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**BOSTON'S NEWEST CONVENTION PROPERTY AND LARGEST HOTEL
TO OPEN IN MORE THAN 20 YEARS WELCOMES FIRST GUESTS**

**The Westin Boston Waterfront Anchors the Boston Convention & Exhibition Center and
Reports More Than 83% Occupancy in Opening Month**

(Boston, MA) – June 21, 2006 – Mayor Thomas M. Menino and representatives from the Boston Convention Center Hotel, LLC, The Massachusetts Convention Center Authority (MCCA), and Starwood Hotels & Resorts Worldwide, Inc. (NYSE:HOT), today officially open the \$204 million, 793-room Westin Boston Waterfront, Boston's newest luxury convention hotel.

The Westin Boston Waterfront is the only hotel connected to the new 2.1 million square foot Boston Convention & Exhibition Center (BCEC) and the largest hotel to open in Boston in more than 20 years. Demand for the Westin is already high; ownership projects more than 83% occupancy in opening month. Some of the first groups booking the hotel include the Endocrine Society, Lions Clubs International, Microsoft Worldwide Partners, the International Council of Shopping Centers, the American Federation of Teachers, ACM/Siggraph and Conferon.

The opening of the hotel marks another major milestone in the development of the South Boston Waterfront and will further position the city as a world-class meeting and convention destination. Owned by the Boston Convention Center Hotel, LLC and managed by Starwood Hotels & Resorts Worldwide, Inc, the hotel has been championed by Boston Mayor Thomas M. Menino.

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"Today, all eyes are on the South Boston Waterfront, and what is clearly becoming Boston's most vibrant neighborhood," says Mayor Thomas M. Menino. "Look around – there are new restaurants, residences and now another world class Westin hotel. This neighborhood is a 24-hour metropolitan destination thanks to the efforts of local developers like Joe Fallon. Today's opening illustrates the private sector's tremendous confidence in the Boston economy and a shared commitment to make our waterfront the best in the world."

Designed by New York-based Brennan, Beer, Gorman & Monk Inc., the 17-story Westin Boston Waterfront is a full-service, state-of-the-art hotel with 793 luxury guestrooms, including 30 suites, two Presidential Suites with unsurpassed views, and four WestinWORKOUT® rooms. The hotel also offers "Sauciety," a 130-seat restaurant; "Birch Bar," an 80-seat lobby lounge, a 30-seat Starbucks® café and 100,000 square feet of retail and restaurant space, adding several eateries and premier shopping to the area. Ample meeting space accommodates groups and events of all sizes, and guests will benefit from the one-of-a-kind brand initiatives for which Westin is renowned – including a smoke-free environment, Heavenly Beds® and Bath®, Westin Kids Club®, Service Express®, and a full-service health and WestinWORKOUT® Powered by Reebok fitness center.

"This spectacular new hotel was thoughtfully designed to feature Westin's signature products and services intended to renew and enrich the mind, body and spirit of our guests," said Sue Brush, senior vice president, Westin Hotels & Resorts. "We look forward to offering Westin's signature amenities and services and providing a unique retreat from the rigors of business travel."

Lobby – An Unexpected Green Oasis

The three-story lobby area has an open, airy feel filled with natural light to accentuate the earth-toned setting, a dramatic fossil stone floor, decorative stone walls and a reflective pool. Birch trees ranging in size from 15 to 25 feet edge the space and rich, mahogany woods and millwork blend with the greenery to give the lobby a peaceful, natural feel. A light and airy scent of white tea subtly accentuates the public space as guests are greeted by lobby hosts offering warm hand towels and a welcome elixir -- a crisp and refreshing fruit or spice-infused, water-based beverage.

Guests check in at one of several stations strategically placed throughout the lobby for ease and convenience. Each check-in station is designed to enable the hotel's front desk agents easy access to personally greet the guest. Wireless check-in is also available via guest service agents in the lobby greeting

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guests with portable tablet-style laptops. “The concierge and bell stand are just steps away from our check-in stations,” says general manager David Connor. “Our lobby layout makes the check-in process one of the smoothest and easiest in Boston. If guests are coming from the airport, they will be at the hotel in a matter of minutes, and we waste no time in getting them up to their guestroom or meeting room.”

