CDL HOSPITALITY TRUSTS
SECOND HALF AND FULL YEAR 2024 SUMMARY OF GROUP PERFORMANCE

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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
UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS, H-REIT AND ITS SUBSIDIARIES AND HBT AND ITS SUBSIDIARIES FOR THE SIX MONTHS PERIOD AND YEAR ENDED 31 DECEMBER 2024

INTRODUCTION

CDL Hospitality Trusts ("**CDLHT**") is one of Asia's leading hospitality trusts with assets under management of about S$3.5 billion as at 31 December 2024. 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 (collectively the "**Group**"). 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. CDLHT's portfolio comprises 22 properties (total of 4,924 rooms, 352 Build-to-Rent apartment units, 404 Purpose-Built Student Accommodation units and a retail mall). 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 The Maldives comprising Angsana Velavaru and Raffles Maldives Meradhoo (collectively, the "**Maldives Resorts**");
(vi) four hotels in the United Kingdom comprising Hotel Indigo Exeter in Exeter; Hilton Cambridge City Centre in Cambridge; The Lowry Hotel and voco Manchester – City Centre in Manchester (collectively, the "**UK Hotels**");
(vii) two living assets in the United Kingdom, comprising a residential Build-to-Rent property - The Castings - in Manchester (the "**UK BTR**"), and a Purpose-Built Student Accommodation - Benson Yard - in Liverpool (the "**UK PBSA**");
(viii) one hotel in Germany's gateway city of Munich, namely Pullman Hotel Munich (the "**Germany Hotel**"); and
(ix) one hotel in the historic city centre of Florence, Italy, namely Hotel Cerretani Firenze - MGallery (the "**Italy Hotel**" or "**Hotel Cerretani Firenze**").

On 6 November 2024, HBT through its indirect wholly-owned subsidiaries, CDL HBT Investments (III) Property Limited and CDL HBT Investments (III) Retail Limited, completed the acquisition of 100% interest in Hotel Indigo Exeter and two retail units.

On 19 December 2024, H-REIT through its indirect wholly-owned subsidiary, CDL HREIT Investments (IV) Property Limited, HBT through its indirect wholly-owned subsidiary, CDL HBT Investments (IV) Property Limited, completed the acquisition of 100% interest in an operational purpose-built student accommodation ("**Benson Yard**") and the vacant freehold land adjacent to Benson Yard in Liverpool.

CDL HOSPITALITY TRUSTS ("CDLHT")
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HBT Group owns Hilton Cambridge City Centre (the "**Hilton Hotel**"), The Lowry Hotel, Hotel Indigo Exeter and is also the master lessee of H-REIT Group's Perth Hotels, Japan Hotels, Raffles Maldives Meradhoo, and W Hotel. It also owns The Castings, a residential build-to-rent in Manchester, United Kingdom. HBT Group will continue its function as a master lessee of last resort and may undertake certain hospitality and hospitality-related development projects, acquisitions and investments which may not be suitable or deemed suitable for H-REIT.

CDLHT's distribution policy is to distribute at least 90.0% of its taxable income and of its tax-exempt income (if any), with the actual level of distribution to be determined at the H-REIT Manager's and HBT Trustee-Manager's discretion. CDLHT makes distributions to stapled securityholders 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. Distributions, when paid, will be in Singapore dollars.

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SUMMARY OF CDL HOSPITALITY TRUSTS' RESULTS

	1 Jul 2024 to 31 Dec 2024 ("2H 2024") S$'000	1 Jul 2023 to 31 Dec 2023 ("2H 2023") S$'000	Increase/ (Decrease) %	1 Jan 2024 to 31 Dec 2024 ("FY 2024") S$'000	1 Jan 2023 to 31 Dec 2023 ("FY 2023") S$'000	Increase/ (Decrease) %
Revenue	132,911	138,334	(3.9)	260,259	257,556	1.0
Net property income	68,690	75,450	(9.0)	135,223	138,304	(2.2)
Total return before revaluation and fair value adjustments on properties	3,348	8,133	(58.8)	14,826	16,050	(7.6)
Income available for distribution to Stapled Securityholders (before retention)	34,038	33,648	1.2	62,788	64,734	(3.0)
Less:						
Income retained for working capital	(3,386)	(3,364)	0.7	(6,261)	(6,473)	(3.3)
Income to be distributed to Stapled Securityholders (after retention)	30,652	30,284	1.2	56,527	58,261	(3.0)
Capital distribution[1]	4,773	9,484	(49.7)	10,323	12,709	(18.8)
Total distribution to Stapled Securityholders (after retention)	35,425	39,768	(10.9)	66,850	70,970	(5.8)
Total distribution per Stapled Security (before retention) (cents)						
For the year	3.08	3.46	(11.0)	5.83	6.22	(6.3)
Total distribution per Stapled Security (after retention) (cents)						
For the year	2.81	3.19	(11.9)	5.32	5.70	(6.7)

[1] Comprise of capital distribution from overseas properties arising from operating cashflows.

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

	Foot-note	H-REIT Group			HBT Group [b]			CDL Hospitality Trusts		
		2H 2024 S$'000	2H 2023 S$'000	Increase/ (Decrease) %	2H 2024 S$'000	2H 2023 S$'000	Increase/ (Decrease) %	2H 2024 S$'000	2H 2023 S$'000	Increase/ (Decrease) %
Revenue										
Rental revenue		72,813	79,169	(8.0)	1,918	-	N.M	60,984	63,950	(4.6)
Hotel revenue		-	-	-	71,927	74,384	(3.3)	71,927	74,384	(3.3)
	(a)	72,813	79,169	(8.0)	73,845	74,384	(0.7)	132,911	138,334	(3.9)
Property expenses										
Operation and maintenance expenses		-	-	-	(16,730)	(16,054)	4.2	(16,730)	(16,054)	4.2
Employee benefit expenses		-	-	-	(23,830)	(23,469)	1.5	(23,830)	(23,469)	1.5
Rental expenses	(c)	-	-	-	(7,897)	(9,341)	(15.5)	(27)	(46)	(41.3)
Property tax	(d)	(4,363)	(4,802)	(9.1)	(1,232)	(597)	N.M	(5,595)	(5,399)	3.6
Other property expenses	(e)	(10,785)	(5,526)	95.2	(14,748)	(14,560)	1.3	(18,039)	(17,916)	0.7
		(15,148)	(10,328)	46.7	(64,437)	(64,021)	0.6	(64,221)	(62,884)	2.1
Net property income		57,665	68,841	(16.2)	9,408	10,363	(9.2)	68,690	75,450	(9.0)
H-REIT Manager's management fees		(6,303)	(6,593)	(4.4)	-	-	-	(6,303)	(6,593)	(4.4)
H-REIT Trustee's fees		(228)	(208)	9.6	-	-	-	(228)	(208)	9.6
HBT Trustee-Manager's management fees		-	-	-	(693)	(653)	6.1	(693)	(653)	6.1
HBT Trustee-Manager's trustee fees		-	-	-	(199)	(163)	22.1	(199)	(163)	22.1
HBT Trustee-Manager's acquisition fees		-	-	-	(334)	-	N.M	(334)	-	N.M
Valuation fee		(88)	(122)	(27.9)	(7)	(33)	(78.8)	(95)	(155)	(38.7)
Depreciation	(f)	(897)	(1,083)	(17.2)	(8,279)	(7,867)	5.2	(11,544)	(10,709)	7.8
Other expenses	(g)	(1,080)	(1,858)	(41.9)	(3,292)	(1,358)	N.M	(4,365)	(3,210)	36.0
Finance income		4,333	4,318	0.3	249	47	N.M	261	389	(32.9)
Finance costs		(33,559)	(31,742)	5.7	(9,625)	(3,212)	N.M	(38,577)	(32,228)	19.7
Net finance costs	(h)	(29,226)	(27,424)	6.6	(9,376)	(3,165)	N.M	(38,316)	(31,839)	20.3
Net income/(loss) before fair value adjustment		19,843	31,553	(37.1)	(12,772)	(2,876)	N.M	6,613	21,920	(69.8)
Gain on bargain purchase	(i)	-	-	-	3,035	-	N.M	3,035	-	N.M
Reversal of revaluation deficit/(Revaluation deficit) on property, plant and equipment	(j)	-	-	-	1,819	3,158	(42.4)	(8,689)	943	N.M
Net fair value (loss)/gain on investment properties	(k)	(9,738)	80,787	N.M	(574)	6,735	N.M	5,771	106,972	(94.6)
Total return/(Loss)/Profit for the period before tax		10,105	112,340	(91.0)	(8,492)	7,017	N.M	6,730	129,835	(94.8)
Tax expense		(2,735)	(8,621)	(68.3)	(927)	(3,103)	(70.1)	(3,265)	(13,787)	(76.3)
Total return/(Loss)/Profit for the period		7,370	103,719	(92.9)	(9,419)	3,914	N.M	3,465	116,048	(97.0)
Attributable to:										
Unitholders		7,016	103,158	(93.2)	(9,419)	3,914	N.M	3,111	115,487	(97.3)
Non-controlling interests	(l)	354	561	(36.9)	-	-	-	354	561	(36.9)
Total return/(Loss)/Profit for the period		7,370	103,719	(92.9)	(9,419)	3,914	N.M	3,465	116,048	(97.0)

