



CDL HOSPITALITY TRUSTS

A stapled group comprising:

CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES

(a real estate investment trust constituted on 8 June 2006
under the laws of the Republic of Singapore)

and

CDL HOSPITALITY BUSINESS TRUST

(a business trust constituted on 12 June 2006 under the laws of the Republic of Singapore)

In relation to the initial public offering of Stapled Securities, comprising one unit in H-REIT and one unit in HBT, in CDL Hospitality Trusts, being a stapled group comprising H-REIT and HBT, the joint financial advisers, global coordinators and bookrunners were DBS Bank Ltd and BNP Paribas Peregrine (Singapore) Ltd, and the joint underwriters were DBS Bank Ltd and BNP Paribas (acting through its Singapore Branch).

CDL HOSPITALITY TRUSTS

UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT AND ITS SUBSIDIARIES for the period from 1 January 2007 to 31 March 2007

INTRODUCTION

CDL Hospitality Trusts is a stapled group comprising CDL Hospitality Real Estate Investment Trust ("**H-REIT**"), a real estate investment trust, and CDL Hospitality Business Trust ("**HBT**"), a business trust. CDL Hospitality Trusts was listed on the Singapore Exchange Securities Trading Limited ("**SGX**") on 19 July 2006.

The H-REIT Units and HBT Units are stapled together under the terms of a stapling deed dated 12 June 2006 entered into between M&C REIT Management Limited (the "**H-REIT Manager**"), DBS Trustee Limited and M&C Business Trust Management Limited (the "**H-REIT Trustee-Manager**") (the "**Stapling Deed**") and cannot be traded separately. CDL Hospitality Trusts is regulated by the Stapling Deed, the H-REIT Trust Deed and the HBT Trust Deed as well as any legislation and regulations governing CDL Hospitality Trusts, H-REIT and HBT.

H-REIT is constituted by a trust deed dated 8 June 2006 as amended by the First Supplemental Deed dated 11 January 2007 (collectively, the "**H-REIT Trust Deed**"). It is principally regulated by the Securities and Futures Act, Chapter 289 of Singapore ("**SFA**"), the Code of Collective Investment Schemes issued by the MAS (the "**CIS Code**"), including the Property Funds Guidelines in Appendix 2 to the CIS Code, other relevant legislation and regulations as well as the Stapling Deed and the H-REIT Trust Deed.

HBT is constituted by a trust deed dated 12 June 2006 (the "**HBT Trust Deed**"). It is principally regulated by the Business Trusts Act, Chapter 31A of Singapore, the SFA, other relevant legislation and regulations as well as the Stapling Deed and the HBT Trust Deed.

H-REIT, the first hotel real estate investment trust in Singapore, is established with the principal investment strategy of investing, directly or indirectly, in a diversified portfolio of income-producing real estate which is primarily used for hospitality and/or hospitality-related purposes, whether wholly or partially, and real estate-related assets in relation to the foregoing.

As at 31 March 2007, the H-REIT's portfolio, with a total of 2,381 hotel rooms, comprises Orchard Hotel Singapore, Grand Copthorne Waterfront Hotel Singapore, M Hotel Singapore and Copthorne King's Hotel Singapore (collectively, "the **Singapore Properties**"), all of which are located in Singapore and marketed as "superior" hotels, the Rendezvous Hotel Auckland, a deluxe hotel located in New Zealand's gateway city of Auckland, as well as the Orchard Hotel Shopping Arcade, the shopping arcade adjoining Orchard Hotel Singapore.

HBT is a business trust which is presently dormant. Accordingly, the financial information of HBT has not been presented. HBT will, however, become active if H-REIT is unable to appoint a master lessee for any of the Singapore hotels in its portfolio at the expiry of the relevant master lease agreement or for a newly acquired hotel. In such circumstances, HBT will be appointed by H-REIT as a master lessee for that hotel, and HBT will in turn appoint a professional hotel manager to manage the day-to-day operations and marketing of the hotel. HBT exists primarily as "a master lessee of last resort". HBT may also become active if it undertakes certain hospitality and hospitality-related development projects, acquisition and investments which may not be suitable for H-REIT.

H-REIT's distribution policy is to distribute at least 90.0% of its taxable income, comprising substantially its income from the letting of the Properties and related property services income after deduction of expenses and allowances, and of its tax exempt income (if any). As disclosed in the prospectus dated 10 July 2006 (the "**Prospectus**"), H-REIT will distribute 100.0% of its taxable income, and tax-exempt income (if any) for the period from the Listing Date to 31 December 2007. Thereafter, H-REIT will distribute at least 90.0% of its taxable income and tax-exempt income (if any), with the actual level of distribution to be determined at the H-REIT Manager's discretion. Distributions, when paid, will be in Singapore Dollars. H-REIT will make distributions to holders of the Stapled Securities on a semi-annual basis, with the amount calculated as at 30 June and 31 December each year for the six-month period ending on each of the said dates.

With regards to HBT, in the event it becomes active and profitable, the determination to distribute and the quantum of distributions to be made by HBT will be determined by the HBT Trustee-Manager Board at its sole discretion.

