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 AND ITS SUBSIDIARIES

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

CDL HOSPITALITY TRUSTS
OPERATIONAL UPDATE FOR THE THIRD QUARTER AND NINE MONTHS PERIOD ENDED 30 SEPTEMBER 2023

1. Review of Performance for the Third Quarter and Nine Months Period Ended 30 September 2023

1.1 Breakdown of Total Revenue by Geography

	1 Jul 2023 to 30 Sep 2023 ("3Q 2023") S$'000	1 Jul 2022 to 30 Sep 2022 ("3Q 2022") S$'000	Better/ (Worse) (%)	1 Jan 2023 to 30 Sep 2023 ("YTD Sep 2023") S$'000	1 Jan 2022 to 30 Sep 2022 ("YTD Sep 2022") S$'000	Better/ (Worse) (%)
Master Leases						
Singapore						
- Hotels	21,117	17,866	18.2	51,859	39,383	31.7
- Claymore Connect	1,853	1,575	17.7	5,661	3,962	42.9
New Zealand	1,607	1,351	18.9	5,259	8,356	(37.1)
Maldives	1,925	888	116.8	6,507	6,125	6.2
United Kingdom	1,071	1,004	6.7	3,103	2,501	24.1
Germany[1]	3,615	1,770	104.2	7,807	5,514	41.6
Italy[2]	1,766	1,112	58.8	4,379	2,050	113.6
	32,954	25,566	28.9	84,575	67,891	24.6
Managed Hotels						
Singapore	16,622	13,920	19.4	44,501	35,322	26.0
Australia	4,622	5,446	(15.1)	14,123	11,884	18.8
Japan	1,877	1,043	80.0	5,785	2,921	98.0
Maldives	2,691	1,858	44.8	10,348	10,723	(3.5)
United Kingdom	11,329	10,704	5.8	29,985	28,441	5.4
	37,141	32,971	12.6	104,742	89,291	17.3
Total	**70,095**	**58,537**	**19.7**	**189,317**	**157,182**	**20.4**

[1] In April 2021, CDLHT entered into a lease amendment agreement with the lessee of the Germany Hotel to restructure the rental arrangement. Under the lease amendment, the base rent ("**Restructured Rent**") was €0.6 million in 2021, stepping up annually to €1.2 million in 2022, €1.8 million in 2023, and to €2.4 million in 2024, before reverting to the original base rent of €3.6 million per annum in 2025. Notwithstanding this Restructured Rent arrangement, under SFRS(I) 16/ FRS 116 *Leases*, the rental income under this lease modification will be accounted for on a straight-line basis over the remaining lease tenure at S$4.5 million (€3.1 million) per year or S$1.1 million (€0.8 million) per quarter.

[2] In December 2020, CDLHT entered into a lease amendment agreement with the lessee of the Italy Hotel to restructure the rental arrangement. Under the lease amendment, the base rent ("**Restructured Rent**") was €0.2 million in 2020, stepping up annually to €0.9 million in 2024, before reverting to the original base rent level of €1.3 million per annum in 2025. Notwithstanding this Restructured Rent arrangement, under SFRS(I) 16/ FRS 116 *Leases*, the rental income under this lease modification will be accounted for on a straight-line basis over the remaining lease tenure at S$1.6 million (€1.1 million) per year or S$0.4 million (€0.3 million) per quarter.

1.2 Breakdown of NPI by Geography

	3Q 2023 S$'000	3Q 2022 S$'000	Better/ (Worse) (%)	YTD Sep 2023 S$'000	YTD Sep 2022 S$'000	Better/ (Worse) (%)
Singapore						
- Hotels	23,863	21,501	11.0	59,712	47,147	26.7
- Claymore Connect	1,336	1,086	23.0	4,168	2,543	63.9
New Zealand	1,607	1,351	18.9	5,259	8,356	(37.1)
Australia	663	1,374	(51.7)	2,479	1,722	44.0
Japan	882	264	234.1	2,672	453	489.8
Maldives	1,056	(268)	N.M	5,712	6,314	(9.5)
United Kingdom	4,553	4,205	8.3	10,762	10,003	7.6
Germany	3,328	1,034	221.9	6,909	4,202	64.4
Italy	1,721	1,081	59.2	4,190	1,854	126.0
Total	**39,009**	**31,628**	**23.3**	**101,863**	**82,594**	**23.3**

