



PRESS RELEASE – FOR IMMEDIATE RELEASE

Scholar Hotels Launches \$5,000 Minimum Investment Platform Backed by Five State College/Happy Valley Properties, Expanding Access to Private Real Estate Beyond Accredited Investors

State College, PA — April 29, 2026 — Scholar Hotels and its new affiliate, Scholar Hospitality Holdings I LLC, today announced the upcoming launch of a real estate investment platform designed to expand access to private market opportunities—featuring a planned minimum investment of \$5,000 and a structure intended to include investors beyond the traditionally limited accredited investor base.

The initiative comes amid a broader shift in private markets, where regulatory frameworks such as Regulation A have enabled greater participation from retail investors. Historically, direct investment in institutional-quality real estate has been largely restricted to accredited investors, limiting access to a small percentage of the population. By lowering the minimum investment threshold and broadening eligibility, Scholar aims to open participation to a significantly wider audience.

“This is about access to an asset class that has traditionally been out of reach,” said Gary Brandeis, CEO of Scholar Hotels and Managing Member of Scholar Hospitality Holdings I LLC, as well as a Penn State alumnus. “We’re building a structure that allows individuals to invest in real estate tied to communities they know—at a level that is intentionally more inclusive—while also creating a more meaningful connection to those assets.”

The platform is designed to connect individuals with a passion for Penn State and Happy Valley to ownership in a portion of Scholar Hotels’ State College portfolio. The assets include a collection of hotel, dining, and retail properties serving the university community—an ecosystem supported by recurring demand from alumni, students, and year-round visitation.

In addition to potential financial participation, investors will have access to the **Scholar Owners Club**, a program designed to provide a unique set of benefits when visiting State College. The initiative is intended to deepen the connection between investors and the underlying assets by offering enhanced on-property experiences and exclusive engagement opportunities within the Scholar portfolio.

State College, Pennsylvania, recently named the #1 small college town in America by USA Today readers (April 2026)—serves as the foundation for the initial portfolio. Scholar Hotels has assembled and operated a portfolio in the market for almost a decade, with a focus on properties located in close proximity to campus and key demand drivers.

The offering reflects a growing convergence between real estate, operating businesses, and investor engagement. By combining a hospitality platform with a real estate investment structure—and integrating experiential benefits through programs like the Scholar Owners Club—Scholar is

positioning the opportunity within a category that has seen increasing interest from retail investors seeking both income-generating assets and more direct connection to their investments.

“We’re effectively inviting those who have a personal connection to Happy Valley to have a financial stake in its future,” added Brandeis. “Our goal is to build a community of investors who can participate in and benefit from the long-term performance of these properties—while also enjoying a unique ownership experience when they visit.”

The investment strategy is built on three core elements:

- Hospitality assets located near major colleges and universities, offering distinct and resilient demand drivers tied to academic calendars, events, and alumni engagement
- A university-centered ecosystem with consistent visitation and strong community affiliation
- An investment structure designed to expand participation, including a low minimum investment threshold, combined with a hospitality platform and investor program that enhances both guest experience and engagement through initiatives like the Scholar Owners Club

As part of this early awareness phase, individuals can learn more about the opportunity and register to receive updates as additional information becomes available following SEC qualification. More information is available at www.ScholarHH.com.

No investment commitments are being accepted at this time.

About Scholar Hotels LLC & Scholar Hospitality Holdings I LLC

Scholar Hotels LLC, founded in 2017, focuses exclusively on hotels located near university campuses and has developed a specialized strategy centered on long-term, high-demand college town markets.

Scholar Hospitality Holdings I LLC is an affiliate of Scholar Hotels LLC. With a real estate-first approach, the company reinvests in its properties to create destination-driven experiences designed to deliver long-term value for both guests and investors. Through this initiative, the company is expanding access to hospitality real estate investing—offering individuals the opportunity to participate in professionally managed assets while benefiting from potential income and unique ownership experiences.

Legal Disclaimer

No money or other consideration is being solicited or will be accepted, and no securities are being offered or sold at this time. Offers to buy may not be accepted until an offering statement on Form 1-A is qualified by the U.S. Securities and Exchange Commission. An indication of interest involves no obligation or commitment of any kind.

This offering is not affiliated with, sponsored by, or endorsed by The Pennsylvania State University (“Penn State”).

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