



CDL HOSPITALITY TRUSTS

**CDL Hospitality Trusts**  
**(Constituted in the Republic of Singapore pursuant to a**  
**stapling deed dated 12 June 2006)**

Condensed interim financial statements  
Six-month period ended 30 June 2023

**Statements of Financial Position**  
**As at 30 June 2023**

	Note	HBT Group		H-REIT Group		Stapled Group	
		30/06/2023	31/12/2022	30/06/2023	31/12/2022	30/06/2023	31/12/2022
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Non-current assets</b>							
Investment properties	3	–	–	2,654,311	2,631,976	2,125,375	2,104,672
Investment property under development	4	94,914	59,660	–	–	94,066	59,660
Property, plant and equipment	5	288,931	284,416	63,425	67,399	783,649	783,250
Finance lease receivables		–	–	1,083	1,327	1,083	1,327
Deferred tax assets		749	426	759	737	1,508	1,162
Financial derivative assets		–	–	21,742	26,336	21,742	26,336
Other receivables		529	529	120,300	87,078	677	677
		<u>385,123</u>	<u>345,031</u>	<u>2,861,620</u>	<u>2,814,853</u>	<u>3,028,100</u>	<u>2,977,084</u>
<b>Current assets</b>							
Inventories		2,264	2,391	–	–	2,264	2,391
Finance lease receivables		–	–	484	476	484	476
Trade and other receivables		23,332	22,410	42,904	41,163	26,197	26,228
Financial derivative assets		–	–	15	83	15	83
Cash and cash equivalents		14,389	25,549	49,390	71,379	63,779	96,928
		<u>39,985</u>	<u>50,350</u>	<u>92,793</u>	<u>113,101</u>	<u>92,739</u>	<u>126,106</u>
<b>Total assets</b>		<u>425,108</u>	<u>395,381</u>	<u>2,954,413</u>	<u>2,927,954</u>	<u>3,120,839</u>	<u>3,103,190</u>
<b>Non-current liabilities</b>							
Loans and borrowings	6	335,275	300,170	1,064,293	868,969	1,174,097	972,439
Other payables		71	77	11,602	11,606	11,673	11,683
Deferred tax liabilities		20,076	17,155	9,078	7,959	29,913	25,878
		<u>355,422</u>	<u>317,402</u>	<u>1,084,973</u>	<u>888,534</u>	<u>1,215,683</u>	<u>1,010,000</u>
<b>Current liabilities</b>							
Loans and borrowings	6	8,499	8,010	86,858	239,390	86,996	239,484
Trade and other payables		59,678	59,831	36,120	35,144	47,928	49,848
Financial derivative liabilities		–	–	10	163	10	163
Provision for taxation		1,866	3,127	4,894	7,424	6,760	10,551
		<u>70,043</u>	<u>70,968</u>	<u>127,882</u>	<u>282,121</u>	<u>141,694</u>	<u>300,046</u>
<b>Total liabilities</b>		<u>425,465</u>	<u>388,370</u>	<u>1,212,855</u>	<u>1,170,655</u>	<u>1,357,377</u>	<u>1,310,046</u>
<b>Net (liabilities)/assets</b>		<u>(357)</u>	<u>7,011</u>	<u>1,741,558</u>	<u>1,757,299</u>	<u>1,763,462</u>	<u>1,793,144</u>

The accompanying notes form an integral part of these condensed interim financial statements.

**Statements of Financial Position (cont'd)**  
**As at 30 June 2023**

	Note	HBT Group		H-REIT Group		Stapled Group	
		30/06/2023 \$'000	31/12/2022 \$'000	30/06/2023 \$'000	31/12/2022 \$'000	30/06/2023 \$'000	31/12/2022 \$'000
Represented by:							
<b>Unitholders' funds</b>		(357)	7,011	1,734,229	1,750,373	1,756,133	1,786,218
<b>Non-controlling interests</b>		–	–	7,329	6,926	7,329	6,926
		<u>(357)</u>	<u>7,011</u>	<u>1,741,558</u>	<u>1,757,299</u>	<u>1,763,462</u>	<u>1,793,144</u>
<b>Units/Stapled Securities in issue ('000)</b>	7	<u>1,243,087</u>	<u>1,237,020</u>	<u>1,243,087</u>	<u>1,237,020</u>	<u>1,243,087</u>	<u>1,237,020</u>
<b>Net asset value/Net tangible asset per Unit/ Stapled Security (\$)</b>	8	<u>(0.0003)</u>	<u>0.0056</u>	<u>1.39</u>	<u>1.41</u>	<u>1.41</u>	<u>1.44</u>

The accompanying notes form an integral part of these condensed interim financial statements.

**Statement of Profit or Loss of the HBT Group**  
**Statements of Total Return of the H-REIT Group and the Stapled Group**  
**Six-month period ended 30 June 2023**

	Note	HBT Group		H-REIT Group		Stapled Group	
		Six-month period ended	Six-month period ended	Six-month period ended	Six-month period ended	Six-month period ended	Six-month period ended
		30/06/2023	30/06/2022	30/06/2023	30/06/2022	30/06/2023	30/06/2022
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Revenue</b>	9	67,601	56,320	65,543	53,648	119,222	98,645
<b>Property expenses</b>							
Operations and maintenance expenses		(14,226)	(12,570)	–	–	(14,226)	(12,570)
Employee benefit expenses		(21,745)	(18,582)	–	–	(21,745)	(18,582)
Rental expenses		(7,969)	(5,155)	–	–	(13)	(46)
Property tax		(777)	(711)	(2,129)	(2,246)	(2,906)	(2,957)
Other property expenses		(13,886)	(10,838)	(3,592)	(2,686)	(17,478)	(13,524)
		<u>(58,603)</u>	<u>(47,856)</u>	<u>(5,721)</u>	<u>(4,932)</u>	<u>(56,368)</u>	<u>(47,679)</u>
<b>Net property income</b>		8,998	8,464	59,822	48,716	62,854	50,966
H-REIT Manager's management fee	10	–	–	(6,046)	(5,303)	(6,046)	(5,303)
H-REIT Trustee's fee		–	–	(201)	(184)	(201)	(184)
HBT Trustee-Manager's management fee	10	(535)	(482)	–	–	(535)	(482)
HBT Trustee-Manager's trustee fee		(142)	(135)	–	–	(142)	(135)
Valuation fee		(20)	(23)	(86)	(83)	(106)	(106)
Depreciation		(8,604)	(8,941)	(794)	(774)	(11,222)	(11,361)
Other expenses		(666)	(591)	(1,444)	(2,005)	(2,059)	(2,595)
Finance income		39	4,020	2,870	24,271	460	23,583
Finance costs		(13,319)	(4,614)	(26,281)	(18,852)	(31,082)	(23,080)
Net finance (costs)/income	11	<u>(13,280)</u>	<u>(594)</u>	<u>(23,411)</u>	<u>5,419</u>	<u>(30,622)</u>	<u>503</u>
<b>Net (loss)/income before fair value adjustment</b>		(14,249)	(2,302)	27,840	45,786	11,921	31,303
Net fair value gain on investment properties		–	–	–	2,404	–	2,404
<b>(Loss)/Total return for the period before tax</b>		(14,249)	(2,302)	27,840	48,190	11,921	33,707
Tax (expense)/credit	12	(1,676)	1,481	(2,328)	(3,199)	(4,004)	(1,718)
<b>(Loss)/Total return for the period</b>	13	<u>(15,925)</u>	<u>(821)</u>	<u>25,512</u>	<u>44,991</u>	<u>7,917</u>	<u>31,989</u>

The accompanying notes form an integral part of these condensed interim financial statements.

**Statement of Profit or Loss of the HBT Group**  
**Statements of Total Return of the H-REIT Group and the Stapled Group**  
**Six-month period ended 30 June 2023**

	<b>HBT Group</b>		<b>H-REIT Group</b>		<b>Stapled Group</b>	
	<b>Six-month</b>	<b>Six-month</b>	<b>Six-month</b>	<b>Six-month</b>	<b>Six-month</b>	<b>Six-month</b>
	<b>period</b>	<b>period</b>	<b>period</b>	<b>period</b>	<b>period</b>	<b>period</b>
	<b>ended</b>	<b>ended</b>	<b>ended</b>	<b>ended</b>	<b>ended</b>	<b>ended</b>
<b>Note</b>	<b>30/06/2023</b>	<b>30/06/2022</b>	<b>30/06/2023</b>	<b>30/06/2022</b>	<b>30/06/2023</b>	<b>30/06/2022</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>(Loss)/Total return attributable to:</b>						
Unitholders	(15,925)	(821)	25,320	44,870	7,725	31,868
Non-controlling interests	–	–	192	121	192	121
	<u>(15,925)</u>	<u>(821)</u>	<u>25,512</u>	<u>44,991</u>	<u>7,917</u>	<u>31,989</u>
<b>Earnings per Stapled Security (cents)</b>						
Basic					0.62	2.58
Diluted					0.62	2.58

The accompanying notes form an integral part of these condensed interim financial statements.

**Statement of Comprehensive Income of the HBT Group**  
**Six-month period ended 30 June 2023**

	<b>HBT Group</b>	
	<b>Six-month period ended 30/06/2023 \$'000</b>	<b>Six-month period ended 30/06/2022 \$'000</b>
<b>Loss for the period</b>	(15,925)	(821)
<b>Other comprehensive income</b>		
<i>Items that will not be reclassified to profit or loss:</i>		
Tax effect on revaluation of property, plant and equipment	(4)	26
	<u>(4)</u>	<u>26</u>
<i>Items that are or may be reclassified subsequently to profit or loss:</i>		
Translation differences relating to financial statements of foreign subsidiaries	7,691	(7,346)
Exchange differences on monetary items forming part of net investment in foreign operations	5,194	(6,037)
Exchange differences on hedge of net investments in foreign operations	(2,940)	4,271
	<u>9,945</u>	<u>(9,112)</u>
<b>Other comprehensive income for the period, net of tax</b>	<u>9,941</u>	<u>(9,086)</u>
<b>Total comprehensive income for the period</b>	<u><u>(5,984)</u></u>	<u><u>(9,907)</u></u>

The accompanying notes form an integral part of these condensed interim financial statements.

