



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
For the six-months and full year ended 31 December 2023

Statements of Financial Position
As at 31 December 2023

	Note	HBT Group		H-REIT Group		Stapled Group	
		2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
Non-current assets							
Investment properties	3	–	–	2,750,215	2,631,976	2,232,899	2,104,672
Investment property under development	4	131,423	59,660	–	–	131,423	59,660
Property, plant and equipment	5	288,444	284,416	71,814	67,399	814,611	783,250
Finance lease receivables		–	–	4,345	1,327	4,345	1,327
Deferred tax assets		721	426	751	737	1,472	1,162
Financial derivative assets		–	–	8,300	26,336	8,300	26,336
Other receivables		529	529	145,801	87,078	677	677
		<u>421,117</u>	<u>345,031</u>	<u>2,981,226</u>	<u>2,814,853</u>	<u>3,193,727</u>	<u>2,977,084</u>
Current assets							
Inventories		2,451	2,391	–	–	2,451	2,391
Finance lease receivables		–	–	800	476	800	476
Trade and other receivables		23,705	22,410	45,997	41,163	27,446	26,228
Financial derivative assets		–	–	6,210	83	6,210	83
Cash and cash equivalents		14,798	25,549	57,202	71,379	72,000	96,928
		<u>40,954</u>	<u>50,350</u>	<u>110,209</u>	<u>113,101</u>	<u>108,907</u>	<u>126,106</u>
Total assets		<u>462,071</u>	<u>395,381</u>	<u>3,091,435</u>	<u>2,927,954</u>	<u>3,302,634</u>	<u>3,103,190</u>
Non-current liabilities							
Loans and borrowings	6	352,768	300,170	834,679	868,969	941,683	972,439
Financial derivative liabilities		–	–	1,476	–	1,476	–
Other payables		74	77	11,665	11,606	11,739	11,683
Deferred tax liabilities		23,886	17,155	16,429	7,959	43,151	25,878
		<u>376,728</u>	<u>317,402</u>	<u>864,249</u>	<u>888,534</u>	<u>998,049</u>	<u>1,010,000</u>
Current liabilities							
Loans and borrowings	6	8,896	8,010	348,173	239,390	348,313	239,484
Trade and other payables		67,221	59,831	45,088	35,144	60,260	49,848
Financial derivative liabilities		–	–	30	163	30	163
Provision for taxation		2,870	3,127	6,850	7,424	9,720	10,551
		<u>78,987</u>	<u>70,968</u>	<u>400,141</u>	<u>282,121</u>	<u>418,323</u>	<u>300,046</u>
Total liabilities		<u>455,715</u>	<u>388,370</u>	<u>1,264,390</u>	<u>1,170,655</u>	<u>1,416,372</u>	<u>1,310,046</u>
Net assets		<u>6,356</u>	<u>7,011</u>	<u>1,827,045</u>	<u>1,757,299</u>	<u>1,886,262</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 31 December 2023

	Note	HBT Group		H-REIT Group		Stapled Group	
		2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
Represented by:							
Unitholders' funds		6,356	7,011	1,819,229	1,750,373	1,878,446	1,786,218
Non-controlling interests		–	–	7,816	6,926	7,816	6,926
		<u>6,356</u>	<u>7,011</u>	<u>1,827,045</u>	<u>1,757,299</u>	<u>1,886,262</u>	<u>1,793,144</u>
Units/Stapled Securities in issue ('000)	7	<u>1,245,832</u>	<u>1,237,020</u>	<u>1,245,832</u>	<u>1,237,020</u>	<u>1,245,832</u>	<u>1,237,020</u>
Net asset value/Net tangible asset per Unit/ Stapled Security (\$)	8	<u>0.0051</u>	<u>0.0056</u>	<u>1.45</u>	<u>1.41</u>	<u>1.50</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 31 December 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
		31/12/2023	31/12/2022	31/12/2023	31/12/2022	31/12/2023	31/12/2022
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue	9	74,384	72,850	79,169	75,936	138,334	130,711
Property expenses							
Operations and maintenance expenses		(16,054)	(16,190)	–	–	(16,054)	(16,190)
Employee benefit expenses		(23,469)	(21,850)	–	–	(23,469)	(21,850)
Rental expenses		(9,341)	(11,997)	–	–	(46)	(58)
Property tax		(597)	(939)	(4,802)	(2,183)	(5,399)	(3,122)
Other property expenses		(14,560)	(12,601)	(5,526)	(4,137)	(17,916)	(16,738)
		<u>(64,021)</u>	<u>(63,577)</u>	<u>(10,328)</u>	<u>(6,320)</u>	<u>(62,884)</u>	<u>(57,958)</u>
Net property income		10,363	9,273	68,841	69,616	75,450	72,753
H-REIT Manager's management fee	10	–	–	(6,593)	(6,399)	(6,593)	(6,399)
H-REIT Trustee's fee		–	–	(208)	(191)	(208)	(191)
HBT Trustee-Manager's management fee	10	(653)	(533)	–	–	(653)	(533)
HBT Trustee-Manager's trustee fee		(163)	(137)	–	–	(163)	(137)
Valuation fee		(33)	(19)	(122)	(66)	(155)	(85)
Depreciation		(7,867)	(7,830)	(1,083)	(713)	(10,709)	(9,623)
Other expenses		(1,358)	(298)	(1,858)	(2,194)	(3,210)	(2,491)
Finance income		3,629	4,113	4,976	16,140	3,291	13,452
Finance costs		(6,794)	(4,242)	(32,400)	(17,294)	(35,130)	(18,391)
Net finance costs	11	<u>(3,165)</u>	<u>(129)</u>	<u>(27,424)</u>	<u>(1,154)</u>	<u>(31,839)</u>	<u>(4,939)</u>
Net (loss)/income before fair value adjustment		(2,876)	327	31,553	58,899	21,920	48,355
Reversal of revaluation deficit/(Revaluation deficit) on property, plant and equipment		3,158	(3,667)	–	409	943	13,250
Net fair value gain on investment properties and investment property under development		<u>6,735</u>	<u>6,374</u>	<u>80,787</u>	<u>140,384</u>	<u>106,972</u>	<u>127,858</u>
Profit/Total return for the period before tax		7,017	3,034	112,340	199,692	129,835	189,463
Tax expense	12	<u>(3,103)</u>	<u>(5,439)</u>	<u>(8,621)</u>	<u>(823)</u>	<u>(13,787)</u>	<u>(6,060)</u>
Profit/(Loss)/Total return for the period	13	<u>3,914</u>	<u>(2,405)</u>	<u>103,719</u>	<u>198,869</u>	<u>116,048</u>	<u>183,403</u>

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

Statement of Profit or Loss of the HBT Group (cont'd)
Statements of Total Return of the H-REIT Group and the Stapled Group
Six-month period ended 31 December 2023

	HBT Group		H-REIT Group		Stapled Group	
	Six-month	Six-month	Six-month	Six-month	Six-month	Six-month
	period	period	period	period	period	period
Note	31/12/2023	31/12/2022	31/12/2023	31/12/2022	31/12/2023	31/12/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Profit/(Loss)/Total return attributable to:						
Unitholders	3,914	(2,405)	103,158	198,873	115,487	183,407
Non-controlling interests	–	–	561	(4)	561	(4)
	<u>3,914</u>	<u>(2,405)</u>	<u>103,719</u>	<u>198,869</u>	<u>116,048</u>	<u>183,403</u>
Earnings per Stapled Security (cents)						
Basic					9.28	14.83
Diluted					<u>9.23</u>	<u>14.77</u>

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Statement of Comprehensive Income of the HBT Group
Six-month period ended 31 December 2023

	HBT Group	
	Six-month period ended 31/12/2023 \$'000	Six-month period ended 31/12/2022 \$'000
Profit/(Loss) for the period	3,914	(2,405)
Other comprehensive income		
<i>Items that will not be reclassified to profit or loss:</i>		
Revaluation surplus/(deficit) on property, plant and equipment	9,251	(7,679)
Tax effect on revaluation of property, plant and equipment	(3,140)	(3,401)
	6,111	(11,080)
<i>Items that are or may be reclassified subsequently to profit or loss:</i>		
Translation differences relating to financial statements of foreign subsidiaries	(2,825)	(4,632)
Exchange differences on monetary items forming part of net investment in foreign operations	(2,327)	(4,208)
Exchange differences on hedge of net investments in foreign operations	1,317	3,563
	(3,835)	(5,277)
Other comprehensive income for the period, net of tax	2,276	(16,357)
Total comprehensive income for the period	6,190	(18,762)

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Statement of Profit or Loss of the HBT Group
Statements of Total Return of the H-REIT Group and the Stapled Group
Year ended 31 December 2023

	Note	HBT Group		H-REIT Group		Stapled Group	
		2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
Revenue	9	141,985	129,170	144,712	129,584	257,556	229,356
Property expenses							
Operations and maintenance expenses		(30,280)	(28,760)	–	–	(30,280)	(28,760)
Employee benefit expenses		(45,214)	(40,432)	–	–	(45,214)	(40,432)
Rental expenses		(17,310)	(17,152)	–	–	(59)	(104)
Property tax		(1,374)	(1,650)	(6,931)	(4,429)	(8,305)	(6,079)
Other property expenses		(28,446)	(23,439)	(9,118)	(6,823)	(35,394)	(30,262)
		<u>(122,624)</u>	<u>(111,433)</u>	<u>(16,049)</u>	<u>(11,252)</u>	<u>(119,252)</u>	<u>(105,637)</u>
Net property income		19,361	17,737	128,663	118,332	138,304	123,719
H-REIT Manager's management fee	10	–	–	(12,639)	(11,702)	(12,639)	(11,702)
H-REIT Trustee's fee		–	–	(409)	(375)	(409)	(375)
HBT Trustee-Manager's management fee	10	(1,188)	(1,015)	–	–	(1,188)	(1,015)
HBT Trustee-Manager's trustee fee		(305)	(272)	–	–	(305)	(272)
Valuation fee		(53)	(42)	(208)	(149)	(261)	(191)
Depreciation	5	(16,471)	(16,771)	(1,877)	(1,487)	(21,931)	(20,984)
Other expenses		(2,024)	(889)	(3,302)	(4,199)	(5,269)	(5,086)
Finance income		86	8,133	7,188	43,177	849	40,644
Finance costs		(16,531)	(8,856)	(58,023)	(38,912)	(63,310)	(45,080)
Net finance (costs)/income	11	<u>(16,445)</u>	<u>(723)</u>	<u>(50,835)</u>	<u>4,265</u>	<u>(62,461)</u>	<u>(4,436)</u>
Net (loss)/income before fair value adjustment		(17,125)	(1,975)	59,393	104,685	33,841	79,658
Reversal of revaluation deficit/(Revaluation deficit) on property, plant and equipment		3,158	(3,667)	–	409	943	13,250
Net fair value gain on investment properties and investment property under development		6,735	6,374	80,787	142,788	106,972	130,262
(Loss)/Profit/Total return for the year before tax		<u>(7,232)</u>	<u>732</u>	<u>140,180</u>	<u>247,882</u>	<u>141,756</u>	<u>223,170</u>
Tax expense	12	<u>(4,779)</u>	<u>(3,958)</u>	<u>(10,949)</u>	<u>(4,022)</u>	<u>(17,791)</u>	<u>(7,778)</u>
(Loss)/Total return for the year	13	<u>(12,011)</u>	<u>(3,226)</u>	<u>129,231</u>	<u>243,860</u>	<u>123,965</u>	<u>215,392</u>
(Loss)/Total return attributable to:							
Unitholders		(12,011)	(3,226)	128,478	243,743	123,212	215,275
Non-controlling interests		–	–	753	117	753	117
		<u>(12,011)</u>	<u>(3,226)</u>	<u>129,231</u>	<u>243,860</u>	<u>123,965</u>	<u>215,392</u>
Earnings per Stapled Security (cents)	14						
Basic						9.91	17.43
Diluted						9.84	17.35