Where appropriate, comparisons are made against proforma figures or the pro-rated projection figures for the financial year ending 31 December 2007 as disclosed in the Prospectus for the quarter from 1 January 2007 to 31 March 2007 (the "**Proforma**" or the "**Projection**").

Proforma figures have been compiled based upon the unaudited financial statements of City Hotels Pte. Ltd., Harbour View Hotel Pte. Ltd. and Republic Hotels & Resorts Limited, and the unaudited divisional financial statements of City Developments Limited relating to Grand Copthorne Waterfront Hotel, after making certain assumptions and adjustments.

CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES (“H-REIT
Group”)
CDL HOSPITALITY BUSINESS TRUST (“HBT”)

FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT
GROUP for the period from 1 January 2007 to 31 March 2007

SUMMARY OF CONSOLIDATED INCOME STATEMENT OF CDL HOSPITALITY TRUSTS

	Actual	Projection	Increase / (Decrease)	
	1 Jan 2007 to 31 Mar 2007	1 Jan 2007 to 31 Mar 2007 (a)	S\$'000	%
Gross revenue	17,979	13,872	4,107	29.6%
Net property income	16,741	12,697	4,044	31.9%
Net income	11,310	8,584	2,726	31.8%
Income available for distribution to holders of Stapled Securities	12,306	9,635	2,671	27.7%
Income available for distribution per Stapled Security (cents)				
For the period (b)	1.75	1.37	0.38	27.7%
Annualised	7.10	5.55	1.55	27.9%
Annualised distribution yield (%) based on the				
Initial public offer price of S\$0.83	8.55%	6.69%	1.86%	27.8%
Closing market price of S\$1.83 as at 30 April 2007	3.88%	3.03%	0.85%	28.1%

Footnotes

- (a) *The projection is based on management’s projection for the year ending 31 December 2007 shown in the Prospectus pro-rated for the period from 1 January 2007 to 31 March 2007.*
- (b) *The number of Stapled Securities used to calculate the amount available for distribution per Stapled Security is 700,942,654.*

CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES ("H-REIT Group")
CDL HOSPITALITY BUSINESS TRUST ("HBT")

FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT GROUP for the period from 1 January 2007 to 31 March 2007

1 (a) Statements of Total Return for CDL Hospitality Trusts and H-REIT Group together with a comparative statement for the corresponding period of the immediately preceding financial year

<u>Statements of Total Return</u>	Foot- notes	←----- H-REIT Group ----->			CDL Hospitality Trusts
		Actual 1 Jan 2007 to 31 Mar 2007	Proforma 1 Jan 2006 to 31 Mar 2006 (a)	Increase / (Decrease)	Actual 1 Jan 2007 to 31 Mar 2007 ^(a)
		S\$'000	S\$'000	%	S\$'000
Gross revenue	(b)	17,979	13,130	36.9%	17,979
Property tax		(625)	(466)	34.1%	(625)
Insurance		(317)	(267)	18.7%	(317)
Other property expenses	(c)	(296)	(249)	18.9%	(296)
Net property income		16,741	12,148	37.8%	16,741
H-REIT Manager's management fees		(1,525)	(1,141)	33.7%	(1,525)
H-REIT Trustee's fees		(40)	(35)	14.3%	(40)
Other trust expenses	(d)	(241)	(263)	(8.4%)	(243)
Finance income	(e)	737	-	NM	739
Finance costs	(f)	(4,362)	(2,693)	62.0%	(4,362)
Net income before tax	(g)	11,310	8,016	41.1%	11,310
Income tax expense		-	-	-	-
Total return for the period	(h)	11,310	8,016	41.1%	11,310

Footnotes

NM – Not Meaningful

(a) *H-REIT was established on 8 June 2006 and the acquisition of properties was only completed on 19 July 2006. Consequently, no actual income is derived by H-REIT from the Singapore Properties for the corresponding quarter from 1 January 2006 to 31 March 2006. The proforma figures have been compiled based upon the unaudited financial statements of City Hotels Pte. Ltd., Harbour View Hotel Pte. Ltd. and Republic Hotels & Resorts Limited, and the unaudited divisional financial statements of City Developments Limited relating to Grand Copthorne Waterfront Hotel, after making certain assumptions and adjustments.*

No comparative statement of total return for CDL Hospitality Trusts has been presented as CDL Hospitality Trusts was established on 12 June 2006.

CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES ("H-REIT Group")
CDL HOSPITALITY BUSINESS TRUST ("HBT")

FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT GROUP for the period from 1 January 2007 to 31 March 2007

(b) *Gross revenue comprises rental income from H-REIT's investment properties as follows:*

	<----- H-REIT Group ----->			CDL Hospitality Trusts
	Actual 1 Jan 2007 to 31 Mar 2007	Proforma 1 Jan 2006 to 31 Mar 2006 (a)	Increase / (Decrease)	Actual 1 Jan 2007 to 31 Mar 2007
	S\$'000	S\$'000	%	S\$'000
Orchard Hotel	5,552	4,795	15.8%	5,552
Grand Copthorne Waterfront Hotel	4,212	3,422	23.1%	4,212
M Hotel	3,018	2,483	21.5%	3,018
Copthorne King's Hotel	2,093	1,488	40.7%	2,093
Orchard Hotel Shopping Arcade	890	942	(5.5%)	890
Rendezvous Hotel Auckland	2,214	-	NM	2,214
	17,979	13,130	36.9%	17,979

