

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



DORSETT

HOSPITALITY INTERNATIONAL

帝盛酒店集團

Dorsett Hospitality International Limited

帝盛酒店集團有限公司

(Incorporated in the Cayman Islands with limited liability)

Website : <http://www.dorsett.com>

(Stock Code: 2266)

Voluntary Disclosure

Unaudited Operational Update for the Third Quarter ended 31 December 2012

The Board of Directors (the “Board”) of Dorsett Hospitality International Limited (the “Company”) is pleased to announce the unaudited operational update of the Company and its subsidiaries (the “Group”) for the third quarter ended 31 December 2012 in respect of the financial year ending 31 March 2013 as follows:

Owned Hotels Operational Highlights		
	For the third quarter ended	
	31.12.2012	31.12.2011
Hong Kong		
Occupancy rate	96%	98%
Average room rate (HK\$)	1,174	1,161
RevPAR (HK\$)	1,122	1,137
Malaysia		
Occupancy rate	72%	80%
Average room rate (HK\$)	502	485
RevPAR (HK\$)	360	387
China		
Occupancy rate	74%	58%
Average room rate (HK\$)	567	536
RevPAR (HK\$)	420	309
Group Total*		
Occupancy rate	83%	85%
Average room rate (HK\$)	874	860
RevPAR (HK\$)	728	729

	For the nine months ended	
	31.12.2012	31.12.2011
Hong Kong		
Occupancy rate	95%	97%
Average room rate (HK\$)	1,032	961
RevPAR (HK\$)	977	928
Malaysia		
Occupancy rate	69%	76%
Average room rate (HK\$)	501	498
RevPAR (HK\$)	344	376
China		
Occupancy rate	73%	53%
Average room rate (HK\$)	555	566
RevPAR (HK\$)	406	300
Group Total*		
Occupancy rate	82%	83%
Average room rate (HK\$)	799	767
RevPAR (HK\$)	652	632
* To ensure the comparability of hotels operational results, the above highlights exclude results from hotels which did not fully operate during the periods under review of both current and last financial years. The hotels being excluded comprise of Central Park Hotel, Dorsett Kwun Tong, Dorsett Grand Chengdu and Dorsett Regency Hotel, Hong Kong.		

For the third quarter ended 31 December 2012, the Group's average room rate ("ARR") increased by 1% year-on-year while the occupancy ("OCC") recorded 2% year-on-year decrease. The Group recorded an overall revenue per available room ("RevPAR") of HK\$728, maintaining the same level to that of the corresponding period of the last financial year.

Demand in Hong Kong was instantly boosted up in year 2011 due to the catastrophes in Japan and Thailand and the overall OCC for Hong Kong region increased significantly to 98% in the same period of the last financial year. For the quarter under review, Hong Kong region still achieved a high OCC of 96% and 1% year-on-year increase in ARR. The overall RevPAR for Hong Kong region recorded a moderate year-on-year decrease of 1%, which accounts for 47% of the Group's total owned room inventory for the quarter.

During the quarter, Dorsett Regency Wuhan attained a remarkable increase in RevPAR of 44% which was mainly driven by a 20% point increase in OCC. Dorsett Shanghai also achieved an encouraging year-on-year growth in RevPAR and OCC of 28% and 13% point respectively. Overall RevPAR for the China region exhibited a significant year-on-year increase of 36%.

Our five hotels in Malaysia were able to increase the overall ARR by 3% as compared to the same period of the last financial year. However, the performance of the Malaysian hotels were affected by the decrease in international events, downscaled service of national carriers and budget airlines which leading to a drop in leisure travelers. OCC recorded a year-on-year decrease of 8% point, resulting in overall decrease of 7% in RevPAR for the quarter.

The lingering global economic instability and political concerns in pockets of Asia Pacific are disquieting factors, but the Company maintains a cautiously optimistic outlook of the industry, the operational performance of its hotels and the Company's performance and holds firm to its belief that such times of uncertainty can also present opportunities.

The Board wishes to remind investors and/or shareholders of the Company that the above operational update for the third quarter ended 31 December 2012 are based on the Group's internal records and unaudited management accounts which have not been reviewed or audited by auditors. Differences may arise between such data and the information disclosed in subsequent audited financial statements. Investors and/or shareholders of the Company are cautioned not to unduly rely on such data and are advised to exercise caution when dealing in the shares of the Company.

This announcement is a voluntary information disclosure.

By Order of the Board
Dorsett Hospitality International Limited
CHIU, Wing Kwan Winnie
President and Executive Director

Hong Kong, 8 February 2013

As at the date of this announcement, the executive directors of the Company are Ms. CHIU, Wing Kwan Winnie and Mr. LAI, Wai Keung. The non-executive directors of the Company are Tan Sri Dato' CHIU, David, Mr. HOONG, Cheong Thard and Mr. CHAN, Chi Hing. The independent non-executive directors of the Company are Mr. SHEK, Lai Him Abraham, Mr. TO, Peter, Dr. LIU, Ngai Wing and Mr. ANGELINI, Giovanni.

This announcement was originally prepared in English and was subsequently translated into Chinese. In the event of any inconsistency between the two texts, the English text of this announcement shall prevail over the Chinese text.