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FOR IMMEDIATE RELEASE

**FAMILIAR DOWNTOWN FACE GETS MAKEOVER
HYATT REGENCY TO UNDERGO \$20 MILLION RENEWAL**

"The finished product will reinvent this hotel."

Don McDaniel, Hyatt Regency General Manager

SAN ANTONIO, TX (June 14, 2010) – One of downtown San Antonio's oldest and best-loved hotels is about to get even better! Beginning in mid May, the Hyatt Regency will undergo a \$20 million makeover that will preserve the rich history of this landmark hotel, while recreating it to achieve a modern "Urban Lodge" ambience.

"This is more of a re-creation than a renovation," explains Hyatt Regency's General Manager Don McDaniel. "Our hotel has been an integral player in San Antonio's hospitality market for 28 years. The design team was challenged to enhance the product to last another 28 years and more. I am confident our long time customers will be thrilled with the results."

A Two-Part Project

McDaniel, who has spent the last five years of his 25-year career with Hyatt at the helm of Hyatt Regency San Antonio, explains that the renewal of the city's first atrium hotel will take place in two parts, in order to have minimal interruption to the daily operations.

The first phase will involve closing the hotel for six days in mid-May, for the demolition of the porte cochere, the lobby floor and the River Terrace Bar.

When the hotel reopens later in May, the registration area will be temporarily relocated to the first floor Garden Terrace. Chaps Restaurant will continue to operate as usual with its normal offerings until the start of phase two.

The second phase is scheduled to begin in early August and will again involve closing the hotel for six days for demolition. When the doors reopen, near the end of August, the new lobby and check-in area will be ready for business and a brand new Einstein's Bagels (the only one in the downtown area) is scheduled to be up and running.

The back half of the lobby and a newly branded restaurant are scheduled for completion by mid-November.

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Outward Appearances

In order to create a sense of “arrival” for Hyatt Regency guests, the exterior of the hotel will become more visually appealing. Sidewalks on both sides of the streets will be upgraded and the Porte Cochere will be enhanced with weathered steel and wood slat canopies, wood slatted screens, and comfortable seating areas. A large glass wall will open up the Porte Cochere to the lobby, for continuity of space, and the addition of a separate door to the new restaurant will allow diners access to the restaurant and bar without going through the hotel’s main entrance.

On the River Level, the hotel’s original landscape architects from 1981 have been commissioned to revitalize the planting area with formal groupings of lush greenery. Adding sparkle to the area, the concrete walkways along the Paseo del Alamo will be enhanced with a Terrazzo-type surface for a more authentic aesthetic. As a finishing touch, the existing water feature will be resurfaced to more closely resemble a natural hill country river.

An Inside Job

“The lobby is going to be amazing,” describes McDaniel. “We want to create an impact, but with materials that uniquely represent a San Antonio influence.”

A color palette of warm, natural tones will beautifully compliment the extensive use of wood and glass throughout the area. Latté colored marble tiles will make up the lobby floor and the hotel ceilings will be sheet rocked to a smooth finish.

The front desk will be replaced with Walnut and white Persian marble “pods” that allow the agents to easily come from behind the desk and interact with the guests. The elevator banks will feature a granite surround and wood wainscoting and “jewel box” elevators will replace the “bullet” style currently employed.

The lobby will be filled with open spaces, which make it possible for the Hyatt Regency to take a non-traditional approach to the artwork being commissioned to fill it. Two large, square, woven leather panels, in walnut frames, will protrude slightly from the wall behind the front desk, while a branch sculpture suspended from a large wooden frame will hang in front of an original hammered concrete wall.

One of the greatest art installations will be an oversized Gini Garcia glass sculpture that will hang from the ceiling over the lobby seating area. It is a stunning piece, in neutral hues, that the artist was commissioned to create specifically for this project.

The new River Terrace Bar promises to be a work of art in itself, with a 55-foot granite bar and breathtaking views of the San Antonio River. Located in the heart of the hotel, it can be admired from any angle of the lobby. “We are confident it will be the next hot spot on the river,” says McDaniel proudly.

