



CDL HOSPITALITY TRUSTS

A stapled group comprising:

CDL HOSPITALITY REAL ESTATE INVESTMENT TRUST

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

CDL HOSPITALITY BUSINESS TRUST

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

ANNOUNCEMENT

NOTICE OF ASSET VALUATION

Pursuant to Rule 703 of the SGX Listing Manual, M&C REIT Management Limited (the “**Company**”), as manager of CDL Hospitality Real Estate Investment Trust (“**H-REIT**”) (the “**H-REIT Manager**”), and M&C Business Trust Management Limited, as trustee-manager of CDL Hospitality Business Trust (“**HBT**”) (the “**HBT Trustee-Manager**”), wish to announce that the property valuations which have been adopted in the financial statements of CDL Hospitality Trusts (“**CDLHT**”) for the financial year ended 31 December 2025 are as follows:

S/No.	Property	Valuer	Property Valuation as at 31 December 2025	
			Local currency (million)	S\$ (million)
1.	Orchard Hotel	CBRE Pte. Ltd.		498.0
2.	Grand Copthorne Waterfront Hotel			437.0
3.	M Hotel			275.0
4.	Copthorne King’s Hotel			138.5
5.	Studio M Hotel			201.0
6.	W Singapore - Sentosa Cove			354.0
7.	Claymore Connect			120.0
Total Singapore Properties				2,023.5
8.	Mercure Perth	Newmark Real Estate	A\$54.0	46.5
9.	Ibis Perth	Singapore Pte. Ltd.	A\$53.0	45.6
Total Australia Portfolio ¹			A\$107.0	92.1
10.	Angsana Velavaru	Newmark Real Estate Singapore Pte. Ltd.	US\$56.0	71.9
11.	The Halcyon Private Isles Maldives, Autograph Collection		US\$40.0	51.4
Total Maldives Portfolio ²			US\$96.0	123.3
12.	Grand Millennium Auckland	Jones Lang LaSalle Limited	NZ\$235.0	175.8
Total New Zealand Portfolio ³			NZ\$235.0	175.8

¹ Based on exchange rate of A\$1 = S\$ 0.8606

² Based on exchange rate of US\$1 = S\$ 1.2846

³ Based on exchange rate of NZ\$1 = S\$ 0.7481

S/No.	Property	Valuer	Property Valuation as at 31 December 2025	
			Local currency (million)	S\$ (million)
13.	Hotel MyStays Asakusabashi	CBRE K.K.	¥6,650.0	54.6
14.	Hotel MyStays Kamata		¥3,720.0	30.5
Total Japan Portfolio ⁴			¥10,370.0	85.1
15.	Hilton Cambridge City Centre	Newmark Real Estate Singapore Pte. Ltd.	£58.0	100.4
16.	The Lowry Hotel		£46.0	79.6
17.	voco Manchester - City Centre		£27.0	46.8
18.	Hotel Indigo Exeter		£19.5	33.8
19.	The Castings	CBRE Limited	£97.7	169.2
20.	Benson Yard		£40.6	70.3
Total United Kingdom Portfolio ⁵			£288.8	500.1
21.	Pullman Hotel Munich	CBRE GmbH	€95.5	144.4
Total Germany Portfolio ⁶			€95.5	144.4
22.	Hotel Cerretani Firenze – MGallery	CBRE Valuation S.p.A.	€45.9	69.4
Total Italy Portfolio ⁶			€45.9	69.4

Note: any discrepancies are due to rounding.

Copies of the valuation reports are available for inspection by prior appointment at the H-REIT Manager's and HBT Trustee-Manager's registered office at 9 Raffles Place, #12-01 Republic Plaza, Singapore 048619 during normal business hours for a period of three months from the date of this announcement.

BY ORDER OF THE BOARD

Soo Lai Sun
Company Secretary
M&C REIT Management Limited
(Company Registration Number 200607091Z)
as manager of CDL Hospitality Real Estate Investment Trust

30 January 2026

BY ORDER OF THE BOARD

Soo Lai Sun
Company Secretary
M&C Business Trust Management Limited
(Company Registration Number 200607118H)
as trustee-manager of CDL Hospitality Business Trust

30 January 2026

⁴ Based on exchange rate of ¥100 = S\$ 0.8210

⁵ Based on exchange rate of £1 = S\$ 1.7315

⁶ Based on exchange rate of €1 = S\$ 1.5120

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.

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