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

Statement of Comprehensive Income of the HBT Group
Year ended 31 December 2023

	HBT Group	
	2023	2022
	\$'000	\$'000
Loss for the year	(12,011)	(3,226)
Other comprehensive income		
<i>Items that will not be reclassified to profit or loss:</i>		
Revaluation surplus/(deficit) on property, plant and equipment	9,251	(7,679)
Tax effect on revaluation of property, plant and equipment	(3,144)	(3,376)
	<u>6,107</u>	<u>(11,055)</u>
<i>Items that are or may be reclassified subsequently to profit or loss:</i>		
Translation differences relating to financial statements of foreign subsidiaries	4,867	(11,978)
Exchange differences on monetary items forming part of net investment in foreign operations	2,867	(10,245)
Exchange differences on hedge of net investments in foreign operations	(1,623)	7,835
	<u>6,111</u>	<u>(14,388)</u>
Other comprehensive income for the year, net of tax	<u>12,218</u>	<u>(25,443)</u>
Total comprehensive income for the year	<u><u>207</u></u>	<u><u>(28,669)</u></u>

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Statements of Movements in Unitholders' Funds
Year ended 31 December 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
At 1 January 2023	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
Operations												
- (Decrease)/Increase in net assets resulting from operations	-	-	-	-	(12,011)	(12,011)	128,478	753	129,231	123,212	753	123,965
Revaluation reserve												
- Revaluation surplus on property, plant and equipment	-	-	9,251	-	-	9,251	10,407	-	10,407	40,152	-	40,152
- Tax effect on revaluation of property, plant and equipment	-	-	(3,144)	-	-	(3,144)	(1,820)	-	(1,820)	(4,964)	-	(4,964)
Foreign currency translation reserve												
- Translation differences relating to financial statements of foreign subsidiaries	-	-	-	4,867	-	4,867	(7,370)	137	(7,233)	(2,921)	137	(2,784)
- Exchange differences on monetary items forming part of net investment in foreign operations	-	-	-	2,867	-	2,867	546	-	546	3,413	-	3,413
- Exchange differences on hedge of net investments in foreign operations	-	-	-	(1,623)	-	(1,623)	2,378	-	2,378	(2,039)	-	(2,039)
Other comprehensive income	-	-	6,107	6,111	-	12,218	4,141	137	4,278	33,641	137	33,778
Total comprehensive income	-	-	6,107	6,111	(12,011)	207	132,619	890	133,509	156,853	890	157,743
Balance carried forward	108,643	(121)	11,926	(1,588)	(111,642)	7,218	1,882,992	7,816	1,890,808	1,943,071	7,816	1,950,887

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

Statements of Movements in Unitholders' Funds (cont'd)
Year ended 31 December 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
Balance brought forward	108,643	(121)	11,926	(1,588)	(111,642)	7,218	1,882,992	7,816	1,890,808	1,943,071	7,816	1,950,887
Transactions with owners, recorded directly in equity												
- Distributions to holders of Stapled Securities	(1,105)	-	-	-	(707)	(1,812)	(73,874)	-	(73,874)	(75,686)	-	(75,686)
- Units/Stapled Securities issued and to be issued as payment of H-REIT Manager's management fee	-	-	-	-	-	-	10,111	-	10,111	10,111	-	10,111
- Units/Stapled Securities issued and to be issued as payment of HBT Trustee-Manager's management fee	950	-	-	-	-	950	-	-	-	950	-	950
Total transactions with owners	(155)	-	-	-	(707)	(862)	(63,763)	-	(63,763)	(64,625)	-	(64,625)
At 31 December 2023	108,488	(121)	11,926	(1,588)	(112,349)	6,356	1,819,229	7,816	1,827,045	1,878,446	7,816	1,886,262

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.

Statements of Movements in Unitholders' Funds (cont'd)
Year ended 31 December 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
At 1 January 2022	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
Operations												
- (Decrease)/Increase in net assets resulting from operations	-	-	-	-	(3,226)	(3,226)	243,743	117	243,860	215,275	117	215,392
Revaluation reserve												
- Revaluation (deficit)/surplus on property, plant and equipment	-	-	(7,679)	-	-	(7,679)	6,029	-	6,029	19,300	-	19,300
- Tax effect on revaluation of property, plant and equipment	-	-	(3,376)	-	-	(3,376)	(1,124)	-	(1,124)	(4,500)	-	(4,500)
Foreign currency translation reserve												
- Translation differences relating to financial statements of foreign subsidiaries	-	-	-	(11,978)	-	(11,978)	(26,709)	(483)	(27,192)	(39,467)	(483)	(39,950)
- Exchange differences on monetary items forming part of net investment in foreign operations	-	-	-	(10,245)	-	(10,245)	(6,436)	-	(6,436)	(16,681)	-	(16,681)
- Exchange differences on hedge of net investments in foreign operations	-	-	-	7,835	-	7,835	10,427	-	10,427	29,670	-	29,670
Other comprehensive income	-	-	(11,055)	(14,388)	-	(25,443)	(17,813)	(483)	(18,296)	(11,678)	(483)	(12,161)
Total comprehensive income	-	-	(11,055)	(14,388)	(3,226)	(28,669)	225,930	(366)	225,564	203,597	(366)	203,231
Balance carried forward	111,947	(121)	5,819	(7,699)	(99,631)	10,315	1,799,782	6,926	1,806,708	1,838,931	6,926	1,845,857

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

Statements of Movements in Unitholders' Funds (cont'd)
Year ended 31 December 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
Balance brought forward	111,947	(121)	5,819	(7,699)	(99,631)	10,315	1,799,782	6,926	1,806,708	1,838,931	6,926	1,845,857
Transactions with owners, recorded directly in equity												
- Distributions to holders of Stapled Securities	(4,116)	-	-	-	-	(4,116)	(58,771)	-	(58,771)	(62,887)	-	(62,887)
- Units/Stapled Securities issued and to be issued as payment of H-REIT Manager's management fee	-	-	-	-	-	-	9,362	-	9,362	9,362	-	9,362
- Units/Stapled Securities issued and to be issued as payment of HBT Trustee-Manager's management fee	812	-	-	-	-	812	-	-	-	812	-	812
Total transactions with owners	(3,304)	-	-	-	-	(3,304)	(49,409)	-	(49,409)	(52,713)	-	(52,713)
At 31 December 2022	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

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 31 December 2023

		Stapled Group	
	Note	Six-month period ended 31/12/2023 \$'000	Six-month period ended 31/12/2022 \$'000
Amount available for distribution to holders of Stapled Securities at the beginning of the period		30,163	24,111
Total return of H-REIT	13 (ii)	121,528	182,126
Profit/(Loss) of HBT	13 (ii)	6,547	(24,197)
Net tax adjustments (Note A)		(94,427)	(114,198)
		33,648	43,731
Less: Amount retained for working capital		(3,364)	(4,373)
Add: Capital distribution		9,484	5,154
Amount available for distribution to holders of Stapled Securities		69,931	68,623
Distribution to holders of Stapled Securities:			
Distribution of 2.04 cents per Stapled Security for the period from 1/1/2022 to 30/6/2022		–	(25,210)
Distribution of 2.51 cents per Stapled Security for the period from 1/1/2023 to 30/6/2023		(31,234)	–
		(31,234)	(25,210)
Amount available for distribution to holders of Stapled Securities at the end of the period		38,697	43,413
Distribution per Stapled Security (DPS) (cents)		3.19	3.59

Note A – Net tax adjustments comprise:

Non-tax deductible/(chargeable) items:			
- Amortisation of transaction costs		1,039	969
- Fair value loss/(gain) on financial derivatives		8,738	(8,563)
- Financial expense arising from accretion of non-current rental deposits measured at amortised cost		135	131
- Foreign exchange gain		(6,757)	(11,430)
- Impairment loss on investment in subsidiaries (net)		6,592	42,686
- H-REIT Manager's management fee paid/payable in Stapled Securities		5,275	5,119
- H-REIT Trustee's fee		208	191
- HBT Trustee-Manager's management fee paid/payable in Stapled Securities		522	426
- HBT Trustee-Manager's trustee fee		163	137
- Net fair value gain on investment properties		(121,223)	(146,809)
- Other items		10,881	2,945
Net tax adjustments		(94,427)	(114,198)

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.

Distribution Statement
Year ended 31 December 2023

	Note	Stapled Group	
		2023 \$'000	2022 \$'000
Amount available for distribution to holders of Stapled Securities at the beginning of the year		43,413	36,587
Total return of H-REIT	13 (ii)	141,424	223,185
Loss of HBT	13 (ii)	(3,658)	(24,660)
Net tax adjustments (Note A)		(73,032)	(128,146)
		64,734	70,379
Less: Amount retained for working capital		(6,473)	(7,038)
Add: Capital distribution		12,709	6,372
Amount available for distribution to holders of Stapled Securities		<u>114,383</u>	<u>106,300</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 2.04 cents per Stapled Security for the period from 1/1/2022 to 30/6/2022		–	(25,210)
Distribution of 3.59 cents per Stapled Security for the period from 1/7/2022 to 31/12/2022		(44,452)	–
Distribution of 2.51 cents per Stapled Security for the period from 1/1/2023 to 30/06/2023		(31,234)	–
		<u>(75,686)</u>	<u>(62,887)</u>
Amount available for distribution to holders of Stapled Securities at the end of the year		<u>38,697</u>	<u>43,413</u>
Distribution per Stapled Security (DPS) (cents)		<u>5.70</u>	<u>5.63</u>
Note A – Net tax adjustments comprise:			
Non-tax deductible/(chargeable) items:			
- Amortisation of transaction costs		1,993	2,050
- Fair value loss/(gain) on financial derivatives		13,333	(40,196)
- Financial expense arising from accretion of non-current rental deposits measured at amortised cost		271	261
- Foreign exchange gain		(1,728)	(2,958)
- Impairment loss on investment in subsidiaries (net)		6,592	42,686
- H-REIT Manager's management fee paid/payable in Stapled Securities		10,111	9,362
- H-REIT Trustee's fee		409	375
- HBT Trustee-Manager's management fee paid/payable in Stapled Securities		950	812
- HBT Trustee-Manager's trustee fee		305	272
- Net fair value gain on investment properties		(121,223)	(146,809)
- Other items		15,955	5,999
Net tax adjustments		<u>(73,032)</u>	<u>(128,146)</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 31 December 2023
H-REIT Group