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

	Foot-note	H-REIT Group			HBT Group [b]			CDL Hospitality Trusts		
		FY 2024 S$'000	FY 2023 S$'000	Increase/ (Decrease) %	FY 2024 S$'000	FY 2023 S$'000	Increase/ (Decrease) %	FY 2024 S$'000	FY 2023 S$'000	Increase/ (Decrease) %
Revenue										
Rental revenue		143,049	144,712	(1.1)	1,918	-	N.M	117,570	115,571	1.7
Hotel revenue		-	-	-	142,689	141,985	0.5	142,689	141,985	0.5
	(a)	143,049	144,712	(1.1)	144,607	141,985	1.8	260,259	257,556	1.0
Property expenses										
Operation and maintenance expenses		-	-	-	(32,267)	(30,280)	6.6	(32,267)	(30,280)	6.6
Employee benefit expenses		-	-	-	(46,826)	(45,214)	3.6	(46,826)	(45,214)	3.6
Rental expenses	(c)	-	-	-	(15,634)	(17,310)	(9.7)	(53)	(59)	(10.2)
Property tax	(d)	(8,375)	(6,931)	20.8	(1,910)	(1,374)	39.0	(10,285)	(8,305)	23.8
Other property expenses	(e)	(13,893)	(9,118)	52.4	(29,206)	(28,446)	2.7	(35,605)	(35,394)	0.6
		(22,268)	(16,049)	38.8	(125,843)	(122,624)	2.6	(125,036)	(119,252)	4.9
Net property income		120,781	128,663	(6.1)	18,764	19,361	(3.1)	135,223	138,304	(2.2)
H-REIT Manager's management fees		(12,726)	(12,639)	0.7	-	-	-	(12,726)	(12,639)	0.7
H-REIT Trustee's fees		(448)	(409)	9.5	-	-	-	(448)	(409)	9.5
HBT Trustee-Manager's management fees		-	-	-	(1,343)	(1,188)	13.0	(1,343)	(1,188)	13.0
HBT Trustee-Manager's trustee fees		-	-	-	(381)	(305)	24.9	(381)	(305)	24.9
HBT Trustee-Manager's acquisition fee		-	-	-	(334)	-	N.M	(334)	-	N.M
Valuation fee		(188)	(208)	(9.6)	(46)	(53)	(13.2)	(234)	(261)	(10.3)
Depreciation	(f)	(1,804)	(1,877)	(3.9)	(16,428)	(16,471)	(0.3)	(22,576)	(21,931)	2.9
Other expenses	(g)	(2,778)	(3,302)	(15.9)	(5,175)	(2,024)	N.M	(7,947)	(5,269)	50.8
Finance income		7,937	7,188	10.4	98	86	14.0	578	849	(31.9)
Finance costs		(58,923)	(58,023)	1.6	(20,604)	(16,531)	24.6	(68,823)	(63,310)	8.7
Net finance costs	(h)	(50,986)	(50,835)	0.3	(20,506)	(16,445)	24.7	(68,245)	(62,461)	9.3
Net income/(loss) before fair value adjustment		51,851	59,393	(12.7)	(25,449)	(17,125)	48.6	20,989	33,841	(38.0)
Gain on bargain purchase	(i)	-	-	-	3,035	-	N.M	3,035	-	N.M
Reversal of revaluation deficit/(Revaluation deficit) on property, plant and equipment	(j)	-	-	-	1,819	3,158	(42.4)	(8,689)	943	N.M
Net fair value (loss)/gain on investment properties	(k)	(9,738)	80,787	N.M	(574)	6,735	N.M	5,771	106,972	(94.6)
Total return/(Loss) for the year before tax		42,113	140,180	(70.0)	(21,169)	(7,232)	N.M	21,106	141,756	(85.1)
Tax expense		(5,080)	(10,949)	(53.6)	(1,480)	(4,779)	(69.0)	(6,163)	(17,791)	(65.4)
Total return/(Loss) for the year		37,033	129,231	(71.3)	(22,649)	(12,011)	88.6	14,943	123,965	(87.9)
Attributable to:										
Unitholders		36,455	128,478	(71.6)	(22,649)	(12,011)	88.6	14,365	123,212	(88.3)
Non-controlling interests	(l)	578	753	(23.2)	-	-	-	578	753	(23.2)
Total return/(Loss) for the year		37,033	129,231	(71.3)	(22,649)	(12,011)	88.6	14,943	123,965	(87.9)

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

	HBT Group			HBT Group		
	2H 2024	2H 2023	Increase/ (Decrease)	FY 2024	FY 2023	Increase/ (Decrease)
	S$'000	S$'000	%	S$'000	S$'000	%
(Loss)/Profit for the period	(9,419)	3,914	N.M	(22,649)	(12,011)	88.6
Other comprehensive income						
Items that will not be reclassified to profit or loss:						
Revaluation surplus on property, plant and equipment	4,918	9,251	(46.8)	4,918	9,251	(46.8)
Tax effect on revaluation surplus on property, plant and equipment	(1,590)	(3,140)	(49.4)	(1,401)	(3,144)	(55.4)
	3,328	6,111	(45.5)	3,517	6,107	(42.4)
Items that are or may be reclassified subsequently to profit or loss:						
Foreign currency translation differences:						
- foreign operations	(1,552)	(2,825)	(45.1)	2,018	4,867	(58.5)
- hedge of net investment in a foreign operation	1,632	1,317	23.9	534	(1,623)	N.M
- monetary items forming part of net investment in a foreign operation	(785)	(2,327)	(66.3)	1,155	2,867	(59.7)
	(705)	(3,835)	(81.6)	3,707	6,111	(39.3)
Other comprehensive income for the period, net of tax	2,623	2,276	15.2	7,224	12,218	(40.9)
Total comprehensive income for the period	(6,796)	6,190	N.M	(15,425)	207	N.M

Review of financial performance

(a) Revenue comprises rental revenue and hotel revenue from CDLHT's properties. Please refer to Section 2 (i), pages 11 to 12 of the Announcement.

(b) Revenue and property expenses for HBT Group in 2H 2024 and FY 2024 have increased as compared to the corresponding period last year primarily due to the inclusion of the operating results from The Castings which achieved its practical completion and received its first residents in mid-July 2024, and from Hotel Indigo Exeter, which was acquired on 6 November 2024.

(c) Rental expenses for HBT Group declined in 2H 2024 and FY 2024 as compared to the same period in 2023 primarily due to a reduction in intra-group lease expenses from HBT Group to H-REIT Group resulting from the weaker performance of certain hotels.

(d) CDLHT recorded a yoy increase in property tax in 2H 2024 and FY 2024, mainly due to higher property tax from the Singapore Hotels following its tax assessment finalisation and the inclusion of property tax from The Castings, which commenced operations in 2H 2024. The property tax for H-REIT Group in 2H 2024 was lower than the same period last year, primarily due to property tax adjustments for the Singapore Hotels that were finalised and recorded in 2H 2023.

(e) CDLHT's other property expenses comprise mainly utilities, insurance and other direct operating expenses. In 2H 2024 and FY 2024, H-REIT Group's other property expenses have increased primarily due to impairment loss recognised of S$7.5 million or US$5.6 million (2H 2023 and FY 2023: S$2.1 million or US$1.5 million) in relation to intra-group trade receivables due from HBT, which is the lessee of Raffles Maldives Meradhoo.

Excluding this impairment loss (which has no impact to the Stapled Group), H-REIT Group's other property expenses in 2H 2024 and FY 2024 would have been S$3.3 million (instead of S$10.8 million) and S$6.4 million (instead of S$13.9 million) respectively. While in 2H 2023 and FY 2023, H-REIT Group's other property expenses would have been S$3.4 million (instead of S$5.5 million) and S$7.0 million (instead of S$9.1 million) respectively.

Also included in other property expenses for 2H 2023 and FY 2023 was a write-back of impairment loss of S$63K and an impairment loss of S$163K respectively, relating to Claymore Connect's rental receivables.

(f) The depreciation for CDLHT mainly relates to property, plant and equipment of W Hotel, Raffles Maldives Meradhoo, the Japan Hotels, the Perth Hotels, the Hilton Hotel, The Lowry Hotel and Hotel Indigo Exeter.

(g) Other expenses comprise mainly professional fees and administrative expenses. In 2H 2024 and FY2024, H-REIT Group's other expenses were lower yoy mainly due to the absence of one-off professional fees of S$0.7M incurred in the same period in 2023. For HBT Group and CDLHT Group, the other expenses were higher mainly due to inclusion of the one-off transaction costs of £1.2 million (S$2.1 million) in relation to the acquisition of Hotel Indigo Exeter (acquired on 6 November 2024), as well as the additional pre-opening expenses incurred for The Castings of S$1.1 million (FY2023: S$0.2 million).

(h) Net finance costs

	CDL Hospitality Trusts			CDL Hospitality Trusts		
	2H 2024	2H 2023	Increase/ (Decrease)	FY 2024	FY 2023	Increase/ (Decrease)
	S$'000	S$'000	%	S$'000	S$'000	%
Interest income received/receivable from banks	138	264	(47.7)	322	698	(53.9)
Interest income from finance lease	123	125	(1.6)	256	151	69.5
Exchange gain[(ii)]	-	2,902	N.M	-	-	-
Finance income	261	3,291	(92.1)	578	849	(31.9)
Exchange loss[(ii)]	(1,497)	-	N.M	(7,024)	(149)	N.M
Interest paid/payable to banks[(iii)]	(25,884)	(22,602)	14.5	(49,038)	(42,461)	15.5
Interest expense on lease liabilities	(2,598)	(2,530)	2.7	(5,152)	(4,926)	4.6
Fair value loss on derivatives[(i)]	(7,277)	(8,738)	(16.7)	(5,023)	(13,333)	(62.3)
Amortisation of transaction costs capitalised[(iv)]	(1,180)	(1,125)	4.9	(2,304)	(2,170)	6.2
Financial expense arising from remeasuring non-current rental deposits at amortised cost	(141)	(135)	4.4	(282)	(271)	4.1
Finance costs	(38,577)	(35,130)	9.8	(68,823)	(63,310)	8.7
Net finance costs	(38,316)	(31,839)	20.3	(68,245)	(62,461)	9.3

(i) Fair value gain/loss on derivatives relates to the re-measurement of foreign exchange forward contracts, interest rate swap and cross-currency interest rate swap contracts entered into by H-REIT to partially hedge its interest cost.