1.3 Statistics for CDLHT's Hotels

Singapore Hotels Statistics

	3Q 2023*	3Q 2022	Better/ (Worse)	YTD Sep 2023*	YTD Sep 2022*	Better/ (Worse)
Average Occupancy Rate	86.9%	88.1%	(1.2)pp	75.2%	72.9%	2.3pp
Average Daily Rate	S$274	S$226	21.4%	S$265	S$204	30.0%
RevPAR	S$238	S$199	19.9%	S$199	S$148	34.1%

** A total of 34,157 out of order room nights were recorded at Grand Copthorne Waterfront Hotel for renovation works for YTD Sep 2023. This is against 26,488 room nights that were taken out of inventory for YTD Sep 2022 for refurbishment works at Studio M Hotel, with the full inventory becoming available from 27 May 2022. Excluding the out-of-order rooms, for 3Q 2023 occupancy would be 87.2% while RevPAR would be S$239. For YTD Sep 2023 and YTD Sep 2022, occupancy would be 79.0% and 75.8% respectively, while RevPAR would be S$209 and S$154 respectively.*

Overseas Hotels – RevPAR by Geography

	3Q 2023	3Q 2022	Better/ (Worse) (%)	YTD Sep 2023	YTD Sep 2022	Better/ (Worse) (%)
New Zealand (NZ$)	128	71	80.6	135	129	5.2
Australia (A$)	101	109	(7.1)	103	76	35.2
Japan (¥)	8,375	4,146	102.0	8,325	3,661	127.4
Maldives (US$)	222	189	17.7	313	317	(1.1)
United Kingdom (£)**	155	146	6.5	133	120	11.2
Germany (€)	122	129	(5.4)	98	78	25.7
Italy (€)***	273	194	40.4	231	149	55.0

*** Excludes Hotel Brooklyn which is under a fixed rent occupational lease.*
**** The RevPAR of the Italy Hotel is based on total inventory regardless of the three-week closure from 16 January 2023 for water pipe works. Excluding the closure dates, the RevPAR for YTD Sep 2023 would be €252.*

1.4 Review of Performance

Third Quarter Ended 30 September 2023

CDL Hospitality Trusts ("**CDLHT**") achieved a strong year-on-year ("**yoy**") improvement in performance in 3Q 2023, which reflects the continued recovery in international travel. RevPAR growth was recorded across most portfolio markets, with seven hotels having achieved their highest 3Q RevPAR. CDLHT's 3Q 2023 gross revenue grew by 19.7% (or S$11.6 million) yoy to S$70.1 million, of which S$6.0 million of the increase was contributed by its Singapore Hotels. In tandem with the higher revenue, net property income ("**NPI**") increased by 23.3% (or S$7.4 million) yoy to S$39.0 million for 3Q 2023.

For context, one of the Singapore Hotels was used for isolation purposes in 3Q 2022 whereas all the Singapore Hotels took public business in 3Q 2023. For 3Q 2023, RevPAR for the Singapore Hotels increased by 19.9% yoy supported by average rate growth of 21.4% despite a 1.2 percentage points decline in occupancy. Four hotels in CDLHT's Singapore portfolio – Grand Copthorne Waterfront Hotel, M Hotel, Copthorne King's Hotel and W Hotel, achieved their highest 3Q RevPAR. Against 3Q 2019[3], RevPAR for the Singapore Hotels grew by 32.6% on a same store basis driven by an increase in average rate of 37.5%. In 3Q 2023, Singapore recorded a total of 3.9 million visitor arrivals, an increase of 72.5% from the 2.2 million recorded in 3Q 2022. Visitor days recovered to 85.9% of 3Q 2019's level, supported by visitor arrivals reaching 77.2% of 3Q 2019's arrivals and an increase in average length of stay from 3.4 days for 3Q 2019 to 3.8 days for 3Q 2023[4].

