no longer be subject to amortisation which is expected to partially offset the impact of the increased interest on cash flow.

The facility agreement includes financial covenants based on loan to value and debt service common with this type of facility.

The new facility is non-recourse and will be secured by Aareal's existing security package, including a mortgage over the Hotel.

Daniel Kos, Chief Financial Officer of the Company, commented:

*"This extended facility continues our strong relationship with long-standing lender, Aareal Bank AG. The Group's high-quality and stable asset base in key city-centre locations, such as Park Plaza Riverbank in London, enable us to secure long term financing on attractive rates"*

- Ends -

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**Enquiries:**

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**Notes to Editors:**

PPHE Hotel Group is an international hospitality real estate company, with a £2.2 billion portfolio, valued as at December 2024 by Savills and Zagreb nekretnine Ltd (ZANE), of primarily prime freehold and long leasehold assets in Europe.

Through its subsidiaries, jointly controlled entities and associates it owns, co-owns, develops, leases, operates and franchises hospitality real estate. Its portfolio includes full-service upscale, upper upscale and lifestyle hotels in major gateway cities and regional centres, as well as hotel, resort and campsite properties in select resort destinations. The Group's strategy is to grow its portfolio of core upper upscale city centre hotels, leisure and outdoor hospitality and hospitality management platform.

PPHE Hotel Group benefits from having an exclusive and perpetual licence from the Radisson Hotel Group, one of the world's largest hotel groups, to develop and operate Park Plaza® branded hotels and resorts in Europe, the Middle

East and Africa. In addition, PPHE Hotel Group wholly owns, and operates under, the art'otel® brand and its Croatian subsidiary owns, and operates under, the Arena Hotels & Apartments® and Arena Campsites® brands.

PPHE Hotel Group is a Guernsey registered company with shares listed on the London Stock Exchange. PPHE Hotel Group also holds a controlling ownership interest in Arena Hospitality Group, whose shares are listed on the Prime market of the Zagreb Stock Exchange.

Company websites: [www.pphe.com](http://www.pphe.com) | [www.arenahospitalitygroup.com](http://www.arenahospitalitygroup.com)

For reservations:

[www.parkplaza.com](http://www.parkplaza.com) | [www.artotel.com](http://www.artotel.com) | [www.arenahotels.com](http://www.arenahotels.com) | [www.arenacampsites.com](http://www.arenacampsites.com) | [www.radissonhotels.com](http://www.radissonhotels.com)

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