(c) *Other property expenses comprise mainly direct operating expenses of the Orchard Hotel Shopping Arcade.*

(d) *Other trust expenses comprise mainly professional fees and administrative costs.*

(e) *Finance income comprise the following:*

	<----- H-REIT Group ----->			CDL Hospitality Trusts
	Actual 1 Jan 2007 to 31 Mar 2007	Proforma 1 Jan 2006 to 31 Mar 2006 (a)	Increase / (Decrease)	Actual 1 Jan 2007 to 31 Mar 2007
	S\$'000	S\$'000	%	S\$'000
Exchange gain	586	-	NM	586
Interest income received / receivable from banks	151	-	NM	153
	737	-	NM	739

(f) *Finance costs comprise the following:*

	<----- H-REIT Group ----->			CDL Hospitality Trusts
	Actual 1 Jan 2007 to 31 Mar 2007	Proforma 1 Jan 2006 to 31 Mar 2006 (a)	Increase / (Decrease)	Actual 1 Jan 2007 to 31 Mar 2007
	S\$'000	S\$'000	%	S\$'000
Interest paid/payable to banks	(4,268)	(2,652)	60.9%	(4,268)
Amortisation of transaction costs capitalized	(57)	-	NM	(57)
Financial expense arising from remeasuring non-current rental deposits at amortised cost	(37)	(41)	(9.8%)	(37)
	(4,362)	(2,693)	62.0%	(4,362)

CDL HOSPITALITY TRUSTS
 CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES ("H-REIT Group")
 CDL HOSPITALITY BUSINESS TRUST ("HBT")

FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT GROUP for the period from 1 January 2007 to 31 March 2007

(g) Net income before tax of CDL Hospitality Trusts is contributed by:

	CDL Hospitality Trusts Actual 1 Jan 2007 to 31 Mar 2007 S\$'000
H-REIT	11,480
Other H-REIT group entities	(170)
	11,310

(h) Income available for distribution

	H-REIT Group and CDL Hospitality Trusts Actual 1 Jan 2007 to 31 Mar 2007 S\$'000
Net income before tax of H-REIT	11,480
Add / (Less): Non-tax deductible / (chargeable) items:	
- Amortisation of transaction costs	57
- Financial expense arising from the remeasuring non-current rental deposits at amortised cost	37
- Foreign exchange gain	(577)
- H-REIT Manager's management fees paid / payable in Stapled Securities	1,220
- Other items	89
Income available for distribution to holders of Stapled Securities	12,306
Comprising :	
- Tax transparent income	11,599
- Tax exempt income	707
	12,306

Footnotes

(h) The distribution of CDL Hospitality Trusts represents the aggregate of distributions by H-REIT and HBT. The distribution of CDL Hospitality Trusts for the period is contributed solely by H-REIT as HBT was dormant during the period. Accordingly, only the distribution statement of H-REIT has been presented. H-REIT's current distribution policy is to distribute 100% of its income available for distribution, after adjustments for non deductible expenses and non chargeable items.

No comparative distribution statement has been presented as H-REIT and CDL Hospitality Trusts were formed on 8 June 2006 and 12 June 2006 respectively.

CDL HOSPITALITY TRUSTS
 CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES ("H-REIT Group")
 CDL HOSPITALITY BUSINESS TRUST ("HBT")

FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT GROUP for the period from 1 January 2007 to 31 March 2007

1 (b)(i) Balance sheets together with a comparative statement at the end of the period immediately preceding financial year

Balance Sheets	Foot- notes	H-REIT Group		CDL Hospitality Trusts ^(a)	
		Actual 31 Mar 2007 S\$'000	Actual 31 Dec 2006 S\$'000	Actual 31 Mar 2007 S\$'000	Actual 31 Dec 2006 S\$'000
ASSETS					
Non-current assets					
Investment properties		1,103,090	1,101,908	1,103,090	1,101,908
Rental deposit		76	76	76	76
Total non-current assets		1,103,166	1,101,984	1,103,166	1,101,984
Current assets					
Trade and other receivables		6,805	6,952	6,685	6,831
Cash and cash equivalents		6,227	8,677	6,735	9,183
Total current assets		13,032	15,629	13,420	16,014
Total assets		1,116,198	1,117,613	1,116,586	1,117,998
Equity					
Units in issue of HBT		-	-	500	500
Issue expenses of HBT		-	-	(121)	(121)
Total equity	(b)	-	-	379	379
LIABILITIES					
Non-current liabilities					
Financial liabilities	(c)	277,478	271,421	277,478	271,421
Rental deposits	(d)	4,107	4,069	4,107	4,069
Net assets attributable to holders of H-REIT units	(e)	711,656	720,054	711,656	720,054
		993,241	995,544	993,241	995,544
Current liabilities					
Trade and other payables	(f)	6,541	6,900	6,550	6,906
Financial liabilities	(c)	116,416	115,169	116,416	115,169
		122,957	122,069	122,966	122,075
Total liabilities		1,116,198	1,117,613	1,116,207	1,117,619
Total equity and liabilities		1,116,198	1,117,613	1,116,586	1,117,998
Unitholders' funds					
<i>Represented by</i>					
Net assets attributable to holders of H-REIT units				711,656	720,054
Equity of HBT				379	379
				<u>712,035</u>	<u>720,433</u>

CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES (“H-REIT Group”)
CDL HOSPITALITY BUSINESS TRUST (“HBT”)

FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT GROUP for the period from 1 January 2007 to 31 March 2007

Footnotes

- (a) *The balance sheet of CDL Hospitality Trusts comprises the balance sheets of H-REIT Group and HBT. No separate balance sheet of HBT has been presented as its net assets as at 31 March 2007 are approximately S\$379,000 (2006: S\$379,000).*
- (b) *Total equity comprises only the equity of HBT. The units in H-REIT are accounted for as a financial liability under Financial Reporting Standard (“FRS”) 32 “Financial Instruments: Disclosure and Presentation”. Accordingly, the net assets attributable to holders of H-REIT units are included as part of non-current liabilities in the balance sheets.*
- (c) *Financial liabilities comprise borrowings of S\$393,119,000 (2006: S\$386,498,000) and a derivative liability of S\$775,000 (2006: S\$92,000). The borrowings are stated at amortised cost. The derivative liability relates to the fair value of interest rate swaps for a notional amount of S\$260.0 million.*
- (d) *Rental deposits relate to rental deposits collected from the Master Lessees, stated at amortised cost.*
- (e) *The movements in net assets attributable to holders of H-REIT units are set out in section 1 (d)(i).*
- (f) *Trade and other payables relates mainly to the loan interest payable, rental deposits of Orchard Hotel Shopping Arcade and accrual for property tax.*

1 (b)(ii) Aggregate amount of group’s borrowings ^(a)

	Foot- notes	H-REIT Group and CDL Hospitality Trusts Actual 31 Mar 2007 S\$'000	H-REIT Group and CDL Hospitality Trusts Actual 31 Dec 2006 S\$'000
Secured borrowings			
Amount repayable after one year		278,000	272,000
	(i)	278,000	272,000
Unsecured borrowings			
Amount repayable within one year		115,642	115,077
	(ii)	115,642	115,077
Total borrowings		393,642	387,077

Footnotes

- (a) *Relates to borrowings from term loan and revolving credit facilities.*

i. Secured borrowings

Details of borrowings and collateral

H-REIT was granted a S\$220.0 million secured term loan facility and a S\$70.0 million revolving credit facility by DBS Bank and The Royal Bank of Scotland plc for a 3-year term (the “Facilities”) at a floating interest rate of the Singapore 3-month swap offer rate plus a margin of 0.24% per annum.

CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES (“H-REIT Group”)
CDL HOSPITALITY BUSINESS TRUST (“HBT”)

FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT GROUP for the period from 1 January 2007 to 31 March 2007

The Facilities are secured on the following:

- *A first legal mortgage on the Singapore investment properties;*
- *Debenture over all present and future assets (including without limitation all furniture, fixtures, fittings, equipment and inventory) in the investment properties which are owned or acquired by H-REIT but not including the operating bank accounts of the Singapore hotels;*
- *An assignment of H-REIT's rights, title and interests in the present and future sale and purchase agreements, leases and tenancy agreements in connection with the Singapore investment properties;*
- *An assignment of H-REIT's rights, title and interests in the lease agreement in respect of Waterfront Conference Centre, which is leased by H-REIT from City Developments Limited and sub-leased to Republic Hotels & Resorts Limited;*
- *An assignment of insurance policies effected over the Singapore investment properties (other than with respect to public liability); and*
- *Assignment of the escrow account to be opened with the financial institutions granting the Facilities for the purposes of depositing all rental and sale proceeds in relation to the Singapore investment properties.*

ii. Unsecured borrowings

H-REIT has in place unsecured facilities comprising:

- *one year multi-currency bridge loan of up to the equivalent of S\$130 million; and*
- *one year multi-currency term loan of up to the equivalent of US\$100 million.*

These facilities were partly drawn down on 18 December 2006 to finance the acquisition of Rendezvous Hotel Auckland, New Zealand and bear interest at a blended rate of 5.9% per annum.

CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES (“H-REIT Group”)
CDL HOSPITALITY BUSINESS TRUST (“HBT”)

FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT GROUP for the period from 1 January 2007 to 31 March 2007

1 (c) Cash flow statements

	Foot- notes		H-REIT Group	CDL Hospitality Trusts
	Actual 1 Jan 2007 to 31 Mar 2007 ^(a) S\$'000	Actual 1 Jan 2007 to 31 Mar 2007 ^(a) S\$'000		
Operating activities				
Net income before tax	11,310	11,310		
Adjustments for:				
H-REIT Manager's fee paid / payable in Stapled Securities	1,220	1,220		
Finance income	(737)	(739)		
Finance costs	4,362	4,362		
Allowance for doubtful receivables	(4)	(4)		
Operating income before working capital changes	16,151	16,149		
Changes in working capital:				
Trade and other receivables	166	166		
Trade and other payables	(265)	(263)		
Cash generated from operating activities	16,052	16,052		
Investing activities				
Capital expenditure on investment properties	(36)	(36)		
Interest received	150	152		
Cash flows from investing activities	114	116		
Financing activities				
Proceeds from borrowings	6,000	6,000		
Finance costs paid	(4,377)	(4,377)		
Distribution to unitholders	(20,239)	(20,239)		
Cash flows from financing activities	(18,616)	(18,616)		
Net increase in cash and cash equivalents	(2,450)	(2,448)		
Cash and cash equivalents at beginning of the period	8,677	9,183		
Cash and cash equivalents at end of the period	6,227	6,735		

CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES (“H-REIT
Group”)
CDL HOSPITALITY BUSINESS TRUST (“HBT”)

FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT
GROUP for the period from 1 January 2007 to 31 March 2007

Footnotes

(a) *There was no comparative cash flow statement for the period from 1 January 2006 to 31 March 2006 because CDL Hospitality Trusts and H-REIT were formed on 12 June 2006 and 8 June 2006 respectively.*

(b) *Significant non-cash transactions*

Quarter ended 31 March 2007

618,053 Stapled Securities amounting to \$1,220,000 will be issued to the H-REIT Manager as satisfaction of asset management fees payable in units in respect of the quarter ended 31 March 2007 on 30 April 2007.

**CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES (“H-REIT
Group”)
CDL HOSPITALITY BUSINESS TRUST (“HBT”)**

**FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT
GROUP for the period from 1 January 2007 to 31 March 2007**

**1 (d)(i) Statement of movements in net assets attributable to holders of H-REIT units for
the period from 1 January 2007 to 31 March 2007 ^(a)**

	Foot- notes	Units in Issue	Issue Expenses	Hedging Reserve	Foreign Currency Translation Reserve	Accumulated Profits	Total
		S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Net assets attributable to holders of H-REIT units at beginning of the period		581,890	(16,677)	(942)	(4)	155,787	720,054
Operations							
Net income after tax		-	-	-	-	11,310	11,310
Increase in net assets attributable to holders of H-REIT units resulting from operations		-	-	-	-	11,310	11,310
Hedging transaction	(b)	-	-	(683)	-	-	(683)
Translation differences relating to financial statements of foreign subsidiaries		-	-	-	(2)	-	(2)
Unitholders' transactions							
(i) Distribution to unitholders	(c)	-	-	-	-	(20,239)	(20,239)
(ii) Issue expenses		-	(4)	-	-	-	(4)
(iii) H-REIT units issued and to be issued - as payment of H-REIT Manager's management fees	(d)	1,220	-	-	-	-	1,220
Increase in net assets attributable to holders of H-REIT units resulting from unitholders' transactions		1,220	(4)	-	-	(20,239)	(19,023)
Net assets attributable to holders of H-REIT units at end of the period		583,110	(16,681)	(1,625)	(6)	146,858	711,656

Footnotes

- (a) Prior period comparatives as at 31 March 2006 are not available as H-REIT was constituted on 8 June 2006 (date of constitution) and was listed on SGX on 19 July 2006.
- (b) Hedging reserve relates to the effective part of the change in fair value of the 1.5-year interest rate swap which was entered into on 13 July 2006 to hedge the interest rate risk on S\$260 million of the secured term loan facility (the “Hedge”).
- (c) Distribution to unitholders relates to the distribution made in respect of the period ended 31 December 2006.
- (d) This represents 618,053 H-REIT units to be issued as partial satisfaction of the management fee for the quarter ended 31 March 2007.

CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES (“H-REIT Group”)
CDL HOSPITALITY BUSINESS TRUST (“HBT”)

FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT GROUP for the period from 1 January 2007 to 31 March 2007

1 (d)(ii) Statement of movements in unitholders’ funds for the period from 1 January 2007 to 31 March 2007 ^(a)

	Foot- notes	Units in issue	Issue Expenses	Hedging Reserve	Foreign Currency Translation Reserve	Accumulated Profits	Total
		S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Unitholders’ funds at beginning of the period		582,390	(16,798)	(942)	(4)	155,787	720,433
Operations							
Net income after tax		-	-	-	-	11,310	11,310
Increase in unitholders’ funds resulting from operations		-	-	-	-	11,310	11,310
Hedging transaction	(b)	-	-	(683)	-	-	(683)
Translation differences relating to financial statements of foreign subsidiaries		-	-	-	(2)	-	(2)
Unitholders’ transactions							
(i) Distribution to unitholders	(c)	-	-	-	-	(20,239)	(20,239)
(ii) Issue expenses		-	(4)	-	-	-	(4)
(iii) Stapled Securities issued and to be issued - as payment of H-REIT Manager’s management fees	(d)	1,220	-	-	-	-	1,220
Unitholders’ funds resulting from unitholders’ transactions		1,220	(4)	-	-	(20,239)	(19,023)
Unitholders’ funds at end of the period		583,610	(16,802)	(1,625)	(6)	146,858	712,035

Footnotes

- (a) *Prior period comparatives as at 31 March 2006 are not available as CDL Hospitality Trusts was constituted on 12 June 2006 (date of constitution) and was listed on SGX on 19 July 2006.*
- (b) *Hedging reserve relates to the effective part of the change in fair value of the Hedge.*
- (c) *Distribution to unitholders relates to the distribution made in respect of the period ended 31 December 2006.*
- (d) *This represents 618,053 Stapled Securities to be issued as partial satisfaction of the management fee for the quarter ended 31 March 2007.*

