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PARAMOUNT HOSPITALITY MANAGEMENT EARNS MARRIOTT FRANCHISE & OPERATIONS APPROVAL

ATLANTA, GEORGIA (November 19, 2009) - Marriott International, the worldwide operator and franchisor of over 3,400 properties in 68 countries, today announced that Paramount Hospitality Management has been awarded approval to operate its focused service brands, which include Courtyard, Fairfield Inn & Suites, Residence Inn, TownePlace Suites, and SpringHill Suites.

Marriott's highly-coveted approval will pave the way for Paramount to develop and manage Marriott properties in the future. "We are delighted with the prospects of partnering with such a strong brand. We look forward to adding Marriott properties to our current portfolio of Hilton branded hotels," said Nick Lakha, President of Paramount.

Marriott franchise applicants are subjected to a rigorous screening process that considers the potential franchisee's experience and past performance in lodging ownership and operations, portfolio quality and size, net worth, and company culture among many other criteria.

About Paramount Hospitality Management ▶

Paramount Hospitality Management is a hospitality real estate management and development company based out of Atlanta, Georgia. Formed a decade ago, Paramount was built on the belief that unrivaled guest service will result in unrivaled guest satisfaction. Its goal as a management group is to build and operate sustainable, profitable limited-service hotels that exemplify the ultimate guest experience and that are the number one choice for travelers in their respective markets.

For more information about Paramount Hospitality Management, please visit www.phmhotelgroup.com.

About Marriott International ▶

Marriott International operates and franchises hotels under the Marriott, JW Marriott, The Ritz-Carlton, Renaissance, Residence Inn, Courtyard, TownePlace Suites, Fairfield Inn, SpringHill Suites and Bulgari brand names; develops and operates vacation ownership resorts under the Marriott Vacation Club, The Ritz-Carlton Destination Club, and Grand Residences by Marriott brands; licenses and manages whole-ownership residential brands, including The Ritz-Carlton Residences, JW Marriott Residences and Marriott Residences; operates Marriott Executive Apartments; provides furnished corporate housing through its Marriott ExecuStay division; and operates conference centers. The company is headquartered in Bethesda, Maryland, USA, and had approximately 137,000 employees at 2009 year-end. It is recognized by FORTUNE® as one of the best companies to work for, and by *Newsweek* as one of the greenest big companies in America. In fiscal year 2009, Marriott International reported sales from continuing operations of nearly \$11 billion.

For more information about Marriott International, please visit www.marriott.com.