**Statements of Movements in Unitholders' Funds**  
**Six-month period ended 30 June 2023**

	----- HBT Group -----					----- H-REIT Group -----			----- Stapled Group -----			
	Units in issue and to be issued \$'000	Issue expenses \$'000	Revaluation reserve \$'000	Foreign currency translation reserve \$'000	Accumulated losses \$'000	Total \$'000	Attributable to Stapled Security-holders \$'000	Non-controlling interests \$'000	Total \$'000	Attributable to Stapled Security-holders \$'000	Non-controlling interests \$'000	Total \$'000
<b>At 1 January 2023</b>	108,643	(121)	5,819	(7,699)	(99,631)	7,011	1,750,373	6,926	1,757,299	1,786,218	6,926	1,793,144
<b>Operations</b>												
- (Decrease)/Increase in net assets resulting from operations	-	-	-	-	(15,925)	(15,925)	25,320	192	25,512	7,725	192	7,917
<b>Revaluation reserve</b>												
- Tax effect on revaluation of property, plant and equipment	-	-	(4)	-	-	(4)	10	-	10	6	-	6
<b>Foreign currency translation reserve</b>												
- Translation differences relating to financial statements of foreign subsidiaries	-	-	-	7,691	-	7,691	(4,492)	211	(4,281)	3,216	211	3,427
- Exchange differences on monetary items forming part of net investment in foreign operations	-	-	-	5,194	-	5,194	1,419	-	1,419	6,613	-	6,613
- Exchange differences on hedge of net investments in foreign operations	-	-	-	(2,940)	-	(2,940)	(597)	-	(597)	(8,457)	-	(8,457)
<b>Other comprehensive income</b>	-	-	(4)	9,945	-	9,941	(3,660)	211	(3,449)	1,378	211	1,589
<b>Total comprehensive income</b>	-	-	(4)	9,945	(15,925)	(5,984)	21,660	403	22,063	9,103	403	9,506
<b>Balance carried forward</b>	108,643	(121)	5,815	2,246	(115,556)	1,027	1,772,033	7,329	1,779,362	1,795,321	7,329	1,802,650

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**Statements of Movements in Unitholders' Funds (cont'd)**  
**Six-month period ended 30 June 2023**

	----- HBT Group -----					----- H-REIT Group -----			----- Stapled Group -----			
	Units in issue and to be issued \$'000	Issue expenses \$'000	Revaluation reserve \$'000	Foreign currency translation reserve \$'000	Accumulated losses \$'000	Total \$'000	Attributable to Stapled Security- holders \$'000	Non- controlling interests \$'000	Total \$'000	Attributable to Stapled Security- holders \$'000	Non- controlling interests \$'000	Total \$'000
<b>Balance brought forward</b>	108,643	(121)	5,815	2,246	(115,556)	1,027	1,772,033	7,329	1,779,362	1,795,321	7,329	1,802,650
<b>Transactions with owners, recorded directly in equity</b>												
<u>Contributions by and distributions to owners</u>												
- Distributions to holders of Stapled Securities	(1,105)	–	–	–	(707)	(1,812)	(42,640)	–	(42,640)	(44,452)	–	(44,452)
- Units/Stapled Securities issued and to be issued as payment of H-REIT Manager's management fee	–	–	–	–	–	–	4,836	–	4,836	4,836	–	4,836
- Units/Stapled Securities issued and to be issued as payment of HBT Trustee- Manager's management fee	428	–	–	–	–	428	–	–	–	428	–	428
<b>Total contributions by and distributions to owners</b>	(677)	–	–	–	(707)	(1,384)	(37,804)	–	(37,804)	(39,188)	–	(39,188)
<b>Total transactions with owners</b>	(677)	–	–	–	(707)	(1,384)	(37,804)	–	(37,804)	(39,188)	–	(39,188)
<b>At 30 June 2023</b>	107,966	(121)	5,815	2,246	(116,263)	(357)	1,734,229	7,329	1,741,558	1,756,133	7,329	1,763,462

The accompanying notes form an integral part of these condensed interim financial statements.



**Statements of Movements in Unitholders' Funds (cont'd)**  
**Six-month period ended 30 June 2023**

	----- HBT Group -----					----- H-REIT Group -----			----- Stapled Group -----			
	Units in issue and to be issued \$'000	Issue expenses \$'000	Revaluation reserve \$'000	Foreign currency translation reserve \$'000	Accumulated losses \$'000	Total \$'000	Attributable to Stapled Security- holders \$'000	Non- controlling interests \$'000	Total \$'000	Attributable to Stapled Security- holders \$'000	Non- controlling interests \$'000	Total \$'000
<b>At 1 January 2022</b>	111,947	(121)	16,874	6,689	(96,405)	38,984	1,573,852	7,292	1,581,144	1,635,334	7,292	1,642,626
<b>Operations</b>												
- (Decrease)/Increase in net assets resulting from operations	-	-	-	-	(821)	(821)	44,870	121	44,991	31,868	121	31,989
<b>Revaluation reserve</b>												
- Tax effect on revaluation of property, plant and equipment	-	-	26	-	-	26	(3)	-	(3)	23	-	23
<b>Foreign currency translation reserve</b>												
- Translation differences relating to financial statements of foreign subsidiaries	-	-	-	(7,346)	-	(7,346)	(15,579)	(320)	(15,899)	(22,786)	(320)	(23,106)
- Exchange differences on monetary items forming part of net investment in foreign operations	-	-	-	(6,037)	-	(6,037)	(854)	-	(854)	(6,891)	-	(6,891)
- Exchange differences on hedge of net investments in foreign operations	-	-	-	4,271	-	4,271	3,044	-	3,044	13,805	-	13,805
<b>Other comprehensive income</b>	-	-	26	(9,112)	-	(9,086)	(13,392)	(320)	(13,712)	(15,849)	(320)	(16,169)
<b>Total comprehensive income</b>	-	-	26	(9,112)	(821)	(9,907)	31,478	(199)	31,279	16,019	(199)	15,820
<b>Balance carried forward</b>	111,947	(121)	16,900	(2,423)	(97,226)	29,077	1,605,330	7,093	1,612,423	1,651,353	7,093	1,658,446

The accompanying notes form an integral part of these condensed interim financial statements.

**Statements of Movements in Unitholders' Funds (cont'd)**  
**Six-month period ended 30 June 2023**

	----- HBT Group -----					----- H-REIT Group -----			----- Stapled Group -----			
	Units in issue and to be issued \$'000	Issue expenses \$'000	Revaluation reserve \$'000	Foreign currency translation reserve \$'000	Accumulated losses \$'000	Total \$'000	Attributable to Stapled Security- holders \$'000	Non- controlling interests \$'000	Total \$'000	Attributable to Stapled Security- holders \$'000	Non- controlling interests \$'000	Total \$'000
<b>Balance brought forward</b>	111,947	(121)	16,900	(2,423)	(97,226)	29,077	1,605,330	7,093	1,612,423	1,651,353	7,093	1,658,446
<b>Transactions with owners, recorded directly in equity</b>												
<u>Contributions by and distributions to owners</u>												
- Distributions to holders of Stapled Securities	(2,898)	-	-	-	-	(2,898)	(34,779)	-	(34,779)	(37,677)	-	(37,677)
- Units/Stapled Securities issued and to be issued as payment of H-REIT Manager's management fee	-	-	-	-	-	-	4,242	-	4,242	4,242	-	4,242
- Units/Stapled Securities issued and to be issued as payment of HBT Trustee- Manager's management fee	386	-	-	-	-	386	-	-	-	386	-	386
<b>Total contributions by and distributions to owners</b>	(2,512)	-	-	-	-	(2,512)	(30,537)	-	(30,537)	(33,049)	-	(33,049)
<b>Total transactions with owners</b>	(2,512)	-	-	-	-	(2,512)	(30,537)	-	(30,537)	(33,049)	-	(33,049)
<b>At 30 June 2022</b>	109,435	(121)	16,900	(2,423)	(97,226)	26,565	1,574,793	7,093	1,581,886	1,618,304	7,093	1,625,397

The foreign currency translation reserve comprises foreign exchange differences arising from the translation of the financial statements of foreign operations into Singapore dollar, exchange differences on monetary items which form part of Stapled Group's net investment in foreign operations and exchange differences arising from hedge of net investment in foreign operations.

The accompanying notes form an integral part of these condensed interim financial statements.

**Distribution Statement**  
**Six-month period ended 30 June 2023**

	<b>Note</b>	<b>Stapled Group</b>	
		<b>Six-month</b>	<b>Six-month</b>
		<b>period ended</b>	<b>period ended</b>
		<b>30/06/2023</b>	<b>30/06/2022</b>
		<b>\$'000</b>	<b>\$'000</b>
<b>Amount available for distribution to holders of Stapled Securities at the beginning of the period</b>		43,413	36,587
Total return of H-REIT	13 (ii)	19,896	41,059
Loss of HBT	13 (ii)	(10,205)	(463)
Net tax adjustments (Note A)		21,395	(13,949)
		31,086	26,647
Less: Amount retained for working capital		(3,109)	(2,665)
Add: Capital distribution		3,225	1,218
Amount available for distribution to holders of Stapled Securities		<u>74,615</u>	<u>61,787</u>
Distribution to holders of Stapled Securities:			
Distribution of 3.06 cents per Stapled Security for the period from 1/7/2021 to 31/12/2021		–	(37,677)
Distribution of 3.59 cents per Stapled Security for the period from 1/7/2022 to 31/12/2022		(44,452)	–
		<u>(44,452)</u>	<u>(37,677)</u>
<b>Amount available for distribution to holders of Stapled Securities at the end of the period</b>		<u>30,163</u>	<u>24,110</u>
Distribution per Stapled Security (DPS) (cents)		<u>2.51</u>	<u>2.04</u>
<b>Note A – Net tax adjustments comprise:</b>			
Non-tax deductible/(chargeable) items:			
- Amortisation of transaction costs		954	1,081
- Fair value loss/(gain) on financial derivatives		4,595	(23,507)
- Financial expense arising from accretion of non-current rental deposits measured at amortised cost		136	130
- Foreign exchange loss		5,029	346
- H-REIT Manager's management fee paid/payable in Stapled Securities		4,836	4,242
- H-REIT Trustee's fee		201	184
- HBT Trustee-Manager's management fee paid/payable in Stapled Securities		428	386
- HBT Trustee-Manager's trustee fee		142	135
- Other items		5,074	3,054
Net tax adjustments		<u>21,395</u>	<u>(13,949)</u>

Distributions of the Stapled Group represents the aggregate of distributions by H-REIT and HBT.

The accompanying notes form an integral part of these condensed interim financial statements.

**Portfolio Statements**  
**As at 30 June 2023**  
**H-REIT Group**

Description of property	Tenure of land	Term of lease	Remaining term of lease	Location	Existing use	Carrying value at 30/06/2023 <sup>(1)</sup> \$'000	Carrying value at 31/12/2022 <sup>(1)</sup> \$'000	Percentage of total net assets at 30/06/2023 %	Percentage of total net assets at 31/12/2022 %
<b><u>Investment properties</u></b>									
<i>Singapore</i>									
Orchard Hotel	Freehold <sup>(2)</sup>	75 years	58 years	442 Orchard Road	Hotel	478,161	478,000	27.5	27.2
Claymore Connect	Freehold <sup>(2)</sup>	75 years	58 years	442 Orchard Road	Retail	100,118	100,000	5.7	5.7
Grand Copthorne Waterfront Hotel	Freehold <sup>(2)</sup>	75 years	58 years	392 Havelock Road	Hotel	382,606	377,000	22.0	21.5
M Hotel	Freehold <sup>(2)</sup>	75 years	58 years	81 Anson Road	Hotel	259,142	259,000	14.9	14.7
Copthorne King's Hotel	Leasehold	99 years from 1 February 1968	43 years	403 Havelock Road	Hotel	129,078	129,000	7.4	7.3
Studio M Hotel	Leasehold	99 years from 26 February 2007	82 years	3 Nanson Road	Hotel	187,547	187,500	10.8	10.7
W Singapore – Sentosa Cove	Leasehold	99 years from 31 October 2006	82 years	21 Ocean Way	Hotel	390,965	390,349	22.4	22.2
Balance carried forward						1,927,617	1,920,849	110.7	109.3

The accompanying notes form an integral part of these condensed interim financial statements.

**Portfolio Statements (cont'd)**  
**As at 30 June 2023**  
**H-REIT Group**

Description of property	Tenure of land	Term of lease	Remaining term of lease	Location	Existing use	Carrying value at 30/06/2023 <sup>(1)</sup> \$'000	Carrying value at 31/12/2022 <sup>(1)</sup> \$'000	Percentage of total net assets at 30/06/2023 %	Percentage of total net assets at 31/12/2022 %
Balance brought forward						1,927,617	1,920,849	110.7	109.3
<b>Germany</b>									
Pullman Hotel Munich	Freehold	–	–	Theodor-Dombart-Strasse 4, Munich	Hotel	155,036	149,337	8.9	8.5
<b>Italy</b>									
Hotel Cerretani Firenze – MGallery	Freehold	–	–	Via De Cerretani 68, Florence	Hotel	60,978	57,415	3.5	3.3
<b>New Zealand</b>									
Grand Millennium Auckland	Freehold	–	–	71 – 87 Mayoral Drive, Auckland	Hotel	196,455	199,304	11.3	11.3
<b>Australia</b>									
Ibis Perth	Freehold	–	–	334 Murray Street, Perth	Hotel	27,536	27,470	1.6	1.6
Mercure Perth	Freehold	–	–	10 Irwin Street, Perth	Hotel	39,587	39,568	2.3	2.3
<b>Maldives</b>									
Angsana Velavaru	Leasehold	99 years from 26 August 1997	73 years	South Nilandhe Atoll	Resort	96,505	94,807	5.5	5.4
Raffles Maldives Meradhoo	Leasehold	99 years from 15 June 2006	81 years	Gaafu Alifu Atoll	Resort	70,848	69,917	4.1	3.9
<b>United Kingdom</b>									
Hotel Brooklyn	Leasehold	197 years from 7 May 2021	195 years	57 & 59 Portland Street, Manchester	Hotel	79,749	73,309 <sup>(3)</sup>	4.6	4.2
<b>Investment properties</b>						2,654,311	2,631,976	152.5	149.8

The accompanying notes form an integral part of these condensed interim financial statements.