Description of property	Tenure of land	Term of lease	Remaining term of lease	Location	Existing use	Carrying value at 31/12/2023 ⁽¹⁾ \$'000	Carrying value at 31/12/2022 ⁽¹⁾ \$'000	Percentage of total net assets at 31/12/2023 %	Percentage of total net assets at 31/12/2022 %
<u>Investment properties</u>									
<i>Singapore</i>									
Orchard Hotel	Freehold ⁽²⁾	75 years	58 years	442 Orchard Road	Hotel	515,000	478,000	28.2	27.2
Claymore Connect	Freehold ⁽²⁾	75 years	58 years	442 Orchard Road	Retail	110,000	100,000	6.0	5.7
Grand Copthorne Waterfront Hotel	Freehold ⁽²⁾	75 years	58 years	392 Havelock Road	Hotel	420,000	377,000	23.0	21.5
M Hotel	Freehold ⁽²⁾	75 years	58 years	81 Anson Road	Hotel	271,000	259,000	14.8	14.7
Copthorne King's Hotel	Leasehold	99 years from 1 February 1968	43 years	403 Havelock Road	Hotel	146,000	129,000	8.0	7.3
Studio M Hotel	Leasehold	99 years from 26 February 2007	82 years	3 Nanson Road	Hotel	206,000	187,500	11.3	10.7
W Singapore – Sentosa Cove	Leasehold	99 years from 31 October 2006	82 years	21 Ocean Way	Hotel	396,227	390,349	21.7	22.2
Balance carried forward						2,064,227	1,920,849	113.0	109.3

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

Portfolio Statements (cont'd)
As at 31 December 2023
H-REIT Group

Description of property	Tenure of land	Term of lease	Remaining term of lease	Location	Existing use	Carrying value at 31/12/2023 ⁽¹⁾ \$'000	Carrying value at 31/12/2022 ⁽¹⁾ \$'000	Percentage of total net assets at 31/12/2023 %	Percentage of total net assets at 31/12/2022 %
Balance brought forward						2,064,227	1,920,849	113.0	109.3
Germany									
Pullman Hotel Munich	Freehold	–	–	Theodor-Dombart-Strasse 4, Munich	Hotel	152,935	149,337	8.4	8.5
Italy									
Hotel Cerretani Firenze – MGallery	Freehold	–	–	Via De Cerretani 68, Florence	Hotel	66,398	57,415	3.6	3.3
New Zealand									
Grand Millennium Auckland	Freehold	–	–	71 – 87 Mayoral Drive, Auckland	Hotel	176,248	199,304	9.6	11.3
Australia									
Ibis Perth	Freehold	–	–	334 Murray Street, Perth	Hotel	26,571	27,470	1.5	1.6
Mercure Perth	Freehold	–	–	10 Irwin Street, Perth	Hotel	35,578	39,568	1.9	2.3
Maldives									
Angsana Velavaru	Leasehold	99 years from 26 August 1997	73 years	South Nilandhe Atoll	Resort	89,769	94,807	4.9	5.4
Raffles Maldives Meradhoo	Leasehold	99 years from 15 June 2006	81 years	Gaafu Alifu Atoll	Resort	58,940	69,917	3.2	3.9
United Kingdom									
Hotel Brooklyn	Leasehold	197 years from 7 May 2021	195 years	57 & 59 Portland Street, Manchester	Hotel	79,549	73,309 ⁽³⁾	4.4	4.2
Investment properties						2,750,215	2,631,976	150.5	149.8

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

Portfolio Statements (cont'd)
As at 31 December 2023
H-REIT Group

Description of property	Tenure of land	Term of lease	Remaining term of lease	Location	Existing use	Carrying value at 31/12/2023 ⁽¹⁾ \$'000	Carrying value at 31/12/2022 ⁽¹⁾ \$'000	Percentage of total net assets at 31/12/2023 %	Percentage of total net assets at 31/12/2022 %
<u>Property, plant and equipment</u>									
<i>Japan</i>									
Hotel MyStays Asakusabashi	Freehold	–	–	1-5-5 Asakusabashi, Taito-ku, Tokyo, Japan	Hotel	42,501	39,164	2.3	2.2
Hotel MyStays Kamata	Freehold	–	–	5-46-5 Kamata, Ota-ku, Tokyo, Japan	Hotel	28,086	27,830	1.5	1.6
Other plant and equipment	–	–	–	–	–	1,227	405	0.1	0.0
Property, plant and equipment						71,814	67,399	3.9	3.8
Investment properties and property, plant and equipment						2,822,029	2,699,375	154.4	153.6
Other assets and liabilities (net)						(994,984)	(942,076)	(54.4)	(53.6)
Net assets of the H-REIT Group						1,827,045	1,757,299	100.0	100.0

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

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

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

Portfolio Statements (cont'd)
As at 31 December 2023
Stapled Group

Description of property	Tenure of land	Term of lease	Remaining term of lease	Location	Existing use	Carrying value at 31/12/2023 ⁽¹⁾ \$'000	Carrying value at 31/12/2022 ⁽¹⁾ \$'000	Percentage of total net assets at 31/12/2023 %	Percentage of total net assets at 31/12/2022 %
<u>Investment properties</u>									
<i>Singapore</i>									
Orchard Hotel	Freehold ⁽²⁾	75 years	58 years	442 Orchard Road	Hotel	515,000	478,000	27.3	26.7
Claymore Connect	Freehold ⁽²⁾	75 years	58 years	442 Orchard Road	Retail	110,000	100,000	5.8	5.6
Grand Copthorne Waterfront Hotel	Freehold ⁽²⁾	75 years	58 years	392 Havelock Road	Hotel	420,000	377,000	22.3	21.0
M Hotel	Freehold ⁽²⁾	75 years	58 years	81 Anson Road	Hotel	271,000	259,000	14.4	14.4
Copthorne King's Hotel	Leasehold	99 years from 1 February 1968	43 years	403 Havelock Road	Hotel	146,000	129,000	7.7	7.2
Studio M Hotel	Leasehold	99 years from 26 February 2007	82 years	3 Nanson Road	Hotel	206,000	187,500	10.9	10.5
Balance carried forward						1,668,000	1,530,500	88.4	85.4

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

Portfolio Statements (cont'd)
As at 31 December 2023
Stapled Group

Description of property	Tenure of land	Term of lease	Remaining term of lease	Location	Existing use	Carrying value at 31/12/2023 ⁽¹⁾ \$'000	Carrying value at 31/12/2022 ⁽¹⁾ \$'000	Percentage of total net assets at 31/12/2023 %	Percentage of total net assets at 31/12/2022 %
Balance brought forward						1,668,000	1,530,500	88.4	85.4
Germany									
Pullman Hotel Munich	Freehold	–	–	Theodor-Dombart-Strasse 4, Munich	Hotel	152,935	149,337	8.1	8.3
Italy									
Hotel Cerretani Firenze – MGallery	Freehold	–	–	Via De Cerretani 68, Florence	Hotel	66,398	57,415	3.5	3.2
New Zealand									
Grand Millennium Auckland	Freehold	–	–	71 – 87 Mayoral Drive, Auckland	Hotel	176,248	199,304	9.3	11.1
Maldives									
Angsana Velavaru	Leasehold	99 years from 26 August 1997	73 years	South Nilandhe Atoll	Resort	89,769	94,807	4.8	5.3
United Kingdom									
Hotel Brooklyn	Leasehold	197 years from 7 May 2021	195 years	57 & 59 Portland Street, Manchester	Hotel	79,549	73,309 ⁽³⁾	4.2	4.2
Investment properties						2,232,899	2,104,672	118.3	117.5
United Kingdom									
Residential build-to-rent (“BTR”) (under development)	Freehold	–	–	Heyrod Street, Manchester	–	131,423	59,660	7.0	3.3
Investment property under development						131,423	59,660	7.0	3.3

Portfolio Statements (cont'd)
As at 31 December 2023
Stapled Group

Description of property	Tenure of land	Term of lease	Remaining term of lease	Location	Existing use	Carrying value at 31/12/2023 ⁽¹⁾ \$'000	Carrying value at 31/12/2022 ⁽¹⁾ \$'000	Percentage of total net assets at 31/12/2023 %	Percentage of total net assets at 31/12/2022 %
<u>Property, plant and equipment</u>									
<i>Singapore</i>									
W Singapore – Sentosa Cove	Leasehold	99 years from 31 October 2006	82 years	21 Ocean Way	Hotel	409,248	393,352	21.7	21.9
<i>Australia</i>									
Ibis Perth	Freehold	–	–	334 Murray Street, Perth	Hotel	31,074	28,652	1.6	1.6
Mercure Perth	Freehold	–	–	10 Irwin Street, Perth	Hotel	40,532	40,932	2.1	2.3
<i>Maldives</i>									
Raffles Maldives Meradhoo	Leasehold	99 years from 15 June 2006	81 years	Gaafu Alifu Atoll	Resort	69,528	74,627	3.7	4.2
<i>Japan</i>									
Hotel MyStays Asakusabashi	Freehold	–	–	1-5-5 Asakusabashi, Taito-ku, Tokyo, Japan	Hotel	42,501	39,164	2.3	2.2
Hotel MyStays Kamata	Freehold	–	–	5-46-5 Kamata, Ota-ku, Tokyo, Japan	Hotel	28,086	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	107,486	97,855	5.7	5.5
The Lowry Hotel	Leasehold	150 years from 18 March 1997	123 years	Manchester	Hotel	84,744	80,230	4.5	4.5
Other plant and equipment	–	–	–	–	–	1,412	608	0.1	0.0
Property plant and equipment						814,611	783,250	43.2	43.8
Investment properties, investment property under development and property, plant and equipment						3,178,933	2,947,582	168.5	164.6
Other assets and liabilities (net)						(1,292,671)	(1,154,438)	(68.5)	(64.6)
Net assets of the Stapled Group						1,886,262	1,793,144	100.0	100.0

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

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

⁽³⁾ 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
Year ended 31 December 2023

	Note	HBT Group		H-REIT Group		Stapled Group	
		2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
Cash flows from operating activities							
(Loss)/Profit/Total return for the year before tax		(7,232)	732	140,180	247,882	141,756	223,170
Adjustments for:							
H-REIT Manager's and HBT Trustee-Manager's fees paid/payable in Stapled Securities		950	812	10,111	9,362	11,061	10,174
Depreciation of property, plant and equipment	5	16,471	16,771	1,877	1,487	21,931	20,984
Loss/(Gain) on disposal of property, plant and equipment		–	21	–	–	(13)	21
Write-off of property, plant and equipment		410	–	–	56	410	67
Impairment loss on trade and other receivables		93	127	2,333	–	255	127
(Reversal of revaluation deficit)/ Revaluation deficit on property, plant and equipment		(3,158)	3,667	–	(409)	(943)	(13,250)
Net fair value gain on investment properties and investment property under development		(6,735)	(6,374)	(80,787)	(142,788)	(106,972)	(130,262)
Net finance costs/(income)		16,445	723	50,835	(4,265)	62,461	4,436
Operating income before working capital changes		17,244	16,479	124,549	111,325	129,946	115,467
Changes in:							
- Inventories		(83)	(44)	–	–	(83)	(44)
- Trade and other receivables		(1,651)	(1,075)	(10,590)	(13,791)	(4,523)	(3,030)
- Trade and other payables		6,853	12,319	8,400	5,250	5,772	7,357
Cash generated from operation		22,363	27,679	122,359	102,784	131,112	119,750
Tax (paid)/refund		(2,449)	562	(4,896)	(3,902)	(7,345)	(3,341)
Net cash generated from operating activities		19,914	28,241	117,463	98,882	123,767	116,409

