

NEWS

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**MARRIOTT INTERNATIONAL AWARDS COURTYARD BY MARRIOTT
PITTSBURGH DOWNTOWN HOTEL OF THE YEAR**
Hotel Takes Top Honor Out of More Than 650 North American Courtyard Properties

WASHINGTON, D.C. – April 24, 2007 – The Courtyard by Marriott Pittsburgh Downtown took home the top honor for the Courtyard brand, winning the prestigious Hotel of the Year award at Marriott International’s 2007 annual Select Service General Manager’s conference at the San Antonio Marriott Rivercenter hotel in San Antonio, Texas. The hotel is owned and operated by Concord Hospitality Enterprises based out of Raleigh, N.C.

“We are extremely proud of this terrific accomplishment,” said Mark Laport, president and CEO of Concord Hospitality Enterprises. “Concord Hospitality prides itself on developing customized hotels with strong brand recognition that encompass the character of the city. Winning this award is a great testament to the leadership and teamwork of the staff, and is exemplified by the actions of the hotel’s general managers. When the original General Manager, Michael Roberts, was deployed to Iraq, his wife Dawn stepped in to take his place and ensure the hotel continued to provide superior service to its guests until June 2006 when Michael returned to resume his position.”

In order to win the Hotel of the Year award, the property had to achieve high scores in a variety of categories. It earned extremely high marks from its customers in Marriott’s guest satisfaction survey, as well as showed strong growth in revenue compared to other hotels in its market.

Concord Hospitality is no stranger to receiving these accolades. At the same Select Service General Manager’s conference in 2006, its Courtyard by Marriott Creekside Corporate Center West hotel in Toronto, Canada won the award for Opening Hotel of the Year, as well as many others. The company continues to be a leader in the development of hotels in the greater Pittsburgh area with the opening of their 50th hotel in Greenville, Pa. in June 2007. Also in June 2007, the company will begin construction on a Fairfield Inn and Suites by Marriott on Neville Island in Pennsylvania, and

five more projects located in Cranberry Township, Pa., Settlers Ridge, Pa., and in East Liberty/Shadyside, Pa.

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MARRIOTT INTERNATIONAL, INC. (NYSE: MAR) is a leading lodging company with more than 2,800 lodging properties in the United States and 67 other countries and territories. 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, Horizons by Marriott Vacation Club, The Ritz-Carlton Club and Grand Residences by Marriott brands; operates Marriott Executive Apartments; provides furnished corporate housing through its Marriott ExecuStay division; and operates conference centers. The company is headquartered in Washington, D.C., and had approximately 151,000 employees at 2006 year-end. It is ranked as the lodging industry's most admired company and one of the best places to work for by FORTUNE®. The company is also a 2006 U.S. Environmental Protection Agency (EPA) ENERGY STAR® Partner. In fiscal year 2006, Marriott International reported sales from continuing operations of \$12.2 billion. For more information or reservations, please visit our web site at www.marriott.com.

Concord Hospitality Enterprises Company, headquartered in Raleigh, North Carolina, was founded in 1985 as both a management company and as an active hotel developer. The firm owns and manages hotel properties located in ten U.S. states and two Canadian provinces, yielding combined annual revenues of over \$200 million (US). Concord's current portfolio consists of 49 hotels, with a total of 6,089 rooms operating under such prominent brands as Renaissance, Marriott, Courtyard by Marriott, Residence Inn by Marriott, Fairfield Inn by Marriott, SpringHill Suites by Marriott, Hampton Inn, Hilton Garden Inn, Radisson, and others. For more information, go to www.concordhotels.com.