**Portfolio Statements (cont'd)**  
**As at 30 June 2023**  
**H-REIT Group**

Description of property	Tenure of land	Term of lease	Remaining term of lease	Location	Existing use	Carrying value at 30/06/2023 <sup>(1)</sup> \$'000	Carrying value at 31/12/2022 <sup>(1)</sup> \$'000	Percentage of total net assets at 30/06/2023 %	Percentage of total net assets at 31/12/2022 %
<b><u>Property, plant and equipment</u></b>									
<i>Japan</i>									
Hotel MyStays Asakusabashi	Freehold	–	–	1-5-5 Asakusabashi, Taito-ku, Tokyo, Japan	Hotel	36,243	39,164	2.1	2.2
Hotel MyStays Kamata	Freehold	–	–	5-46-5 Kamata, Ota-ku, Tokyo, Japan	Hotel	25,902	27,830	1.5	1.6
Other plant and equipment	–	–	–	–	–	1,280	405	0.1	0.0
<b>Property, plant and equipment</b>						63,425	67,399	3.7	3.8
<b>Investment properties and property, plant and equipment</b>						2,717,736	2,699,375	156.2	153.6
<b>Other assets and liabilities (net)</b>						(976,178)	(942,076)	(56.2)	(53.6)
<b>Net assets of the H-REIT Group</b>						1,741,558	1,757,299	100.0	100.0

<sup>(1)</sup> The carrying values include right-of-use assets recognised on leases of land.

<sup>(2)</sup> H-REIT's interest in the freehold land is restricted to the remaining term of each respective lease.

<sup>(3)</sup> The acquisition of Hotel Brooklyn was completed on 22 February 2022 (Note 20).

The accompanying notes form an integral part of these condensed interim financial statements.

**Portfolio Statements (cont'd)**  
**As at 30 June 2023**  
**Stapled Group**

Description of property	Tenure of land	Term of lease	Remaining term of lease	Location	Existing use	Carrying value at 30/06/2023 <sup>(1)</sup> \$'000	Carrying value at 31/12/2022 <sup>(1)</sup> \$'000	Percentage of total net assets at 30/06/2023 %	Percentage of total net assets at 31/12/2022 %
<b><u>Investment properties</u></b>									
<i>Singapore</i>									
Orchard Hotel	Freehold <sup>(2)</sup>	75 years	58 years	442 Orchard Road	Hotel	478,161	478,000	27.1	26.7
Claymore Connect	Freehold <sup>(2)</sup>	75 years	58 years	442 Orchard Road	Retail	100,118	100,000	5.7	5.6
Grand Copthorne Waterfront Hotel	Freehold <sup>(2)</sup>	75 years	58 years	392 Havelock Road	Hotel	382,606	377,000	21.7	21.0
M Hotel	Freehold <sup>(2)</sup>	75 years	58 years	81 Anson Road	Hotel	259,142	259,000	14.7	14.4
Copthorne King's Hotel	Leasehold	99 years from 1 February 1968	43 years	403 Havelock Road	Hotel	129,078	129,000	7.3	7.2
Studio M Hotel	Leasehold	99 years from 26 February 2007	82 years	3 Nanson Road	Hotel	187,547	187,500	10.6	10.5
Balance carried forward						1,536,652	1,530,500	87.1	85.4

The accompanying notes form an integral part of these condensed interim financial statements.

**Portfolio Statements (cont'd)**  
**As at 30 June 2023**  
**Stapled Group**

Description of property	Tenure of land	Term of lease	Remaining term of lease	Location	Existing use	Carrying value at 30/06/2023 <sup>(1)</sup> \$'000	Carrying value at 31/12/2022 <sup>(1)</sup> \$'000	Percentage of total net assets at 30/06/2023 %	Percentage of total net assets at 31/12/2022 %
Balance brought forward						1,536,652	1,530,500	87.1	85.4
<b>Germany</b>									
Pullman Hotel Munich	Freehold	–	–	Theodor-Dombart-Strasse 4, Munich	Hotel	155,036	149,337	8.8	8.3
<b>Italy</b>									
Hotel Cerretani Firenze – MGallery	Freehold	–	–	Via De Cerretani 68, Florence	Hotel	60,978	57,415	3.5	3.2
<b>New Zealand</b>									
Grand Millennium Auckland	Freehold	–	–	71 – 87 Mayoral Drive, Auckland	Hotel	196,455	199,304	11.1	11.1
<b>Maldives</b>									
Angsana Velavaru	Leasehold	99 years from 26 August 1997	73 years	South Nilandhe Atoll	Resort	96,505	94,807	5.5	5.3
<b>United Kingdom</b>									
Hotel Brooklyn	Leasehold	197 years from 7 May 2021	195 years	57 & 59 Portland Street, Manchester	Hotel	79,749	73,309 <sup>(3)</sup>	4.5	4.2
<b>Investment properties</b>						2,125,375	2,104,672	120.5	117.5
<b>United Kingdom</b>									
Residential build-to-rent (“BTR”) (under development)	Freehold	–	–	Heyrod Street, Manchester	–	94,066	59,660	5.3	3.3
<b>Investment property under development</b>						94,066	59,660	5.3	3.3

The accompanying notes form an integral part of these condensed interim financial statements.



**Portfolio Statements (cont'd)**  
**As at 30 June 2023**  
**Stapled Group**

Description of property	Tenure of land	Term of lease	Remaining term of lease	Location	Existing use	Carrying value at 30/06/2023 <sup>(1)</sup> \$'000	Carrying value at 31/12/2022 <sup>(1)</sup> \$'000	Percentage of total net assets at 30/06/2023 %	Percentage of total net assets at 31/12/2022 %
<b><u>Property, plant and equipment</u></b>									
<i>Singapore</i>									
W Singapore – Sentosa Cove	Leasehold	99 years from 31 October 2006	82 years	21 Ocean Way	Hotel	390,125	393,352	22.1	21.9
<i>Australia</i>									
Ibis Perth	Freehold	–	–	334 Murray Street, Perth	Hotel	28,305	28,652	1.6	1.6
Mercure Perth	Freehold	–	–	10 Irwin Street, Perth	Hotel	40,266	40,932	2.3	2.3
<i>Maldives</i>									
Raffles Maldives Meradhoo	Leasehold	99 years from 15 June 2006	81 years	Gaafu Alifu Atoll	Resort	74,003	74,627	4.2	4.2
<i>Japan</i>									
Hotel MyStays Asakusabashi	Freehold	–	–	1-5-5 Asakusabashi, Taito-ku, Tokyo, Japan	Hotel	36,243	39,164	2.1	2.2
Hotel MyStays Kamata	Freehold	–	–	5-46-5 Kamata, Ota-ku, Tokyo, Japan	Hotel	25,902	27,830	1.5	1.6
<i>United Kingdom</i>									
Hilton Cambridge City Centre	Leasehold	125 years from 25 December 1990	92 years	Downing Street, Cambridge	Hotel	101,864	97,855	5.8	5.5
The Lowry Hotel	Leasehold	150 years from 18 March 1997	123 years	Manchester	Hotel	85,396	80,230	4.8	4.5
Other plant and equipment	–	–	–	–	–	1,545	608	0.1	0.0
<b>Property plant and equipment</b>						<b>783,649</b>	<b>783,250</b>	<b>44.5</b>	<b>43.8</b>
<b>Investment properties, investment property under development and property, plant and equipment</b>						<b>3,003,090</b>	<b>2,947,582</b>	<b>170.3</b>	<b>164.6</b>
<b>Other assets and liabilities (net)</b>						<b>(1,239,628)</b>	<b>(1,154,438)</b>	<b>(70.3)</b>	<b>(64.6)</b>
<b>Net assets of the Stapled Group</b>						<b>1,763,462</b>	<b>1,793,144</b>	<b>100.0</b>	<b>100.0</b>

<sup>(1)</sup> The carrying values include right-of-use assets recognised on leases of land and buildings.

<sup>(2)</sup> H-REIT's interest in the freehold land is restricted to the remaining term of each respective lease.

<sup>(3)</sup> The acquisition of Hotel Brooklyn was completed on 22 February 2022 (Note 20).

The accompanying notes form an integral part of these condensed interim financial statements.

**Statements of Cash Flows**  
**Six-month period ended 30 June 2023**

	HBT Group		H-REIT Group		Stapled Group	
	Six-month	Six-month	Six-month	Six-month	Six-month	Six-month
	period ended	period ended	period ended	period ended	period ended	period ended
Note	30/06/2023	30/06/2022	30/06/2023	30/06/2022	30/06/2023	30/06/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Cash flows from operating activities</b>						
(Loss)/Total return for the period						
before tax	(14,249)	(2,302)	27,840	48,190	11,921	33,707
Adjustments for:						
H-REIT Manager's and HBT Trustee- Manager's fees paid/payable in Stapled Securities	428	386	4,836	4,242	5,264	4,628
Depreciation of property, plant and equipment	8,604	8,941	794	774	11,222	11,361
Gain on disposal of property, plant and equipment	-	-	-	-	(12)	-
(Reversal of impairment loss)/Impairment loss on trade receivables	(2)	47	195	-	193	47
Net fair value gain on investment properties	-	-	-	(2,404)	-	(2,404)
Net finance costs/(income)	13,280	594	23,411	(5,419)	30,622	(503)
Operating income before working capital changes	8,061	7,666	57,076	45,383	59,210	46,836
Changes in:						
- Inventories	150	127	-	-	150	127
- Trade and other receivables	(360)	502	(3,192)	(3,197)	(2,694)	(492)
- Trade and other payables	107	1,073	(1,228)	222	(2,761)	1,269
<b>Cash generated from operations</b>	7,958	9,368	52,656	42,408	53,905	47,740
Tax (paid)/refund	(1,562)	838	(3,650)	(3,278)	(5,212)	(2,440)
<b>Net cash generated from operating activities</b>	6,396	10,206	49,006	39,130	48,693	45,300
<b>Cash flows from investing activities</b>						
Loan to related entity	-	-	(25,227)	(3,819)	-	-
Acquisition of property, net of cash acquired	-	-	-	(43,005)	-	(43,005)
Additions to property, plant and equipment	(2,400)	(2,069)	(1,223)	-	(5,115)	-
Proceeds from disposal of property, plant and equipment	-	-	-	-	12	-
Capital expenditure on investment properties	(30,396)	(10,080)	(9,600)	(4,338)	(37,707)	(16,487)
Receipt of finance lease receivables	-	-	236	177	236	177
Interest received	39	3	520	72	559	75
<b>Net cash used in investing activities</b>	(32,757)	(12,146)	(35,294)	(50,913)	(42,015)	(59,240)
<b>Cash flows from financing activities</b>						
Loan from related entity	25,227	3,819	-	-	-	-
Proceeds from bank loans	-	-	199,121	205,736	199,121	205,736
Repayment of bank loans	-	-	(171,386)	(175,806)	(171,386)	(175,806)
Payment of transaction costs related to bank loans	(15)	-	(929)	(2,082)	(944)	(2,082)
Payment of lease liabilities	(3,971)	(1,950)	(589)	(532)	(656)	(617)
Finance costs paid	(4,531)	(3,848)	(19,080)	(11,520)	(21,615)	(13,198)
Distributions to holders of Stapled Securities	(1,812)	(2,898)	(42,640)	(34,779)	(44,452)	(37,677)
Movement in restricted cash	-	-	(441)	116	(441)	116
<b>Net cash generated from/(used in) financing activities</b>	14,898	(4,877)	(35,944)	(18,867)	(40,373)	(23,528)

The accompanying notes form an integral part of these condensed interim financial statements.