To enhance the competitiveness of its assets, asset enhancement exercises were carried out in stages at Grand Copthorne Waterfront Hotel and W Hotel. Grand Copthorne Waterfront Hotel completed the renovation of its entire conference facilities in July and the refurbishment of its bedrooms in early August. At W Hotel, a refurbishment of its ballroom and its specialty restaurant, SKIRT, was carried out in July and August 2023. Overall, the Singapore Hotels posted an NPI growth of 11.0% (or S$2.4 million) yoy for 3Q 2023.

In New Zealand, Grand Millennium Auckland recorded a RevPAR increase of 80.6% yoy in 3Q 2023 compared to 3Q 2022, during which the hotel faced market re-entry gestation after its exit from the government contract in early June 2022. Due to the true up of the YTD Sep rent[5] in 3Q 2022, this resulted in a high base effect in the 3Q 2022 NPI. Operating expenses were also higher as the hotel returned to normalised operations. Accordingly, NPI improved by 18.9% (or S$0.3 million) yoy for 3Q 2023.

The Perth Hotels recorded a decrease in RevPAR by 7.1% yoy in 3Q 2023, affected by the weaker demand during this low season period. Ibis Perth also experienced a reduction in volume from the shipping industry. Coupled with the depreciation of AUD against SGD, the Australia portfolio registered a NPI decline of S$0.7 million yoy for 3Q 2023.

A rapid pace of recovery in international visitors to Japan took place in 3Q 2023, supporting a RevPAR growth of 102.0% yoy for the Japan Hotels. Against 3Q 2019, the Japan Hotels also achieved an improvement in RevPAR by 17.2%, driven by a strong growth in average rate. Collectively, the Japan portfolio registered an NPI increase of 234.1% (or S$0.6 million) yoy for 3Q 2023.

In the Maldives, tourist arrivals for 3Q 2023 grew by 14.3% yoy[6], which supported a 17.7% yoy RevPAR improvement for the Maldives Resorts. However, profit margins were affected by cost inflation. Due to a seasonally weaker third quarter this year, Angsana Velavaru recognised a minimum rent of S$2.0 million (US$1.5 million) under the new 10-year lease which commenced early this year. Raffles Maldives Meradhoo recorded an improvement in its operational result. Accordingly, the Maldives Resorts posted an increase in NPI of S$1.3 million yoy for 3Q 2023.

In 3Q 2023, Hilton Cambridge City Centre and The Lowry Hotel achieved a collective RevPAR growth of 6.5% yoy. Against 3Q 2019, these two hotels achieved an average rate-driven RevPAR growth of 11.0%. In 3Q 2023, Hotel Brooklyn contributed S$1.1 million as compared to S$1.0 million in 3Q 2022, due to an increase in rent from the inflation-adjusted fixed lease from May 2023. Collectively, the UK portfolio recorded a collective NPI growth of 8.3% (or S$0.3 million) yoy for 3Q 2023.

[3] On a proforma basis, assuming CDLHT owns W Hotel from 1 Jan 2019.
[4] Singapore Tourism Analytics Network
[5] In July 2022, CDLHT renewed its lease of the New Zealand Hotel with the lessee of the hotel for another three-year term. The lease commenced on 7 September 2016 with a three-year term and options to renew for two further three-year terms, subject to mutual agreement. The third three-year term of the lease commenced on 7 September 2022 on the same terms, save for the annual base rent reducing from NZ$6.0 million to zero for the first two years of the term and NZ$2.0 million for the third year. Accordingly, under SFRS(I) 16/ FRS 116 Leases, the annual base rent will be accounted for on a straight-line basis over the remaining lease tenure at S$0.6 million (NZ$0.7 million) per year or S$0.2 million (NZ$0.2 million) per quarter.
[6] Ministry of Tourism, Republic of Maldives

In Germany, Pullman Hotel Munich registered a 5.4% yoy decline in RevPAR for 3Q 2023, as compared to 3Q 2022 when demand was boosted by the European Championships, a multi-sport event held in August 2022. Against 3Q 2019, RevPAR improved by 4.6% driven by higher average rate. For 3Q 2023, NPI was boosted by the recognition of a S$1.8 million (€1.2 million) variable rent above the accounting straight-line base rent, while no variable rent was recognised in 3Q 2022 due to clawback by the lessee on its cumulative losses suffered during the pandemic as part of a temporary rent abatement agreement. Correspondingly, an NPI increase of 221.9% (or S$2.3 million) yoy was recorded in 3Q 2023.