*(ii) The exchange loss of CDLHT for 2H 2024 and FY 2024 mainly arose from the appreciation of Sterling Pound ("**GBP**") and US Dollar ("**USD**") denominated borrowings against SGD, as well as depreciation of the Group's foreign currency (except for GBP and USD) denominated cash and receivables against SGD. In contrast, the exchange gain in 2H 2023 mainly arose from the depreciation of GBP, EURO ("**EUR**") and USD denominated borrowings against SGD, and the exchange loss for FY 2023 mainly arose from the appreciation of GBP and EUR denominated borrowings against SGD, as well as depreciation of the Group's foreign currency (except for GBP and EUR) denominated cash and receivables against SGD.*

(iii) The interest paid/payable to banks for 2H 2024 and FY 2024 was higher yoy mainly as a result of higher funding costs on the Group's floating rate loans and fixed rates loans re-financed at higher rates, the increased interest expense from amounts drawn to finance the Group's asset enhancement works and the UK BTR development project (capitalised prior to completion in July 2024).

(iv) The amortisation costs in 2H 2024 and FY 2024 relate to the amortisation of transaction costs arising from CDLHT's borrowings.

(i) In accordance with FRS 103 Business Combinations, CDLHT performed a purchase price allocation exercise for its investment in Hotel Indigo Exeter (acquired on 6 November 2024) and recorded a gain on bargain purchase.

(j) This relates to the annual revaluation of land and buildings included as part of property, plant and equipment under the revaluation model adopted by CDLHT. Please refer to Section 1(b)(i) footnote (c) on page 7 of the Announcement for details.

(k) This relates to net fair value (loss)/gain recognised from the revaluation of CDLHT's investment properties as at 31 December 2024. Please refer to Section 1(b)(i) footnote (b) on page 7 of the Announcement for details.

(l) Non-controlling interests relate to the interest owned by the minority shareholders in relation to Pullman Hotel Munich and Hotel Cerretani Firenze.

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

UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF CDL HOSPITALITY TRUSTS, H-REIT AND ITS SUBSIDIARIES AND HBT AND ITS SUBSIDIARIES FOR THE SIX MONTHS PERIOD AND YEAR ENDED 31 DECEMBER 2024

1 (b)(i) Statements of Financial Position together with a comparative statement at the end of the immediately preceding financial year

	Footnote	H-REIT Group		HBT Group[a]		CDL Hospitality Trusts	
		31 Dec 2024 S$'000	31 Dec 2023 S$'000	31 Dec 2024 S$'000	31 Dec 2023 S$'000	31 Dec 2024 S$'000	31 Dec 2023 S$'000
ASSETS							
Non-current assets							
Investment properties	(b)	2,828,851	2,750,215	163,430	-	2,478,796	2,232,899
Investment property under development	(b)	-	-	-	131,423	-	131,423
Property, plant and equipment	(c)	82,402	71,814	313,894	288,444	846,454	814,611
Deferred tax assets		727	751	795	721	1,522	1,472
Finance lease receivables		3,435	4,345	-	-	3,435	4,345
Financial derivative assets	(d)	8,065	8,300	-	-	8,065	8,300
Other receivables		222,745	145,801	529	529	677	677
		3,146,225	2,981,226	478,648	421,117	3,338,949	3,193,727
Current assets							
Inventories		-	-	2,501	2,451	2,501	2,451
Trade and other receivables		43,290	45,997	24,049	23,705	31,298	27,446
Finance lease receivables		910	800	-	-	910	800
Financial derivative assets	(d)	655	6,210	-	-	655	6,210
Cash and cash equivalents		56,575	57,202	21,713	14,798	78,288	72,000
		101,430	110,209	48,263	40,954	113,652	108,907
Total assets		**3,247,655**	**3,091,435**	**526,911**	**462,071**	**3,452,601**	**3,302,634**
LIABILITIES							
Non-current liabilities							
Loans and borrowings	(e)	786,179	714,755	314,240	235,978	877,823	805,081
Lease liabilities	(f)	121,665	119,924	107,800	116,790	139,907	136,602
Rental deposits	(g)	11,251	10,829	-	-	11,251	10,829
Other payables	(h)	848	836	57	74	905	910
Financial derivative liabilities	(d)	548	1,476	-	-	548	1,476
Deferred tax liabilities	(i)	21,203	16,429	26,058	23,886	49,548	43,151
		941,694	864,249	448,155	376,728	1,079,982	998,049
Current liabilities							
Loans and borrowings	(e)	460,223	347,213	-	-	460,223	347,213
Lease liabilities	(f)	1,077	960	9,333	8,896	1,125	1,100
Trade and other payables	(h)	41,267	45,088	75,128	67,221	62,685	60,260
Financial derivative liabilities	(d)	179	30	-	-	179	30
Provision for taxation	(j)	5,831	6,850	2,290	2,870	8,121	9,720
		508,577	400,141	86,751	78,987	532,333	418,323
Total liabilities		**1,450,271**	**1,264,390**	**534,906**	**455,715**	**1,612,315**	**1,416,372**
Net assets		**1,797,384**	**1,827,045**	**(7,995)**	**6,356**	**1,840,286**	**1,886,262**
Represented by:							
Unitholders' funds		1,789,476	1,819,229	(7,995)	6,356	1,832,378	1,878,446
Non-controlling interests	(k)	7,908	7,816	-	-	7,908	7,816
		1,797,384	**1,827,045**	**(7,995)**	**6,356**	**1,840,286**	**1,886,262**

Review of financial position

(a) *The Statement of Financial Position of HBT Group comprises the hotel operations of W Hotel, Raffles Maldives Meradhoo, the Japan Hotels, the Perth Hotels, the Hilton Hotel, The Lowry Hotel, Hotel Indigo Exeter and UK BTR.*

(b) *In FY 2024, the increase in investment properties at CDLHT was mainly due to the acquisition of Benson Yard and the two retail units from Hotel Indigo Exeter, the additional development costs incurred to the UK BTR development project, and the net fair value gain of CDLHT Group's investment properties at the end of the financial year. Included in CDLHT Group's investment properties as at 31 December 2024 is a net translation loss of S$16.9 million (31 December 2023: net translation gain of S$4.1 million) relating to its overseas properties.*

The valuation at CDLHT Group's investment properties incurred a net fair value gain of S$5.8 million as at 31 December 2024 (31 December 2023: net fair value gain of S$107.0 million). This net fair value change is recognised in CDLHT Group's Statement of Total Return for FY 2024 and has no impact on the income available for distribution to holders of Stapled Securities.

(c) *The property, plant and equipment at H-REIT Group and HBT Group comprise the Japan Hotels, the Hilton Hotel, The Lowry Hotel, and the newly acquired Hotel Indigo Exeter respectively.*

The property, plant and equipment at CDLHT comprise the W Hotel, the Japan Hotels, Raffles Maldives Meradhoo, the Perth Hotels, the Hilton Hotel, The Lowry Hotel and the newly acquired Hotel Indigo Exeter. For W Hotel, Raffles Maldives Meradhoo and Perth Hotels, the properties are leased by H-REIT's indirect wholly-owned subsidiaries to HBT's indirect wholly-owned subsidiaries. For the Japan Hotels, there is a master lease arrangement between a trust bank in Japan (in its capacity as the trust bank holding the legal title to the Japan Hotels) and HBT's indirect wholly-owned subsidiary. As these properties are considered property held for use as owner-occupied properties, they are classified as property, plant and equipment instead of investment property in CDLHT's financial statements.

The increase in property, plant and equipment at CDLHT is mainly due to the acquisition of Hotel Indigo Exeter of S$30.6 million, additions of S$17.0 million during the year, and the net fair value surplus of S$11.4 million, offset by recognition of depreciation expenses of S$22.6 million and net translation loss of S$6.0 million for the year.

As at 31 December 2024, the valuation of CDLHT properties (comprising investment properties and property, plant and equipment including ROU) resulted in a fair value loss of S$2.9 million, (31 December 2023: net fair value gain S$107.9 million). The net fair value change is recognised in CDLHT's Statement of Total Return for FY 2024 and has no impact on the income available for distribution to holders of stapled securities.

(d) *Movement in financial derivatives arose from fair value changes upon re-measurement of foreign exchange forward contracts, interest rate swaps and cross-currency interest rate swaps.*

(e) *Loans and borrowings of CDLHT of S$1.3 billion (as at 31 December 2023: S$1.2 billion), which are measured at amortised cost, comprise JPY3.1 billion (S$26.7 million) TMK bond and S$1.3 billion bank loans, as explained under Section 1(b)(ii) on pages 8 to 10 of the Announcement. Movements during the reporting period include drawdowns to fund the working capital, UK BTR development and capital expenditure of the Group's properties, as well as the acquisition of the assets of Hotel Indigo Exeter and Benson Yard.*

The net current liabilities position for CDLHT as at 31 December 2024 was mainly attributed to borrowings falling due within one year. If the borrowings falling due within one year were excluded, CDLHT would post a net current asset position of S$41.5 million as at 31 December 2024 instead. Notwithstanding the net current liabilities position, CDLHT has an established S$1.0 billion Multicurrency Medium Term Note Programme (as disclosed under Section 1(b)(ii) footnote (iii) on page 10 of the Announcement) and committed revolving credit facilities to meet its current obligations as and when they fall due.