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

Statements of Cash Flows (cont'd)
Year ended 31 December 2023

	Note	HBT Group		H-REIT Group		Stapled Group	
		2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
Cash flows from investing activities							
Loan to related entity		–	–	(50,205)	(18,527)	–	–
Acquisition of property, net of cash acquired	20	–	–	–	(43,122)	–	(43,122)
Additions to property, plant and equipment		(3,238)	(4,644)	(1,621)	(363)	(13,934)	(8,285)
Proceeds from disposal of property, plant and equipment		–	66	–	–	13	66
Additions to ROU assets		–	–	–	(13,752)	–	(13,752)
Capital expenditure on investment properties and investment property under development		(58,000)	(30,326)	(27,784)	(8,420)	(74,875)	(33,846)
Receipt of finance lease receivables		–	–	561	395	561	395
Interest received		86	44	847	280	933	323
Net cash used in investing activities		(61,152)	(34,860)	(78,202)	(83,509)	(87,302)	(98,221)
Cash flows from financing activities							
Loan from related entity		50,205	18,527	–	–	–	–
Proceeds from bank loans		–	92,264	417,638	372,549	417,638	464,813
Repayment of bank loans		–	(92,264)	(352,349)	(329,582)	(352,349)	(421,846)
Payment of transaction costs related to bank loans		(15)	(568)	(1,796)	(2,726)	(1,811)	(3,294)
Payment of lease liabilities		(7,978)	(4,963)	(718)	(948)	(853)	(1,100)
Finance costs paid		(10,102)	(7,557)	(41,734)	(26,814)	(47,917)	(30,089)
Distributions to holders of Stapled Securities		(1,812)	(4,116)	(73,874)	(58,771)	(75,686)	(62,887)
Movement in restricted cash		–	–	(538)	2,473	(538)	2,473
Net cash generated from/(used in) financing activities		30,298	1,323	(53,371)	(43,819)	(61,516)	(51,930)

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

Statements of Cash Flows (cont'd)
Year ended 31 December 2023

	Note	HBT Group		H-REIT Group		Stapled Group	
		2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
Net decrease in cash and cash equivalents		(10,940)	(5,296)	(14,111)	(28,446)	(25,051)	(33,742)
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		189	(1,482)	(455)	(4,602)	(266)	(6,084)
Cash and cash equivalents at end of the year		14,798	25,549	55,185	69,751	69,983	95,300

Cash and cash equivalents at the end of the year

	HBT Group		H-REIT Group		Stapled Group	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
Cash and cash equivalents in the statement of financial position	14,798	25,549	57,202	71,379	72,000	96,928
Restricted cash	–	–	(2,017)	(1,628)	(2,017)	(1,628)
Cash and cash equivalents in the statement of cash flows	14,798	25,549	55,185	69,751	69,983	95,300

Significant non-cash transactions

There were the following non-cash transactions:

- (i) 8,091,477 (2022: 6,392,689) Stapled Securities amounting to \$9.6 million (2022: \$7.6 million) were issued to the H-REIT Manager as satisfaction of the management fee (2022: management fee and acquisition fee) payable in Stapled Securities.
- (ii) 720,643 (2022: 615,154) Stapled Securities amounting to \$0.9 million (2022: \$0.7 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.

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, except for the adoption of new and amendments to FRS/SFRS(I) that are effective for annual periods beginning on 1 January 2023. The adoption of the new and revised standards did not have any material impact on these condensed interim financial statements.

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 year.

3 Investment properties

	HBT Group		H-REIT Group		Stapled Group	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
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
Capital expenditure	–	–	32,363	6,469	23,226	3,203
Fair value changes (unrealised)	–	–	80,787	142,788	98,343	123,036
Straight-line rental adjustments	–	–	3,427	6,599	3,361	3,774
Additions of right-of-use assets	–	–	–	13,752	–	6,876
Adjustment to right-of- use assets	–	–	1,770	8,960	1,770	6,560
Translation differences	–	–	(108)	(46,756)	1,527	(41,384)
At 31 December	–	–	2,750,215	2,631,976	2,232,899	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 31 December 2023, an investment property of the H-REIT Group and the Stapled Group with a carrying amount of \$152.9 million (2022: \$149.3 million) is pledged as security to secure a bank loan (Note 6).

Measurement of fair value

	H-REIT Group		Stapled Group	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
Fair value of investment properties	2,634,477	2,518,928	2,181,036	2,055,666
Add: Carrying amount of lease liabilities	115,738	113,048	51,863	49,006
Carrying amount of investment properties	2,750,215	2,631,976	2,232,899	2,104,672

The carrying amounts of the investment properties as at 31 December 2023 were based on independent valuations undertaken by Knight Frank Pte Ltd for the Singapore properties, CBRE Valuations Pty Limited for Australia properties, CBRE Limited for the New Zealand property, C&W (U.K.) LLP (Italian Branch) for the Italian property, Colliers International Consultancy & Valuation (Singapore) Pte Ltd for the Maldives and United Kingdom properties, Colliers International Property Consultants Limited for the German property, as at that date. 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.

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).

Valuation techniques and significant unobservable inputs

The following table shows the valuation techniques used in measuring the fair value of investment properties, as well as the significant unobservable inputs used.

Type	Valuation techniques	Significant unobservable inputs	2023	2022
Singapore	Discounted cash flow and capitalisation methods	<u>Hotel</u>		
		Discount rate	6.00% - 7.50%	5.75% - 6.50%
		Terminal yield	3.75% - 5.00%	3.75% - 4.50%
		Capitalisation rate	3.50% - 4.75%	3.50% - 4.25%
		<u>Retail</u>		
		Discount rate	7.00%	7.00%
		Terminal yield	5.00%	5.25%
		Capitalisation rate	4.75%	5.00%
		New Zealand	Discounted cash flow and capitalisation methods	Discount rate
Terminal yield	7.50%			6.25%
Capitalisation rate	7.25%			6.25%
Germany	Discounted cash flow and capitalisation methods (2022: Discounted cash flow method)	<u>Hotel</u>		
		Discount rate	7.75%	7.00% - 8.50%
		Terminal yield	5.75%	5.00% - 6.50%

Type	Valuation techniques	Significant unobservable inputs	2023	2022
Germany		<u>Retail</u>		
		Discount rate	N.A.	5.25%
		Terminal yield	N.A.	4.65%
		Capitalisation rate	6.55%	4.65%
Australia	Discounted cash flow and capitalisation methods	Discount rate	8.25%	8.75%
		Terminal yield	6.50%	6.50%
		Capitalisation rate	6.25%	6.50%
Maldives	Discounted cash flow method (2022: Discounted cash flow and capitalisation methods)	Discount rate	11.00% - 11.75%	11.25% - 11.75%
		Terminal yield	9.00% - 9.75%	8.25% - 8.75%
		Capitalisation rate	N.A.	8.00% - 8.50%
Italy	Discounted cash flow method	Discount rate	7.50%	6.17% - 7.17%
		Terminal yield	5.50%	4.25% - 5.25%
United Kingdom	Discounted cash flow method (2022: Capitalisation method)	Discount rate	9.00%	N.A.
		Terminal yield	7.00%	N.A.
		Capitalisation rate	N.A.	7.00%

N.A. – Not applicable

Inter-relationship between key unobservable inputs and fair value measurement

The significant unobservable inputs used in the fair value measurement of investment properties are discount rate, terminal yield and capitalisation rate. An increase in discount rate, terminal yield and capitalisation rate in isolation would result in a lower fair value.

4 Investment property under development

	HBT Group		H-REIT Group		Stapled Group	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
At 1 January	59,660	27,661	–	–	59,660	27,661
Development costs and interest capitalised	62,491 ⁽¹⁾	30,326 ⁽¹⁾	–	–	60,597 ⁽²⁾	29,474 ⁽²⁾
Fair value changes (unrealised)	6,735	6,374	–	–	8,629	7,226
Translation differences	2,537	(4,701)	–	–	2,537	(4,701)
At 31 December	<u>131,423</u>	<u>59,660</u>	<u>–</u>	<u>–</u>	<u>131,423</u>	<u>59,660</u>

⁽¹⁾ Included capitalised interest cost of \$3,741,000 (31/12/2022: \$1,637,000)

⁽²⁾ Included capitalised interest cost of \$1,847,000 (31/12/2022: \$785,000)

Measurement of fair value

The carrying amount of the investment property under development as at 31 December 2023 was based on an independent valuation undertaken by Knight Frank LLP, as at that date. 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 independent valuation for this investment property under development was carried out using the comparative and investment methods, of which the gross development value (assuming practical completion) was derived using the investment method. In determining the fair value of the investment property under development as at 31 December 2023, the total estimated outstanding capital expenditure and a 5% (2022: 5%) contingency was deducted from this gross development 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 financial year.

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).

Valuation technique and significant unobservable inputs

The following table shows the valuation technique used in measuring the fair value of investment properties under development, as well as the significant unobservable inputs used.

Type	Valuation technique	Significant unobservable inputs	2023	2022
United Kingdom	Comparative and investment methods	<u>Residential and Car Parking</u> Capitalisation rate	4.70%	4.20%
		<u>Retail</u> Capitalisation rate	9.00%	N.A.

N.A. – Not applicable

Inter-relationship between key unobservable inputs and fair value measurement

The significant unobservable inputs used in the fair value measurement of investment property under development is capitalisation rate. An increase in capitalisation rate in isolation would result in a lower fair value.

5 Property, plant and equipment

	HBT Group		H-REIT Group		Stapled Group	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
At valuation/cost						
At 1 January	307,861	355,948	73,353	78,705	831,720	834,830
Additions	3,238	4,650	1,621	364	14,048	8,300
Disposals	–	(176)	–	–	(50)	(176)
Write-off	(410)	(495)	–	(244)	(410)	(753)
Additions of right-of-use assets	129	225	–	–	129	7,101
Adjustment to right-of-use assets	–	(1,407)	–	–	–	2,400
Translation differences	5,949	(27,642)	(6,164)	(11,198)	(1,361)	(42,071)
Revaluation surplus/ (deficit) recognised in unitholders' funds/OCI	9,251	(7,679)	10,407	6,029	40,152	19,300
Reversal of revaluation deficit/(Revaluation deficit) recognised in statement of total return/profit or loss	3,158	(3,667)	–	409	943	13,250
Elimination of accumulated depreciation on revaluation	(12,543)	(11,896)	(745)	(712)	(12,024)	(10,461)
At 31 December	<u>316,633</u>	<u>307,861</u>	<u>78,472</u>	<u>73,353</u>	<u>873,147</u>	<u>831,720</u>
Accumulated depreciation						
At 1 January	23,445	21,664	5,954	6,074	48,470	42,129
Depreciation	16,471	16,771	1,877	1,487	21,931	20,984
Disposals	–	(83)	–	–	(50)	(83)
Write-off	–	(495)	–	(188)	–	(686)
Translation differences	816	(2,516)	(428)	(707)	209	(3,413)
Elimination of accumulated depreciation on revaluation	(12,543)	(11,896)	(745)	(712)	(12,024)	(10,461)
At 31 December	<u>28,189</u>	<u>23,445</u>	<u>6,658</u>	<u>5,954</u>	<u>58,536</u>	<u>48,470</u>
Carrying amounts	<u>288,444</u>	<u>284,416</u>	<u>71,814</u>	<u>67,399</u>	<u>814,611</u>	<u>783,250</u>
At valuation						
Land and buildings	<u>268,310</u>	<u>263,980</u>	<u>69,464</u>	<u>65,402</u>	<u>750,403</u>	<u>722,289</u>

Measurement of fair value

The carrying amounts of the properties as at 31 December 2023 were based on independent valuations undertaken by Cushman & Wakefield K.K. for the Japan properties, Colliers International Consultancy & Valuation (Singapore) Pte Ltd for the United Kingdom properties and Maldives property, Knight Frank Pte Ltd for Singapore property and CBRE Valuations Pty Limited for Australia properties, as at that date. 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, as at that date. 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.

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).

Valuation techniques and significant unobservable inputs

The following table shows the valuation techniques used in measuring the fair value of property, plant and equipment, as well as the significant unobservable inputs used.