Bolstered by strong inbound visitor demand into Florence and continued support from the domestic market, Hotel Cerretani Firenze reported a record 3Q RevPAR which is an increase of 40.4% yoy and 52.6% against 3Q 2019. Having achieved a much higher variable rent of S$1.3 million (€0.9 million) in 3Q 2023 compared to 3Q 2022 of S$0.7 million (€0.5 million), the hotel registered a robust NPI growth of 59.2% (or S$0.6 million) yoy for 3Q 2023.

Claymore Connect, the only retail mall in CDLHT's portfolio, recorded a 23.0% (or S$0.3 million) yoy improvement in NPI for 3Q 2023. The increase was primarily due to higher committed occupancy of 95.8% as at 30 September 2023 against 91.6% as at 30 September 2022 and improved rental rates.

Nine Months Period Ended 30 September 2023

CDLHT's gross revenue increased by 20.4% (or S$32.1 million) yoy to S$189.3 million for YTD Sep 2023, of which S$21.7 million and S$11.9 million of the increase was attributed to the Singapore Hotels and the overseas portfolio (excluding the New Zealand Hotel) respectively. The improvement was partially offset by lower contribution from the New Zealand Hotel, following the reversion to public trading from 2Q 2022 onwards, after its exit from the government isolation programme.

In tandem with the increased revenue, NPI increased by 23.3% (or S$19.3 million) yoy to S$101.9 million for YTD Sep 2023. The higher NPI was largely attributed to the Singapore, Germany, Italy and Japan portfolios, which increased collectively by S$21.5 million yoy. This improvement includes higher NPI from Claymore Connect, which increased by 63.9% or S$1.6 million. These increases were partly offset by lower NPI from the New Zealand Hotel and Maldives Resorts, which declined collectively by S$3.7 million yoy for YTD Sep 2023.

For YTD Sep 2023, RevPAR for the Singapore Hotels increased by 34.1% yoy, attributed to an increase of 2.3 percentage points in occupancy and 30.0% in average rate. Singapore recorded a total of 10.1 million visitor arrivals[7] in YTD Sep 2023, a significant increase from the 3.7 million recorded in YTD Sep 2022. Visitor days have recovered to 80.5% of YTD Sep 2019's level, supported by visitor arrivals reaching 70.8% of YTD Sep 2019's level as well as an increase in average length of stay from 3.4 days for YTD Sep 2019 to 3.9 days for YTD Sep 2023.

The overall performance for the Singapore Hotels for YTD Sep 2023 was materially impacted by asset enhancement works at Grand Copthorne Waterfront Hotel. The entire conference facilities at Grand Copthorne Waterfront Hotel was closed for renovation works from April 2023 to July 2023 and 34,157 room nights was taken out of inventory for room refurbishment works until August 2023. In addition, one of the hotels was going through a gestation period to re-build its business back to normalised levels after its exit from the government isolation program in early January 2023. Notwithstanding these factors, the Singapore Hotels posted a strong NPI growth of 26.7% (or S$12.6 million) yoy for YTD Sep 2023.

Grand Millennium Auckland recorded a RevPAR growth of 5.2% yoy for YTD Sep 2023. The growth in RevPAR came on the back of slow business gestation in 2022, following the hotel's exit from the government contract in early June 2022, amid the absence of major citywide events and the gradual resumption of air travel capacity. Notably, the re-opening of all visa categories for travellers only took place from 31 July 2022. Despite higher recorded revenues for YTD Sep 2023, operating expenses such as labour and room-related expenses were also higher as the hotel returned to normalised operations. Taking into account the depreciation of the NZD against SGD, NPI decreased by 37.1% (or S$3.1 million) yoy for YTD Sep 2023.

The Perth Hotels posted a RevPAR increase of 35.2% yoy for YTD Sep 2023, mainly attributable to a stronger yoy performance during the January to April 2023 period, as continued border closures into Western Australia ("**WA**") were only lifted from late April 2022. Supported by a higher average rate, the Perth Hotels achieved RevPAR growth of 7.7% against YTD Sep 2019. Accordingly, an NPI growth of 44.0% (or S$0.8 million) was recorded in YTD Sep 2023.

