



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 for the financial year ended 31 December 2016 are as follows:

S/No.	Property	Valuer	Property Valuation as at 31 December 2016		
			Local currency (million)	(S\$ million)	
1.	Orchard Hotel	CBRE Pte. Ltd		424.0	
2.	Grand Copthorne Waterfront Hotel	CBRE Pte. Ltd		348.0	
3.	Novotel Singapore Clarke Quay Hotel	CBRE Pte. Ltd		319.0	
4.	M Hotel	CBRE Pte. Ltd		234.0	
5.	Studio M Hotel	CBRE Pte. Ltd		153.0	
6.	Copthorne King's Hotel	CBRE Pte. Ltd		116.0	
7.	Claymore Connect	CBRE Pte. Ltd		90.0	
Total Singapore Properties					1,684.0
8.	Novotel Brisbane	Jones Lang LaSalle Property Consultants Pte Ltd	AUD 68.0	71.1	
9.	Mercure Brisbane	Jones Lang LaSalle Property Consultants Pte Ltd	AUD 62.0	64.8	
10.	Ibis Brisbane	Jones Lang LaSalle Property Consultants Pte Ltd			
11.	Mercure Perth	Jones Lang LaSalle Property Consultants Pte Ltd	AUD 46.0	48.1	
12.	Ibis Perth	Jones Lang LaSalle Property Consultants Pte Ltd	AUD 32.0	33.5	
Total Australia Portfolio ¹			AUD 208.0	217.5	

¹ Based on exchange rate of A\$1 = S\$1.0454

S/No.	Property	Valuer	Property Valuation as at 31 December 2016	
			Local currency (million)	(S\$ million)
13.	Angsana Velavaru	Jones Lang LaSalle Property Consultants Pte Ltd	USD 66.0	95.7
14.	Jumeirah Dhevanafushi	Jones Lang LaSalle Property Consultants Pte Ltd	USD 49.5	71.8
Total Maldives Portfolio ²			USD 115.5	167.5
15.	Grand Millennium Auckland ³	CBRE Limited	NZD 177.0	177.8
Total New Zealand ⁴			NZD 177.0	177.8
16.	Hotel MyStays Asakusabashi	International Appraisals Incorporated	JPY 3,802.0	46.9
17.	Hotel MyStays Kamata	International Appraisals Incorporated	JPY 2,741.0	33.8
Total Japan Portfolio ⁵			JPY 6,543.0	80.7
18.	Hilton Cambridge City Centre	Knight Frank LLP	GBP 62.3	110.9
Total United Kingdom Portfolio ⁶			GBP 62.3	110.9

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 registered office at 36 Robinson Road, #04-01 City House, Singapore 068877 during normal business hours for a period of three months from the date of this announcement.

BY ORDER OF THE BOARD

Enid Ling Peek Fong
Company Secretary
M&C REIT Management Limited
(Company Registration Number 200607091Z)
as manager of CDL Hospitality Real Estate Investment Trust

26 January 2017

BY ORDER OF THE BOARD

Enid Ling Peek Fong
Company Secretary
M&C Business Trust Management Limited
(Company Registration Number 200607118H)
as trustee-manager of CDL Hospitality Business Trust

26 January 2017

² Based on exchange rate of US\$1 = S\$1.4505

³ Grand Millennium Auckland, formerly known as Rendezvous Hotel Auckland

⁴ Based on exchange rate of NZ\$1 = S\$1.0047

⁵ Based on exchange rate of ¥100 = S\$ 1.234

⁶ Based on exchange rate of £1 = S\$1.7808

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.