Type	Valuation techniques	Significant unobservable inputs	2023	2022
Singapore	Discounted cash flow and capitalisation methods	Discount rate	6.00%	5.75%
		Terminal yield	3.75%	3.75%
		Capitalisation rate	3.50%	3.50%
Japan	Discounted cash flow and capitalisation methods	Discount rate	4.10% - 4.40%	4.10% - 4.40%
		Terminal yield	4.40% - 4.70%	4.40% - 4.70%
		Capitalisation rate	4.30% - 4.60%	4.30% - 4.60%
United Kingdom	Discounted cash flow method	Discount rate	9.00% - 9.25%	8.50%
		Terminal yield	7.00% - 7.25%	6.50%
Maldives	Discounted cash flow method (2022: Discounted cash flow and capitalisation methods)	Discount rate	10.75%	11.25%
		Terminal yield	8.75%	8.25%
		Capitalisation rate	N.A.	8.00%

N.A. – Not applicable

Type	Valuation techniques	Significant unobservable inputs	2023	2022
Australia	Discounted cash flow and capitalisation methods	Discount rate	8.50%	8.75%
		Terminal yield	6.75%	7.00%
		Capitalisation rate	6.50%	6.75%

Inter-relationship between key unobservable inputs and fair value measurement

The significant unobservable inputs used in the fair value measurement of properties are discount rate, terminal yield and capitalisation rate. An increase in discount rate, terminal yield and capitalisation rate in isolation would result in a lower fair value.

6 Loans and borrowings

	HBT Group		H-REIT Group		Stapled Group	
	2023	2022	2023	2022	2023	2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At amortised cost:						
Non-current						
Secured TMK bond	–	–	28,582	30,947	28,582	30,947
Secured bank loan	–	–	64,170	62,931	64,170	62,931
Unsecured bank loans	90,326	87,274	622,003	660,871	712,329	748,145
Lease liabilities	116,790	125,967	119,924	114,220	136,602	130,416
Loan from related entity	145,652	86,929	–	–	–	–
	<u>352,768</u>	<u>300,170</u>	<u>834,679</u>	<u>868,969</u>	<u>941,683</u>	<u>972,439</u>
Current						
Unsecured bank loans	–	–	347,213	238,753	347,213	238,753
Lease liabilities	8,896	8,010	960	637	1,100	731
	<u>8,896</u>	<u>8,010</u>	<u>348,173</u>	<u>239,390</u>	<u>348,313</u>	<u>239,484</u>
	<u>361,664</u>	<u>308,180</u>	<u>1,182,852</u>	<u>1,108,359</u>	<u>1,289,996</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:

	2023	2022
	'000	'000
Units/Stapled Securities in issue:		
At 1 January	1,237,020	1,230,012
Creation of Units/Stapled Securities:		
- H-REIT Manager's management fee paid in Stapled Securities	8,091	6,393
- HBT Trustee-Manager's management fee paid in Stapled Securities	721	615
At 31 December	<u>1,245,832</u>	<u>1,237,020</u>
Units/Stapled Securities to be issued:		
H-REIT Manager's management fees payable in Stapled Securities	5,429	4,453
HBT Trustee-Manager's management fees payable in Stapled Securities	463	332
At 31 December	<u>5,892</u>	<u>4,785</u>
Units/Stapled Securities, in issue and to be issued	<u>1,251,724</u>	<u>1,241,805</u>

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

	Note	HBT Group		H-REIT Group		Stapled Group	
		2023	2022	2023	2022	2023	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		6,356	7,011	1,819,229	1,750,373	1,878,446	1,786,218
Total Units/Stapled Securities issued and to be issued	7	<u>1,251,724</u>	<u>1,241,805</u>	<u>1,251,724</u>	<u>1,241,805</u>	<u>1,251,724</u>	<u>1,241,805</u>

9 Revenue

	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
	31/12/2023	31/12/2022	31/12/2023	31/12/2022	31/12/2023	31/12/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue from contract with customers						
- Hotel revenue	74,384	72,850	–	–	74,384	72,850
Rental income						
- Fixed rent	–	–	36,289	32,342	30,300	17,654
- Variable rent	–	–	42,880	43,594	33,650	40,207
	<u>74,384</u>	<u>72,850</u>	<u>79,169</u>	<u>75,936</u>	<u>138,334</u>	<u>130,711</u>
	HBT Group	HBT Group	H-REIT Group	H-REIT Group	Stapled Group	Stapled Group
	2023	2022	2023	2022	2023	2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue from contract with customers						
- Hotel revenue	141,985	129,170	–	–	141,985	129,170
Rental income						
- Fixed rent	–	–	71,761	65,292	59,872	39,643
- Variable rent	–	–	72,951	64,292	55,699	60,543
	<u>141,985</u>	<u>129,170</u>	<u>144,712</u>	<u>129,584</u>	<u>257,556</u>	<u>229,356</u>

Hotel revenue

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

Rental revenue

Rental revenue for the H-REIT Group includes rental income from the HBT Group and related corporations of the H-REIT Manager of \$29,141,000 (2022: \$29,398,000) and \$79,052,000 (2022: \$70,711,000), 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

	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
	31/12/2023	31/12/2022	31/12/2023	31/12/2022	31/12/2023	31/12/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
H-REIT Manager's management fee						
- Base fee	–	–	3,553	3,330	3,553	3,330
- Performance fee	–	–	3,040	3,069	3,040	3,069
	–	–	6,593	6,399	6,593	6,399
HBT Trustee-Manager's management fee						
- Base fee	407	342	–	–	407	342
- Performance fee	246	191	–	–	246	191
	653	533	–	–	653	533
H-REIT Manager's management fee						
- Base fee	–	–	6,993	6,562	6,993	6,562
- Performance fee	–	–	5,646	5,140	5,646	5,140
	–	–	12,639	11,702	12,639	11,702
HBT Trustee-Manager's management fee						
- Base fee	762	680	–	–	762	680
- Performance fee	426	335	–	–	426	335
	1,188	1,015	–	–	1,188	1,015

11 Finance income and finance costs

	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
	31/12/2023	31/12/2022	31/12/2023	31/12/2022	31/12/2023	31/12/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Finance income						
Interest income under the effective interest method on:						
- cash and cash equivalents	47	41	218	302	264	343
- finance lease receivables	–	–	125	29	125	29
- loan to related entity	–	–	3,188	1,886	–	–
	47	41	3,531	2,217	389	372
Fair value gains on financial derivatives designated at fair value through profit or loss	–	–	–	8,563	–	8,563
Net foreign exchange gain	3,582	4,072	1,445	5,360	2,902	4,517
	3,629	4,113	4,976	16,140	3,291	13,452
Finance costs						
Financial liabilities measured at amortised cost:						
- interest expense on:						
- loans and borrowings	(3,444)	(1,355)	(20,283)	(14,212)	(22,602)	(14,904)
- lease liabilities	(2,260)	(2,441)	(2,192)	(1,967)	(2,530)	(2,296)
- loan from related entity	(1,017)	(370)	–	–	–	–
- amortisation of transaction costs on loans and borrowings	(73)	(76)	(1,052)	(984)	(1,125)	(1,060)
- financial expense arising from accretion of non-current rental deposits	–	–	(135)	(131)	(135)	(131)
	(6,794)	(4,242)	(23,662)	(17,294)	(26,392)	(18,391)
Fair value losses on financial derivatives designated at fair value through profit or loss	–	–	(8,738)	–	(8,738)	–
	(6,794)	(4,242)	(32,400)	(17,294)	(35,130)	(18,391)
Net finance costs	(3,165)	(129)	(27,424)	(1,154)	(31,839)	(4,939)

	HBT Group		H-REIT Group		Stapled Group	
	2023	2022	2023	2022	2023	2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Finance income						
Interest income under the effective interest method on:						
- cash and cash equivalents	86	44	613	342	698	386
- finance lease receivables	–	–	151	62	151	62
- loan to related entity	–	–	5,637	2,577	–	–
	86	44	6,401	2,981	849	448
Fair value gains on financial derivatives designated at fair value through profit or loss	–	–	–	40,196	–	40,196
Net foreign exchange gain	–	8,089	787	–	–	–
	86	8,133	7,188	43,177	849	40,644
Finance costs						
Financial liabilities measured at amortised cost:						
- interest expense on:						
- loans and borrowings	(6,168)	(2,678)	(38,140)	(24,476)	(42,461)	(26,491)
- lease liabilities	(4,589)	(4,965)	(4,255)	(3,812)	(4,926)	(4,495)
- loan from related entity	(1,896)	(1,061)	–	–	–	–
- amortisation of transaction costs on loans and borrowings	(146)	(152)	(2,024)	(2,090)	(2,170)	(2,242)
- financial expense arising from accretion of non-current rental deposits	–	–	(271)	(261)	(271)	(261)
	(12,799)	(8,856)	(44,690)	(30,639)	(49,828)	(33,489)
Fair value losses on financial derivatives designated at fair value through profit or loss	–	–	(13,333)	–	(13,333)	–
Net foreign exchange losses	(3,732)	–	–	(8,273)	(149)	(11,591)
	(16,531)	(8,856)	(58,023)	(38,912)	(63,310)	(45,080)
Net finance (costs)/income	(16,445)	(723)	(50,835)	4,265	(62,461)	(4,436)

12 Tax expense/(credit)

	HBT Group		H-REIT Group		Stapled Group	
	Six-month period ended 31/12/2023	Six-month period ended 31/12/2022	Six-month period ended 31/12/2023	Six-month period ended 31/12/2022	Six-month period ended 31/12/2023	Six-month period ended 31/12/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Current tax expense						
Current period	1,222	2,032	2,306	633	3,528	2,665
Under provision in prior periods	487	950	35	166	521	1,116
	<u>1,709</u>	<u>2,982</u>	<u>2,341</u>	<u>799</u>	<u>4,049</u>	<u>3,781</u>
Withholding tax	<u>203</u>	<u>236</u>	<u>685</u>	<u>450</u>	<u>889</u>	<u>686</u>
Deferred tax expense						
Origination and reversal of temporary differences	1,191	2,221	5,595	(426)	8,849	1,593
Tax expense	<u>3,103</u>	<u>5,439</u>	<u>8,621</u>	<u>823</u>	<u>13,787</u>	<u>6,060</u>

	HBT Group		H-REIT Group		Stapled Group	
	2023	2022	2023	2022	2023	2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Current tax expense						
Current year	1,537	2,231	3,511	1,890	5,048	4,121
Under/(Over) provision in prior years	175	289	(812)	167	(638)	456
	<u>1,712</u>	<u>2,520</u>	<u>2,699</u>	<u>2,057</u>	<u>4,410</u>	<u>4,577</u>
Withholding tax	<u>395</u>	<u>144</u>	<u>1,333</u>	<u>1,180</u>	<u>1,729</u>	<u>1,324</u>
Deferred tax expense						
Origination of temporary differences	2,672	1,294	6,917	785	11,652	1,877
Tax expense	<u>4,779</u>	<u>3,958</u>	<u>10,949</u>	<u>4,022</u>	<u>17,791</u>	<u>7,778</u>

13 Profit/(Loss)/Total return

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

	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
	31/12/2023	31/12/2022	31/12/2023	31/12/2022	31/12/2023	31/12/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Audit fees	469	278	134	465	603	743
Impairment loss on trade and other receivables	95	80	2,138	–	62	80
Operating expenses arising from rental of investment properties	–	–	10,182	6,183	5,143	3,514
	HBT Group		H-REIT Group		Stapled Group	
	2023	2022	2023	2022	2023	2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Audit fees	696	566	362	832	1,058	1,398
Impairment loss on trade and other receivables	93	127	2,333	–	255	127
Operating expenses arising from rental of investment properties	–	–	15,770	10,964	8,287	6,539