The Japan Hotels leveraged on the recovery in inbound travel from January to September 2023, following the lifting of border restrictions in October 2022, and posted a strong RevPAR growth of 127.4% yoy. Though tourists from China, one of Japan's key source markets, have yet to fully return, the Japan Hotels achieved a rate-driven RevPAR increase of 6.2% over YTD Sep 2019. Consequently, the Japan portfolio registered an NPI improvement of 489.8% (or S$2.2 million) yoy for YTD Sep 2023.

[7] Singapore Tourism Analytics Network, Tourism Statistics, Monthly Statistics

For YTD Sep 2023, RevPAR for the Maldives Resorts fell marginally by 1.1% yoy, despite a growth in visitor arrivals. The decline was mainly attributed to increased resort supply and the reopening of alternative destinations such as Seychelles, Mauritius and Thailand (which had border restrictions that were eventually released from the latter part of 2Q 2022). NPI for the Maldives Resorts declined as profit margins were impacted by a slight decrease in average rate, as well as increased fuel prices and other inflationary costs. Accordingly, the NPI from the Maldives Resorts declined by 9.5% (or S$0.6 million) yoy for YTD Sep 2023.

For YTD Sep 2023, Hilton Cambridge City Centre and The Lowry Hotel achieved a RevPAR growth of 11.2% yoy. Against YTD Sep 2019, RevPAR grew by 4.6% driven by a 15.3% increase in average rate. The higher gross revenue was partially offset by increased operating costs, primarily from higher wages and the cessation of the government's COVID business rate relief since 31 March 2022, resulting in a 6.2% yoy increase in NPI for these two UK hotels in local currency terms. Including Hotel Brooklyn's rental income of S$3.1 million under an inflation-adjusted fixed lease, NPI for YTD Sep 2023 increased by 11.8% yoy in local currency terms, but decreased by 7.6% (or S$0.8 million) yoy in SGD terms due to the weaker GBP.

Pullman Hotel Munich reported a RevPAR improvement of 25.7% yoy for YTD Sep 2023. As corporate travel and events have yet to fully recover to pre-pandemic levels, RevPAR for YTD Sep 2023 was 10.8% behind YTD Sep 2019. Despite a seasonally weak 1Q 2023, demand recovered gradually from 2Q 2023 due to support from fairs, events and the successful conversion of an airline crew, which provided base business for the hotel. For YTD Sept 2023, the hotel recorded a significant NPI growth of 64.4% (or S$2.7 million), due to the recognition of S$2.3 million (€1.6 million) variable rent above the accounting straight-line base rent. For the same period last year, no variable rent was recognised.

Hotel Cerretani Firenze recorded a stellar RevPAR improvement of 55.0% yoy for YTD Sep 2023, boosted by strong demand from all its inbound markets. Notably, the hotel achieved its highest ever average rate and RevPAR for the YTD Sep period since acquisition of €303 and €231 respectively. The hotel registered an NPI growth of 126.0% (or S$2.3 million) yoy in YTD Sep 2023 due to the recognition of a significantly higher variable rent of S$3.0 million (€2.0 million) above the accounting straight-line base rent compared to S$0.7 million (€0.5 million) recorded in YTD Sep 2022.

2. Outlook and Prospects

According to the UNWTO World Tourism Barometer, international tourism has continued to recover, with arrival numbers reaching 84% of pre-pandemic levels between January and July 2023. This is in line with UNWTO's forward-looking scenarios for the year, which project international arrivals to recover 80% to 95% of pre-pandemic levels[8]. While potential challenges such as inflationary cost pressures, elevated energy prices and funding costs could weigh on the tourism sector, the recovery in China's outbound travel is expected to be a positive for international tourism. For the Singapore Hotels, energy prices will be lower in 2024 due to a forward contract being locked in at lower tariffs than in 2023.