**CDL HOSPITALITY TRUSTS
 CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES (“H-REIT Group”)
 CDL HOSPITALITY BUSINESS TRUST (“HBT”)**

FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT GROUP for the period from 1 January 2007 to 31 March 2007

1 (e) Details of any changes in the H-REIT units / Stapled Securities

	Foot- notes	H-REIT Group Actual 1 Jan 2007 to 31 Mar 2007 H-REIT units	CDL Hospitality Trusts Actual 1 Jan 2007 to 31 Mar 2007 Stapled Securities
Issued H-REIT units / Stapled Securities at the beginning of the period		699,611,419	699,611,419
Issue of new H-REIT units / Stapled Securities ^(a) - as payment of H-REIT Manager’s management fees		713,182	713,182
Issued units at the end of the period		700,324,601	700,324,601
H-REIT units/ Stapled Securities to be issued: - as payment of H-REIT Manager’s management fees	(b)	618,053	618,053
Total issued and issuable H-REIT units / Stapled Securities at the end of the period		700,942,654	700,942,654

Footnotes

- (a) *Each Stapled Security comprises one H-REIT unit and one HBT unit.*
- (b) *618,053 H-REIT units / Stapled Securities will be issued to the H-REIT Manager on 30 April 2007 as partial satisfaction of management fee incurred for the quarter ended 31 March 2007.*

2 Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice

The figures have not been audited but have been reviewed by our auditors in accordance with Singapore Standard on Review Engagements SSRE 2410 “Review of Interim Financial Information Prepared by the Independent Auditor of the Entity”.

3 Where the figures have been audited or reviewed, the auditor’s report (including any qualifications or emphasis of matter)

Please see the attached review report.

CDL HOSPITALITY TRUSTS
 CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES (“H-REIT Group”)
 CDL HOSPITALITY BUSINESS TRUST (“HBT”)

FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT GROUP for the period from 1 January 2007 to 31 March 2007

4 Whether the same accounting principles and methods of computation as in the issuer’s most recent audited financial statements have been applied

Except for the adoption of various new/revised Financial Reporting Standards issued by the Council on Corporate Disclosure and Governance, which took effect from 1 January 2007 (refer item 5 below), the accounting policies and methods of computation adopted are consistent with those applied in the audited financial statements for the period ended 31 December 2006.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

Other than the adoption of various new/revised Financial Reporting Standards issued by the Council on Corporate Disclosure and Governance, which took effect from 1 January 2007, there has been no change in the accounting policies and methods of computation adopted by the H-REIT Group and CDL Hospitality Trusts. The adoption of the new/revised Financial Reporting Standards is not expected to have a significant impact on the financial statements of the H-REIT Group and CDL Hospitality Trusts.

6 Earnings per Stapled Security (“EPS”) and Income Available for Distribution per Stapled Security (“DPS”) for the financial period

	CDL Hospitality Trusts	
	Actual 1 Jan 2007 to 31 Mar 2007	Projection 1 Jan 2007 to 31 Mar 2007 (e)
Weighted average number of Stapled Securities (a)	700,331,468	NA
Earnings per Stapled Security based on the weighted average number of Stapled Securities (cents) - basis and diluted	1.61	NA
Distribution per Stapled Security for the period based on the total number of Stapled Securities entitled to the distribution (cents) (b)		
- Tax transparent income	1.65	1.37
- Tax exempt income	0.10	-
	1.75	1.37

Footnotes

(a) The weighted average number of units used for computation of EPS for the quarter ended 31 March 2007 is 700,331,468. This comprises:

(i) The weighted average number of Stapled Securities in issue as at 31 March 2007 of 700,324,601; and

CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES (“H-REIT Group”)
CDL HOSPITALITY BUSINESS TRUST (“HBT”)

FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT GROUP for the period from 1 January 2007 to 31 March 2007

- (ii) *Weighted average number of Stapled Securities to be issued to the H-REIT Manager as partial satisfaction of management fee for the quarter ended 31 March 2007 of 6,867.*
- (b) *The computation of actual DPS is based on the number of Stapled Securities entitled to the distribution of 700,942,654. This comprises:*
- (i) *The number of Stapled Securities in issue as at 31 March 2007 of 700,324,601; and*
- (ii) *The Stapled Securities to be issued to the H-REIT Manager as partial satisfaction of management fee for the quarter ended 31 March 2007 of 618,053.*
- (c) *The figures shown are prorated from the Projection as disclosed in the Prospectus.*

7 Net asset value (“NAV”) per Stapled Security / H-REIT unit based on issued Stapled Securities/ H-REIT units at the end of the period

	H-REIT Group Actual 31 Mar 2007 ^(a) S\$	CDL Hospitality Trusts Actual 31 Mar 2007 ^(b) S\$	H-REIT Group Actual 31 Dec 2006 S\$	CDL Hospitality Trusts Actual 31 Dec 2006 S\$
Net asset value per H-REIT unit/ Stapled Security	1.02	1.02	1.03	1.03