**Statements of Cash Flows (cont'd)**  
**Six-month period ended 30 June 2023**

	HBT Group		H-REIT Group		Stapled Group	
	Six-month	Six-month	Six-month	Six-month	Six-month	Six-month
	period ended	period ended	period ended	period ended	period ended	period ended
	30/06/2023	30/06/2022	30/06/2023	30/06/2022	30/06/2023	30/06/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Net decrease in cash and cash equivalents</b>	(11,463)	(6,817)	(22,232)	(30,650)	(33,695)	(37,468)
Cash and cash equivalents at beginning of the year	25,549	32,327	69,751	102,799	95,300	135,126
Effect of exchange rate changes on cash and cash equivalents	303	(855)	(70)	(1,981)	233	(2,835)
<b>Cash and cash equivalents at end of the period</b>	<b>14,389</b>	<b>24,655</b>	<b>47,449</b>	<b>70,168</b>	<b>61,838</b>	<b>94,823</b>

***Cash and cash equivalents at the end of the period***

	HBT Group		H-REIT Group		Stapled Group	
	Six-month	Six-month	Six-month	Six-month	Six-month	Six-month
	period ended	period ended	period ended	period ended	period ended	period ended
	30/06/2023	30/06/2022	30/06/2023	30/06/2022	30/06/2023	30/06/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Cash and cash equivalents in the statement of financial position	14,389	24,655	49,390	74,267	63,779	98,922
Restricted cash	–	–	(1,941)	(4,099)	(1,941)	(4,099)
Cash and cash equivalents in the statement of cash flows	<b>14,389</b>	<b>24,655</b>	<b>47,449</b>	<b>70,168</b>	<b>61,838</b>	<b>94,823</b>

***Significant non-cash transactions***

There were the following non-cash transactions:

- (i) 5,619,037 (30/06/2022: 4,303,143) Stapled Securities amounting to \$6.8 million (30/06/2022: \$5.0 million) were issued to the H-REIT Manager as satisfaction of the management fee payable in Stapled Securities.
- (ii) 448,292 (30/06/2022: 400,301) Stapled Securities amounting to \$0.5 million (30/06/2022: \$0.5 million) were issued to the HBT Trustee-Manager as satisfaction of the management fee payable in Stapled Securities.

The accompanying notes form an integral part of these condensed interim financial statements.

## **Notes to the Condensed Interim Financial Statements**

### **1 General**

CDL Hospitality Trusts is a stapled group comprising CDL Hospitality Real Estate Investment Trust (“H-REIT”) and its subsidiaries (the “H-REIT Group”) and CDL Hospitality Business Trust (“HBT”) and its subsidiaries (the “HBT Group”) (collectively, the “Stapled Group”). H-REIT is a Singapore-domiciled unit trust constituted pursuant to the trust deed dated 8 June 2006 (as amended) (the “H-REIT Trust Deed”) between M&C REIT Management Limited (the “H-REIT Manager”) and DBS Trustee Limited (the “H-REIT Trustee”). The H-REIT Trust Deed is governed by the laws of the Republic of Singapore. The H-REIT Trustee is under a duty to take into custody and hold the assets of H-REIT held by it or through its subsidiaries in trust for the holders of units in H-REIT. HBT is a business trust constituted by a trust deed dated 12 June 2006 (as amended) (the “HBT Trust Deed”) and is managed by M&C Business Trust Management Limited (the “HBT Trustee-Manager”). The securities in each of H-REIT and HBT are stapled together under the terms of a stapling deed dated 12 June 2006 entered into between the H-REIT Manager, the H-REIT Trustee and the HBT Trustee-Manager (the “Stapling Deed”) and cannot be traded separately. Each stapled security in CDL Hospitality Trusts (the “Stapled Security”) comprises a unit in H-REIT (the “H-REIT Unit”) and a unit in HBT (the “HBT Unit”).

CDL Hospitality Trusts was formally admitted to the Official List of Singapore Exchange Securities Trading Limited (“SGX-ST”) on 19 July 2006.

The principal activity of H-REIT and its subsidiaries is to invest in income producing real estate and real estate related assets, which are used or primarily used for hospitality, hospitality related and other accommodation and/or lodging purposes globally.

The principal activity of HBT and its subsidiaries is to invest in diversified portfolio of real estate or development projects and real estate related assets, which are used or primarily used for hospitality, hospitality-related and other accommodation and/or lodging purposes globally, and shall also include the operation and management of the real estate assets.

The consolidated financial statements of the H-REIT Group relate to H-REIT and its subsidiaries. The consolidated financial statements of the HBT Group relate to HBT and its subsidiaries. The consolidated financial statements of the Stapled Group relate to the HBT Group and the H-REIT Group.

### **2 Basis of preparation**

#### **2.1 Statement of compliance**

The condensed interim financial statements of the HBT Group have been prepared in accordance with Singapore Financial Reporting Standards (International) (“SFRS(I)”) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore.

The condensed interim financial statements of the H-REIT Group and the Stapled Group are prepared in accordance with the Statement of Recommended Accounting Practice (“RAP”) 7 *Reporting Framework for Investment Funds* issued by the Institute of Singapore Chartered Accountants, the applicable requirements of the Code on Collective Investment Schemes (the “CIS Code”) issued by the Monetary Authority of Singapore (“MAS”). RAP 7 requires the accounting policies to generally comply with the recognition and measurement principles of the Singapore Financial Reporting Standards (“FRS”).

The condensed interim financial statements do not include all of the information required for a complete set of financial statements prepared in accordance with FRS/SFRS(I) Standards and should be read in conjunction with the Stapled Group’s annual consolidated financial statements as at and for the year ended 31 December 2022. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the financial positions and performances of the H-REIT Group, the HBT Group and the Stapled Group since the last annual financial statements.

These condensed interim financial statements are presented in Singapore dollars (“\$”), which is the functional currency of HBT and H-REIT. All financial information presented in Singapore dollars has been rounded to the nearest thousand, unless otherwise stated.

There are no new or amended standards which have become effective for the current period. The accounting policies applied in these condensed interim financial statements are the same as those applied in the Stapled Group’s consolidated financial statements as at and for the year ended 31 December 2022.

## 2.2 Use of estimates and judgements

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods effected.

Information about critical judgements in applying accounting policies and assumptions and estimation uncertainties that have the most significant effect on the amounts recognised in the financial statements are described in the following notes:

- Note 3 – Valuation of investment properties
- Note 4 – Valuation of investment property under development
- Note 5 – Valuation of property, plant and equipment

### **Measurement of fair values**

A number of the Stapled Group’s accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

The H-REIT Manager and the HBT Trustee-Manager have an established control framework with respect to the measurement of fair values. This includes a team that regularly reviews significant unobservable inputs and reports directly to the Chief Financial Officer, who has overall responsibility for all significant fair value measurements.

The H-REIT Manager and the HBT Trustee-Manager regularly review significant unobservable inputs and valuation adjustments included in the fair value measurements. If third party information, such as broker quotes or pricing services, is used to measure fair value, then the H-REIT Manager and the HBT Trustee-Manager assess the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of FRS/SFRS(I), including the level in the fair value hierarchy the resulting fair value estimate should be classified.

When measuring the fair value of an asset or a liability, the H-REIT Manager and the HBT Trustee-Manager use market observable data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. prices) or indirectly (i.e. derived from prices).
- Level 3: unobservable inputs for the assets or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement (with Level 3 being the lowest).

Transfers between levels of the fair value hierarchy are recognised as of the end of the financial period during which the change has occurred.

### 2.3 Seasonal operations

The businesses of the HBT Group, H-REIT Group and the Stapled Group are not affected significantly by seasonal or cyclical factors during the financial period.

### 3 Investment properties

	<b>HBT Group</b>		<b>H-REIT Group</b>		<b>Stapled Group</b>	
	<b>30/06/2023</b>	<b>31/12/2022</b>	<b>30/06/2023</b>	<b>31/12/2022</b>	<b>30/06/2023</b>	<b>31/12/2022</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
At 1 January	–	–	2,631,976	2,419,305	2,104,672	1,921,748
Acquisition of property, including acquisition costs	–	–	–	80,859	–	80,859
Straight-line rental adjustments	–	–	1,896	6,599	1,875	3,774
Additions of right-of-use assets	–	–	–	13,752	–	6,876
Adjustment to right-of-use assets	–	–	1,938	8,960	1,938	6,560
Capital expenditure	–	–	10,972	6,469	9,374	3,203
Fair value changes (unrealised)	–	–	–	142,788	–	123,036
Translation differences	–	–	7,529	(46,756)	7,516	(41,384)
At 30 June 2023/ 31 December 2022	–	–	2,654,311	2,631,976	2,125,375	2,104,672

The straight-line rental adjustments represent the effect of recognising rental income on a straight-line basis over the lease term of the investment properties.

#### Security

At 30 June 2023, an investment property of the H-REIT Group and the Stapled Group with a carrying amount of \$155.0 million (31/12/2022: \$149.3 million) is pledged as security to secure a bank loan (Note 6).

#### Measurement of fair value

	<b>H-REIT Group</b>		<b>Stapled Group</b>	
	<b>30/06/2023</b>	<b>31/12/2022</b>	<b>30/06/2023</b>	<b>31/12/2022</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
Fair value of investment properties	2,535,113	2,518,928	2,070,294	2,055,666
Add: Carrying amount of lease liabilities	119,198	113,048	55,081	49,006
Carrying amount of investment properties	2,654,311	2,631,976	2,125,375	2,104,672

The H-REIT Manager is of the view that the valuations of the investment properties as at 30 June 2023 remain substantially unchanged from those as at 31 December 2022 except to the extent of capital expenditure incurred during the six-month period ended 30 June 2023.

The carrying amounts of the investment properties as at 31 December 2022 were based on independent valuations undertaken by CBRE Pte. Ltd. for the Singapore and Maldives properties, Jones Lang LaSalle Incorporated for the New Zealand property, Cushman & Wakefield (Valuations) Pty Ltd for the Australia properties, CBRE GmbH for the German property, CBRE Valuation S.p.A. for the Italy property and Cushman & Wakefield Debenham Tie Leung Limited for the United Kingdom property, as at that date. The independent valuers have appropriate recognised professional qualifications and recent experience in the location and category of the properties being valued.

The valuations were based on the discounted cash flows and capitalisation methods, where appropriate. The valuation methods used in determining the fair value involve certain estimates including those relating to discount rate, terminal yield and capitalisation rate. The specific risks inherent in each of the properties are taken into consideration in arriving at the property valuation. In relying on the valuation reports, the H-REIT Manager has exercised its judgement and is satisfied that the valuation methods and estimates used are reflective of market conditions prevailing at the end of the reporting date.

Certain valuers have highlighted in the valuation reports that as a result of the COVID-19 pandemic, less certainty, and a higher degree of caution, should be attached to the valuations than would normally be the case. Due to the uncertain future impact that the COVID-19 pandemic might have on the real estate market, the values might change more rapidly and significantly than during standard market condition. The valuers have also recommended to keep the valuation of these properties under frequent review. Accordingly, the carrying amounts of the investment properties were current as at 31 December 2022 only.