In Singapore, CDLHT's core market, the Singapore Tourism Board ("**STB**") predicts international visitor arrivals to reach approximately 12 to 14 million in 2023, generating tourism receipts of around S$18 billion to S$21 billion (two-thirds to three-quarters of 2019), followed by an anticipated a full recovery to pre-pandemic levels by 2024[9]. Demand drivers such as MICE and sports events, concerts, and new and improved tourism offerings are expected to support the hospitality sector in the years ahead. Concerts featuring international music artists such as Coldplay and Taylor Swift in 1Q 2024 are expected to attract travellers from neighbouring countries and further enhance the country's appeal as a leading Asian destination for entertainment. In the longer term, enhancements to Singapore's infrastructure and tourism attractions are expected to further boost the hospitality industry.

The Managers continue to explore investment opportunities through asset enhancements. Grand Copthorne Waterfront Hotel, a major asset, has completed the full renovation of all of its rooms and meeting spaces, solidifying its position as a leading conference hotel in Singapore for years to come. Enhancements to the public areas of W Hotel are substantively completed while that of Grand Millennium Auckland are ongoing, which will augment their competitive standing in the respective markets.

CDLHT's overseas portfolio continues to benefit from the recovery at varying paces, aided by the gradual return of Chinese tourists, and the reinstatement of flights and additional services.

New Zealand's and Western Australia's tourism recovery continues to be supported by improving flight connectivity and tourism campaigns. Inbound tourism into Japan is likely to remain strong, driven by pent up demand, a weak currency and the country's overall attractiveness as a tourist destination. Amid the competitive pressures due to the increased resort supply in the Maldives in recent years, demand is expected to be greatly influenced by the recovery of the Chinese market which has been absent during COVID and only started returning gradually in 2Q 2023. In Europe, the UK, Germany and Italy Hotels remain supported by a general recovery in travel and events. Notwithstanding the positive demand drivers across the various geographical markets, the potential impact of evolving geopolitical factors such as the ongoing Russia-Ukraine war and in particular, the Middle-East turmoil could introduce uncertainty to global tourism.

[8] UNWTO, "International tourism swiftly overcoming pandemic downturn", 19 September 2023
[9] STB, "Singapore's tourism sector recovers strongly in 2022, visitor numbers expected to double in 2023", 17 January 2023

Construction of CDLHT's residential Build-to-Rent building in Manchester, UK, remains on track to be practically completed in mid-2024. Works on the building façade, interior and amenity spaces are ongoing with completion on schedule. Mobilisation of the building has commenced to prepare the scheme for lease-up. Residential rental growth in Manchester remains robust and the property is well-positioned to benefit from the favourable demand and supply dynamics.

3. CDLHT Key Financial Statistics

	As at 30 September 2023	As at 31 December 2022
Debt Value (S$ million)	1,149	1,085
Gearing[10]	38.4%	36.6%
Debt Headroom (S$ million) at 50% Gearing	694	790
Interest Coverage Ratio[11]	2.9x	3.7x
Weighted Average Cost of Debt	4.2%	3.5%

As at 30 September 2023, CDLHT has a healthy balance sheet, with a gearing of 38.4% and cash reserves of about S$64.9 million. In addition, CDLHT also has approximately S$118.8 million of committed revolving credit facilities available for drawdown, S$35.0 million undrawn committed term loan to fund the UK BTR development over the construction period, and S$400.0 million in short-term uncommitted bridge loan facilities available for acquisitions.

During the reporting quarter, a forward interest rate swap entered in 2022 to hedge against the progressive draw down of the UK BTR forward funding project became effective, thereby increasing CDLHT's percentage of fixed rate hedged borrowings to 50.2% as at 30 Sep 2023 compared to 47.9% as at 30 June 2023. In line with CDLHT's sustainable initiatives, an existing £50.0 million term loan facility was also successfully refinanced as a Sustainability-linked term loan for 5 years.

In addition, documentation is in progress to re-finance the revolving credit facility drawn to fund the acquisition of Hotel Brooklyn (£23.1 million). This drawdown has been hedged on a fixed rate basis, with interest rate locked in through an interest rate swap entered in March 2022.

CDLHT will continue to work closely with the lessees and operators to execute strategic asset enhancement opportunities to ensure that the portfolio stays ahead of the competition, and pursue suitable acquisitions to augment and diversify its income streams.

