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Seven Hills Realty Trust closes \$45m bridge loan for hotel acquisition

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Boston, MA Seven Hills Realty Trust (SEVN) has closed a \$45 million first mortgage floating rate bridge loan to finance the acquisition of Club Quarters Hotel, a 178-room hotel located at 161 Devonshire St.

The loan has a three-year initial term with two one-year extension options, subject to the borrower meeting certain requirements. SEVN's manager, Tremont Realty Capital, was introduced to the transaction by JLL, which advised Arch & Devonshire LLC, the borrower.

Tom Lorenzini, president and chief investment officer of SEVN, said, "The Club Quarters Hotel benefits from being near the Massachusetts State House, Faneuil Hall, Boston Common, the Boston Theatre District and many significant historical sites. The closing of the loan to finance the

acquisition of this hotel demonstrates our ability to identify and execute compelling loan investment opportunities. Furthermore, we continue to be active in the market and maintain a strong pipeline of quality loan opportunities to generate attractive risk-adjusted returns for our shareholders.”

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