(f) *Lease liabilities represent CDLHT's obligation to make lease payments in relation to the ROU assets recognised in accordance to SFRS(I) 16/FRS 116.*

(g) *Rental deposits mainly relate to rental deposits collected from the master lessees of Singapore hotels (excluding W Hotel) and tenants at Claymore Connect and the Japan Hotels' convenient shop, stated at amortised cost.*

(h) *Trade and other payables for the Group relates mainly to payables for operational and trust expenses.*

(i) *The deferred tax liabilities mainly relate to the New Zealand Hotel, the Perth Hotels, the UK Hotels and UK BTR.*

(j) *Provision for taxation comprises tax provisions arising from the Group's overseas properties.*

(k) *Non-controlling interests relate to the interests owned by the minority shareholder in relation to the Pullman Hotel Munich and the Hotel Cerretani Firenze.*

1 (b)(ii) Aggregate amount of group's borrowings and debt securities

	H-REIT Group		HBT Group		CDL Hospitality Trusts	
	31 Dec 2024 S$'000	31 Dec 2023 S$'000	31 Dec 2024 S$'000	31 Dec 2023 S$'000	31 Dec 2024 S$'000	31 Dec 2023 S$'000
Amount repayable after one year						
Secured borrowings	-	64,209	-	-	-	64,209
Secured TMK bond	-	28,830	-	-	-	28,830
Unsecured borrowings [(a)]	789,684	624,656	91,930	90,752	881,614	715,408
	789,684	717,695	91,930	90,752	881,614	808,447
Amount repayable within one year						
Secured borrowings	62,150	-	-	-	62,150	-
Secured TMK bond	26,753	-	-	-	26,753	-
Unsecured borrowings [(b)]	371,648	348,000	-	-	371,648	348,000
	460,551	348,000	-	-	460,551	348,000
Total borrowings [(c)]	1,250,235	1,065,695	91,930	90,752	1,342,165	1,156,447

[(a)] *During the year, H-REIT upsized an existing S$50.0 million committed multi-currency unsecured sustainability-linked revolving credit facility ("**RCF**") by an additional S$50.0 million and entered into four fresh Sustainability-linked term loan facilities amounting to S$310.8 million to refinance its existing borrowings denominated in SGD, USD and GBP for tenor of 3 to 5 years.*

[(b)] *In 2H 2024, H-REIT entered into a S$100.0 million uncommitted multi-currency unsecured RCF to refinance the existing S$150.0 million committed multi-currency unsecured RCF.*

[(c)] *The borrowings are presented before the deduction of unamortised transaction costs.*

As at 31 December 2024, CDLHT's aggregate leverage ratio was 40.7%, which was within the 50% limit allowed under the Monetary Authority of Singapore Property Funds Appendix. The interest coverage ratio of H-REIT Group was 2.30[1] times as of 31 December 2024. For the purpose of computing interest coverage ratio, interest expense excludes interest expense on lease liabilities.

[1] Computed by using trailing 12 months earnings before interest, tax, depreciation and amortisation ("**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.

1 (b)(ii) Aggregate amount of group’s borrowings and debt securities

Details of borrowings

The facilities and borrowings of the H-REIT Group, HBT Group and CDL Hospitality Trusts are set out below:

Facilities		H-REIT Group			HBT Group			CDL Hospitality Trusts		
		31 Dec 2024			31 Dec 2024			31 Dec 2024		
Currency	Type*	Facility amount S$'000	Drawn down S$'000	Undrawn S$'000	Facility amount S$'000	Drawn down S$'000	Undrawn S$'000	Facility amount S$'000	Drawn down S$'000	Undrawn S$'000
JPY	TMK bond (¥3.1 billion)[(i)]	26,753	26,753	-	-	-	-	26,753	26,753	-
JPY	5-year term loan (¥3.27 billion)	28,220	28,220	-	-	-	-	28,220	28,220	-
SGD	Medium term note[(iii)]	1,000,000	-	1,000,000	-	-	-	1,000,000	-	1,000,000
SGD	Bridge loans[(iv)]	300,000	105,158	194,842	100,000	-	100,000	400,000	105,158	294,842
SGD	Revolving credit (uncommitted)	100,000	68,280	31,720				100,000	68,280	31,720
SGD	3-year revolving credit (committed)	350,000	228,848	121,152	-	-	-	350,000	228,848	121,152
SGD	3-5-year term loans	451,840	451,840	-	-	-	-	451,840	451,840	-
EUR	5-7-year term loan (€79.6 million)[(ii)]	112,435	112,435	-	-	-	-	112,435	112,435	-
GBP	4-5-year term loans (£188.3 million)	228,701	228,701	-	91,930	91,930	-	320,631	320,631	-
		2,597,949	**1,250,235**	**1,347,714**	**191,930**	**91,930**	**100,000**	**2,789,879**	**1,342,165**	**1,447,714**

* Apart from the TMK bond and the 7-year EUR term loan, all the borrowings of the Group are unsecured.

Excluded from the borrowings above are the lease liabilities of S$122.7 million, S$117.1 million and S$141.0 million for H-REIT Group, HBT Group and CDLHT respectively, which are secured over the finance lease receivables and right-of-use assets (recognised as part of investment properties and property, plant and equipment).

(i) Secured TMK bond

The TMK bond included in H-REIT Group relates to 5-year Japanese yen denominated bond of JPY3.1 billion (S$26.8 million) issued by H-REIT's indirectly owned subsidiary, CDLHT Hanei Tokutei Mokuteki Kaisha. CDLHT's interest in Japan Hotels is held via a Tokutei Mokuteki Kaisha ("**TMK**") structure, and such TMK structure is required to issue bond to partially fund the acquisition of Japan assets.

The bondholders have a statutory preferred right, under Article 128 of the Japan Asset Liquidation Law, to receive payment of all obligations under the bond prior to other creditors out of the assets of the TMK. Such right shall be junior to the priority of the general statutory lien under the Japan Civil Code. While the assets of TMK are subject to a statutory preferred right, it is not considered a mortgage under Japan laws.

(ii) Secured bank loan

Includes a secured 7-year fixed rate loan of €44.0 million (S$62.2 million) drawn down by H-REIT's indirectly-owned subsidiary, NKS Hospitality I B.V..

The securities include (i) a first legal mortgage on the property, (ii) assignment of the rights and claims under the property's major contracts such as the lease agreement and insurance policies and (iii) pledge of shares and bank accounts of NKS Hospitality I B.V..

(iii) Unsecured medium term notes

H-REIT's wholly-owned subsidiary, CDLHT MTN Pte. Ltd. (the "**Issuer**") has in place a S$1.0 billion Multi-currency Medium Term Note Programme (the "**Programme**").

As at 31 December 2024, there are no outstanding medium term notes.

(iv) Unsecured bridge loans

H-REIT and HBT have in place a S$300.0 million and S$100.0 million uncommitted multi-currency bridge loan facility with a bank respectively (the "**Bridge Loan Facilities**") mainly to fund acquisitions.

The Bridge Loan Facilities can be drawn in multiple tranches and each tranche is to be repaid within a maximum period of one year from each drawing date or one year from the first drawn date (where the amount is drawn in multiple tranches).

During the year, S$36.7 million was drawn down to fund the acquisition of Hotel Indigo Exeter on 6 November 2024 and this was followed by another drawing of €48.5 million (S$68.5 million) on 19 December 2024 to fund the acquisition of Benson Yard.

2 Review of the Performance for the Six Months Period and Year ended 31 DECEMBER 2024

2 (i) Breakdown of Total Revenue by Geography

	Footnote	H-REIT Group			HBT Group			CDL Hospitality Trusts		
		2H 2024 S$'000	2H 2023 S$'000	Better/ (Worse) %	2H 2024 S$'000	2H 2023 S$'000	Better/ (Worse) %	2H 2024 S$'000	2H 2023 S$'000	Better/ (Worse) %
Leased Properties										
Singapore										
- Hotels		37,933	41,059	(7.6)	-	-	-	37,933	41,059	(7.6)
- Claymore Connect		4,142	3,769	9.9	-	-	-	4,142	3,769	9.9
New Zealand		2,077	3,599	(42.3)	-	-	-	2,077	3,599	(42.3)
Maldives	(c)	3,446	3,941	(12.6)	-	-	-	3,446	3,941	(12.6)
United Kingdom										
- Hotels	(d)	2,269	2,133	6.4	-	-	-	2,269	2,133	6.4
- Residential		211	-	N.M	1,822	-	N.M	2,033	-	N.M
Germany	(e)	6,321	6,486	(2.5)	-	-	-	6,321	6,486	(2.5)
Italy	(f)	2,667	2,963	(10.0)	-	-	-	2,667	2,963	(10.0)
		59,066	63,950	(7.6)	1,822	-	N.M	60,888	63,950	(4.8)
Managed hotels										
Singapore		7,017	8,257	(15.0)	27,003	30,840	(12.4)	27,003	30,840	(12.4)
Australia	(a)	2,383	2,773	(14.1)	10,993	10,740	2.4	10,993	10,740	2.4
Japan	(b)	2,355	2,169	8.6	4,576	4,209	8.7	4,576	4,209	8.7
Maldives	(c)	1,992	2,020	(1.4)	3,952	6,166	(35.9)	3,952	6,166	(35.9)
United Kingdom	(d)	-	-	-	25,499	22,429	13.7	25,499	22,429	13.7
		13,747	15,219	(9.7)	72,023	74,384	(3.2)	72,023	74,384	(3.2)
Total		72,813	79,169	(8.0)	73,845	74,384	(0.7)	132,911	138,334	(3.9)

2 (i) Breakdown of Total Revenue by Geography

	Footnote	H-REIT Group			HBT Group			CDL Hospitality Trusts		
		FY 2024 S$'000	FY 2023 S$'000	Better/ (Worse) %	FY 2024 S$'000	FY 2023 S$'000	Better/ (Worse) %	FY 2024 S$'000	FY 2023 S$'000	Better/ (Worse) %
Leased Properties										
Singapore										
- Hotels		73,409	71,801	2.2	-	-	-	73,409	71,801	2.2
- Claymore Connect		8,127	7,577	7.3	-	-	-	8,127	7,577	7.3
New Zealand		5,220	7,251	(28.0)	-	-	-	5,220	7,251	(28.0)
Maldives	(c)	8,020	8,523	(5.9)	-	-	-	8,020	8,523	(5.9)
United Kingdom										
- Hotels	(d)	4,461	4,165	7.1	-	-	-	4,461	4,165	7.1
- Residential		211	-	N.M	1,822	-	N.M	2,033	-	N.M
Germany	(e)	10,792	10,678	1.1	-	-	-	10,792	10,678	1.1
Italy	(f)	5,412	5,576	(2.9)	-	-	-	5,412	5,576	(2.9)
		115,652	115,571	0.1	1,822	-	N.M	117,474	115,571	1.6
Managed hotels										
Singapore		13,832	15,758	(12.2)	54,729	58,719	(6.8)	54,729	58,719	(6.8)
Australia	(a)	4,805	5,481	(12.3)	21,756	20,241	7.5	21,756	20,241	7.5
Japan	(b)	4,750	3,874	22.6	8,982	8,117	10.7	8,982	8,117	10.7
Maldives	(c)	4,010	4,028	(0.4)	11,660	13,823	(15.6)	11,660	13,823	(15.6)
United Kingdom	(d)	-	-	N.M	45,658	41,085	11.1	45,658	41,085	11.1
		27,397	29,141	(6.0)	142,785	141,985	0.6	142,785	141,985	0.6
Total		143,049	144,712	(1.1)	144,607	141,985	1.8	260,259	257,556	1.0