(ii) Profit/(Loss)/Total return comprises profit/(loss)/total return of:

	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
	31/12/2023	31/12/2022	31/12/2023	31/12/2022	31/12/2023	31/12/2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
- H-REIT	–	–	121,528	182,126	121,528	182,126
- Other H-REIT Group entities*	–	–	(17,809)	16,743	(17,809)	16,743
- HBT	6,547	(24,197)	–	–	6,547	(24,197)
- Other HBT Group entities*	(2,633)	21,792	–	–	(2,633)	21,792
- Stapled Group's consolidation adjustments	–	–	–	–	8,415	(13,061)
	3,914	(2,405)	103,719	198,869	116,048	183,403

	HBT Group		H-REIT Group		Stapled Group	
	2023	2022	2023	2022	2023	2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
- H-REIT	–	–	141,424	223,185	141,424	223,185
- Other H-REIT Group entities*	–	–	(12,193)	20,675	(12,193)	20,675
- HBT	(3,658)	(24,660)	–	–	(3,658)	(24,660)
- Other HBT Group entities*	(8,353)	21,434	–	–	(8,353)	21,434
- Stapled Group's consolidation adjustments	–	–	–	–	6,745	(25,242)
	(12,011)	(3,226)	129,231	243,860	123,965	215,392

* including consolidation adjustments

14 Earnings per Stapled Security

Earnings per Stapled Security is based on:

	Stapled Group		Stapled Group	
	Six-month period ended 31/12/2023 \$'000	Six-month period ended 31/12/2022 \$'000	2023 \$'000	2022 \$'000
Total return attributable to holders of Stapled Securities	115,487	183,407	123,212	215,275
	Number of Stapled Securities		Number of Stapled Securities	
	Six-month period ended 31/12/2023 '000	Six-month period ended 31/12/2022 '000	2023 '000	2022 '000
Weighted average number of Stapled Securities used in arriving at basic earnings per Stapled Security:				
- outstanding during the period/year	1,245,119	1,236,439	1,243,802	1,235,311
- to be issued as payment of H-REIT Manager's and/or HBT Trustee-Manager's management fees payable in Stapled Securities	13	13	7	7
	1,245,132	1,236,452	1,243,809	1,235,318
Weighted average number of Stapled Securities used in arriving at diluted earnings per Stapled Security:				
- weighted average number of Stapled Securities (basic)	1,245,132	1,236,452	1,243,809	1,235,318
- to be issued as payment of H-REIT Manager's and/or HBT Trustee-Manager's management fees payable in Stapled Securities	6,592	5,353	7,915	6,487
	1,251,724	1,241,805	1,251,724	1,241,805
Earnings per Stapled Security (cents)				
Basic	9.28	14.83	9.91	17.43
Diluted	9.23	14.77	9.84	17.35

15 Operating segments

Information about reportable segments

All the segments relate to properties operated as hotels and/or resorts and investment property under development.

	HBT Group					Total
	Singapore \$'000	Australia \$'000	Maldives \$'000	Japan \$'000	UK \$'000	
Six-month period ended						
31 December 2023						
Hotel revenue – external	30,840	10,740	6,166	4,209	22,429	74,384
Reportable segment net property income	1,790	2,565	(851)	48	6,811	10,363
Depreciation of property, plant and equipment	(1,184)	(2,073)	(1,421)	–	(3,189)	(7,867)
Fair value gain on investment property under development					6,735	6,735
Reversal of revaluation deficit on property, plant and equipment					3,158	3,158
Unallocated items:						
- HBT Trustee-Manager's management fee						(653)
- HBT Trustee-Manager's trustee fee						(163)
- Valuation fees						(33)
- Other expenses						(1,358)
- Finance income						3,629
- Finance costs						(6,794)
- Tax expense						(3,103)
Profit for the period						3,914
Other material non-cash items						
Reversal of impairment loss/(Impairment loss) on trade receivables	25	1	(118)	–	(3)	(95)
Reportable segment assets						
Capital expenditure :						
- Property, plant and equipment	–	–	–	–	838	838
- Investment property under development	–	–	–	–	32,095	32,095
Non-current assets ^	37,279	31,003	27,931	–	323,654	419,867

^ Excluding deferred tax assets and other receivables.

	----- HBT Group -----					Total \$'000
	Singapore \$'000	Australia \$'000	Maldives \$'000	Japan \$'000	UK \$'000	
Six-month period ended 31 December 2022						
Hotel revenue – external	31,650	11,094	6,041	2,680	21,385	72,850
Reportable segment net property income/(loss)	2,027	1,759	(334)	75	5,746	9,273
Depreciation of property, plant and equipment	(1,191)	(2,204)	(1,463)	–	(2,972)	(7,830)
Fair value gain on investment property under development	–	–	–	–	6,374	6,374
Reversal of revaluation deficit on property, plant and equipment	–	–	–	–	(3,667)	(3,667)
Unallocated items:						
- HBT Trustee-Manager’s management fee						(533)
- HBT Trustee-Manager’s trustee fee						(137)
- Valuation fees						(19)
- Other expenses						(298)
- Finance income						4,113
- Finance costs						(4,242)
- Tax expense						(5,439)
Loss for the period						<u>(2,405)</u>
Other material non-cash items						
Reversal of impairment loss/(Impairment loss) on trade receivables	15	–	–	–	(95)	(80)
Reportable segment assets						
Capital expenditure :						
- Property, plant and equipment	–	–	–	–	2,214	2,214
- Investment property under development	–	–	–	–	20,246	20,246
Non-current assets ^	39,518	35,579	31,235	–	237,744	344,076

^ Excluding deferred tax assets and other receivables.

	----- HBT Group -----					
	Singapore	Australia	Maldives	Japan	UK	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
2023						
Hotel revenue – external	58,719	20,241	13,823	8,117	41,085	141,985
Reportable segment net property income	3,516	4,750	(159)	266	10,988	19,361
Depreciation of property, plant and equipment	(2,368)	(4,192)	(2,832)	–	(7,079)	(16,471)
Fair value gain on investment property under development					6,735	6,735
Reversal of revaluation deficit on property, plant and equipment					3,158	3,158
Unallocated items:						
- HBT Trustee-Manager's management fee						(1,188)
- HBT Trustee-Manager's trustee fee						(305)
- Valuation fees						(53)
- Other expenses						(2,024)
- Finance income						86
- Finance costs						(16,531)
- Tax expense						(4,779)
Loss for the year						<u>(12,011)</u>
Other material non-cash items						
(Impairment loss)/Reversal of impairment loss on trade receivables	(6)	–	(118)	–	31	(93)
Reportable segment assets						
Capital expenditure :						
- Property, plant and equipment	–	–	–	–	3,238	3,238
- Investment property under development	–	–	–	–	62,491	62,491
Non-current assets ^	<u>37,279</u>	<u>31,003</u>	<u>27,931</u>	<u>–</u>	<u>323,654</u>	<u>419,867</u>

^ Excluding deferred tax assets and other receivables.

	----- HBT Group -----					
	Singapore	Australia	Maldives	Japan	UK	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
2022						
Hotel revenue – external	53,052	17,532	14,906	4,558	39,122	129,170
Reportable segment net property income	3,761	2,287	1,591	54	10,044	17,737
Depreciation of property, plant and equipment	(2,406)	(4,505)	(2,900)	–	(6,960)	(16,771)
Fair value gain on investment property under development	–	–	–	–	6,374	6,374
Revaluation deficit on property, plant and equipment	–	–	–	–	(3,667)	(3,667)
Unallocated items:						
- HBT Trustee-Manager's management fee						(1,015)
- HBT Trustee-Manager's trustee fee						(272)
- Valuation fees						(42)
- Other expenses						(889)
- Finance income						8,133
- Finance costs						(8,856)
- Tax expense						(3,958)
Loss for the year						<u>(3,226)</u>
Other material non-cash items						
Impairment loss on trade receivables	(9)	–	–	–	(118)	(127)
Reportable segment assets						
Capital expenditure :						
- Property, plant and equipment	–	–	–	–	4,650	4,650
- Investment property under development	–	–	–	–	30,326	30,326
Non-current assets ^	39,518	35,579	31,235	–	237,744	344,076

^ Excluding deferred tax assets and other receivables.

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	----- H-REIT Group -----								Total reportable segments \$'000	Others \$'000	Total \$'000
	Singapore \$'000	New Zealand \$'000	Australia \$'000	Germany \$'000	Maldives \$'000	Japan \$'000	Italy \$'000	UK \$'000			
Six-month period ended 31 December 2023											
Rental revenue	49,316	3,599	2,773	6,486	5,961	2,169	2,963	2,133	75,400	3,769	79,169
Reportable segment net property income	44,152	3,599	2,194	5,878	3,186	2,023	2,875	2,133	66,040	2,801	68,841
Depreciation of property, plant and equipment	—	—	—	—	(416)	(667)	—	—	(1,083)	—	(1,083)
Net fair value gain/(loss) on investment properties	121,223	(25,441)	(5,203)	(1,479)	(16,681)	—	6,367	2,001	80,787	—	80,787
Unallocated items:											
- H-REIT Manager's management fee											(6,593)
- H-REIT Trustee's fee											(208)
- Valuation fees											(122)
- Other expenses											(1,858)
- Finance income											4,976
- Finance costs											(32,400)
- Tax expense											(8,621)
Total return for the period											<u>103,719</u>
Other material non-cash items											
Reversal of impairment loss /(Impairment loss) on trade receivables	33	—	—	—	(2,171)	—	—	—	(2,138)	—	(2,138)
Reportable segment assets											
Capital expenditure on investment properties and property, plant and equipment	15,388	4,715	399	13	1,955	5	(686)	—	21,789	—	21,789
Non-current assets ^	<u>1,954,228</u>	<u>176,248</u>	<u>62,148</u>	<u>152,935</u>	<u>149,936</u>	<u>70,587</u>	<u>66,398</u>	<u>79,549</u>	<u>2,712,029</u>	<u>110,000</u>	<u>2,822,029</u>

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

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	----- 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
Six-month period ended 31 December 2022											
Rental revenue	49,259	3,478	4,420	5,281	4,670	1,025	2,447	2,005	72,585	3,351	75,936
Reportable segment net property income	46,554	3,478	3,439	4,227	4,113	890	2,430	2,002	67,133	2,483	69,616
Depreciation of property, plant and equipment	-	-	-	-	(68)	(645)	-	-	(713)	-	(713)
Net fair value gain/(loss) on investment properties	146,809	3,934	(2,549)	(3,385)	(112)	-	(1,655)	(2,658)	140,384	-	140,384
Reversal of revaluation deficit on property, plant and equipment	-	-	-	-	-	409	-	-	409	-	409
Unallocated items:											
- H-REIT Manager's management fee											(6,399)
- H-REIT Trustee's fee											(191)
- Valuation fees											(66)
- Other expenses											(2,194)
- Finance income											16,140
- Finance costs											(17,294)
- Tax credit											(823)
Total return for the period											<u>198,869</u>
Reportable segment assets											
Capital expenditure on investment properties and property, plant and equipment	(901)	125	377	853	2,685	10	42	-	3,191	-	3,191
Non-current assets ^	<u>1,820,849</u>	<u>199,304</u>	<u>67,037</u>	<u>149,337</u>	<u>165,130</u>	<u>66,994</u>	<u>57,415</u>	<u>73,309</u>	<u>2,599,375</u>	<u>100,000</u>	<u>2,699,375</u>

