



EDMOND DE ROTHSCHILD CORPORATE FINANCE ADVISED THE CHAPITRE SIX GROUP ON THE ACQUISITION OF A STAKE IN GOLDMAN SACHS ALTERNATIVES

Edmond de Rothschild Corporate Finance assisted Chapitre Six in acquiring a stake in Goldman Sachs Alternatives to enable the hotel collection created by Nicolas Saltiel to accelerate its growth and conquer new destinations

This transaction is a major milestone in the history of CHAPITRE SIX, which will allow the acquisition of new hotels with 20 to 70 rooms in top-class destinations. Although a minority shareholding, this is a major acquisition for CHAPITRE SIX, which now has almost 400 employees and intends to capitalise on its expertise in operating top-of-the-range hotels. Iconic addresses, on a human scale, such as Hôtel La Ponche and soon Le Bus Palladium. Where authenticity and elegance are the watchwords, places with strong personalities that tell and extend the story of history. To coincide with this announcement, CHAPITRE SIX is announcing the forthcoming opening of its first mountain establishment. In winter 2024, a new address will open in the Megève resort, foreshadowing future openings. This acquisition is the cornerstone of the new venture that has seen Goldman Sachs Alternatives join the Group.

"The trust placed in us by Goldman Sachs marks a turning point in our development and will enable us to consolidate our growth in France and elsewhere... What makes CHAPITRE SIX unique is our ability to operate in two interrelated businesses. On the one hand, the development through research, transformation and creation of hotels in the most sought-after destinations; on the other hand, the operational management of our establishments and the daily preservation of their authenticity, high standards and quality of service," **Nicolas Saltiel, Chairman and Founder of CHAPITRE SIX.**

"On behalf of our investor clients, we are delighted to partner with the CHAPITRE SIX team to extend their success model in France. CHAPITRE SIX is well positioned to benefit from the growing demand for high-quality, professionally managed assets in the European luxury hotel market, one of our conviction-driven investment themes. This investment will enable us to better capitalise on our experience of investing alongside the world's leading property and hotel platforms," **Richard Spencer, Head of Real Estate Europe at Goldman Sachs Alternatives**

COMPANY

Chapitre Six: Nicolas Saltiel, Hichem Baba Hammou, Thomas Elexhauser, Marion Henriët

CHAPITRE SIX ADVICE

M&A advice: Edmond de Rothschild Corporate Finance (Jonathan Jacquin, Pierre Lalizou, Aude-Amel Cheraitia, Tristan Gonnord, François Calmet)

Legal advice: Darrois Villey Maillot Brochier (Hugo Diener, Orphée Grosjean, Grégoire Fournier La Touraille)

Financial due diligence: PwC (Geoffroy Schmitt, Pauline Quersonnier, Sophie Philippe)

Real Estate Valuation Report: KPMG (Stéphane Botz, Luc Jaeckel)

Notaries: R&D Notaries (Julien Rémusat, Géraldine Bonneau, Quentin Benitez)

INVESTOR

Goldman Sachs Alternatives: Edouard Escande, Clément Commaret, Maria Gil Cebado

GOLDMAN SACHS ALTERNATIVES ADVICE

Financial advice: Deloitte

Legal advice: Weil Gotshal & Manges, White & Case and Freshfields Bruckhaus Deringer

Commercial & ESG due diligence: JLL

Technical due diligence: Gleeds, Maze Fire and Progea

Notaries: C&C Notaries

ABOUT CHAPITRE SIX

Created in 2016 by Nicolas Saltiel, CHAPITRE SIX is a collection of hotels, on a human scale, from 4 to 5 stars, with eight establishments open and two under development. Its aim is to offer customers unique experiences in iconic locations, where each address has its own identity and original character. Where hotel codes are often revisited, while retaining the identity of the places in which they operate. Monsieur Cadet, Maison Saintonge, Hôtel des Académies et des Arts, Monsieur George, La Ponche, Hôtel Aristide, Cap d'Antibes Beach Hotel, Hôtel Hana... and soon Le Bus Palladium and La Folie Barbizon whose history will be written anew thanks to the creative talents of CHAPITRE SIX. In terms of catering, the collection develops original concepts within its establishments and proudly boasts two Michelin-starred restaurants: Galanga at Hôtel Monsieur George and Les Pêcheurs at the Cap d'Antibes Beach Hotel. The Group has experienced significant growth in recent years, supported by its ability to acquire and reposition unique and high-quality assets (e.g. the Cap d'Antibes Beach Hotel, La Ponche and its iconic history, Monsieur Aristide in the heart of Montmartre, etc.) It is also differentiated by its strong brand identity and unique and authentic experiences offered to travellers by loyal and committed teams (confectionery, artists' workshop, concert hall, etc.). CHAPITRE SIX was previously called ADDRESSES HOTELS.

ABOUT REAL ESTATE AT GOLDMAN SACHS ALTERNATIVE

Goldman Sachs (NYSE: GS) is a leading global alternative investor with over \$450 billion in assets and over 30 years of experience. The company invests in the full range of alternative solutions, including private equity, development capital, private credit, real estate, infrastructure, hedge funds and sustainable development. Clients access these solutions through direct strategies, customized partnerships and open architecture programmes. The business is focused on shared partnership and success with its clients, seeking to deliver long-term investment performance by leveraging its global network and in-depth industry and market expertise. The alternative investment platform is part of Goldman Sachs Asset Management, which provides investment and advisory services on public and private markets to the world's largest institutions, financial advisors and individuals. Goldman Sachs has more than \$2.8 trillion in assets under supervision globally as of 31 March 2023. Established in 1991, real estate at Goldman Sachs Alternatives is a leading real estate investor, with over \$60 billion of capital invested since 2012 across the spectrum of investment strategies, from core to opportunistic to credit. The global team invests in all sectors with in-depth capital structure expertise, in assets ranging from single properties to large portfolios, through first lien mortgages, mezzanine debt and equity.

À PROPOS DU GROUPE EDMOND DE ROTHSCHILD

Maison d'investissement de convictions fondée sur l'idée que la richesse doit servir à construire demain, Edmond de Rothschild est spécialisé dans la Banque Privée et la Gestion d'actifs. Au service d'une clientèle internationale de familles, d'entrepreneurs et d'investisseurs institutionnels, le Groupe est également présent dans les métiers de Corporate Finance, de Private Equity, de l'Immobilier et de Fund Services. Son caractère résolument familial confère à Edmond de Rothschild l'indépendance nécessaire pour proposer des stratégies audacieuses et des investissements de long terme, ancrés dans l'économie réelle. Créé en 1953, le Groupe comptait plus de 163 milliards de francs suisses d'actifs sous gestion au 31 décembre 2023, 2 600 collaborateurs et 28 implantations dans le monde.

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