2 (ii) Breakdown of Net Property Income by Geography

		H-REIT Group			HBT Group			CDL Hospitality Trusts		
	Footnote	2H 2024	2H 2023	Better/ (Worse)	2H 2024	2H 2023	Better/ (Worse)	2H 2024	2H 2023	Better/ (Worse)
		S$'000	S$'000	%	S$'000	S$'000	%	S$'000	S$'000	%
Singapore										
- Hotels		40,544	44,152	(8.2)	1,696	1,790	(5.3)	40,739	44,445	(8.3)
- Claymore Connect		3,072	2,801	9.7	-	-	-	3,072	2,801	9.7
New Zealand		2,077	3,599	(42.3)	-	-	-	2,077	3,599	(42.3)
Australia	(a)	1,689	2,194	(23.0)	2,746	2,565	7.1	2,051	2,352	(12.8)
Japan	(b)	2,213	2,023	9.4	51	48	6.3	2,264	2,072	9.3
Maldives	(c)	(2,672)	3,186	(183.9)	(1,806)	(851)	(112.2)	1,024	2,484	(58.8)
United Kingdom										
- Hotels	(d)	2,269	2,133	6.4	6,464	6,811	(5.1)	8,733	8,944	(2.4)
- Residential		144	-	N.M	257	-	N.M	401	-	N.M
Germany	(e)	5,747	5,878	(2.2)	-	-	-	5,747	5,878	(2.2)
Italy	(f)	2,582	2,875	(10.2)	-	-	-	2,582	2,875	(10.2)
Total		57,665	68,841	(16.2)	9,408	10,363	(9.2)	68,690	75,450	(9.0)

		H-REIT Group			HBT Group			CDL Hospitality Trusts		
	Footnote	FY 2024	FY 2023	Better/ (Worse)	FY 2024	FY 2023	Better/ (Worse)	FY 2024	FY 2023	Better/ (Worse)
		S$'000	S$'000	%	S$'000	S$'000	%	S$'000	S$'000	%
Singapore										
- Hotels		78,667	79,778	(1.4)	3,323	3,516	(5.5)	78,990	80,294	(1.6)
- Claymore Connect		6,122	5,633	8.7	-	-	-	6,122	5,633	8.7
New Zealand		5,220	7,251	(28.0)	-	-	-	5,220	7,251	(28.0)
Australia	(a)	3,534	4,281	(17.4)	5,591	4,750	17.7	4,319	4,168	3.6
Japan	(b)	4,475	3,595	24.5	11	266	(95.9)	4,486	3,862	16.2
Maldives	(c)	3,305	9,157	(63.9)	(897)	(159)	(464.2)	5,892	7,140	(17.5)
United Kingdom										
- Hotels	(d)	4,461	4,165	7.1	10,479	10,988	(4.6)	14,940	15,153	(1.4)
- Residential		144	-	N.M	257	-	N.M	401	-	N.M
Germany	(e)	9,706	9,459	2.6	-	-	-	9,706	9,459	2.6
Italy	(f)	5,147	5,344	(3.7)	-	-	-	5,147	5,344	(3.7)
Total		120,781	128,663	(6.1)	18,764	19,361	(3.1)	135,223	138,304	(2.2)

Footnotes

(a) The Perth Hotels includes Ibis Perth and Mercure Perth.

With effect from 1 May 2021, there is a lease agreement between H-REIT and HBT's indirect wholly-owned subsidiaries. In turn, HBT's indirect wholly owned subsidiaries, CDL HBT Sun Three Pty Ltd and CDL HBT Sun Four Pty Ltd engaged AAPC Properties Pty Limited (a wholly-owned subsidiary of Accor SA) to continue operating the hotels. In accordance with SFRS(I) 16/FRS 116 Leases, H-REIT Group must account for the base rent on a straight-line basis over the tenor of the lease at S$1.9 million (A$2.1 million) per annum for Ibis Perth and S$2.9 million (A$3.3 million) per annum for Mercure Perth. Accordingly, the gross revenue and NPI under H-REIT Group have been adjusted to reflect this arrangement.

For H-REIT Group, the revenue for FY 2024 includes S$4.8 million (A$5.4 million) net rental income received from HBT Group (based on the rental income accounted for on a straight-line basis, according to SFRS(I) 16/FRS 116 Leases, and variable rent, if any, arising from the gross operating profit of the Perth Hotels). For the HBT Group, the revenue for the reporting period comprises the entire revenue derived from the operations of the hotels.

(b) The Japan Hotels with HBT refers to master lease arrangement between a trust bank in Japan (in its capacity as the trust bank holding the legal title to the Japan Hotels) and CDLHT.

For H-REIT Group, the revenue for FY 2024 includes S$4.7 million (JPY539.7 million) net rental income received from HBT Group (based on the gross operating profit of the Japan Hotels). The fiscal period for the Japan Hotels is set at 6-month intervals, from 1 October to 31 March and 1 April to 30 September. This will allow the income from the Japan Hotels to be distributed twice a year, subject to completion of the audit for the relevant period.

(c) The Maldives resorts include a Master Lease and a Managed hotel as follows:

(i) <u>Master Lease</u>

*There is a master lease agreement between H-REIT's indirect wholly-owned subsidiary, Sanctuary Sands Maldives Private Limited (the "**Lessor**") and Maldives Bay Pvt Ltd (the "**Lessee**"), a subsidiary of Banyan Tree Holdings Limited. On 1 February 2023, the Lessor entered into a new master lease agreement with the Lessee for 10 years up to 31 January 2033. The revenue for the reporting period includes a minimum rent of US$500,000 per month (based on a minimum rent of US$6.0 million per annum).*

Under the lease agreement, there is a minimum rent top-up cap of US$6.0 million and no further minimum rent top-ups will be payable by Lessee to Lessor after the cumulative top-ups reaches US$6.0 million. As at 31 December 2024, the Lessee paid Lessor a cumulative top-up amount of US$1.4 million (31 December 2023: US$1.2 million) to make up for the shortfall in rent below the minimum rent of US$6.0 million. This top-up will be adjusted once the full year results for the resort are ascertained at year end.

(ii) <u>Managed hotel</u>

There is a lease agreement between H-REIT and HBT's indirect wholly-owned subsidiaries.

*In turn, HBT's indirect wholly owned subsidiary, CDL HBT Oceanic Maldives Private Limited ("**CDL HBT Oceanic**") engaged AccorHotels to operate the resort as Raffles Maldives Meradhoo.*

For the H-REIT Group, the revenue for FY 2024 includes S$4.0 million (US$3.0 million) rental income from HBT Group respectively. For the HBT Group, the revenue for the reporting period comprises the entire revenue derived from the operations of the resort.

(d) The UK Hotels include:

(i) <u>Hilton Cambridge City Centre</u>

Hilton Cambridge City Centre is owned by HBT's indirectly wholly-owned subsidiary, CDL HBT Cambridge City Hotel (UK) Ltd. The hotel operator for this hotel is Hilton UK Manage Limited.

The revenue for the reporting period comprises the entire revenue derived from the hotel operations. The net property income is derived after deducting the operating expenses, property tax and insurance expenses of the hotel.

(ii) <u>The Lowry Hotel</u>

The Lowry Hotel is owned and operated by HBT's indirectly wholly-owned subsidiary, The Lowry Hotel Ltd.

The revenue for the reporting period comprises the entire revenue derived from the hotel operations. The net property income is derived after deducting the operating expenses, property tax and insurance expenses of the hotel.

(iii) Hotel Indigo Exeter

Hotel Indigo Exeter and two retail units were acquired on 6 November 2024 and is owned and operated by HBT's indirectly wholly-owned subsidiaries, CDL HBT Investment (III) Property Limited and CDL HBT Investment (III) Retail Limited.

The revenue for the reporting period comprises the entire revenue derived from the hotel operations and rental income from two retail units. The net property income is derived after deducting the operating expenses, property tax and insurance expenses of the property.

(iv) Hotel Brooklyn

*There is an Occupational Lease agreement between H-REIT's indirect wholly-owned subsidiary, CDL HREIT Investments (II) Property Limited (the "**Lessor**") and HLD (Manchester) Limited (the "**Lessee**"), which is part of a group under Marshall Holdings Limited.*

Under the Occupational Lease, the lessee pays a fixed rent to the lessor, subject to upward-only rent review provisions, broadly based on inflation. The applicable annual fixed rent from 7 May 2023 to 6 May 2024 was S$4.3 million (£2.5 million). An annual rent review was carried out during the reporting period and the fixed rent has been increased to S$4.5 million (£2.7 million) from 7 May 2024 to 6 May 2025.