[10] For the purposes of gearing computation, the total assets exclude the SFRS(I) 16/ FRS 116 *Leases* (adopted wef 1 January 2019).
[11] Computed by using trailing 12 months earnings before interest, tax, depreciation and amortization ("**EBITDA**") (excluding effects of any fair value changes of derivatives and investment properties and foreign exchange translation), divided by the trailing 12 months interest expense and borrowing-related fees.

About CDL Hospitality Trusts

CDL Hospitality Trusts ("**CDLHT**") is one of Asia's leading hospitality trusts with assets under management of about S$3.1 billion as at 30 September 2023. CDLHT 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. CDLHT was listed on the Singapore Exchange Securities Trading Limited on 19 July 2006. M&C REIT Management Limited is the manager of H-REIT, the first hotel real estate investment trust in Singapore, and M&C Business Trust Management Limited is the trustee-manager of HBT.

CDLHT's principal investment strategy is to invest in a diversified portfolio of real estate which is or will be primarily used for hospitality, hospitality-related and other accommodation and/or lodging purposes globally. As at 30 September 2023, CDLHT's portfolio comprises 19 operational properties (total of 4,820 rooms and a retail mall) and one Build-to-Rent project in the pipeline with 352 apartment units. The properties under the portfolio include:

(i) six hotels in the gateway city of Singapore comprising Orchard Hotel, Grand Copthorne Waterfront Hotel, M Hotel, Copthorne King's Hotel, Studio M Hotel and W Singapore – Sentosa Cove (the "**W Hotel**" and collectively, the "**Singapore Hotels**") as well as a retail mall adjoining Orchard Hotel (Claymore Connect);
(ii) one hotel in New Zealand's gateway city of Auckland, namely Grand Millennium Auckland (the "**New Zealand Hotel**");
(iii) two hotels in Perth, Australia comprising Mercure Perth and Ibis Perth (collectively, the "**Perth Hotels**");
(iv) two hotels in Japan's gateway city of Tokyo comprising Hotel MyStays Asakusabashi and Hotel MyStays Kamata (collectively, the "**Japan Hotels**");
(v) two resorts in Maldives comprising Angsana Velavaru and Raffles Maldives Meradhoo (collectively, the "**Maldives Resorts**").
(vi) three hotels in the United Kingdom comprising Hilton Cambridge City Centre in Cambridge, The Lowry Hotel and Hotel Brooklyn in Manchester (collectively, the "**UK Hotels**") and one residential Build-to-Rent project in Manchester currently under development through a forward funding scheme (the "**UK BTR**");
(vii) one hotel in Germany's gateway city of Munich, namely Pullman Hotel Munich (the "**Germany Hotel**");
(viii) one hotel in the historic city centre of Florence, Italy, namely Hotel Cerretani Firenze - MGallery (the "**Italy Hotel**" or "**Hotel Cerretani Firenze**"); and

By Order of the Board

Vincent Yeo Wee Eng
Chief Executive Officer
M&C REIT Management Limited
(Company Registration No. 200607091Z)
(as Manager of CDL Hospitality Real Estate Investment Trust)

27 October 2023

By Order of the Board

Vincent Yeo Wee Eng
Chief Executive Officer
M&C Business Trust Management Limited
(Company Registration No. 200607118H)
(as Trustee-Manager of CDL Hospitality Business Trust)

27 October 2023

IMPORTANT NOTICE

This announcement 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. Representatives 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 costs, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the REIT Manager and the Trustee-Manager (together with the REIT Manager, the "Managers") on future events.

*The value of the stapled securities in CDLHT (the "**Stapled Securities**") and the income derived from them, may fall or rise. Stapled Securities are not obligations of, deposits in, or guaranteed by, the Managers or any of its affiliates. An investment in Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Managers redeem or purchase their Stapled Securities while the Stapled Securities are listed. It is intended that holders of Stapled Securities may only deal in their Stapled Securities through trading on the Singapore Exchange Securities Trading Limited ("**SGX-ST**"). Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.*

Nothing in this announcement constitutes an offer of any securities in the United States or elsewhere. The rights Stapled Securities have not been and will not be registered under the US Securities Act of 1933, as amended, and may not be offered or sold in the United States absent registration or an exemption from the registration requirements of that Act. No public offer of the rights Stapled Securities has been or will be made in the United States.

The past performance of CDLHT is not necessarily indicative of the future performance of CDLHT.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.