



Today, July 31, 2026: DoubleDragon Corporation's Board has approved the creation of a Singapore SPV, DD Hotel101 Worldwide One, which it will sponsor as a S\$300 million SGD REIT. It is expected to become the fifth pure hospitality-listed REIT on the Singapore Stock Exchange (SGX)

DD Hotel101 Worldwide One will hold a diversified basket of Hotel101 uniform units exclusively, to be carved out from select projects in various countries. This will create a permanent mechanism for capital recycling to complement the robust individual per-unit sales of Hotel101 projects globally. It may also include sub-REIT companies under it, depending on the most efficient structure in various jurisdictions

This strategic initiative will create a deep and entirely new revenue stream. It will also become a major attraction for established developers in other countries as Hotel101 Global prepares to transition toward Phase 3 of its expansion via the pure proptech asset-light licensing platform

The initial asset size of DD Hotel101 Worldwide One will be S\$300 Million SGD to qualify for the exemption of the requirement of 3 prior years of operational history, and once listed additional select Hotel101 units from various Hotel101 projects in different parts of the world can be continuously infused to the listed REIT company to keep growing its recurring revenue asset base of exclusively diversified Hotel101 uniform units

As of now, there are four (4) listed hospitality REITs in the Singapore Exchange namely, CDL Hospitality Trust, Acrophyte Hospitality Trust, Far East Hospitality Trust and CapitaLand Ascott Trust

This step will significantly enhance the attractiveness of the H101 PropTech Platform as it prepares to enter the third phase of hyper growth via Licensing. It forms part of the necessary sequence of actions required to support Hotel101's goal of developing one million standardized rooms. Over time, the Company intends to expand the H101 REIT platform by listing across various major stock exchanges globally

This strategy aligns with Hotel101 Global's disciplined, asset-light, prop-tech hospitality model and supports the Company's ultimate vision of developing one million standardized rooms across more than 100 countries, with the goal of becoming the world's largest single-brand hotel chain

DoubleDragon Group continues to tap various capital initiatives to further strengthen its balance sheet and boost its overall progress towards its 2035 Vision

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 and 519 rooms in Davao, to be followed by 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 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.

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.

Very truly yours,



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.