



CDL HOSPITALITY TRUSTS

FOR IMMEDIATE RELEASE

6 JULY 2007

CDL HOSPITALITY TRUSTS EQUITY FUND RAISING SEES STRONG DEMAND FROM INSTITUTIONAL AND OTHER INVESTORS

- Offer and placement of 120,162,795 New Stapled Securities (the “New Stapled Securities”) via preferential offering and private placement (the “Equity Fund Raising”)
- Private Placement approximately 24 times subscribed
- Preferential Offering opens on Monday, 9 July 2007 at 9.00 a.m. and closes on Friday, 13 July 2007

M&C REIT Management Limited, as manager of CDL Hospitality Real Estate Investment Trust (the “**H-REIT Manager**”), and M&C Business Trust Management Limited, as trustee-manager of CDL Hospitality Business Trust (the “**HBT Trustee-Manager**”), are pleased to announce that the private placement of New Stapled Securities to institutional and other investors under the Equity Fund Raising is approximately 24 times subscribed at S\$2.52 per New Stapled Security, which is the top end of the pricing range. Accordingly, the issue price for the Private Placement has been finalised at S\$2.52 per New Stapled Security.

The Equity Fund Raising comprises the offer and placement of 120,162,795 New Stapled Securities (the “**New Stapled Securities**”) in CDL Hospitality Trusts (“**CDLHT**”) by way of:

- a preferential offering of 107,162,795 New Stapled Securities to Singapore Registered Security Holders at an issue price of S\$2.45 per New Stapled Security on the basis of three New Stapled Securities for every 20 existing Stapled Securities held as at 5.00 p.m. on 4 July 2007, fractions of a New Stapled Security to be disregarded and taking into consideration the Rounding Mechanism (the “**Preferential Offering**”); and
- a placement of 13,000,000 New Stapled Securities to institutional and other investors (the “**Private Placement**”) at an issue price of S\$2.52 per New Stapled Security.

The issue price for the Private Placement of S\$2.52 per New Stapled Security represents a discount of approximately 5.6 percent to the volume weighted average price for trades done on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) on 5 July 2007, being the full market day immediately preceding the signing of the Placement Agreement entered into between the H-REIT Manager, the HBT Trustee-Manager and the Joint Lead Managers and Underwriters.

The issue price for the Preferential Offering of S\$2.45 per New Stapled Security and represents a further discount of approximately 2.8 percent to the issue price for the Private Placement and a discount of approximately 8.2 percent to the volume weighted average price for trades done on the SGX-ST on 5 July 2007.

DBS Bank Ltd is the sole financial advisor for the Equity Fund Raising. Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd are the joint lead managers and underwriters for the Equity Fund Raising (the “**Joint Lead Managers and Underwriters**”).

The Preferential Offering gives existing Singapore Registered Security Holders an opportunity to increase their investment in CDLHT and tap into the growth of the hospitality sector in Singapore.

M&C REIT Management Limited

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The H-REIT Manager and the HBT Trustee-Manager expect to raise net proceeds of about S\$287 million and intend to use the net proceeds to primarily repay certain indebtedness and for other general corporate and working capital purposes. The H-REIT Manager and the HBT Trustee-Manager believe that the repayment of certain existing indebtedness will create additional debt headroom for CDLHT and offer greater flexibility to make further acquisition of yield-accretive assets that will benefit Security Holders. In June this year, CDLHT announced the completion of the S\$219.8 million acquisition of Novotel Clarke Quay Hotel in Singapore, boosting its portfolio of assets under management by more than 20% to S\$1.34 billion.

Mr Vincent Yeo, Executive Director and Chief Executive Officer of M&C REIT Management Limited, said: "We are very encouraged by the strong demand for the Private Placement. This Equity Fund Raising presents an opportunity for all our Security Holders to grow further with us and the response from the market so far shows solid support for our growth strategy. We are excited at the prospects for the hospitality sector in Singapore over the next few years with the upcoming integrated resorts and events such as Formula One. These elements will fuel the performance of our asset portfolio, while we continue to look for acquisition opportunities both domestically and abroad."

The Preferential Offering will open for subscription via Acceptance Form and ATMs of Participating Banks on 9 July 2007 at 9.00 a.m., and close on 13 July 2007 at 4.45 p.m. for subscriptions via Acceptance Form and at 9.30 p.m. for subscriptions via ATM of Participating Banks. The expected date and time for listing of the New Stapled Securities on the SGX-ST is 19 July 2007 at 9.00 a.m..

In relation to the initial public offering of stapled securities in CDLHT, each comprising one unit in CDL Hospitality Real Estate Investment Trust ("H-REIT") and one unit in CDL Hospitality Business Trust ("HBT"), the joint financial advisers, global coordinators and bookrunners were DBS Bank Ltd and BNP Paribas Peregrine (Singapore) Ltd, and the joint underwriters were DBS Bank Ltd and BNP Paribas (acting through its Singapore Branch).

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About CDL Hospitality Trusts

CDL Hospitality Trusts is a stapled group comprising CDL Hospitality Real Estate Investment Trust ("H-REIT"), a real estate investment trust, and CDL Hospitality Business Trust ("HBT"), a



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business trust. CDL Hospitality Trusts was listed on the Singapore Exchange Securities Trading Limited on 19 July 2006.

H-REIT, the first hotel real estate investment trust in Singapore, is established with the main aim of investing in a diversified portfolio of income-producing real estate which is primarily used for hospitality and/or hospitality-related purposes. As at 7 June 2007, H-REIT owns 2,779 hotel rooms within a portfolio of five hotels and one shopping arcade in Singapore (Orchard Hotel, Grand Copthorne Waterfront Hotel, M Hotel, Copthorne King's Hotel, Orchard Hotel Shopping Arcade and Novotel Clarke Quay) and one hotel in New Zealand (Rendezvous Hotel Auckland). M&C REIT Management Limited is the manager of H-REIT.

Important Notice

This press release is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Stapled Securities.

An offer information statement and a wrap-around document (together, the "**Circular**") in relation to the offer of New Stapled Securities may be obtained upon request, subject to availability, until 13 July 2007 from H-REIT's Unit Registrar, M & C Services Private Limited, the H-REIT Manager, the HBT Trustee-Manager and the Joint Lead Managers and Underwriters. This announcement is qualified in its entirety by, and should be read in conjunction with, the full text of the Circular. Capitalised terms not otherwise defined have the meaning given to them in the Circular. A potential investor should read the Circular before deciding whether to subscribe for the New Stapled Securities.

The value of Stapled Securities and the income derived from them may fall as well as rise. Stapled Securities are not obligations of, deposits in, or guaranteed by, the H-REIT Manager, the HBT Trustee-Manager or any of their respective 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 H-REIT Manager and the HBT Trustee-Manager redeem or purchase their Stapled Securities while the Stapled Securities are listed. It is intended that the Security Holders may only deal in their Stapled Securities through trading on the SGX-ST.