

MUI Group Commences Renovation of London's Corus Hyde Park Hotel with Financing Arranged by ESR Europe and Advanced by Fortress Investment Group

LONDON, 17 September 2025 – MUI Group, the Malaysian investment holding company, has commenced the renovation of London's landmark Corus Hyde Park Hotel.

ESR Europe, the European platform of ESR Group, arranged financing, with underlying funds managed by affiliates of Fortress Investment Group ("Fortress").

The renovation provides for a comprehensive refurbishment of the property to an upper-scale international hotel brand. The hotel is located on the north side of Hyde Park, near Lancaster Gate, and benefits from the Paddington basin regeneration. Completion of the project is scheduled for H2 2026.

The transaction demonstrates both ESR Europe's and Fortress's ability to support borrowers to deliver complex business plans with flexible capital and value-add real estate expertise.



George Cotterell, Managing Director, Debt Investments at ESR Europe, commented: "The redevelopment of the Corus Hyde Park Hotel is a great example of ESR's deep commitment to support value-add Sponsor business plans, enhancing the value of high-quality real estate with first class execution and real estate expertise. We have enjoyed working with the project team to hone the business plan and we look forward to the project being a great success."

Marc Fuhrmann, Head of European Real Estate Credit at Fortress Investment Group, added: “We are excited to partner with MUI and ESR in renovating a historic hotel in a prime central London location. This loan is part of Fortress’s growing programme of commercial real estate financings in Europe and illustrates our ability to finance large and complex value-add projects.”

County Contractors have been appointed as the main works contractor and Gardiner & Theobald are providing project management services

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About ESR Europe

ESR Europe is a specialised pan-European real estate investment manager with over 30 years of experience in real estate equity and debt. With a vertically integrated delivery model, we combine investment, asset management, development, and property management expertise, driving significant value creation for our clients. Our diverse range of investment vehicles includes public markets, discretionary equity and credit funds, joint ventures, and separately managed accounts.

Headquartered in London, ESR Europe’s team of 140 professionals brings deep, on-the-ground expertise across key Western European markets. As of 30th June 2025, the firm had total assets under management of over \$5.0 billion.

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