Heavenly Guestrooms

Each of the Westin Boston Waterfront’s 793 guestrooms boasts Westin Hotels & Resorts’® signature Heavenly Beds® with a sumptuous white down duvet, down pillows, pillowtop mattress and 300 thread-count sheets. Each room also features a soothing color palate, inspired by a New England garden and water theme. Artwork hanging in the guestrooms reflects an assortment of eight different images of Boston landmarks produced by a local photographer commissioned exclusively for the Westin Boston Waterfront.

Catering to the business traveler, guestrooms offer Westin amenities and services such as an oversized work desk, two-line cordless telephone with data port, high-speed wired and wireless Internet access, coffee maker with complimentary Starbucks® coffee, an in-room refreshment center and a 32-inch flat-panel television.

Guest bathrooms feature Westin Hotels & Resorts’® rejuvenating Heavenly Bath®, with amenities such as a “floating” square makeup mirror with a five-inch back-lit border, plush bathrobes, oversized Brazilian combed-cotton bath sheets, curved shower rods to provide extra elbow room and an array of bathing and invigorating spa products.

The Westin Boston Waterfront also has two presidential suites, each encompassing approximately 1,500 square feet with spectacular 270° views of the city skyline and Boston Harbor. Amenities in the presidential suites include high-tech “VibeMirrorTVs” embedded in bathroom mirrors, 42-inch flat-panel televisions in the bedroom and living room, and Bose® Wave radios. The hotel also offers an additional 30 suites.

Cutting-Edge Technology & Inventive Services

The Westin Boston Waterfront provides an environment conducive for business travelers and meeting attendees who require cutting-edge technology. All areas of the hotel are wired and wireless, allowing for unlimited Internet access at any location throughout the property. Guests are also able to take advantage of

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the hotel network's high speed which features a DS3 burstable select bandwidth, the highest speed available today, with a flexible 5MB to 40MB of memory. The flexible memory allows both low and high volumes of information to travel across the network at any given time without any interruption in service. The hotel is also one of several in the nation that has T1 backup for the entire network permitting it to run in the event the DS3 system fails.

Westin Hotels & Resorts® has always been a leader in the service industry with a variety of inventive amenities. Guests of the Westin Boston Waterfront can enjoy such innovative standards as Westin's Service Express® ("*One Call Does it All*") through which guests dial one extension from their guestroom phone to facilitate all of their service requests – from wake up calls and luggage assistance, maintenance requests to dry cleaning pick-ups. In addition, guests can enjoy WestinWORKOUT® Powered by Reebok Fitness Center 24-hours-a-day complete with on-call personal trainers, an indoor heated pool with whirlpool and water aerobics guided by instructors in addition to sauna and steam rooms.

Meet me in Boston

To compliment the attached BCEC's extensive exhibit and meeting space, the Westin Boston Waterfront boasts 32,000 square feet of its own meeting facilities. The hotel's meeting space walls are double-insulated for the ultimate in privacy and sound-proofing. The Westin Boston Waterfront's 15,000 square foot Grand Ballroom and 4,000 square foot Commonwealth Ballroom are located on the same level as the hotel's banquet kitchen and loading dock, making it one of the most accessible and convenient function spaces in the Northeast. The kitchen itself is one of the most advanced in the world, with such high-tech equipment as an oven that Executive Chef Pasquale Presa can control from his home computer and a blast freezer, capable of cooling 1,000 filets in a matter of minutes.

Natural lighting and column-free meeting rooms, as well as a 7,000 square foot terrace off the Grand Ballroom have made the Westin Boston Waterfront an "in-demand" venue that has already appealed to some of the city's top event and social planners in addition to conference and convention planners across the country. The hotel is already slated to host such prestigious fundraisers as Massachusetts General Hospital's "Storybook Ball," Brigham & Women's Hospital Annual Fundraiser and several high-profile weddings.

