



TODAY; JULY 1, 2026; HOTEL101 GLOBAL ANNOUNCES DEFINITIVE BINDING AGREEMENTS SIGNED FOR THE DEVELOPMENT OF HOTEL101 IN BANGKOK, THAILAND

HOTEL101-BANGKOK IS SET TO HAVE APPROX. 770 ROOMS TO RISE IN AN 8,336 SQM SITE ALONG PHAHON YOTHIN ROAD, NEAR DON MUEANG INTERNATIONAL AIRPORT AND DIRECTLY BESIDE THE YAEK KOR POR AOR BTS STATION.

HOTEL101-BANGKOK IS EXPECTED TO GENERATE APPROX. 1.925 BILLION BAHT (US\$58 MILLION) IN SALES REVENUE

HOTEL101-BANGKOK WITH ITS 8,336 SQM PRIME SITE AND APPROX. 770 ROOMS IS EXPECTED TO BE ONE OF THE TOP 3 LARGEST HOTELS IN BANGKOK BY ROOMCOUNT





Hotel101 Global and Origin Property teams led by Hotel101 Global Founder Mr. Edgar “Injap” Sia II and Executive Chairman Mr. Rodolfo “Pong” Ponferrada, together with Origin Property PCL CEO Mr. Peerapong Jaroon-ek and Co-CEO Mr. Pitipong Trinuruk, during the signing ceremony for Hotel101-Bangkok held at Origin Property’s Headquarters in Bangkok, Thailand

The project will be jointly developed by Hotel101 Global and Origin Property PCL (ORI, listed on the Stock Exchange of Thailand) (“Origin Property”), which was established in 2009 as a leading property developer specializing in stylish condominiums located near BTS Skytrain routes and expressways, offering residents convenient access to transportation. Since its founding, Origin Property has developed numerous quality projects known for unique designs, functional layouts, and strong after-sales service.



(Hotel101-Bangkok Thailand's preliminary perspective which is set to have approx. 770 rooms)

TODAY; JULY 1, 2026 -- Hotel101 Global Holdings Corp. (NASDAQ Ticker: HBNB) (“Hotel101” or “Hotel101 Global”), a leading asset-light, prop-tech hospitality platform pioneering a global standardized “condotel” business model listed on the Nasdaq Stock Exchange and a subsidiary of Philippine-listed DoubleDragon Corporation (PSE Ticker: DD), announces the signing of definitive binding agreements for the joint venture development of an approximately 770-room Hotel101 in Bangkok, Thailand. This expansion marks a significant milestone in the company's global growth strategy, bringing its novel, globally standardized condotel business model to one of Southeast Asia’s most dynamic capital cities and major transportation hubs.

The Hotel101-Bangkok is expected to occupy a prime 8,336 sqm site along Phahon Yothin Road, near Don Mueang International Airport and beside the Yaek Kor Por Aor BTS Station. This strategic position is expected to offer connectivity and convenient access to Bangkok’s vibrant northern corridor. The area has emerged as one of Bangkok’s key growth districts, known for its modern infrastructure, excellent transport links, and strong mix of commercial, residential, and tourism developments.

Key Location Advantages:

- **Prime Phahon Yothin Road Position:** Located beside the Yaek Kor Por Aor BTS Station and near Don Mueang International Airport. Guests are expected to benefit from seamless connectivity via the BTS Skytrain system and proximity to the airport, providing convenient access for both domestic and international travelers.
- **Proximity to Major Attractions:** Surrounded by vibrant local attractions including Yaek Night Market. The site offers an excellent balance of urban energy, shopping, dining, and green spaces, with easy access to Chatuchak Market, the city center, and major Bangkok attractions.

Hotel101-Bangkok is expected to generate approximately 1.925 Billion Baht (US\$58 Million) in sales revenue once fully sold, and is expected to be completed by 2029 forming part of Hotel101 Global's global expansion strategy.

Hotel101-Bangkok is expected to offer 4-star amenities at affordable prices, including ample meeting spaces and a conference center tailored for business events. Consistent with Hotel101's offerings across its locations globally, guests are expected to be able to enjoy modern rooms, 24/7 reception, all-day dining, swimming pool, full-size gym, business center, children's pool, ample parking, luggage storage and other amenities.

About Hotel101-Global and DoubleDragon Corporation

DoubleDragon Corporation happens to be one of the very few companies that has not only positioned its diversified portfolio of hard assets spread out across the Philippines, but it also happens to be one of the very few companies that has organically developed a novel asset-light concept and highly unique business model in Hotel101 (HBnB) that is exportable to other continents globally.

The domestic and international expansion of Hotel101 are geared towards Hotel101 Global's Vision of 1 million uniform Hotel101 rooms in 100 Countries mainly thru the licensing of its unique and novel HBnB business model that provides longterm recurring revenue stream.

The 518-room Hotel101-Manila and the 606-room Hotel101-Fort in the Philippines continue to consistently operate at very high occupancy levels.

The recent opening of Hotel101-Madrid last March 2026 with record performance which underscores the accelerating momentum and exceptionally strong demand for Hotel101-Madrid, the first Hotel101-branded property to operate outside the Philippines. As recently disclosed, the record single-day performance at 100% occupancy at Hotel101-Madrid provides support for demonstrable, strong demand for the property and illustrates the property's potential to generate substantial recurring revenues. This milestone revenue achieved today of more than €100,000 Euros for a single day is expected to translate to a highly sizable recurring hotel revenues annually, further validating the success of the Company's asset-light, prop-tech hospitality model and its focus on long-term recurring revenue generation from the Hotel101 global portfolio.

Hotel101 Global since March 2026 has started to generate recurring revenues from hotel operations in its newly opened 680-room Hotel101-Madrid in Spain, to be followed by recurring revenue generation in Japanese Yen currency from the 482-room Hotel101-Niseko in Hokkaido Japan set to open on December 2026.


This year 2026 will be the year with the highest number of room openings in one year. A total of additional 2,229 hotel rooms are slated to be operational this year 2026, 680 rooms in the recently opened Madrid, Spain, to be followed by 519 rooms in Davao, 548 rooms in Cebu and 482 rooms in Niseko Hokkaido Japan.

2026 is set to be the year with DoubleDragon to start generating high volume of recurring revenues from its portfolio of provincial community mall leasing, industrial warehouse leasing, office leasing and its hospitality portfolio in the Philippines and overseas.

The global expansion of Hotel101 is expected to eventually become one of the major US Dollar inflow generators to the Philippine economy. Hotel101 in 2025 made history as the first ever Filipino company that has a subsidiary listed in the U.S. Nasdaq and this year 2026 made another history as the first ever Filipino hotel chain brand to operate overseas. DD's Total Assets currently stands at ₱225.3 Billion Pesos.

The DoubleDragon team is committed to put in the necessary hard work, entrepreneurial grit and perseverance towards this vision and eventually aims to make Hotel101 a truly global brand operating in various jurisdictions worldwide, and eventually bring a pinch of pride and honor to our fellow Filipino countrymen.

Very truly yours,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Atty. Joselito L. Barrera, Jr.
Chief Information Officer

The foregoing disclosure contains forward looking statements that are based on certain assumptions of Management and are subject to risks and opportunities or unforeseen events. Actual results could differ materially from those contemplated in the relevant forward looking statement and DoubleDragon gives no assurance that such forward-looking statements will prove to be correct or that such intentions will not change. This Press Release discloses important factors that could cause actual results to differ materially from DoubleDragon's expectations. All subsequent written and oral forward-looking statements attributable to the Company or persons acting on behalf of the Company are expressly qualified in their entirety by the above cautionary statements.