



Playa Hotels & Resorts Announces the Acquisition of Five AMResorts' Properties:

Secrets Capri, Dreams Cancun, Dreams Puerto Vallarta, Sunscape Puerto Aventuras and Dreams Punta Cana

The resorts will continue to be managed by AMResorts

MCLEAN, VA, January 9, 2008 – Playa Hotels & Resorts, S.L. today announced it has closed on the purchase of five resorts, operated and branded by AMResorts, located throughout Mexico and the Dominican Republic. The properties include:

- Secrets Capri Riviera Cancun
- Dreams Cancún Resort & Spa
- Dreams Puerto Vallarta Resort & Spa
- Sunscape Puerto Aventuras Riviera Maya
- Dreams Punta Cana Resort & Spa, Dominican Republic

The acquisition of these five upscale *Unlimited Luxury*® and *Unlimited Fun*® resorts complements Playa's existing portfolio of 12 resorts throughout Mexico and the Dominican Republic operated by Barceló Hotels & Resorts and AMResorts. As part of the arrangement with AMResorts, Playa has committed to spend over \$25 million over the next 12 months to upgrade the five properties which will retain their AMResorts branding and management.

Bruce Wardinski, Chairman and CEO of Playa Hotels & Resorts, said, "We look forward to our expanding relationship with AMResorts as we acquire these well-run and popular hotels. AMResorts has a proven track record for operating quality resorts that appeal to upscale luxury travelers. They continue to deliver extraordinary customer experiences that drive demand, brand loyalty and profitability," added Wardinski.

About the Resorts

Secrets Capri Riviera Cancun is a striking luxury resort situated within 71 tropical acres. This romantic hideaway of classical Mediterranean architecture looks out upon the Caribbean Sea. The 290 guest room and suite resort is located just 35 minutes south of Cancun, and only five minutes from the eclectic and vibrant town of Playa del

Carmen. The resort features personal concierge service on each floor, a selection of five gourmet á la carte restaurants, a spa with a wide variety of treatments and 6,714 square feet of conference space. It is a favorite for weddings and honeymooners.

Dreams Cancun Resort & Spa is exclusively situated at the shore point known as Punta Cancun. It is the only resort surrounded on three sides by the brilliant turquoise Caribbean. It offers 379 guest rooms and suites all with private balcony views of the ocean, beaches, lagoon or gardens. Each guestroom is luxuriously appointed with marble floors, elegant furnishings, a dining area, mini-bar, satellite TV and 24-hour room service. Several guestrooms feature private whirlpools and other enhanced luxury amenities and services. For dining, Dreams Cancun Resort & Spa boasts three gourmet á la carte restaurants and one buffet style restaurant. The Spa is branded by Pevonia Botanica, the undisputed leader in spa care, offering guests a complete and lavish spa menu. Activities abound at this seaside location including a unique experience to swim with dolphins. For weddings and group meetings, the resort offers 6,137 square feet of meeting space and an oceanfront wedding gazebo.

Dreams Puerto Vallarta Resort & Spa is a lush tropical paradise secluded in its own private beach cove. Its luxurious accommodations include 337 spacious ocean-view rooms and suites overlooking the blue-green Pacific water and a large private beach. Several suites and penthouses are two story and feature private swimming pools. To unwind there are three pools, five gourmet restaurants and friendly lounges. All guest rooms have 27" satellite television, a mini-bar refreshed daily and superior amenities. Activities abound including tennis, daytime activities & entertainment, water sports and a fitness center, as well as a number of lounges with live entertainment. The Spa will relax and refresh, and the Explorer's Club for children will entertain & amuse. The resort features some 18,000 square feet of meeting and banquet space.

Sunscape Puerto Aventuras Riviera Maya celebrates the beauty and splendor of the Caribbean. Located in the heart of the Riviera Maya, this lush, tropical paradise offers an *Unlimited Fun®* experience for families and couples alike. The resort features water sports, sandy beaches, and sumptuous dining, as well as entertainment. In addition, the resort is in close proximity to the ancient Mayan ruins. The family-oriented resort offers 305 comfortable guestrooms, all with views of the nearby marina or the sparkling turquoise Caribbean. For recreation the resort offers a private white sand beach and

three strategically placed pools, including a children's pool, that provide all day fun in the sun. For children there is an Explorer's Club, as well as activities for kids of all ages. The resort boasts a 30-person beachside Jacuzzi, a state-of-the-art fitness center and lavish spa offering over 30 restorative services for an additional charge. Dining is delicious in all of the resort's five à la carte and one buffet restaurant.

Dreams Punta Cana Resort & Spa recently rebranded in December 2007 following a renovation and upgrade. The resort was formerly operated as Sunscape The Beach Punta Cana. Dreams Punta Cana Resort & Spa features the largest free form swimming pool in the Dominican Republic as it winds its way from the lobby down to the beach and is complete with waterfalls, a swim-up bar and activity venues throughout. Dreams Punta Cana Resort & Spa boasts 620 lavish guestrooms and suites featuring private and furnished balconies and terraces with striking views, full marble bathrooms, daily refreshed mini-bars and 24-hour room service. New this February, guests will be able to experience the exclusive Preferred Club suites, that will offer an extra level of service with private check-in and check-out, upgraded amenities and 24-hour concierge service and evening hors d'oeuvres. For dining the resort features six gourmet à la carte and one buffet restaurant as well as 8,710 square feet of meeting space for social and business functions.

About the Companies

Playa Hotels & Resorts, S.L.

Playa Hotels & Resorts, S.L., a Spanish company, is a private equity fund that focuses on the acquisition and development of all-inclusive beachfront resorts in Mexico, Latin America and the Caribbean. Playa is currently in active negotiations to acquire several additional hotels as well as land for the development of all-inclusive resorts in Mexico, the Dominican Republic, Costa Rica and Panama. The company currently owns 17 properties in Mexico and the Dominican Republic. Additional information can be found on the company's website at www.playahr.com.

AMResorts

AMResorts provides sales, brand and marketing services to nine resort properties with approximately 4,000 rooms throughout the Caribbean and Mexico. A leader in sales and marketing and brand management services, AMResorts has 6,000 employees under management of its three brands of exclusive resort properties: adults-only Secrets® Resorts & Spas, luxurious Dreams® Resorts & Spas, and fun-filled Sunscape® Resorts & Spas. Secrets and Dreams are members of Preferred Hotels® & Resorts. Vacation packages for AMResorts are available online, via toll-free brand phone numbers and through leading travel professionals in North America, Mexico and Europe. For additional information about these properties, please visit or call www.amresorts.com

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Contact: James Carroll
Playa Hotels & Resorts, S.L.
571-382-1700 or jc@playahr.com