#### ***Fair value hierarchy***

The fair value measurement for investment properties has been categorised as a Level 3 fair value based on the inputs to the valuation techniques used (see Note 2.2).



## 4 Investment property under development

	HBT Group		H-REIT Group		Stapled Group	
	30/06/2023	31/12/2022	30/06/2023	31/12/2022	30/06/2023	31/12/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At 1 January	59,660	27,661	–	–	59,660	27,661
Capital expenditure	30,396 <sup>(1)</sup>	30,326 <sup>(1)</sup>	–	–	29,548 <sup>(2)</sup>	29,474 <sup>(2)</sup>
Fair value changes						
(unrealised)	–	6,374	–	–	–	7,226
Translation differences	4,858	(4,701)	–	–	4,858	(4,701)
At 30 June 2023/31 December 2022	94,914	59,660	–	–	94,066	59,660

<sup>(1)</sup> Included capitalised interest cost of \$1,570,000 (31/12/2022: \$1,637,000).

<sup>(2)</sup> Included capitalised interest cost of \$722,000 (31/12/2022: \$785,000).

### Measurement of fair value

The carrying amount of the investment property under development as at 31 December 2022 was based on an independent valuation undertaken by Savills (UK) Limited, as at that date. The independent valuer has appropriate recognised professional qualifications and recent experience in the location and category of the property being valued.

The valuation was based on the gross development investment value method. The valuation method used in determining the fair value was derived by applying the percentage of the spend-to-date over the total contractual commitment to the assessed market value. The specific risks inherent in the property are taken into consideration in arriving at the property valuation. In relying on the valuation report, the HBT Trustee-Manager has exercised its judgement and is satisfied that the valuation method and estimates used are reflective of market conditions prevailing at the end of the reporting date.

### Fair value hierarchy

The fair value measurement for investment property under development has been categorised as a Level 3 fair value based on the inputs to the valuation technique used (see Note 2.2).

## 5 Property, plant and equipment

	HBT Group		H-REIT Group		Stapled Group	
	30/06/2023	31/12/2022	30/06/2023	31/12/2022	30/06/2023	31/12/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>At valuation/cost</b>						
At 1 January	307,861	355,948	73,353	78,705	831,720	834,830
Additions	2,400	4,650	1,223	364	5,271	8,300
Disposal	–	(176)	–	–	(50)	(176)
Write-off	–	(495)	–	(244)	–	(753)
Additions of right-of-use assets	126	225	–	–	126	7,101
Adjustment to right-of-use assets	–	(1,407)	–	–	–	2,400
Translation differences	12,104	(27,642)	(4,719)	(11,198)	7,467	(42,071)
Revaluation (deficit)/surplus recognised in unitholders' funds/OCI	–	(7,679)	–	6,029	–	19,300
(Revaluation deficit)/Reversal of revaluation deficit recognised in statement of total return/profit or loss	–	(3,667)	–	409	–	13,250
Elimination of accumulated depreciation on revaluation	(6,522)	(11,896)	(396)	(712)	(6,297)	(10,461)
At 30 June 2023/31 December 2022	<u>315,969</u>	<u>307,861</u>	<u>69,461</u>	<u>73,353</u>	<u>838,237</u>	<u>831,720</u>
<b>Accumulated depreciation</b>						
At 1 January	23,445	21,664	5,954	6,074	48,470	42,129
Depreciation	8,604	16,771	794	1,487	11,222	20,984
Disposal	–	(83)	–	–	(50)	(83)
Write-off	–	(495)	–	(188)	–	(686)
Translation differences	1,511	(2,516)	(316)	(707)	1,243	(3,413)
Elimination of accumulated depreciation on revaluation	(6,522)	(11,896)	(396)	(712)	(6,297)	(10,461)
At 30 June 2023/31 December 2022	<u>27,038</u>	<u>23,445</u>	<u>6,036</u>	<u>5,954</u>	<u>54,588</u>	<u>48,470</u>
<b>Carrying amounts</b>	<u>288,931</u>	<u>284,416</u>	<u>63,425</u>	<u>67,399</u>	<u>783,649</u>	<u>783,250</u>
<b>At valuation</b>						
Land and buildings	<u>266,806</u>	<u>263,980</u>	<u>60,694</u>	<u>65,402</u>	<u>721,166</u>	<u>722,289</u>

## **Measurement of fair value**

Freehold land, leasehold land and buildings included as part of property, plant and equipment are stated at their revalued amounts less accumulated depreciation and impairment losses. The land and buildings were last revalued as at 31 December 2022.

The carrying amounts of the properties as at 31 December 2022 were based on independent valuations undertaken by JLL Morii Valuation & Advisory K.K. for the Japan properties, CBRE Hotels Limited for the United Kingdom properties, CBRE Pte. Ltd. for the Maldives property and Singapore property and Cushman & Wakefield (Valuations) Pty Ltd for the Australia properties. The independent valuers have appropriate professional qualifications and recent experience in the location and category of the properties being valued.

The valuations were based on the discounted cash flow and capitalisation methods, where appropriate. The valuation methods used in determining the fair value involve certain estimates including those relating to discount rate, terminal yield and capitalisation rate. The specific risks inherent in each of the properties are taken into consideration in arriving at the property valuation. In relying on the valuation reports, the H-REIT Manager and HBT Trustee-Manager has exercised its judgement and is satisfied that the valuation methods and estimates used are reflective of market conditions prevailing at the end of the reporting date.

Valuers in certain markets highlighted that global inflationary and geopolitical pressures and the on-going impact of the COVID-19 pandemic have heightened the potential for greater volatility in those property markets over the short-to-medium term. Past experience has shown that consumer and investor behavior can quickly change during periods of such heightened volatility and recommend that its impact on valuations be closely monitored. Accordingly, the carrying amounts of the property, plant and equipment in the financial statements represents the position as at 31 December 2022 only.

### ***Fair value hierarchy***

The fair value measurement for property, plant and equipment has been categorised as a Level 3 fair value based on the inputs to the valuation techniques used (see Note 2.2).

## 6 Loans and borrowings

	HBT Group		H-REIT Group		Stapled Group	
	30/06/2023	31/12/2022	30/06/2023	31/12/2022	30/06/2023	31/12/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At amortised cost:						
<b>Non-current</b>						
Secured TMK bond	–	–	28,970	30,947	28,970	30,947
Secured bank loan	–	–	64,824	62,931	64,824	62,931
Unsecured bank loans	92,623	87,274	852,061	660,871	944,684	748,145
Lease liabilities	122,501	125,967	118,438	114,220	135,619	130,416
Loan from related entity	120,151	86,929	–	–	–	–
	<u>335,275</u>	<u>300,170</u>	<u>1,064,293</u>	<u>868,969</u>	<u>1,174,097</u>	<u>972,439</u>
<b>Current</b>						
Unsecured bank loans	–	–	86,215	238,753	86,215	238,753
Lease liabilities	8,499	8,010	643	637	781	731
	<u>8,499</u>	<u>8,010</u>	<u>86,858</u>	<u>239,390</u>	<u>86,996</u>	<u>239,484</u>
	<u>343,774</u>	<u>308,180</u>	<u>1,151,151</u>	<u>1,108,359</u>	<u>1,261,093</u>	<u>1,211,923</u>

### Secured TMK Bond

The Tokutei Mokutei Kaisha (“TMK”) 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.

### Secured bank loan

As at the reporting date, an investment property (Note 3) and certain bank accounts in NKS Hospitality I B.V. (“NKS”), together with the Stapled Group’s shares in NKS, representing a 94.9% equity interest in NKS, are pledged as security for bank facilities granted to NKS.

## 7 Units/Stapled Securities in issue and to be issued

Units/Stapled Securities in issue and to be issued for the HBT Group, the H-REIT Group and the Stapled Group are as follows:

	<b>30/06/2023</b>	<b>31/12/2022</b>
	<b>'000</b>	<b>'000</b>
<b>Units/Stapled Securities in issue:</b>		
At 1 January	1,237,020	1,230,012
Creation of Units/Stapled Securities:		
- H-REIT Manager's management fee paid in Stapled Securities	5,619	6,393
- HBT Trustee-Manager's management fee paid in Stapled Securities	448	615
At 30 June 2023/31 December 2022	<u>1,243,087</u>	<u>1,237,020</u>
<b>Units/Stapled Securities to be issued:</b>		
H-REIT Manager's management fees payable in Stapled Securities	2,861	4,453
HBT Trustee-Manager's management fees payable in Stapled Securities	240	332
At 30 June 2023/31 December 2022	<u>3,101</u>	<u>4,785</u>
<b>Units/Stapled Securities, in issue and to be issued</b>	<u>1,246,188</u>	<u>1,241,805</u>

## 8 Net asset value/Net tangible asset per Unit/Stapled Security

	HBT Group		H-REIT Group		Stapled Group		
	Note	30/06/2023	31/12/2022	30/06/2023	31/12/2022	30/06/2023	31/12/2022
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Net asset value/Net tangible asset per Unit/Stapled Security is based on:							
Net assets attributable to holders of Stapled Securities		(357)	7,011	1,734,229	1,750,373	1,756,133	1,786,218
Total issued and to be issued Units/Stapled Securities	7	1,246,188	1,241,805	1,246,188	1,241,805	1,246,188	1,241,805

## 9 Revenue

	<b>HBT Group</b>		<b>H-REIT Group</b>		<b>Stapled Group</b>	
	<b>Six-month period ended</b>	<b>Six-month period ended</b>	<b>Six-month period ended</b>	<b>Six-month period ended</b>	<b>Six-month period ended</b>	<b>Six-month period ended</b>
	<b>30/06/2023</b>	<b>30/06/2022</b>	<b>30/06/2023</b>	<b>30/06/2022</b>	<b>30/06/2023</b>	<b>30/06/2022</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
Revenue from contract with customers						
- Hotel revenue	67,601	56,320	–	–	67,601	56,320
Rental income						
- Fixed rent	–	–	35,472	32,950	29,572	21,990
- Variable rent	–	–	30,071	20,698	22,049	20,335
	<b>67,601</b>	<b>56,320</b>	<b>65,543</b>	<b>53,648</b>	<b>119,222</b>	<b>98,645</b>

### *Hotel revenue*

Hotel revenue is recognised at a point in time when the accommodation and related services are rendered.

### *Rental income*

Rental revenue for the H-REIT Group includes rental income from the HBT Group and related corporations of the H-REIT Manager of \$13,922,000 (30/06/2022: \$11,322,000) and \$34,393,000 (30/06/2022: \$28,522,000) respectively. Such revenue is attributable to the Maldives segment, New Zealand segment, Singapore segment, Japan segment and Australia segment.

Under the terms of the master lease agreements for the properties, the H-REIT Group is generally entitled to a fixed rent component and/or a variable rent component computed based on a certain percentage of the revenue and/or gross operating profit.