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

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----- 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
2023											
Rental revenue	87,559	7,251	5,481	10,678	12,551	3,874	5,576	4,165	137,135	7,577	144,712
Reportable segment net property income	79,778	7,251	4,281	9,459	9,157	3,595	5,344	4,165	123,030	5,633	128,663
Depreciation of property, plant and equipment	-	-	-	-	(510)	(1,367)	-	-	(1,877)	-	(1,877)
Net fair value gain/(loss) on investment properties	121,223	(25,441)	(5,203)	(1,479)	(16,681)	-	6,367	2,001	80,787	-	80,787
Unallocated items:											
- H-REIT Manager's management fee											(12,639)
- H-REIT Trustee's fee											(409)
- Valuation fees											(208)
- Other expenses											(3,302)
- Finance income											7,188
- Finance costs											(58,023)
- Tax expense											(10,949)
Total return for the year											<u>129,231</u>
Other material non-cash items											
Impairment loss on trade receivables	(162)	-	-	-	(2,171)	-	-	-	(2,333)	-	(2,333)
Reportable segment assets											
Capital expenditure on investment properties and property, plant and equipment	22,155	5,091	876	274	4,530	271	787	-	33,984	-	33,984
Non-current assets ^	1,954,228	176,248	62,148	152,935	149,936	70,587	66,398	79,549	2,712,029	110,000	2,822,029

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

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----- 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
2022											
Rental revenue	76,526	10,483	7,587	9,025	11,951	1,387	3,385	3,502	123,846	5,738	129,584
Reportable segment net property income	71,966	10,483	5,929	7,395	10,814	1,100	3,203	3,502	114,392	3,940	118,332
Depreciation of property, plant and equipment	-	-	-	-	(128)	(1,359)	-	-	(1,487)	-	(1,487)
Net fair value gain/(loss) on investment properties	146,809	3,934	(2,549)	(3,385)	(112)	-	(1,655)	(254)	142,788	-	142,788
Reversal of revaluation deficit on property, plant and equipment	-	-	-	-	-	409	-	-	409	-	409
Unallocated items:											
- H-REIT Manager's management fee											(11,702)
- H-REIT Trustee's fee											(375)
- Valuation fees											(149)
- Other expenses											(4,199)
- Finance income											43,177
- Finance costs											(38,912)
- Tax expense											(4,022)
Total return for the year											<u>243,860</u>
Reportable segment assets											
Capital expenditure on investment properties and property, plant and equipment	574	274	443	867	4,515	10	150	-	6,833	-	6,833
Non-current assets ^	<u>1,820,849</u>	<u>199,304</u>	<u>67,037</u>	<u>149,337</u>	<u>165,130</u>	<u>66,994</u>	<u>57,415</u>	<u>73,309</u>	<u>2,599,375</u>	<u>100,000</u>	<u>2,699,375</u>

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

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	----- 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
Six-month period ended 31 December 2023											
Rental revenue	41,059	3,599	–	6,486	3,941	–	2,133	2,963	60,181	3,769	63,950
Hotel revenue	30,840	–	10,740	–	6,166	4,209	22,429	–	74,384	–	74,384
Revenue – external	<u>71,899</u>	<u>3,599</u>	<u>10,740</u>	<u>6,486</u>	<u>10,107</u>	<u>4,209</u>	<u>24,562</u>	<u>2,963</u>	<u>134,565</u>	<u>3,769</u>	<u>138,334</u>
Reportable segment net property income	44,445	3,599	2,352	5,878	2,484	2,072	8,944	2,875	72,649	2,801	75,450
Depreciation of property, plant and equipment	(3,911)	–	(977)	–	(1,965)	(667)	(3,189)	–	(10,709)	–	(10,709)
Net fair value gain/(loss) on investment properties	122,094	(25,441)	–	(1,479)	(5,199)	–	10,630	6,367	106,972	–	106,972
Reversal of revaluation deficit/(Revaluation deficit) on property, plant and equipment	780	–	1,383	–	(4,378)	–	3,158	–	943	–	943
Unallocated items:											
- H-REIT Manager's management fee											(6,593)
- H-REIT Trustee's fee											(208)
- HBT Trustee-Manager's management fee											(653)
- HBT Trustee-Manager's trustee fee											(163)
- Valuation fees											(155)
- Other expenses											(3,210)
- Finance income											3,291
- Finance costs											(35,130)
- Tax expense											(13,787)
Total return for the period											<u>116,048</u>
Other material non-cash items											
Reversal of impairment loss/(Impairment loss) on trade and other receivables	58	–	1	–	(118)	–	(3)	–	(62)	–	(62)
Reportable segment assets											
Capital expenditure :											
- Investment properties and property, plant and equipment	15,388	4,715	399	13	2,007	5	838	(686)	22,679	–	22,679
- Investment property under development	–	–	–	–	–	–	31,049	–	31,049	–	31,049
Non-current assets [^]	<u>1,967,433</u>	<u>176,248</u>	<u>71,605</u>	<u>152,935</u>	<u>160,524</u>	<u>70,587</u>	<u>403,203</u>	<u>66,398</u>	<u>3,068,933</u>	<u>110,000</u>	<u>3,178,933</u>

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

CDL Hospitality Trusts
Condensed interim financial statements
For the six months and full year ended 31 December 2023

	----- 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
Six-month period ended 31 December 2022											
Rental revenue	38,711	3,478	–	5,281	2,588	–	2,005	2,447	54,510	3,351	57,861
Hotel revenue	31,650	–	11,094	–	6,041	2,680	21,385	–	72,850	–	72,850
Revenue – external	<u>70,361</u>	<u>3,478</u>	<u>11,094</u>	<u>5,281</u>	<u>8,629</u>	<u>2,680</u>	<u>23,390</u>	<u>2,447</u>	<u>127,360</u>	<u>3,351</u>	<u>130,711</u>
Reportable segment net property income	47,082	3,478	2,642	4,227	1,698	965	7,748	2,430	70,270	2,483	72,753
Depreciation of property, plant and equipment	(3,691)	–	(991)	–	(1,324)	(645)	(2,972)	–	(9,623)	–	(9,623)
Net fair value gain/(loss) on investment properties	123,943	3,934	–	(3,385)	453	–	4,568	(1,655)	127,858	–	127,858
Reversal of revaluation deficit/(Revaluation deficit) on property, plant and equipment	9,652	–	796	–	6,060	409	(3,667)	–	13,250	–	13,250
Unallocated items:											
- H-REIT Manager's management fee											(6,399)
- H-REIT Trustee's fee											(191)
- HBT Trustee-Manager's management fee											(533)
- HBT Trustee-Manager's trustee fee											(137)
- Valuation fees											(85)
- Other expenses											(2,491)
- Finance income											13,452
- Finance costs											(18,391)
- Tax expense											(6,060)
Total return for the period											<u>183,403</u>
Other material non-cash items											
Reversal of impairment loss/(Impairment loss) on trade and other receivables	15	–	–	–	–	–	(95)	–	(80)	–	(80)
Reportable segment assets											
Capital expenditure :											
- Investment properties and property, plant and equipment	(881)	125	377	853	2,685	10	2,214	42	5,425	–	5,425
- Investment property under development	–	–	–	–	–	–	19,394	–	19,394	–	19,394
Non-current assets [^]	<u>1,824,055</u>	<u>199,304</u>	<u>69,584</u>	<u>149,337</u>	<u>169,840</u>	<u>66,994</u>	<u>311,053</u>	<u>57,415</u>	<u>2,847,582</u>	<u>100,000</u>	<u>2,947,582</u>

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

CDL Hospitality Trusts
Condensed interim financial statements
For the six months and full year ended 31 December 2023

	----- 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
2023											
Rental revenue	71,801	7,251	–	10,678	8,523	–	4,165	5,576	107,994	7,577	115,571
Hotel revenue	58,719	–	20,241	–	13,823	8,117	41,085	–	141,985	–	141,985
Revenue – external	<u>130,520</u>	<u>7,251</u>	<u>20,241</u>	<u>10,678</u>	<u>22,346</u>	<u>8,117</u>	<u>45,250</u>	<u>5,576</u>	<u>249,979</u>	<u>7,577</u>	<u>257,556</u>
Reportable segment net property income	80,294	7,251	4,168	9,459	7,140	3,862	15,153	5,344	132,671	5,633	138,304
Depreciation of property, plant and equipment	(7,818)	–	(1,993)	–	(3,674)	(1,367)	(7,079)	–	(21,931)	–	(21,931)
Net fair value gain/(loss) of investment properties	122,094	(25,441)	–	(1,479)	(5,199)	–	10,630	6,367	106,972	–	106,972
Reversal of revaluation deficit/(Revaluation deficit) on property, plant and equipment	780	–	1,383	–	(4,378)	–	3,158	–	943	–	943
Unallocated items:											
- H-REIT Manager's management fee											(12,639)
- H-REIT Trustee's fee											(409)
- HBT Trustee-Manager's management fee											(1,188)
- HBT Trustee-Manager's trustee fee											(305)
- Valuation fees											(261)
- Other expenses											(5,269)
- Finance income											849
- Finance costs											(63,310)
- Tax expense											(17,791)
Total return for the year											<u>123,965</u>
Other material non-cash items											
(Impairment loss)/Reversal of impairment loss on trade and other receivables	(168)	–	–	–	(118)	–	31	–	(255)	–	(255)
Reportable segment assets											
Capital expenditure:											
- Investment properties and property, plant and equipment	22,155	5,091	876	274	4,582	271	3,238	787	37,274	–	37,274
- Investment property under development	–	–	–	–	–	–	60,597	–	60,597	–	60,597
Non-current assets [^]	<u>1,967,433</u>	<u>176,248</u>	<u>71,605</u>	<u>152,935</u>	<u>160,524</u>	<u>70,587</u>	<u>403,203</u>	<u>66,398</u>	<u>3,068,933</u>	<u>110,000</u>	<u>3,178,933</u>

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

CDL Hospitality Trusts
Condensed interim financial statements
For the six months and full year ended 31 December 2023

	----- 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
2022											
Rental revenue	60,228	10,483	–	9,025	7,825	–	3,502	3,385	94,448	5,738	100,186
Hotel revenue	53,052	–	17,532	–	14,906	4,558	39,122	–	129,170	–	129,170
Revenue – external	<u>113,280</u>	<u>10,483</u>	<u>17,532</u>	<u>9,025</u>	<u>22,731</u>	<u>4,558</u>	<u>42,624</u>	<u>3,385</u>	<u>223,618</u>	<u>5,738</u>	<u>229,356</u>
Reportable segment net property income	72,728	10,483	2,990	7,395	8,280	1,154	13,546	3,203	119,779	3,940	123,719
Depreciation of property, plant and equipment	(7,371)	–	(2,026)	–	(3,268)	(1,359)	(6,960)	–	(20,984)	–	(20,984)
Net fair value gain/(loss) of investment properties	123,943	3,934	–	(3,385)	453	–	6,972	(1,655)	130,262	–	130,262
Reversal of revaluation deficit/(Revaluation deficit) on property, plant and equipment	9,652	–	796	–	6,060	409	(3,667)	–	13,250	–	13,250
Unallocated items:											
- H-REIT Manager's management fee											(11,702)
- H-REIT Trustee's fee											(375)
- HBT Trustee-Manager's management fee											(1,015)
- HBT Trustee-Manager's trustee fee											(272)
- Valuation fees											(191)
- Other expenses											(5,086)
- Finance income											40,644
- Finance costs											(45,080)
- Tax expense											(7,778)
Total return for the year											<u>215,392</u>
Other material non-cash items											
Impairment loss on trade and other receivables	(9)	–	–	–	–	–	(118)	–	(127)	–	(127)
Reportable segment assets											
Capital expenditure:											
- Investment properties and property, plant and equipment	594	274	443	867	4,515	10	4,650	150	11,503	–	11,503
- Investment property under development	–	–	–	–	–	–	29,474	–	29,474	–	29,474
Non-current assets [^]	<u>1,824,055</u>	<u>199,304</u>	<u>69,584</u>	<u>149,337</u>	<u>169,840</u>	<u>66,994</u>	<u>311,053</u>	<u>57,415</u>	<u>2,847,582</u>	<u>100,000</u>	<u>2,947,582</u>