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For smaller groups, fourteen additional meeting and conference rooms, including one Boardroom, are also available. Specially-designated elevators take guests from the lobby to their meeting rooms, enabling an easy and efficient flow of guest traffic during large events.

“The opening of this hotel represents almost a decade of vision and planning and it is a momentous occasion for the MCCA,” said Gloria C. Larson, Chairman of the MCCA Board of Directors. “The Westin Boston Waterfront’s appeal lies not just in its direct access to the BCEC, but also in the multitude of desirable amenities it provides to its customers, employees and residents of the South Boston Waterfront. This is great for the BCEC, great for the Westin brand and great for the developing South Boston Waterfront.”

“We are very pleased to officially open the doors to the Westin Boston Waterfront,” said James E. Rooney, Executive Director of the MCCA. “Boston will have its busiest convention summer in history and we are excited to kick it off by welcoming our new partners at the Westin. Having a hotel of this size and quality connected to the BCEC is another advantage for Boston in the very competitive convention marketplace. We’re thrilled to make it available to our customers this summer and the millions who will come here in the future.”

“Let’s Go” Location

While the Westin Boston Waterfront is ideally situated to offer meeting-goers seamless accessibility to the BCEC, the hotel’s location is also ideal for leisure travelers to explore Boston’s many offerings. The hotel is a less than eight-minute commute from Logan International Airport via taxi, bus or water shuttle. Located just minutes from the Ted Williams Tunnel, the MBTA’s new Silver Line (which is adjacent to the BCEC), the Massachusetts Turnpike and I-93, hotel guests will appreciate the easy access to Boston’s sites and attractions including museums, galleries, shopping, dining, theaters and sporting events. The Westin Boston Waterfront is within walking distance of the New England Aquarium, the Boston Children’s Museum, the Boston Design Center, the Bank of America Pavilion for music lovers and, opening in September, the internationally anticipated Institute of Contemporary Art. The hotel is also just minutes from Boston’s Financial District, the Back Bay, North and South Ends, Faneuil Hall Marketplace and Fenway Park, home of the Boston Red Sox.

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“The opening of this hotel is a huge milestone for the state of Massachusetts and the city of Boston,” says Joseph Fallon, managing partner, The Boston Convention Center Hotel, LLC.

“I am extremely proud of the hotel that we’ve built, as well as the exciting, new neighborhood that our team is helping to develop. Today’s opening affirms that the waterfront is a thriving destination for both the local community and business travelers.”

The Westin Boston Waterfront is located at 425 Summer Street, Boston, MA 02210. For information or reservations, please call 617-532-4600, or visit www.westin.com/bostonwaterfront.

Westin Hotels & Resorts®

Westin's new brand positioning is centered on renewal and offering guests the services, products and amenities that will help them rejuvenate, relax and restore their mind, body and spirit. In keeping with this brand message, all Westin hotels in the U.S., Canada and the Caribbean are smoke-free. It was ranked “Highest in Guest Satisfaction Among Upscale Hotel Chains” in the *J.D. Power and Associates’ 2004 North America Hotel Guest Satisfaction StudySM* and was voted “Best Domestic Hotel Chain” by *Global Traveler Magazine*. Starwood Hotels & Resorts Worldwide, Inc. is one of the leading hotel and leisure companies in the world with approximately 850 properties in more than 95 countries and 145,000 employees at its owned and managed properties. Starwood® Hotels is a fully integrated owner, operator and franchisor of hotels and resorts with the following internationally renowned brands: St. Regis®, The Luxury Collection®, Sheraton®, Westin®, Four Points® by Sheraton, W®, Le Méridien® and the recently announced AloftSM. Starwood Hotels also owns Starwood Vacation Ownership, Inc., one of the premier developers and operators of high quality vacation interval ownership resorts. For more information, please visit www.starwoodhotels.com.

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