## 10 Management fees

	<b>HBT Group</b>		<b>H-REIT Group</b>		<b>Stapled Group</b>	
	<b>Six-month period ended</b>	<b>Six-month period ended</b>	<b>Six-month period ended</b>	<b>Six-month period ended</b>	<b>Six-month period ended</b>	<b>Six-month period ended</b>
	<b>30/06/2023</b>	<b>30/06/2022</b>	<b>30/06/2023</b>	<b>30/06/2022</b>	<b>30/06/2023</b>	<b>30/06/2022</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>H-REIT Manager's management fee</b>						
- Base fee	–	–	3,440	3,232	3,440	3,232
- Performance fee	–	–	2,606	2,071	2,606	2,071
	<b>–</b>	<b>–</b>	<b>6,046</b>	<b>5,303</b>	<b>6,046</b>	<b>5,303</b>
<b>HBT Trustee-Manager's management fee</b>						
- Base fee	355	338	–	–	355	338
- Performance fee	180	144	–	–	180	144
	<b>535</b>	<b>482</b>	<b>–</b>	<b>–</b>	<b>535</b>	<b>482</b>

## 11 Finance income and finance costs

	HBT Group		H-REIT Group		Stapled Group	
	Six-month period ended 30/06/2023	Six-month period ended 30/06/2022	Six-month period ended 30/06/2023	Six-month period ended 30/06/2022	Six-month period ended 30/06/2023	Six-month period ended 30/06/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Finance income</b>						
Interest income under the effective interest method on:						
- cash and cash equivalents	39	3	395	40	434	43
- finance lease receivables	–	–	26	33	26	33
- loan to related entity	–	–	2,449	691	–	–
	39	3	2,870	764	460	76
Fair value gains on financial derivatives designated at fair value through profit or loss	–	–	–	23,507	–	23,507
Net foreign exchange gain	–	4,017	–	–	–	–
	39	4,020	2,870	24,271	460	23,583
<b>Finance costs</b>						
Financial liabilities measured at amortised cost:						
- interest expense on:						
- loans and borrowings	(2,724)	(1,323)	(17,857)	(10,264)	(19,859)	(11,587)
- lease liabilities	(2,329)	(2,524)	(2,063)	(1,845)	(2,396)	(2,199)
- loan from related entity	(879)	(691)	–	–	–	–
- amortisation of transaction costs on loans and borrowings	(73)	(76)	(972)	(1,106)	(1,045)	(1,182)
- financial expense arising from accretion of non-current rental deposits	–	–	(136)	(130)	(136)	(130)
	(6,005)	(4,614)	(21,028)	(13,345)	(23,436)	(15,098)
Fair value losses on financial derivatives designated at fair value through profit or loss	–	–	(4,595)	–	(4,595)	–
Net foreign exchange losses	(7,314)	–	(658)	(5,507)	(3,051)	(7,982)
	(13,319)	(4,614)	(26,281)	(18,852)	(31,082)	(23,080)
<b>Net finance (costs)/income</b>	<b>(13,280)</b>	<b>(594)</b>	<b>(23,411)</b>	<b>5,419</b>	<b>(30,622)</b>	<b>503</b>

## 12 Tax expense/(credit)

	HBT Group		H-REIT Group		Stapled Group	
	Six-month period ended 30/06/2023	Six-month period ended 30/06/2022	Six-month period ended 30/06/2023	Six-month period ended 30/06/2022	Six-month period ended 30/06/2023	Six-month period ended 30/06/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Current tax expense</b>						
Current period	315	199	1,205	1,258	1,520	1,457
Over provision in prior periods	(312)	(661)	(847)	–	(1,159)	(661)
	3	(462)	358	1,258	361	796
<b>Withholding tax</b>	192	(92)	648	731	840	639
<b>Deferred tax expense</b>						
Origination and reversal of temporary differences	1,481	(927)	1,322	1,210	2,803	283
<b>Tax expense/(credit)</b>	<b>1,676</b>	<b>(1,481)</b>	<b>2,328</b>	<b>3,199</b>	<b>4,004</b>	<b>1,718</b>

## 13 Loss/Total return

- (i) Loss/Total return for the period is arrived at after charging/(crediting) the following items:

	HBT Group		H-REIT Group		Stapled Group	
	Six-month period ended 30/06/2023	Six-month period ended 30/06/2022	Six-month period ended 30/06/2023	Six-month period ended 30/06/2022	Six-month period ended 30/06/2023	Six-month period ended 30/06/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Audit fees	227	288	228	367	455	655
(Reversal of impairment loss)/Impairment loss on trade receivables	(2)	47	195	–	193	47
Operating expenses arising from rental of investment properties	–	–	5,588	4,781	3,144	3,025



(ii) Loss/Total return comprises loss/total return of

	<b>HBT Group</b>		<b>H-REIT Group</b>		<b>Stapled Group</b>	
	<b>Six-month period ended</b>	<b>Six-month period ended</b>	<b>Six-month period ended</b>	<b>Six-month period ended</b>	<b>Six-month period ended</b>	<b>Six-month period ended</b>
	<b>30/06/2023</b>	<b>30/06/2022</b>	<b>30/06/2023</b>	<b>30/06/2022</b>	<b>30/06/2023</b>	<b>30/06/2022</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
- H-REIT	–	–	19,896	41,059	19,896	41,059
- Other H-REIT Group entities*	–	–	5,616	3,932	5,616	3,932
- HBT	(10,205)	(463)	–	–	(10,205)	(463)
- Other HBT Group entities*	(5,720)	(358)	–	–	(5,720)	(358)
- Stapled Group's consolidation adjustments	–	–	–	–	(1,670)	(12,181)
	<b>(15,925)</b>	<b>(821)</b>	<b>25,512</b>	<b>44,991</b>	<b>7,917</b>	<b>31,989</b>

\* including consolidation adjustments

## 14 Earnings per Stapled Security

Earnings per Stapled Security is based on:

	<b>Stapled Group</b>	
	<b>Six-month period ended 30/06/2023</b>	<b>Six-month period ended 30/06/2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Total return for the period attributable to holders of Stapled Securities	7,725	31,868
	<b>1,241,805</b>	<b>1,233,582</b>
	<b>659</b>	<b>582</b>
	<b>1,242,464</b>	<b>1,234,164</b>
	<b>1,242,464</b>	<b>1,234,164</b>
	<b>3,724</b>	<b>3,023</b>
	<b>1,246,188</b>	<b>1,237,187</b>
<b>Earnings per Stapled Security (cents)</b>		
Basic	0.62	2.58
Diluted	0.62	2.58

## 15 Operating segments

### Information about reportable segments

All the segments relate to properties operated as hotels and/or resorts.

	----- HBT Group -----					
	Singapore \$'000	Australia \$'000	Maldives \$'000	Japan \$'000	UK \$'000	Total \$'000
<b>Six-month period ended 30 June 2023</b>						
Hotel revenue – external	27,879	9,501	7,657	3,908	18,656	67,601
Reportable segment net property income	1,726	2,185	692	218	4,177	8,998
Depreciation of property, plant and equipment	(1,184)	(2,119)	(1,411)	–	(3,890)	(8,604)
Unallocated items:						
- HBT Trustee-Manager's management fee						(535)
- HBT Trustee-Manager's trustee fee						(142)
- Valuation fee						(20)
- Other expenses						(666)
- Finance income						39
- Finance costs						(13,319)
- Tax expense						(1,676)
<b>Loss for the period</b>						<u>(15,925)</u>
<b>Other material non-cash items</b> (Impairment loss)/Reversal of impairment loss on trade receivables	(31)	(1)	–	–	34	2
<b>Reportable segment assets</b>						
Capital expenditure:						
- Property, plant and equipment	–	–	–	–	2,400	2,400
- Investment property under development	–	–	–	–	30,396	30,396
Non-current assets ^	38,459	33,216	29,996	–	282,174	383,845

^ Excluding deferred tax assets and other receivables.

	----- HBT Group -----					
	Singapore \$'000	Australia \$'000	Maldives \$'000	Japan \$'000	UK \$'000	Total \$'000
<b>Six-month period ended 30 June 2022</b>						
Hotel revenue – external	21,402	6,438	8,865	1,878	17,737	56,320
Reportable segment net property income/(loss)	1,734	528	1,925	(21)	4,298	8,464
Depreciation of property, plant and equipment	(1,215)	(2,301)	(1,437)	–	(3,988)	(8,941)
Unallocated items:						
- HBT Trustee-Manager’s management fee						(482)
- HBT Trustee-Manager’s trustee fee						(135)
- Valuation fee						(23)
- Other expenses						(591)
- Finance income						4,020
- Finance costs						(4,614)
- Tax credit						1,481
<b>Loss for the period</b>						<u>(821)</u>
<b>Other material non-cash items</b>						
Impairment loss on trade receivables	(24)	–	–	–	(23)	(47)
<b>Reportable segment assets</b>						
Capital expenditure:						
- Property, plant and equipment	–	–	–	–	2,416	2,416
- Investment property under development	–	–	–	–	10,080	10,080
Non-current assets ^	<u>40,795</u>	<u>39,828</u>	<u>33,611</u>	<u>–</u>	<u>234,518</u>	<u>348,752</u>

^ Excluding deferred tax assets and other receivables.

	----- H-REIT Group -----										
	Singapore \$'000	New Zealand \$'000	Australia \$'000	Germany \$'000	Maldives \$'000	Japan \$'000	Italy \$'000	UK \$'000	Total reportable segments \$'000	Others \$'000	Total \$'000
<b>Six-month period ended 30 June 2023</b>											
Rental revenue	38,243	3,652	2,708	4,192	6,590	1,705	2,613	2,032	61,735	3,808	65,543
Reportable segment net property income	35,626	3,652	2,087	3,581	5,971	1,572	2,469	2,032	56,990	2,832	59,822
Depreciation of property, plant and equipment	-	-	-	-	(94)	(700)	-	-	(794)	-	(794)
Unallocated items:											
- H-REIT Manager's management fee											(6,046)
- H-REIT Trustee's fee											(201)
- Valuation fee											(86)
- Other expenses											(1,444)
- Finance income											2,870
- Finance costs											(26,281)
- Tax expense											(2,328)
<b>Total return for the period</b>											<u>25,512</u>
<b>Other material non-cash items</b>											
Impairment loss on trade receivables	(195)	-	-	-	-	-	-	-	(195)	-	(195)
<b>Reportable segment assets</b>											
Capital expenditure on investment properties and property, plant and equipment	6,767	376	477	261	2,575	266	1,473	-	12,195	-	12,195
Non-current assets ^	1,827,449	196,455	67,123	155,036	168,633	62,145	60,978	79,749	2,617,568	100,118	2,717,736

^ Excluding deferred tax assets, financial derivative assets, finance lease receivables and other receivables.

	----- H-REIT Group -----										
	Singapore \$'000	New Zealand \$'000	Australia \$'000	Germany \$'000	Maldives \$'000	Japan \$'000	Italy \$'000	UK \$'000	Total reportable segments \$'000	Others \$'000	Total \$'000
<b>Six-month period ended 30 June 2022</b>											
Rental revenue	27,267	7,005	3,167	3,744	7,281	362	938	1,497	51,261	2,387	53,648
Reportable segment net property income	25,412	7,005	2,490	3,168	6,701	210	773	1,500	47,259	1,457	48,716
Depreciation of property, plant and equipment	-	-	-	-	(60)	(714)	-	-	(774)	-	(774)
Net fair value gain on investment properties	-	-	-	-	-	-	-	2,404	2,404	-	2,404
Unallocated items:											
- H-REIT Manager's management fee											(5,303)
- H-REIT Trustee's fee											(184)
- Valuation fee											(83)
- Other expenses											(2,005)
- Finance income											24,271
- Finance costs											(18,852)
- Tax expense											(3,199)
<b>Total return for the period</b>											<u>44,991</u>
<b>Reportable segment assets</b>											
Capital expenditure on investment properties and property, plant and equipment	1,475	149	66	14	1,830	-	108	-	3,642	-	3,642
Non-current assets ^	<u>1,686,524</u>	<u>201,209</u>	<u>71,843</u>	<u>154,065</u>	<u>146,479</u>	<u>62,291</u>	<u>59,807</u>	<u>79,450</u>	<u>2,461,668</u>	<u>88,417</u>	<u>2,550,085</u>

^ Excluding deferred tax assets, financial derivative assets, finance lease receivables and other receivables.