*(e) H-REIT's indirect wholly-owned subsidiary owns an interest of 94.9% in Pullman Hotel Munich, which comprises the hotel and its office and retail components. There is a hotel lease agreement between H-REIT's indirect subsidiary, NKS Hospitality I B.V. (the "**Lessor**") and UP Hotel Operations GmbH & Co. KG (the "**Lessee**"). Under this lease, H-REIT will receive rent of around 90% of the net operating profit of the hotel, subject to a guaranteed fixed rent of €3.6 million per annum.*

*Due to the COVID-19 pandemic, the Lessor entered into discussions on temporary rent abatement with its Lessee. A temporary 4-year rent abatement agreement for Pullman Munich was signed in April 2021 ("**Temporary Arrangement**"). Pursuant to the Temporary Arrangement, from April 2021 to 2024, the annual base rent level of the Pullman Hotel Munich has been reduced, starting with €0.6 million in 2021, stepping up annually to €1.2 million in 2022, €1.8 million in 2023, and €2.4 million in 2024, before reverting to the original base rent level of €3.6 million per annum in 2025. Notwithstanding this 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 annum. Accordingly, the gross revenue and NPI have been adjusted to reflect this arrangement in FY 2024.*

*Under the Temporary Arrangement, between April 2021 to December 2024 (the "**Restructured Term**"), after paying for its rent obligations and relevant hotel-related expenses, any losses suffered by the lessee during the Restructured Term will be first funded by the Lessee, but the Lessee will be allowed to clawback the cumulative losses incurred from future variable rent payment obligations. The variable rent formula remains unchanged throughout the Restructured Term or after, except that variable rent will be suspended until the cumulative losses are clawed back by the Lessee. As soon as the cumulative losses are fully clawed back, the Lessor shall be entitled to receive the variable rent thereafter. Lowering the base rent level in the four-year period serves to lower the level of cumulative losses suffered by the lessee and hence lower the amount of clawbacks from future available variable rent. The rationale for the Temporary Arrangement is for business continuity and working together with the lessees is important to navigate the hotel out of the crisis successfully.*

*(f) H-REIT's indirect wholly-owned subsidiary owns an interest of 95.0% in Hotel Cerretani Firenze. There is a hotel lease agreement between H-REIT's indirect subsidiary, NKS Hospitality III SRL. (the "**Lessor**") and FC Operations Hotel SRL (the "**Lessee**"). Under this lease, H-REIT will receive rent of around 93% of the net operating profit of the hotel, subject to a base rent of €1.3 million per annum.*

*Due to the COVID-19 pandemic, the Lessor entered into discussions on temporary rent abatement with its Lessee. A temporary 5-year rent abatement agreement for Hotel Cerretani Firenze was signed in December 2020 ("**Temporary Arrangement**"). Pursuant to the Temporary Arrangement, from 2020 to 2024, the annual base rent level of the Hotel Cerretani Firenze has been reduced, starting with €0.2 million in 2020, stepping up to €0.6 million in 2023 and €0.9 million in 2024, before reverting to the original base rent level of €1.3 million per annum in 2025. Notwithstanding this 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 annum. Accordingly, the gross revenue and NPI has been adjusted to reflect this arrangement in FY 2024.*

*Under the Temporary Arrangement, between March 2020 to December 2024 (the "**Restructured Term**"), after paying for its rent obligations and relevant hotel related expenses, any losses suffered by the lessee during the Restructured Term will be first funded by the Lessee, but the Lessee will be allowed to clawback the cumulative losses incurred from future variable rent payment obligations. The variable rent formula remains unchanged throughout the Restructured Term or after, except that variable rent will be suspended until the cumulative losses are clawed back by the Lessee. As soon as the cumulative losses are fully clawed back, the Lessor shall be entitled to receive the variable rent thereafter. Lowering the base rent level in the five-year period serves to lower the level of cumulative losses suffered by the lessee and hence lower the amount of clawbacks from future available variable rent. The rationale for the Temporary Arrangement is for business continuity and working together with the lessees is important to navigate the hotel out of the crisis successfully.*

2 (iii) Review of the Performance

Six months period ended 31 December 2024

CDL Hospitality Trusts' ("**CDLHT**") gross revenue for 2H 2024 decreased by 3.9% (or S$5.4 million) year-on-year ("**yoy**") to S$132.9 million. The decline in gross revenue reflects the continued normalisation of demand across some markets after a period of extraordinary post-pandemic growth. RevPAR growth was recorded in most of the portfolio markets with the exception of Singapore and New Zealand. Overall, the portfolio NPI declined by 9.0% (or S$6.8 million) yoy to S$68.7 million for 2H 2024.

The Singapore Hotels faced demand headwinds in the second half, following the post COVID-19 travel boom normalisation that began from 3Q 2023. At W Hotel, these challenges included the lingering effects of the June 2024 oil spill and weaker demand, partially arising from a non-repeating buyout group that outgrew the size of the hotel. The city hotels faced increased competition from new hotel supply. New hotels typically affect the market by building market share from a zero base through aggressive pricing. Overall, the continued normalisation resulted in the Singapore Hotels registering a 10.1% yoy decline in RevPAR for 2H 2024. For context, the RevPAR is 10.1% above 2H 2019's RevPAR. Collectively, NPI for the Singapore Hotels declined by 8.3% (or S$3.7 million) yoy for 2H 2024.

In New Zealand, Grand Millennium Auckland recorded a RevPAR decline of 10.7% yoy, due to the absence of nine FIFA Women's World Cup games, which was played in Auckland in July and August 2023. Furthermore, ongoing rooms refurbishment through late November 2024 reduced room inventory available (20.4% of room nights) in the reporting period. In addition, the higher property charges, as well as the effect of accounting base rent on a straight-line basis (instead of the actual base rent which has stepped up yoy) accentuated the shortfall. Coupled with a weaker New Zealand dollar the hotel registered a NPI decline of S$1.5 million yoy for 2H 2024. Excluding the accounting straight-lining effect, NPI would have declined by S$1.0 million yoy for 2H 2024.

The Perth Hotels achieved a collective RevPAR growth of 5.6% yoy for 2H 2024, largely driven by ADR growth from both hotels. This improvement was driven by a healthier sporting and event calendar in 4Q 2024 that helped to partially mitigate the impact of the rooms renovation at Ibis Perth, which took place throughout 2H 2024 and displaced 22.9% of its room inventory. An aircrew contract that commenced in late October will provide a good base in the slower months. Despite positive top-line performance, the Perth Hotels posted an NPI decline of 12.8% (or S$0.3 million) yoy for 2H 2024 due to higher operating expenses such as payroll and utilities.

The Japan Hotels continued to leverage on the upward trajectory of inbound travel and registered a RevPAR growth of 16.9% yoy. NPI grew by 9.3% (S$0.2 million) yoy in 2H 2024 taking into account the depreciation of JPY against SGD.

The Maldives Resorts recorded flat RevPAR growth yoy for 2H 2024 as a result of mixed performance across the two resorts. Angsana Velavaru's RevPAR growth was supported by traction from increased marketing activities. However, the resort's NPI declined due to a full year cumulative rental true-up adjustment of S$1.0 million (US$0.7 million) recognised in 2H 2024 compared to the S$0.1 million (US$0.1 million) recognised in 2H 2023, after ascertaining the resort's actual performance for the full year. This adjustment is made every quarter end to account for any overpayment in rent recognised in earlier periods when performance was strong due to seasonality. In contrast, the Raffles Maldives Meradhoo registered RevPAR decline due to supply growth in the luxury and ultra-luxury segments. Domestic accessibility challenges to the resort exacerbated by the closure of a nearby airport for two weeks from mid-October 2024 for runway repair impacted the resort's performance. Overall, NPI for the Maldives Resorts fell S$1.5 million yoy for 2H 2024.

In the UK, Hilton Cambridge City Centre and The Lowry Hotel recorded a collective RevPAR growth of 3.2% yoy. Hilton Cambridge City Centre benefitted from continued recovery in corporate travel, while The Lowry Hotel had uplift from the MTV European Music Awards in November 2024. Higher payroll costs led to a marginal decrease of 2.4% (or S$0.2 million) yoy in NPI for the UK Hotels. The decline was mitigated by an inflationary adjusted fixed lease income from voco Manchester - City Centre, as well as a small inorganic contribution from Hotel Indigo Exeter[1].

The Castings, CDLHT's residential Build-to-Rent (BTR) asset in Manchester, achieved a physical occupancy of 59.1% as at 31 December 2024. Since its opening on 16 July 2024, The Castings recorded a gross revenue of S$1.8 million and a NPI of S$0.3 million for 2H 2024. The Castings benefited from a strong leasing summer season with leasing momentum slowing down during the autumn and winter season in line with the typical Manchester rental market cycle.

[1] Acquisition of Hotel Indigo Exeter was completed on 6 November 2024.

Benson Yard, CDLHT's maiden purpose-built student accommodation (PBSA) asset in Liverpool, recorded a committed occupancy of 95.5% for Academic Year 2024/2025 as at 31 December 2024. The asset was acquired on 19 December 2024 and contributed gross revenue of S$0.2 million and NPI of S$0.1 million for the reporting period.

In Germany, Pullman Hotel Munich registered a 14.6% yoy increase in RevPAR for 2H 2024 boosted by a packed event calendar featuring the EURO 2024 (two games at Allianz Arena in July 2024), several high-profile concerts and the NFL Munich Games. NPI declined marginally by 2.2% yoy partly due to the effect of accounting base rent on a straight-line basis (base rent is recognised straight-lined while the actual base rent has stepped up yoy). This was further compounded by the weaker EUR against SGD.

The Italy Hotel recorded marginal RevPAR growth of 0.4% yoy, though NPI declined 10.2% (or S$0.3 million) yoy for 2H 2024. Overall operating performance was impacted by increased utility costs and more significantly, the accounting requirement to recognise base rent on a straight-line basis instead of the actual step up base rent received.

Claymore Connect benefited from stable mall occupancy as well as higher rental rates due to annual rent escalation within existing leases. The yoy increase of 9.7% (or S$0.3 million) in NPI was primarily attributed to the increase in average rent. As of 31 December 2024, the mall's committed occupancy rate was at 97.6%.

Interest costs for 2H 2024 increased yoy mainly due to higher funding costs on the Group's floating rate loans and higher rates for re-financed fixed rate loans, coupled with amounts drawn to finance the Group's UK BTR development project (capitalised prior to completion in June 2024) and asset enhancement works. As for the movements in the net finance costs, any fair value gains/losses on derivatives do not impact the distribution to Stapled Securityholders.

As The Castings was going through gestation since its opening in mid July 2024, the NPI contribution was insufficient to cover the interest costs. In addition, the lower overall NPI and higher interest cost for the rest of the portfolio has resulted in a decline in total distribution (after deducting income retained for working capital) to S$35.4 million for the period. Included therein is capital distribution from the Group's overseas hotels of S$4.8 million (2H 2023: S$9.5 million) arising from operating cashflows. The capital distribution for 2H 2024 was lower partly due to absence of a one-off capital distribution of S$0.9 million arising from the liquidation proceeds of an Australian subsidiary (recognised in 2H 2023). Excluding this one-off item from 2H 2023, the reduction in total distribution (after deducting income retained for working capital) would have been lesser at 8.9% (instead of 10.9%) yoy.