Footnotes

- (a) *The actual net asset value per H-REIT unit is computed based on:*
- *Net assets attributable to holders of H-REIT units as at 31 March 2007 of \$711,656,000;*
 - *The number of H-REIT units of 700,942,654 comprising:*
 - (i) *H-REIT units in issue as at 31 March 2007 of 700,324,601; and*
 - (ii) *H-REIT units to be issued to the H-REIT Manager on 30 April 2007 as partial satisfaction of management fee for the quarter ended 31 March 2007 of 618,053.*
- (b) *The actual net asset value per Stapled Security is computed based on:*
- *Unitholders’ funds of CDL Hospitality Trusts as at 31 March 2007 of \$712,035,000;*
 - *The number of Stapled Securities of 700,942,654 comprising:*
 - (i) *Stapled Securities in issue as at 31 March 2007 of 700,324,601; and*
 - (ii) *Stapled Securities to be issued to the H-REIT Manager on 30 April 2007 as partial satisfaction of management fee for the quarter ended 31 March 2007 of 618,053.*

**CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES ("H-REIT
Group")
CDL HOSPITALITY BUSINESS TRUST ("HBT")**

**FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT
GROUP for the period from 1 January 2007 to 31 March 2007**

(c) *Net asset value of HBT as at 31 March 2007 is \$379,000. The net asset value per HBT unit is 0.05 cents. The number of HBT units used for computation of the actual net asset value per HBT unit is 700,942,654, comprising:*

- *HBT units in issue as at 31 March 2007 of 700,324,60; and*
- *HBT units to be issued to the H-REIT Manager on 30 April 2007 as partial satisfaction of management fee for the quarter ended 31 March 2007 of 618,053.*

8 Review of the performance – Variance between actual and proforma results for the period from 1 January 2007 to 31 March 2007

Please refer to Section 9 below on the review of actual performance against the prorated Projection for the year ending 31 December 2007 stated in the Prospectus.

9 Variance between the forecast or prospectus statement and the actual results

9 (i) Consolidated income statement (for CDL Hospitality Trusts) – Actual compared to Projection

	Foot- notes	Actual	Projection	Increase / (Decrease)	
		1 Jan 2007 to 31 Mar 2007	1 Jan 2007 to 31 Mar 2007 (a)	S\$'000	%
Gross revenue		17,979	13,872	4,107	29.6%
Property tax		(625)	(553)	72	13.0%
Insurance		(317)	(290)	27	9.3%
Other property expenses		(296)	(332)	(36)	(10.8%)
Net property income		16,741	12,697	4,044	31.9%
H-REIT Manager's management fees		(1,525)	(1,162)	363	31.2%
H-REIT Trustee's fees		(40)	(35)	5	14.3%
Other trust expenses		(243)	(256)	(13)	(5.1%)
Finance income	(b)	739	-	739	100.0%
Finance costs	(c)	(4,362)	(2,660)	1,702	64.0%
Net Income before tax		11,310	8,584	2,726	31.8%
Income tax expense		-	-	-	-
Total return for the period		11,310	8,584	2,726	31.8%

Footnotes

(a) *The Projection is based on management's projection for the year ending 31 December 2007 shown in the Prospectus pro-rated for the period from 1 January 2007 to 31 March 2007.*

(b) *Comprises interest income on bank deposits.*

CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES ("H-REIT Group")
CDL HOSPITALITY BUSINESS TRUST ("HBT")

FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT GROUP for the period from 1 January 2007 to 31 March 2007

(c) *Comprises interest expenses incurred on borrowings, amortization of transaction costs on borrowings capitalised and financial expense arising from remeasuring non-current rental deposits at amortised cost.*

9 (ii) Breakdown of Total Gross Revenue by Property

	Actual 1 Jan 2007 to 31 Mar 2007	Projection 1 Jan 2007 to 31 Mar 2007 (a)	Increase / (Decrease)	
	S\$'000	S\$'000	S\$'000	%
Orchard Hotel	5,552	4,844	708	14.6%
Grand Copthorne Waterfront Hotel	4,212	3,823	389	10.2%
M Hotel	3,018	2,664	354	13.3%
Copthorne King's Hotel	2,093	1,649	444	26.9%
Orchard Hotel Shopping Arcade	890	892	(2)	(0.2%)
Rendezvous Hotel	2,214	-	2,214	100.0%
Total	17,979	13,872	4,107	29.6%

Combined for the four Singapore Hotels (weighted average)

	Actual 1 Jan 2007 to 31 Mar 2007	Projection 1 Jan 2007 to 31 Mar 2007 (a)	Increase / (Decrease)
Average Occupancy Rate (%)	84%	82%	2.4%
Average Daily Rate (\$)	182	162	12.3%
Room revenue per Available Room (RevPAR)(\$)	153	132	15.9%

9 (iii) Breakdown of Net Property Income by Property

	Actual 1 Jan 2007 to 31 Mar 2007	Projection 1 Jan 2007 to 31 Mar 2007 (a)	Increase / (Decrease)	
	S\$'000	S\$'000	S\$'000	%
Orchard Hotel	5,225	4,583	642	14.0%
Grand Copthorne Waterfront Hotel	3,963	3,598	365	10.1%
M Hotel	2,823	2,486	337	13.6%
Copthorne King's Hotel	1,871	1,556	315	20.2%
Orchard Hotel Shopping Arcade	645	474	171	36.1%
Rendezvous Hotel	2,214	-	2,214	100.0%
Total	16,741	12,697	4,044	31.9%