	----- Staped Group -----										
	Singapore \$'000	New Zealand \$'000	Australia \$'000	Germany \$'000	Maldives \$'000	Japan \$'000	UK \$'000	Italy \$'000	Total reportable segments \$'000	Others \$'000	Total \$'000
<b>Six-month period ended 30 June 2023</b>											
Rental revenue	30,742	3,652	–	4,192	4,582	–	2,032	2,613	47,813	3,808	51,621
Hotel revenue	27,879	–	9,501	–	7,657	3,908	18,656	–	67,601	–	67,601
Revenue – external	58,621	3,652	9,501	4,192	12,239	3,908	20,688	2,613	115,414	3,808	119,222
Reportable segment net property income	35,849	3,652	1,816	3,581	4,656	1,790	6,209	2,469	60,022	2,832	62,854
Depreciation of property, plant and equipment	(3,907)	–	(1,016)	–	(1,709)	(700)	(3,890)	–	(11,222)	–	(11,222)
Unallocated items:											
- H-REIT Manager's management fee											(6,046)
- H-REIT Trustee's fee											(201)
- HBT Trustee-Manager's management fee											(535)
- HBT Trustee-Manager's trustee fee											(142)
- Valuation fee											(106)
- Other expenses											(2,059)
- Finance income											460
- Finance costs											(31,082)
- Tax expense											(4,004)
<b>Total return for the period</b>											<u>7,917</u>
<b>Other material non-cash items</b>											
(Impairment loss)/Reversal of impairment loss on trade receivables	(226)	–	(1)	–	–	–	34	–	(193)	–	(193)
<b>Reportable segment assets</b>											
Capital expenditure:											
- Investment properties and property, plant and equipment	6,767	376	477	261	2,625	266	2,400	1,473	14,645	–	14,645
- Investment property under development	–	–	–	–	–	–	29,548	–	29,548	–	29,548
Non-current assets <sup>^</sup>	1,826,923	196,455	68,571	155,036	171,788	62,145	361,076	60,978	2,902,972	100,118	3,003,090

<sup>^</sup> Excluding deferred tax assets, financial derivative assets, finance lease receivables and other receivables.

	----- Stapled Group -----										
	Singapore \$'000	New Zealand \$'000	Australia \$'000	Germany \$'000	Maldives \$'000	Japan \$'000	UK \$'000	Italy \$'000	Total reportable segments \$'000	Others \$'000	Total \$'000
<b>Six-month period ended 30 June 2022</b>											
Rental revenue	21,517	7,005	–	3,744	5,237	–	1,497	938	39,938	2,387	42,325
Hotel revenue	21,402	–	6,438	–	8,865	1,878	17,737	–	56,320	–	56,320
Revenue – external	42,919	7,005	6,438	3,744	14,102	1,878	19,234	938	96,258	2,387	98,645
Reportable segment net property income	25,646	7,005	348	3,168	6,582	189	5,798	773	49,509	1,457	50,966
Depreciation of property, plant and equipment	(3,680)	–	(1,035)	–	(1,944)	(714)	(3,988)	–	(11,361)	–	(11,361)
Net fair value gain on investment properties	–	–	–	–	–	–	2,404	–	2,404	–	2,404
Unallocated items:											
- H-REIT Manager's management fee											(5,303)
- H-REIT Trustee's fee											(184)
- HBT Trustee-Manager's management											(482)
- HBT Trustee-Manager's trustee fee											(135)
- Valuation fee											(106)
- Other expenses											(2,595)
- Finance income											23,583
- Finance costs											(23,080)
- Tax expense											(1,718)
<b>Total return for the period</b>											<u>31,989</u>
<b>Other material non-cash items</b>											
Impairment loss on trade receivables	(24)	–	–	–	–	–	(23)	–	(47)	–	(47)
<b>Reportable segment assets</b>											
Capital expenditure:											
- Investment properties and property, plant and equipment	1,475	149	66	14	1,830	–	2,416	108	6,058	–	6,058
- Investment property under development	–	–	–	–	–	–	10,080	–	10,080	–	10,080
Non-current assets <sup>^</sup>	1,686,298	201,209	72,057	154,065	146,641	62,291	313,968	59,807	2,696,336	88,417	2,784,753

<sup>^</sup> Excluding deferred tax assets, financial derivative assets, finance lease receivables and other receivables.

## 16 Fair value of assets and liabilities

### Accounting classifications and fair values

The carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy are detailed below. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Carrying amount				Fair value			
	Amortised cost \$'000	Fair value – hedging instruments \$'000	Other financial liabilities \$'000	Total \$'000	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<b>HBT Group</b>								
<b>At 30 June 2023</b>								
<b>Financial assets not measured at fair value</b>								
Trade and other receivables <sup>(1)</sup>	21,519	–	–	21,519				
Cash and cash equivalents	14,389	–	–	14,389				
	<u>35,908</u>	<u>–</u>	<u>–</u>	<u>35,908</u>				
<b>Financial liabilities not measured at fair value</b>								
Trade and other payables <sup>(2)</sup>	–	–	(58,819)	(58,819)				
Unsecured bank loans	–	–	(92,623)	(92,623)	–	(92,623)	–	(92,623)
Loan from related entity	–	–	(120,151)	(120,151)				
	<u>–</u>	<u>–</u>	<u>(271,593)</u>	<u>(271,593)</u>				

<sup>(1)</sup> Excluding prepayments

<sup>(2)</sup> Excluding deferred income



	Carrying amount			Fair value				
	Amortised cost \$'000	Fair value – hedging instruments \$'000	Other financial liabilities \$'000	Total \$'000	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<b>HBT Group</b>								
<b>At 31 December 2022</b>								
<b>Financial assets not measured at fair value</b>								
Trade and other receivables <sup>(1)</sup>	20,882	–	–	20,882				
Cash and cash equivalents	25,549	–	–	25,549				
	<u>46,431</u>	<u>–</u>	<u>–</u>	<u>46,431</u>				
<b>Financial liabilities not measured at fair value</b>								
Trade and other payables <sup>(2)</sup>	–	–	(59,150)	(59,150)				
Unsecured bank loans	–	–	(87,274)	(87,274)	–	(87,274)	–	(87,274)
Loan from related entity	–	–	(86,929)	(86,929)				
	<u>–</u>	<u>–</u>	<u>(233,353)</u>	<u>(233,353)</u>				

<sup>(1)</sup> Excluding prepayments

<sup>(2)</sup> Excluding deferred income

	Carrying amount			Fair value				
	Amortised cost \$'000	Fair value – hedging instruments \$'000	Other financial liabilities \$'000	Total \$'000	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<b>H-REIT Group</b>								
<b>At 30 June 2023</b>								
<b>Financial assets not measured at fair value</b>								
Finance lease receivables	1,567	–	–	1,567				
Trade and other receivables <sup>(1)</sup>	159,648	–	–	159,648				
Cash and cash equivalents	49,390	–	–	49,390				
	210,605	–	–	210,605				
<b>Financial assets measured at fair value</b>								
Financial derivative assets	–	21,757	–	21,757	–	21,757	–	21,757
	–	21,757	–	21,757				
<b>Financial liabilities measured at fair value</b>								
Financial derivative liabilities	–	(10)	–	(10)	–	(10)	–	(10)
	–	(10)	–	(10)				
<b>Financial liabilities not measured at fair value</b>								
Secured TMK bond	–	–	(28,970)	(28,970)	–	(28,799)	–	(28,799)
Secured bank loan	–	–	(64,824)	(64,824)	–	(61,550)	–	(61,550)
Unsecured bank loans	–	–	(938,276)	(938,276)	–	(927,777)	–	(927,777)
Trade and other payables <sup>(2)</sup>	–	–	(36,396)	(36,396)				
Rental deposits	–	–	(10,831)	(10,831)	–	–	(10,895)	(10,895)
	–	–	(1,079,297)	(1,079,297)				

<sup>(1)</sup> Excluding prepayments

<sup>(2)</sup> Excluding deferred income

	Carrying amount			Fair value				
	Amortised cost \$'000	Fair value – hedging instruments \$'000	Other financial liabilities \$'000	Total \$'000	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<b>H-REIT Group</b>								
<b>At 31 December 2022</b>								
<b>Financial assets not measured at fair value</b>								
Finance lease receivables	1,803	–	–	1,803				
Trade and other receivables <sup>(1)</sup>	123,249	–	–	123,249				
Cash and cash equivalents	71,379	–	–	71,379				
	196,431	–	–	196,431				
<b>Financial assets measured at fair value</b>								
Financial derivative assets	–	26,419	–	26,419	–	26,419	–	26,419
<b>Financial liabilities measured at fair value</b>								
Financial derivative liabilities	–	(163)	–	(163)	–	(163)	–	(163)
<b>Financial liabilities not measured at fair value</b>								
Secured TMK bond	–	–	(30,947)	(30,947)	–	(30,388)	–	(30,388)
Secured bank loan	–	–	(62,931)	(62,931)	–	(58,922)	–	(58,922)
Unsecured bank loans	–	–	(899,624)	(899,624)	–	(889,719)	–	(889,719)
Trade and other payables <sup>(2)</sup>	–	–	(35,009)	(35,009)				
Rental deposits	–	–	(11,267)	(11,267)	–	–	(10,890)	(10,890)
	–	–	(1,039,778)	(1,039,778)				

<sup>(1)</sup> Excluding prepayments

<sup>(2)</sup> Excluding deferred income

	Carrying amount				Fair value			
	Amortised cost \$'000	Fair value – hedging instruments \$'000	Other financial liabilities \$'000	Total \$'000	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<b>Stapled Group</b>								
<b>At 30 June 2023</b>								
<b>Financial assets not measured at fair value</b>								
Finance lease receivables	1,567	–	–	1,567				
Trade and other receivables <sup>(1)</sup>	20,976	–	–	20,976				
Cash and cash equivalents	63,779	–	–	63,779				
	86,322	–	–	86,322				
<b>Financial assets measured at fair value</b>								
Financial derivative assets	–	21,757	–	21,757	–	21,757	–	21,757
<b>Financial liabilities measured at fair value</b>								
Financial derivative liabilities	–	(10)	–	(10)	–	(10)	–	(10)
<b>Financial liabilities not measured at fair value</b>								
Secured TMK bond	–	–	(28,970)	(28,970)	–	(28,799)	–	(28,799)
Secured bank loan	–	–	(64,824)	(64,824)	–	(61,550)	–	(61,550)
Unsecured bank loans	–	–	(1,030,899)	(1,030,899)	–	(1,020,400)	–	(1,020,400)
Trade and other payables <sup>(2)</sup>	–	–	(47,346)	(47,346)				
Rental deposits	–	–	(10,831)	(10,831)	–	–	(10,895)	(10,895)
	–	–	(1,182,870)	(1,182,870)				

<sup>(1)</sup> Excluding prepayments

<sup>(2)</sup> Excluding deferred income

	Carrying amount				Fair value			
	Amortised cost \$'000	Fair value – hedging instruments \$'000	Other financial liabilities \$'000	Total \$'000	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<b>Stapled Group</b>								
<b>At 31 December 2022</b>								
<b>Financial assets not measured at fair value</b>								
Finance lease receivables	1,803	–	–	1,803				
Trade and other receivables <sup>(1)</sup>	19,856	–	–	19,856				
Cash and cash equivalents	96,928	–	–	96,928				
	118,587	–	–	118,587				
<b>Financial assets measured at fair value</b>								
Financial derivative assets	–	26,419	–	26,419	–	26,419	–	26,419
<b>Financial liabilities measured at fair value</b>								
Financial derivative liabilities	–	(163)	–	(163)	–	(163)	–	(163)
<b>Financial liabilities not measured at fair value</b>								
Secured TMK bond	–	–	(30,947)	(30,947)	–	(30,388)	–	(30,388)
Secured bank loan	–	–	(62,931)	(62,931)	–	(58,922)	–	(58,922)
Unsecured bank loans	–	–	(986,898)	(986,898)	–	(976,993)	–	(976,993)
Trade and other payables <sup>(2)</sup>	–	–	(49,032)	(49,032)				
Rental deposits	–	–	(11,267)	(11,267)	–	–	(10,890)	(10,890)
	–	–	(1,141,075)	(1,141,075)				

<sup>(1)</sup> Excluding prepayments

<sup>(2)</sup> Excluding deferred income

## 17 Commitments

	HBT Group		H-REIT Group		Stapled Group	
	30/06/2023	31/12/2022	30/06/2023	31/12/2022	30/06/2023	31/12/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
(a) Capital expenditure contracted but not provided for	47,395	70,098	17,548	10,701	64,943	80,799

In 2021, HBT's subsidiary, CDL HBT Investments (I) Property Limited, entered into a Development Funding Agreement with an external party to redevelop a plot of land in Manchester, United Kingdom into a residential BTR for a development sum of \$118.4 million (£63.8 million). The development is expected to be completed in 2024.

