

Denihan

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Denihan Hospitality Group Purchase of Affinia Chicago Finalized Acquisition Marks First Step Toward National Brand Expansion

NEW YORK – (April 4, 2006) In its first step toward national expansion of the Affinia brand, Denihan Hospitality Group (DHG) announced today that it has finalized the purchase of the Fitzpatrick Chicago Hotel for an undisclosed sum. Effective immediately, the hotel will now operate as the Affinia Chicago. DHG, a family-owned company with more than 40 years hospitality management experience, currently owns six hotels in New York, operating five under The Benjamin and Affinia Hotels brands and managing several other independent properties. Acquisition of the Fitzpatrick Chicago Hotel marks Affinia's first expansion outside New York City.

Patrick Denihan, co-CEO of DHG stated, "We are very excited to introduce the Affinia experience to executive and leisure travelers to Chicago. The acquisition of the Affinia Chicago is a major stepping stone toward our goal of extending the Affinia brand portfolio nationally into the top 25 U.S. markets."

"We hope to continue to bring the high level of comfort, convenience, and customization that Affinia is known for to many more cities in the years to come," added Brooke Barrett, co-CEO.

The Affinia Chicago will undergo a more than \$10-million dollar renovation to meet the standards that guests of DHG's New York properties have come to expect: larger-than-average rooms and an extraordinary level of comfort and convenience. Renovation plans also include repurposing existing office space to increase the number of guest rooms to 204 from 140, as well as doubling meeting space from the current 2,500 to 5,000 square feet.

The renovations will be executed under the direction of Bob DiLeonardo, principal of the worldwide hospitality interior design firm, DiLeonardo International, Inc., headquartered in Warwick, RI (www.dileonardo.com). Mr. DiLeonardo's firm was responsible for the 2005 renovations to the Affinia Gardens and Affinia Manhattan hotels, as well as earlier renovations to the Affinia 50, Affinia Dumont and The Benjamin hotels.

Following renovations, signature items such as the Affinia Pillow Menu and Affinia Bed will be added, as well as specialized services and amenities to reflect the hotel's concept, which will be announced prior to the official hotel re-launch in Fall 2007.

With more than 40 years of hospitality management expertise, the privately owned DHG operates three brands: Affinia Hotels, The Benjamin and The James. Affinia's distinctive hotels offer an array of options to suit particular lifestyle and travel preferences in prime locations in Manhattan, Chicago and Washington, D.C. The Benjamin, in the heart of Manhattan, provides an experience of true luxury with the highest level of service in an intimate, boutique-style setting. The James Chicago effortlessly blends a sense of modern, residential comfort with state-of-the-art technology and classic hospitality. Based in New York City, DHG also manages several independent hotels in Manhattan. For more information, visit www.denihan.com

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