Footnotes

(a) *The Projection is based on management's projection for the year ending 31 December 2007 shown in the Prospectus pro-rated for the period from 1 January 2007 to 31 March 2007.*

**CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES (“H-REIT
Group”)
CDL HOSPITALITY BUSINESS TRUST (“HBT”)**

**FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT
GROUP for the period from 1 January 2007 to 31 March 2007**

**9 (iv) Review of the Performance – Actual compared to Forecast for the quarter ended 31
March 2007 and Proforma figures for the previous corresponding period**

For the period under review, the hotel trading industry continued to grow strongly. Gross revenues of S\$17.98 million and net property income of S\$16.74 million exceeded projection by almost 30% and 32% respectively.

The income available for distribution of S\$12.31 million exceeded the projection of S\$9.64 million by nearly 28%. The annualized income available for distribution per Stapled Security of 7.10 cents exceeded the forecast of 5.55 cents by over 27%.

The four Hotels in Singapore achieved combined total revenue of S\$50.06 million. Compared to the projection of S\$45.22 million, the improvement was 11%. Combined Gross Operating Profit was S\$23.75 million against a projection of S\$19.67 – an improvement of 21%. Rendezvous Hotel Auckland achieved an occupancy level of 78% with ADR and RevPAR rates of NZ\$142 (S\$154) and NZ\$111 (S\$120) respectively. Rooms revenue reached NZ\$4.5 million (S\$5.1 million) for the period.

As against the projected Average Occupancy Rate of 82% and weighted Average Daily Rate of S\$162, the actual was 84% and S\$182 respectively. The actual combined weighted average RevPAR was S\$153 compared to the projection of S\$132.

Net property income contributed by the Orchard Hotel Shopping Arcade was S\$0.65 million which exceeded the projection by more than 36%. Occupancy was maintained at over 92% with an average monthly rental rate of approximately S\$6.10 per sq. ft.

**10 Commentary on the competitive conditions of the industry in which the group
operates and any known factors or events that may affect the group in the next
reporting period and the next 12 months**

The Singapore tourism industry continued to register strong growth for the first quarter of 2007. Visitor arrivals for the period totaled 2.4 million against 2.3 million visitors for the same period in 2006, representing growth of 4.2%.

Until the end of 2008, 2,849 additional room supply is expected. However, assuming continued robust room demand, this additional room supply is not expected to negatively impact the performance of the Hotels significantly.

Barring unforeseen circumstances, the results for the next reporting period are expected to meet the projection as disclosed in the Prospectus. The overall outlook for the hotel industry continues to be positive.

**CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES (“H-REIT
Group”)
CDL HOSPITALITY BUSINESS TRUST (“HBT”)**

**FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT
GROUP for the period from 1 January 2007 to 31 March 2007**

11 Distributions

11 (a) Current financial period

Any distributions declared for the current financial period?

Nil

11 (b) Corresponding period of the preceding financial period

Any distributions declared for the corresponding period of the immediately preceding financial period?

Not applicable

11 (c) Date payable

Not applicable

11 (d) Book closure date

Not applicable

**CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES (“H-REIT
Group”)
CDL HOSPITALITY BUSINESS TRUST (“HBT”)**

**FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT
GROUP for the period from 1 January 2007 to 31 March 2007**

12 If no distribution has been declared / recommended, a statement to that effect

Not applicable

Disclaimer

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on current view of management on future events.

By Order of the Board

Enid Ling Peek Fong
Company Secretary
M&C REIT Management Limited
(Company Registration No. 200607091Z)
(as Manager of CDL Hospitality Real Estate Investment Trust)

2 May 2007

By Order of the Board

Enid Ling Peek Fong
Company Secretary
M&C Business Trust Management Limited
(Company Registration No. 200607118H)
(as Trustee-Manager of CDL Hospitality Business Trust)

2 May 2007

**CDL HOSPITALITY TRUSTS
CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARIES (“H-REIT
Group”)
CDL HOSPITALITY BUSINESS TRUST (“HBT”)**

**FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS AND H-REIT
GROUP for the period from 1 January 2007 to 31 March 2007**

CONFIRMATION BY THE BOARD

We, WONG HONG REN and VINCENT YEO WEE ENG, being two directors of M&C REIT Management Limited (as Manager of CDL Hospitality Real Estate Investment Trust) (“H-REIT Manager”) and M&C Business Trust Management Limited (as Trustee-Manager of CDL Hospitality Business Trust) (“HBT Trustee-Manager”), do confirm on behalf of the directors of H-REIT Manager and HBT Trustee-Manager that, to the best of our knowledge, nothing has come to the attention of the board of directors of H-REIT Manager and HBT Trustee-Manager which may render the financial results of CDL Hospitality Trusts for the period from 1 January 2007 to 31 March 2007 to be false or misleading.

WONG HONG REN
Chairman

VINCENT YEO WEE ENG
Chief Executive Officer

2 May 2007