- (b) Under the terms of the lease agreements for certain properties, the H-REIT Group and the Stapled Group are required to incur expenditure equivalent to 2.5% to 4.0% of the gross revenue to maintain and improve the hotel's or resort's furniture and fixtures, equipment and its environment. As at 30 June 2023, the H-REIT Group and the Stapled Group are committed to incur capital expenditure of \$6,430,000 (31/12/2022: \$6,313,000) under the terms of the lease agreements.
- (c) HBT's subsidiary, CDL HBT Cambridge City Hotel (UK) Ltd, holds a leasehold land, with a 125-year lease granted by the Cambridge City Council commencing on 25 December 1990 (the "Head Lease"). The lease term may be extended for a further term of 50 years pursuant to the lessee's option to renew under the Head Lease. Lease payment under this lease is variable, being a percentage of gross revenue and subject to a minimum value that is itself a function of the aggregate rent paid over the previous 3 years.

Lease liabilities and a corresponding ROU asset were recognised in the financial statements based on present value of the minimum lease payments. The variable lease payments not included in the measurement of the lease liabilities are recognised in profit or loss or statement of total return (as the case may be). No variable lease payment being recorded for the six-month ended 30 June 2023 and 2022.

- (d) H-REIT holds a leasehold building, with a remaining 99 years lease granted by Sentosa Development Corporation commencing on 31 October 2006. Lease payment under this lease is variable, being a percentage of gross revenue and subject to a minimum value.

Lease liabilities and a corresponding ROU asset were recognised in the financial statements based on present value of the minimum lease payments. The variable lease payments not included in the measurement of the lease liabilities are recognised in profit or loss or statement of total return (as the case may be). For the six-month ended 30 June 2023, the Stapled Group recorded variable lease payments of \$673,000 (30/6/2022: \$284,000).

- (e) The Stapled Group has entered into several agreements in 2020, including:
- a development and sale agreement to acquire a brand new lifestyle hotel from a related corporation for a purchase price equal to the lower of the fixed price of \$475.0 million or 110% of the vendor's actual development cost. The transaction is expected to be completed in 2025.
  - a sale and purchase agreement to acquire 100% of shares in a hotel operating company from a related corporation for a consideration equal to the acquiree's net asset value at acquisition date plus partial reimbursement of pre-opening costs incurred, subject to a maximum of \$3.1 million. The transaction is expected to be completed in 2025.

## 18 Related party transactions

In the normal course of the operations of HBT, the HBT Trustee-Manager's trustee, management and acquisition fees have been paid or are payable to the HBT Trustee-Manager.

In the normal course of the operations of H-REIT, the H-REIT Manager's management and acquisition fees and H-REIT Trustee's fee have been paid or are payable to the H-REIT Manager and H-REIT Trustee respectively.

During the financial period, other than the transactions disclosed elsewhere in the financial statements, there were the following related party transactions:

	HBT Group		H-REIT Group		Stapled Group	
	Six-month period ended	Six-month period ended	Six-month period ended	Six-month period ended	Six-month period ended	Six-month period ended
	30/06/2023	30/06/2022	30/06/2023	30/06/2022	30/06/2023	30/06/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Related corporations of the H-REIT Manager and HBT Trustee-Manager</b>						
Acquisition fee paid/payable	–	–	–	414	–	414
Rental income received/receivable	–	–	34,375	28,732	34,375	28,732
Rental expense paid/payable	40	56	415	217	455	273
Shared service expenses paid/payable	89	60	278	124	367	184
Corporate secretarial services fee paid/payable	27	32	56	80	83	112
Management fee paid/payable	38	–	–	–	38	–
Advisory fee paid/payable	31	34	–	–	31	34

## 19 Financial ratios

	H-REIT Group		Stapled Group	
	Six-month period ended	Six-month period ended	Six-month period ended	Six-month period ended
	30/06/2023	30/06/2022	30/06/2023	30/06/2022
	%	%	%	%
Expenses to weighted average net assets <sup>1</sup>				
- including performance component of H-REIT Manager's management fees <sup>2</sup>	0.80	0.97	0.94	1.10
- excluding performance component of H-REIT Manager's management fees <sup>2</sup>	0.50	0.71	0.63	0.83
Portfolio turnover rate <sup>3</sup>	–	5.26	–	5.09

<sup>1</sup> The annualised ratios are computed in accordance with the guidelines of the Investment Management Association of Singapore. The expenses used in the computation relate to expenses of the H-REIT Group and the Stapled Group, excluding property expenses, interest expense and income tax expense of each entity, where applicable.

<sup>2</sup> Excluding acquisition fee and costs associated with the acquisition of a property.

<sup>3</sup> The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the H-REIT Group and the Stapled Group expressed as a percentage of daily average net asset value.

## 20 Acquisition

### H-REIT Group

#### Acquisition of property

For the six-month ended 30 June 2022

On 22 February 2022, the H-REIT Group entered into a share purchase agreement to acquire 100% of the shares and voting interest in Roundapple Hotel Partners III Limited (renamed to CDL HREIT Investments (II) Property Limited) which owns Hotel Brooklyn in Manchester, United Kingdom, for a total consideration of \$41.0 million (£22.4 million). The acquisition was accounted for as an acquisition of assets.

#### *Identifiable assets acquired and liabilities assumed*

The following table summarises the recognised amounts of assets acquired and liabilities assumed at the date of acquisition.

	<b>\$'000</b>
Investment property	78,764
Other receivables	286
Other payables	(1,039)
Lease liabilities	(37,005)
Total identifiable net assets	<u>41,006</u>

#### *Consideration transferred*

	<b>\$'000</b>
Cash paid	<u>41,006</u>

#### Effect of the acquisition on cash flows

Total consideration for 100% equity interest acquired	41,006
Add: Acquisition-related costs	2,341
Less: Acquisition-related costs not yet paid	(342)
Net cash outflow on acquisition	<u>43,005</u>



## **21 Subsequent events**

Subsequent to the reporting date, there were the following events:

- (i) the HBT Trustee-Manager and the H-REIT Manager declared a distribution of 2.51 cents per Stapled Security to Stapled Securityholders in respect of the period from 1 January 2023 to 30 June 2023.
- (ii) 1,142,620 Stapled Securities, amounting to \$1,386,227 were issued as satisfaction of the H-REIT Manager's base fee for the period from 1 April 2023 to 30 June 2023.
- (iii) 121,783 Stapled Securities, amounting to \$147,748 were issued as satisfaction of the HBT Trustee-Manager's base fee for the period from 1 April 2023 to 30 June 2023.

## **Other Information Required by Listing Rule Appendix 7.2**

### **1. Review**

The condensed interim financial statements of CDL Hospitality Business Trust (“HBT”) and its subsidiaries (the “HBT Group”) which comprise the Statement of Financial Position as at 30 June 2023, the Statement of Total Return and Statement of Comprehensive Income, Statement of Movements in Stapled Securityholders’ Funds and Statement of Cash Flows of the HBT Group for the six-month period then ended and certain explanatory notes have not been audited or reviewed.

The condensed interim financial statements of CDL Hospitality Real Estate Investment Trust (“H-REIT”) and its subsidiaries (the “H-REIT Group”) which comprise the Statement of Financial Position and Portfolio Statement as at 30 June 2023, the Statement of Total Return, Statement of Movements in Stapled Securityholders’ Funds and Statement of Cash Flows of the H-REIT Group for the six-month period then ended and certain explanatory notes have not been audited or reviewed.

The condensed interim financial statements of CDL Hospitality Trusts (“CDLHT”) which comprise the Statement of Financial Position and Portfolio Statement as at 30 June 2023, the Statement of Total Return, Distribution Statement, Statement of Movements in Stapled Securityholders’ Funds and Statement of Cash Flows of CDL Hospitality Trusts for the six-month period then ended and certain explanatory notes have not been audited or reviewed.

### **2. Review of performance of the Group**

Please refer to “First Half 2023 Summary of Group Performance” Section 2, page 10 to 17 of CDL Hospitality Trusts for the six-month period ended 30 June 2023.

### **3. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results**

Please refer to “First Half 2023 Summary of Group Performance” Section 3, page 17 of CDL Hospitality Trusts for the six-month period ended 30 June 2023.

### **4. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next operating period and the next 12 months**

Please refer to “First Half 2023 Summary of Group Performance” Section 4, page 17 to 19 of CDL Hospitality Trusts for the six-month period ended 30 June 2023.

**5. Distributions**

**5(a) Current financial period**

Any distributions declared for the current financial period? Yes  
 Period of distribution: Distribution for 1 January 2023 to 30 June 2023

<b>Distribution Type</b>	<b>Amount (cents per Stapled Security)</b>
Taxable Income	2.10
Tax Exempt Income	0.15
Capital	0.26
<b>Total</b>	<b>2.51</b>

**5(b) Corresponding period of the preceding financial period**

Any distributions declared for the corresponding period of the immediate preceding financial period? Yes  
 Period of distribution: Distribution for 1 January 2022 to 30 June 2022

<b>Distribution Type</b>	<b>Amount (cents per Stapled Security)</b>
Taxable Income	1.58
Tax Exempt Income	0.36
Capital	0.10
<b>Total</b>	<b>2.04</b>

**5(c) Tax rate**

Taxable Income Distribution

Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Tax-Exempt Income Distribution

All stapled securityholders are exempt from Singapore income tax on the distributions made out of the tax exempt income regardless of whether they are corporate stapled securityholders or investors.

Capital Distribution

Capital distribution represents a return of capital to Stapled securityholders for tax purposes and is therefore not subject to income tax. For Stapled securityholders who hold the Stapled securities as trading assets, the amount of capital distribution will be applied to reduce the cost base of their Stapled securities for the purpose of calculating the amount of taxable trading gains arising from the disposal of the Stapled securities.

**5(d) Book closure date**

5.00 p.m. on 7 August 2023

**5(e) Date payable**

29 August 2023

**6. General mandate for Interested Person Transactions**

CDL Hospitality Trusts has not obtained a general mandate from Stapled Securityholders for Interested Person Transactions.

**7. Confirmation pursuant to Rule 705(5) of the Listing Manual**

We, on behalf of the directors of M&C REIT Management Limited (as Manager of CDL Hospitality Real Estate Investment Trust) (“**H-REIT Manager**”) and M&C Business Trust Management Limited (as Trustee-Manager of CDL Hospitality Business Trust) (“**HBT Trustee-Manager**”), hereby confirm that, to the best of our knowledge, nothing has come to the attention of the board of directors of H-REIT Manager and HBT Trustee-Manager which may render the unaudited financial results of CDL Hospitality Trusts for the six months ended 30 June 2023 to be false or misleading in any material respect.

**8. Confirmation pursuant to Rule 720(1) of the Listing Manual**

We, on behalf of the directors of the H-REIT Manager and the HBT Trustee-Manager, hereby confirm that the undertakings from all its directors and executive officers in the format set out in Appendix 7.7 in accordance with Rule 720(1) of the Listing Manual were procured.

On behalf of the Board of Directors

CHAN SOON HEE ERIC  
Chairman

VINCENT YEO WEE ENG  
Chief Executive Officer

28 July 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. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training 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.*

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)

28 July 2023

By Order of the Board

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

28 July 2023