Distribution per Stapled Security (after deducting income retained for working capital) for 2H 2024 was 2.81 cents. Excluding the one-off liquidation proceeds, the yoy reduction in DPS would have been 9.9% (instead of 11.9%).

2 (iii) Review of the Performance

Twelve months period ended 31 December 2024

CDLHT's gross revenue for the year increased marginally by 1.0% (or S$2.7 million) yoy to S$260.3 million. There was also higher gross revenue from the Perth, Japan and Germany Hotels, as well as the UK portfolio. This increase was partially offset by lower revenue from the Singapore Hotels, Grand Millennium Auckland, Hotel Cerretani Firenze and the Maldives Resorts. Consequently, NPI decreased by 2.2% (or S$3.1 million) yoy to S$135.2 million for FY 2024.

Though the Singapore Hotels reported a RevPAR decline of 2.1% yoy for FY 2024, for context, RevPAR was 15.4% higher against FY 2019. A strong event and concert calendar, as well as the commencement of visa-free travel between China and Singapore provided momentum early in the year, but performance slowed in the second half given the normalisation of pent-up demand. While YTD November visitor arrivals reflected a 22.3% (or 2.8 million) increase and visitor days grew 14.3% yoy, there was also new hotel supply which has increased by nearly 5% over the past 18 months. Due to the need to build base business, new hotels tend to undermine pricing power in the market when they are going through their gestation period. Overall, NPI for Singapore Hotels declined by 1.6% (or S$1.3 million) yoy for FY 2024.

Grand Millennium Auckland recorded 5.9% lower RevPAR yoy for FY 2024, due to ongoing refurbishment works in the hotel from April to November 2024. The Auckland hotel market is still adjusting to the plethora of new supply over the past few years. The food and beverage revenues were substantially impacted due to ballroom renovations in 1Q 2024. Combined with operating expenses and the effect of accounting base rent on a straight-line basis (instead of the actual base rent which has stepped up yoy), the New Zealand Hotel recorded a NPI decline of 28.0% (or S$2.0 million) yoy for the year. Excluding the accounting straight-lining effect, NPI would have declined by 22.5% (or S$1.5 million) yoy for FY 2024.

The Perth Hotels posted a RevPAR improvement of 9.4% yoy for FY 2024, supported by occupancy growth driven by a more robust line-up of events in the city particularly over the traditionally weaker winter months. Ongoing rooms renovation at Ibis Perth, which commenced in May 2024, rendered 14.9% of the hotel's inventory out of order during the year. Notwithstanding this disruption, the Perth Hotels registered an NPI growth of 3.6% (or S$0.2 million) yoy due to stronger performance from Mercure Perth.

In Japan, FY 2024 continued to be a period of substantial growth supported by robust inbound travel demand with the Japan Hotels achieving an increase in RevPAR of 20.8% yoy. The Japan Hotels registered their highest full year average rate and RevPAR of ¥11,537 and ¥10,681 respectively since acquisition in 2014. Taking into account the depreciation of JPY against SGD, NPI for the Japan portfolio improved by 16.2% (or S$0.6 million) yoy.

The Maldives Resorts collectively recorded a RevPAR increase of 4.3% yoy for FY 2024, largely supported by occupancy growth backed by the 8.9% yoy growth in tourist arrivals. Despite improvement in operating performance at Angsana Velavaru, the NPI was affected by lower rent top ups by the hotel operator in FY 2024 as compared to FY 2023[2]. Although the year began well for Raffles Maldives Meradhoo, following the commencement of seaplane operations in 4Q 2023, luxury demand remained tepid even in the traditionally stronger 4Q 2024 season, leading to a RevPAR decline of 3.7% yoy. Performance was further impacted by higher operating costs particularly in payroll and seaplane operations. Collectively, the Maldives Resorts posted a lower NPI of 17.5% (or S$1.2 million) yoy for FY 2024.

In the UK, Hilton Cambridge City Centre and The Lowry Hotel recorded a RevPAR growth of 3.9% yoy for FY 2024, mainly attributable to the improved corporate demand in Cambridge, which mitigated the shortfall in Manchester due to a weaker event calendar and the absence of several large non-repeat groups from 2023. Hilton Cambridge City Centre achieved a record average rate and RevPAR, since acquisition, of £187 and £142 respectively. NPI contribution from voco Manchester – City Centre (under an annual inflation adjusted fixed rent structure) increased 7.1% yoy to S$4.5 million for FY 2024.

[2] The new 10-year lease entered into with Banyan Tree only commenced in February 2023 which contained a minimum rent of US$6.0 million per annum. The rental true-up adjustment applied only to the period from February to December 2023 whereas the same adjustment applied to the full 12 months in 2024. The rent for January is typically stronger due to seasonality, however only the January 2024 rent was subject to the annual rent true-up adjustments leading to it subsidising the weaker months in 2024. Hence, while the underlying resort performance was stronger in FY 2024 vs FY 2023, the rental top-up from the lessee is lower in FY 2024 due to the true up adjustments, resulting in the lower NPI yoy.

Given the opening of The Castings (BTR in Manchester) in July 2024 (still going through gestation), recent acquisition of Hotel Indigo Exeter in November 2024 and Benson Yard (PBSA in Liverpool) in December 2024, the collective inorganic contribution to NPI from these assets amounted to S$0.7 million. Collectively, the NPI of the entire UK portfolio (including both hotels and living assets) was 1.2% higher yoy.

The Germany Hotel reported a RevPAR growth of 12.1% yoy, mainly led by corporate travel demand recovery, as well as a healthier event calendar. Notably, RevPAR of €110 recorded for FY 2024 was the highest since acquisition in 2017. NPI contribution from the hotel saw an increase of 2.6% (or S$0.2 million) yoy. The accounting requirement of recognising base rent on a straight-line basis (instead of the actual base rent which has stepped up yoy) had the effect of masking the underlying rental improvement yoy.

The Italy Hotel recorded a RevPAR improvement of 5.1% yoy for FY 2024 and achieved a record full year average rate and RevPAR, since acquisition, of €316 and €234 respectively. NPI fell 3.7% (or S$0.2 million) yoy due to higher operating costs and the accounting requirement to recognise base rent on a straight-line basis instead of the actual step-up base rent received (similar effect discussed in the paragraph above).

Claymore Connect achieved an 8.7% (or S$0.5 million) yoy NPI growth for FY2024. This growth was driven by the addition of a new tenant, which contributed to the higher occupancy for the year. Additionally, higher rental rates from existing leases and renewals, coupled with efforts to streamline operational expenses, further supported the improved performance.

Interest costs for FY 2024 rose primarily due to higher funding costs on the Group's floating rate loans, refinancing of fixed rate loans and amounts drawn to finance the Group's UK BTR development project (capitalised prior to completion in June 2024) as well as on asset enhancement works. CDLHT successfully refinanced all of its maturing borrowings during the year, of which 82% or S$310.8 million were refinanced as sustainability-linked term loans for a 5-year tenor, further advancing the group's cumulative sustainability-linked facilities to S$666.0 million in aggregate. To manage interest costs, the Group entered into four interest rate swaps to partially hedge against the interest rate volatility on some of its SGD and JPY borrowings. As for the movements in net finance costs, any fair value gains/losses on derivatives do not impact on the distribution to Stapled Securityholders.

As The Castings was going through gestation since its opening in mid July 2024, the NPI contribution was insufficient to cover the one-off pre-opening expenses of S$1.1 million for FY 2024 (FY 2023: S$0.2 million) and associated interest costs. In addition, the lower overall NPI and higher interest cost for the rest of the portfolio has resulted in a decline in the total distribution (after deducting income retained for working capital) to S$66.9 million for the year, 5.8% lower yoy. Included therein is a capital distribution from the Group's overseas hotels of S$10.3 million (FY 2023: S$12.7 million) from operating cashflows. The capital distribution for FY 2024 was lower partly due to absence of a one-off liquidation proceeds of S$0.9 million from an Australian subsidiary. Excluding this one-off item from FY 2023, the reduction in total distribution (after deducting income retained for working capital) would have been would have been lower at 4.6% (instead of 5.8%) yoy.

DPS (after deducting income retained for working capital) for FY 2024 was 5.32 cents. Excluding the one-off liquidation proceeds, the yoy reduction in DPS would have been 5.5% (instead of 6.7%).

As at 31 December 2024, CDLHT's total investment properties and property, plant and equipment value ("**Total Portfolio Value**") increased by S$146.3 million or 4.6% yoy to S$3.3 billion. On a same store basis, excluding Hotel Indigo Exeter and Benson Yard which were acquired in 4Q 2024, the total investment properties and properties, plant and equipment would have increased by 1.3% or S$42.2 million yoy. Any gains/losses arising from revaluations of the properties do not have any impact on the distribution to Stapled Securityholders.

Statistics for CDLHT's Hotels

Singapore Hotels Statistics

	4Q 2024[a]	4Q 2023	Better/ (Worse)	2H 2024[b]	2H 2023[b]	Better/ (Worse)	FY 2024[c]	FY 2023[c]	Better/ (Worse)
Average Occupancy Rate	73.2%	79.2%	(6.0)pp	79.1%	83.1%	(4.0)pp	78.7%	76.2%	2.5pp
Average Daily Rate	S$240	S$246	(2.3)%	S$246	S$261	(5.5)%	S$246	S$260	(5.3)%
RevPAR	S$176	S$195	(9.8)%	S$195	S$217	(10.1)%	S$194	S$198	(2.1)%

(a) A total of 2,501 out of order room nights were recorded at Studio M Hotel for 4Q 2024 due to room upgrading works including progressive replacement of air conditioning system (completed by late November 2024). Excluding the out-of-order rooms, for 4Q 2024 occupancy and RevPAR would be 74.0% and S$178 respectively.