A Commitment to Continuity

Hyatt has always been such an important part of the Riverwalk landscape and this “rebirth” of the beautiful hotel will continue in that tradition. Having been awarded the AAA Four Diamond rating for the past 28 years, Hyatt Regency San Antonio is known for quality and attention to detail and amenities – value which will never change.

“By enhancing our existing space, we are simply keeping up our commitment to driving business to the beautiful downtown Riverwalk area by positioning ourselves as a premier destination hotel that will draw both locals and tourists,” assures McDaniel.

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The meeting facilities, the Paseo del Alamo, and the luxurious accommodations will benefit the business traveler who is looking for convenience and comfort in his travels. The new bar and restaurant will attract the locals, both as a one-of-a-kind place to conduct business lunches and dinners as well as a place to come and enjoy the festivity and social atmosphere that is the San Antonio Riverwalk.

“Through this project, we are simply matching the look of the hotel to the high standards that have made it a Riverwalk staple for the past 28 years,” says McDaniel. “Everything that makes a Hyatt exceptional will remain in place including the legendary authentic hospitality that Hyatt associates have always provided to our guests.”

About the Hyatt Regency San Antonio

Hyatt Regency San Antonio is one of the Alamo City’s most luxurious downtown hotels. The AAA Four Diamond property is uniquely situated on the famous San Antonio Riverwalk with a premier view of the historic Alamo, connecting two of the city’s top destinations through the hotel’s 16 story atrium lobby. Guests can enjoy unsurpassed Hyatt service and amenities from swimming in the heated rooftop pool to indulging in the pampering services of the DASA spa or exercising in the 24-hour Stayfit gym. Texas style cuisine and stylishly chic guest rooms make the Hyatt Regency one of San Antonio’s premier destination hotels. For more information and reservations, visit www.hyattregencysanantonio.com or call 210.224.1234.

Forward-Looking Statements

Statements in this press release, which are not historical facts, are “forward-looking” statements within the meaning of the Private Securities Litigation Reform Act of 1995. These statements include statements about our plans, strategies, financial performance, prospects or future events and involve known and unknown risks that are difficult to predict. As a result, our actual results, performance or achievements may differ materially from those expressed or implied by these forward-looking statements. In some cases, you can identify forward-looking statements by the use of words such as “may,” “could,” “expect,” “intend,” “plan,” “seek,” “anticipate,” “believe,” “estimate,” “predict,” “potential,” “continue,” “likely,” “will,” “would” and variations of these terms and similar expressions, or the negative of these terms or similar expressions. Such forward-looking statements are necessarily based upon estimates and assumptions that, while considered reasonable by us and our management, are inherently uncertain. Factors that may cause actual results to differ materially from current expectations include, among others, the depth and duration of the current economic downturn; levels of spending in the business, travel and leisure industries as well as consumer confidence; declines in occupancy and average daily rate; hostilities, including future terrorist attacks, or fear of hostilities that affect travel; travel-related accidents; changes in the tastes and preferences of our customers; relationships with associates and labor unions and changes in labor law; the financial condition of, and our relationships with, third-party property owners, franchisees and hospitality venture partners; risk associated with potential acquisitions and dispositions and the introduction of new brand concepts; changes in the competitive environment in our industry and the markets where we operate; outcomes of legal proceedings; changes in federal, state, local or foreign tax law; fluctuations in currency exchange rates; general volatility of the capital markets and our ability to access the capital markets. A more complete description of these risks and uncertainties can be found in our filings with the U.S. Securities and Exchange Commission, including our Annual Report on Form 10-K. We caution you not to place undue reliance on any forward-looking statements, which are made as of the date of this press release. We undertake no obligation to update publicly any of these forward-looking statements to reflect actual results, new information or future events, changes in assumptions or changes in other factors affecting forward-looking statements, except to the extent required by applicable laws. If we update one or more forward-looking statements, no inference should be drawn that we will make additional updates with respect to those or other forward-looking statements.

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