[^] 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
HBT Group								
At 31 December 2023								
Financial assets not measured at fair value								
Trade and other receivables ⁽¹⁾	22,287	–	–	22,287				
Cash and cash equivalents	14,798	–	–	14,798				
	<u>37,085</u>	<u>–</u>	<u>–</u>	<u>37,085</u>				
Financial liabilities not measured at fair value								
Trade and other payables ⁽²⁾	–	–	(66,886)	(66,886)				
Unsecured bank loans	–	–	(90,326)	(90,326)	–	(90,326)	–	(90,326)
Loan from related entity	–	–	(145,652)	(145,652)				
	<u>–</u>	<u>–</u>	<u>(302,864)</u>	<u>(302,864)</u>				

⁽¹⁾ Excluding prepayments

⁽²⁾ 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
HBT Group								
At 31 December 2022								
Financial assets not measured at fair value								
Trade and other receivables ⁽¹⁾	20,882	–	–	20,882				
Cash and cash equivalents	25,549	–	–	25,549				
	<u>46,431</u>	<u>–</u>	<u>–</u>	<u>46,431</u>				
Financial liabilities not measured at fair value								
Trade and other payables ⁽²⁾	–	–	(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>				

⁽¹⁾ Excluding prepayments

⁽²⁾ 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
H-REIT Group								
At 31 December 2023								
Financial assets not measured at fair value								
Finance lease receivables	5,145	–	–	5,145				
Trade and other receivables ⁽¹⁾	186,407	–	–	186,407				
Cash and cash equivalents	57,202	–	–	57,202				
	<u>248,754</u>	<u>–</u>	<u>–</u>	<u>248,754</u>				
Financial assets measured at fair value								
Financial derivative assets	–	14,510	–	14,510	–	14,510	–	14,510
Financial liabilities measured at fair value								
Financial derivative liabilities	–	(1,506)	–	(1,506)	–	(1,506)	–	(1,506)
Financial liabilities not measured at fair value								
Secured TMK bond	–	–	(28,582)	(28,582)	–	(28,335)	–	(28,335)
Secured bank loan	–	–	(64,170)	(64,170)	–	(62,457)	–	(62,457)
Unsecured bank loans	–	–	(969,216)	(969,216)	–	(966,959)	–	(966,959)
Trade and other payables ⁽²⁾	–	–	(44,409)	(44,409)				
Rental deposits	–	–	(11,785)	(11,785)	–	–	(11,243)	(11,243)
	<u>–</u>	<u>–</u>	<u>(1,118,162)</u>	<u>(1,118,162)</u>				

⁽¹⁾ Excluding prepayments

⁽²⁾ 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
H-REIT Group								
At 31 December 2022								
Financial assets not measured at fair value								
Finance lease receivables	1,803	–	–	1,803				
Trade and other receivables ⁽¹⁾	123,249	–	–	123,249				
Cash and cash equivalents	71,379	–	–	71,379				
	196,431	–	–	196,431				
Financial assets measured at fair value								
Financial derivative assets	–	26,419	–	26,419	–	26,419	–	26,419
	–	26,419	–	26,419	–	26,419	–	26,419
Financial liabilities measured at fair value								
Financial derivative liabilities	–	(163)	–	(163)	–	(163)	–	(163)
	–	(163)	–	(163)	–	(163)	–	(163)
Financial liabilities not measured at fair value								
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 ⁽²⁾	–	–	(35,009)	(35,009)				
Rental deposits	–	–	(11,267)	(11,267)	–	–	(10,890)	(10,890)
	–	–	(1,039,778)	(1,039,778)	–	–	(10,890)	(10,890)

⁽¹⁾ Excluding prepayments

⁽²⁾ 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
Stapled Group								
At 31 December 2023								
Financial assets not measured at fair value								
Finance lease receivables	5,145	–	–	5,145				
Trade and other receivables ⁽¹⁾	20,785	–	–	20,785				
Cash and cash equivalents	72,000	–	–	72,000				
	<u>97,930</u>	<u>–</u>	<u>–</u>	<u>97,930</u>				
Financial assets measured at fair value								
Financial derivative assets	–	14,510	–	14,510	–	14,510	–	14,510
Financial liabilities measured at fair value								
Financial derivative liabilities	–	(1,506)	–	(1,506)	–	(1,506)	–	(1,506)
Financial liabilities not measured at fair value								
Secured TMK bond	–	–	(28,582)	(28,582)	–	(28,335)	–	(28,335)
Secured bank loan	–	–	(64,170)	(64,170)	–	(62,457)	–	(62,457)
Unsecured bank loans	–	–	(1,059,542)	(1,059,542)	–	(1,057,285)	–	(1,057,285)
Trade and other payables ⁽²⁾	–	–	(59,245)	(59,245)				
Rental deposits	–	–	(11,785)	(11,785)	–	–	(11,243)	(11,243)
	<u>–</u>	<u>–</u>	<u>(1,223,324)</u>	<u>(1,223,324)</u>				

⁽¹⁾ Excluding prepayments

⁽²⁾ 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
Stapled Group								
At 31 December 2022								
Financial assets not measured at fair value								
Finance lease receivables	1,803	–	–	1,803				
Trade and other receivables ⁽¹⁾	19,856	–	–	19,856				
Cash and cash equivalents	96,928	–	–	96,928				
	<u>118,587</u>	<u>–</u>	<u>–</u>	<u>118,587</u>				
Financial assets measured at fair value								
Financial derivative assets	–	26,419	–	26,419	–	26,419	–	26,419
Financial liabilities measured at fair value								
Financial derivative liabilities	–	(163)	–	(163)	–	(163)	–	(163)
Financial liabilities not measured at fair value								
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 ⁽²⁾	–	–	(49,032)	(49,032)				
Rental deposits	–	–	(11,267)	(11,267)	–	–	(10,890)	(10,890)
	<u>–</u>	<u>–</u>	<u>(1,141,075)</u>	<u>(1,141,075)</u>				

⁽¹⁾ Excluding prepayments

⁽²⁾ Excluding deferred income

17 Commitments

	HBT Group		H-REIT Group		Stapled Group	
	2023	2022	2023	2022	2023	2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
(a) Capital expenditure contracted but not provided for	13,432	70,098	9,842	10,701	23,274	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. The development is expected to be completed in 2024 with a development sum of \$110.2 million (£65.6 million) as at 31 December 2023 (2022: \$118.4 million (£63.8 million)).

- (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% (2022: 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 31 December 2023, the H-REIT Group and the Stapled Group are committed to incur capital expenditure of \$7,177,000 (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 condensed interim 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 payments being recorded for the years ended 31 December 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 year ended 31 December 2023, the Stapled Group recorded variable lease payments of \$1,523,000 (2022: \$1,183,000).

- (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 year, other than the transactions disclosed elsewhere in the financial statements, there were the following related party transactions:

	HBT Group		H-REIT Group		Stapled Group	
	2023	2022	2023	2022	2023	2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Related corporations of the H-REIT Manager and HBT Trustee-Manager						
Acquisition fee paid/payable	–	–	–	414	–	414
Rental income received/ receivable	–	–	79,214	70,983	79,214	70,983
Rental expense paid/payable	81	96	864	742	945	838
Shared service expenses paid/payable	163	135	560	261	723	396
Corporate secretarial services fee paid/payable	57	62	103	109	160	171
Asset management fees	113	–	–	–	113	–
Advisory fee paid/payable	62	65	–	–	62	65

19 Financial ratios

	H-REIT Group		Stapled Group	
	2023	2022	2023	2022
	%	%	%	%
Expenses to weighted average net assets ¹				
- including performance component of H-REIT Manager's management fees ²	0.94	1.02	1.13	1.13
- excluding performance component of H-REIT Manager's management fees ²	0.62	0.70	0.79	0.80
Portfolio turnover rate ³	–	2.58	–	2.51

¹ 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.

² Excluding acquisition fee and costs associated with the acquisition of a property.

³ 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 financial year ended 31 December 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.

	\$'000
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

	\$'000
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	(225)
Net cash outflow on acquisition	<u>43,122</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 3.19 cents per Stapled Security to Stapled Securityholders in respect of the period from 1 July 2023 to 31 December 2023.
- (ii) 1,315,941 Stapled Securities, amounting to \$1,445,000, were issued as satisfaction of the H-REIT Manager's base fee for the period from 1 October 2023 to 31 December 2023.
- (iii) 152,260 Stapled Securities, amounting to \$167,000, were issued as satisfaction of the HBT Trustee-Manager's base fee for the period from 1 October 2023 to 31 December 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 31 December 2023, the Statement of Profit or Loss 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 and year 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 31 December 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 and year 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 31 December 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 and year then ended and certain explanatory notes have not been audited or reviewed.

2. Review of performance of the Group

Please refer to “Second Half and Full Year 2023 Summary of Group Performance” Section 2, page 12 to 21 of CDL Hospitality Trusts for the six-month period and year ended 31 December 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 “Second Half and Full Year 2023 Summary of Group Performance” Section 3, page 21 of CDL Hospitality Trusts for the six-month period and year ended 31 December 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 “Second Half and Full Year 2023 Summary of Group Performance” Section 4, page 21 to 22 of CDL Hospitality Trusts for the six-month period and year ended 31 December 2023.

5. Distributions

5(a) Current financial period

Any distributions declared for the current financial period? Yes
 Period of distribution: Distribution for 1 July 2023 to 31 December 2023

Distribution Type	Distribution Rate (cents)
Taxable Income	2.43
Tax Exempt Income	0.00
Capital	0.76
Total	3.19

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 July 2022 to 31 December 2022

Distribution Type	Amount (cents per Stapled Security)
Taxable Income	3.12
Tax Exempt Income	0.05
Capital	0.42
Total	3.59

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 February 2024

5(e) Date payable

29 February 2024

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 and year ended 31 December 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.

9. Confirmation pursuant to Rule 704(13) of the Listing Manual

Pursuant to Rule 704(13) of the Listing Manual of Singapore Exchange Securities Trading Limited, the H-REIT Manager and the HBT Trustee-Manager confirm that there are no persons occupying managerial positions in the H-REIT Manager and its principal subsidiary, the HBT Trustee-Manager, who are related to a director or the chief executive officer or a substantial shareholder of the H-REIT Manager or of the HBT Trustee-Manager respectively or a substantial Stapled Securityholder of CDLHT.

On behalf of the Board of Directors

CHAN SOON HEE ERIC
Chairman

VINCENT YEO WEE ENG
Chief Executive Officer

30 January 2024

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.

Enid Ling Peek Fong
Company Secretary
M&C REIT Management Limited
(Company Registration No. 200607091Z)
(as Manager of CDL Hospitality Real Estate Investment Trust)

30 January 2024

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)

30 January 2024