(b) A total of 5,291 room nights were out of inventory for Studio M Hotel for 2H 2024 due to room upgrading works including progressive replacement of air conditioning system. This is against 825 room nights that were taken out of inventory for 2H 2023 at Grand Copthorne Waterfront Hotel for guestroom renovation works (completed by mid-August 2023). Excluding the out-of-order rooms, for 2H 2024 and 2H 2023, occupancy would be 80.0% and 83.2% respectively while RevPAR would be S$197 and S$217 respectively.

(c) A total of 10,155 room nights were out of inventory for Studio M Hotel for FY 2024 due to room upgrading works including progressive replacement of air conditioning system. This is against 34,157 room nights that were taken out of inventory for FY 2023 at Grand Copthorne Waterfront Hotel for guestroom renovation works. Excluding the out-of-order rooms, for FY 2024 and FY 2023, occupancy would be 79.6% and 79.1% respectively while RevPAR would be S$196 and S$205 respectively.

Overseas Hotels – RevPAR by Geography

	4Q 2024	4Q 2023	Better/ (Worse) (%)	2H 2024	2H 2023	Better/ (Worse) (%)	FY 2024	FY 2023	Better/ (Worse) (%)
New Zealand (NZ$) [d]	136	143	(4.9)	121	135	(10.7)	129	137	(5.9)
Australia (A$) [e]	134	138	(3.2)	127	120	5.6	123	112	9.4
Japan (¥)	12,135	10,363	17.1	10,949	9,369	16.9	10,681	8,838	20.8
Maldives (US$)	288	314	(8.4)	269	268	0.1	327	313	4.3
United Kingdom (£)[f]	142	132	7.3	148	144	3.2	138	133	3.9
Germany (€)	113	97	17.5	125	109	14.6	110	98	12.1
Italy (€) [g]	218	196	11.2	236	235	0.4	234	223	5.1

(d) A total of 6,031, 16,993 and 25,829 out of order room nights were recorded at Grand Millennium Auckland for 4Q 2024, 2H 2024 and FY 2024 respectively due to rooms renovation works. Excluding the out of order inventory, RevPAR for 4Q 2024, 2H 2024 and FY 2024 would have been NZ$159, NZ$152 and NZ$153 respectively.

(e) A total of 3,810, 8,081 and 10,483 out of order room nights were recorded at Ibis Perth for 4Q 2024, 2H 2024 and FY 2024 respectively due to rooms renovation works. Excluding the out of order inventory, collective RevPAR for the Perth Hotels for 4Q 2024, 2H 2024 and FY 2024 would have been A$148, A$141 and A$131 respectively.

(f) Excludes voco Manchester – City Centre, which is under a fixed rent occupational lease. Excludes Hotel Indigo Exeter, which only started reporting results from 6 November 2024.

(g) 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 FY 2023 would be €237.

3 Variance between the forecast or prospectus statement (if disclosed previously) and the actual results

No forecast has been disclosed.

4 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

According to the UNWTO World Tourism Barometer, international tourism for 2024 has virtually recovered in 2024, with arrivals ending at 99% of pre-pandemic levels[1].

In Singapore, CDLHT's core market, visitor arrivals stood at 15.1 million as at YTD November 2024[2], surpassing the lower bound of Singapore Tourism Board ("**STB**")'s full year projection of 15 million to 16.5 million for 2024[3]. 15.1 million visitor arrivals represents 87.0% of pre-pandemic levels, reflecting a respectable recovery trajectory. While the top three source markets—China, Indonesia, and India—are still working through their recovery, with their collective arrivals reaching around 83.5% of 2019's levels, there remains upside potential in these markets, which could further support the sector's recovery through 2025 and beyond.

The absence of some concerts (Taylor Swift, Coldplay and Bruno Mars), the Singapore Airshow and the shift of Ramadan to 1Q 2025 (was partially in April 2024) will result in a more subdued trading environment in 1Q 2025. The market has seen a nearly 5% increase in supply[4] over the past eighteen months, which had intensified competition in 2024 and will likely perpetuate the competitive environment in 2025.

Looking ahead, Singapore's diverse suite of world-class attractions will continue to drive demand. Notably, Minion Land at Universal Studios Singapore, the first in Southeast Asia, is set to open on 14 February 2025, followed by the launch of a three times larger Singapore Oceanarium in 1H 2025. Additionally, the Disney Adventure, Walt Disney's first Asia-based cruise ship and its largest, with a capacity of 6,700 passengers, will begin sailing from Singapore in December 2025, providing another compelling reason for visitors to choose Singapore[5].

On the operational front, CDLHT's Singapore hotels are well-positioned to benefit from lower energy prices in 2025, as a forward contract has been secured at favourable tariff rates, reducing costs compared to 2024.

As part of continual asset enhancement and renewal initiatives, W Hotel is scheduled to commence a comprehensive renovation of all its rooms in mid-February, with completion slated for end November 2025. This will be undertaken in phases to minimise disruption, particularly during the peak demand periods. Upon completion, the refreshed offering will further strengthen the hotel's competitive position in the luxury lifestyle segment, allowing it to maintain its leadership in the market alongside both existing and new supply in Sentosa. This room renovation will complement the enhancements made to the lobby, ballroom and restaurant in 2023.

The performance of our overseas portfolio hotels is expected to vary in the near term, as some markets have stabilised, while others are in the process of recovery.

The Auckland market continues to face challenges due to increased competition from new room supply amid a soft recovery, a sluggish economy and uncertainty surrounding the recovery of Chinese inbound tourism. As at YTD November 2024, New Zealand's second largest inbound market pre-pandemic, China, was only at 61.1% of 2019 arrival levels[6]. The second phase of rooms renovation will commence from April to November 2025. The opening of the New Zealand International Convention Centre ("**NZ ICC**") in second half of 2025 is expected to boost demand for the MICE segment in Auckland. The Grand Millennium Auckland, located close to the NZ ICC and featuring newly renovated rooms and ballroom, is well-positioned to capture this demand.

Western Australia will introduce an exciting calendar of new projects, products and experiences in 2025[7], following its buoyant recovery as indicated by YTD December 2024 international arrivals, which were 8.2% above 2019 levels[8]. Ibis Perth, which is expected to be fully renovated by the end of February 2025 will boast a more contemporary and refreshed look. The rejuvenated hotel will be well-placed to attract higher-rated business and can fully capitalise on its excellent central location.

[1] UNWTO, "International tourism recovers pre-pandemic levels in 2024", 20 Jan 2025
[2] Singapore Tourism Analytics Network
[3] The Business Times, "Singapore tourism receipts up 5.9% in Q2 on year, in line with arrivals", 21 Oct 2024
[4] Horwath HTL and CDLHT research (Jan 2025)
[5] Bloomberg, "Disney's largest cruise ship targets Asia with Marvel heroes", 8 Dec 2024
[6] Stats NZ
[7] Tourism WA, "What's new and what's to come alive in 2025", 11 Dec 2024
[8] Perth Airport International Arrivals

Inbound travel to Japan is expected to continue to strengthen, supported by the country's popularity and the weak yen. CDLHT's Japan Hotels will benefit from this growing demand being in Japan's gateway city of Tokyo. Further, in the longer term, visitor numbers are set to grow as the Japanese government targets 60 million visitors annually by 2030, nearly double the 36.9 million arrivals in 2024[9].

Visitor arrivals to the Maldives have shown notable recovery, exceeding 2019 by 20.2% as of YTD December 2024[10]. However, the overall performance may face some headwinds due to rising supply and competition, coupled with the strong currency and the hiking of visitor taxes.

Following an exceptional period of growth, demand at our Italy Hotel will be sustained at a more normalised level. The Italy Hotel will be closed for two weeks from late January to February during the low season, for a plumbing system upgrade. International arrivals in Munich have surpassed pre-pandemic levels for YTD October 2024[11], and is anticipated to remain strong owing to a vibrant event calendar. Despite uncertainties in the UK economy, high-profile events like the Women's Rugby World Cup, with matches scheduled in Exeter and Manchester during August and September 2025, could benefit the UK hotels. Hotel Indigo Exeter, acquired in November 2024, will make its first full year NPI contribution in 2025.

For the living assets segment, we have recently made our maiden acquisition of a Purpose-Built Student Accommodation in Liverpool, Benson Yard, which opened in February 2023. As of 31 December 2024, committed occupancy for the Academic Year 2024/2025 stands at 95.5%. Leasing for the Academic Year 2025/2026 began a few months ago and is currently ahead of the previous academic year's pacing.

In Manchester, leasing activity at The Castings (a Build-to-Rent asset) slowed during the autumn and winter months, which is typical for the UK leasing cycle. Leasing momentum is expected to pick up in spring. With physical occupancy already at 59.1% as at 31 December 2024, the property is expected to stabilise by around 3Q 2025. The diversification into the living asset class with The Castings and Benson Yard will bring about enhanced stability and income resilience to the portfolio.

The inorganic contribution from these three new assets—Hotel Indigo Exeter, The Castings and Benson Yard—will support earnings growth in 2025.

The second half of 2024 marked the beginning of the rate cut cycle for major economies and further rate cuts have been projected in 2025, albeit at varying velocities. Uncertainty remains over the pace and scale of the upcoming rate cuts. Though, the general consensus is for slower and shallower cuts in the US, while comparatively faster cuts for Europe. CDLHT is poised to benefit from further interest rates declines.

CDLHT will continue to pursue suitable acquisitions to diversify and augment its income streams. Should suitable divestment opportunities arise, CDLHT will continue to evaluate such divestment opportunities to unlock underlying asset values and/or recycle capital for better returns.

[9] AFP, "Record 36.8 million tourists visited Japan in 2024 in return to pre-Covid-19 boom", 15 Jan 2025, Japan Tourism Statistics
[10] Ministry of Tourism, Republic of Maldives
[11] München Tourismus

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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.

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)

27 January 2025

By Order of the Board

Enid Ling Peek Fong
Company Secretary
M&C Business Trust Management Limited
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(as Trustee-Manager of CDL Hospitality Business Trust)

27 January 2025