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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 Second Quarter ended 30 September 2013

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 second quarter ended 30 September 2013 in respect of the financial year ending 31 March 2014 as follows:

Owned Hotels Operational Highlights		
	For the second quarter ended	
	30.9.2013	30.9.2012
Hong Kong		
Occupancy rate	95%	94%
Average room rate (HK\$)	909	973
RevPAR (HK\$)	864	910
China		
Occupancy rate	63%	71%
Average room rate (HK\$)	572	533
RevPAR (HK\$)	361	377
Malaysia		
Occupancy rate	68%	63%
Average room rate (HK\$)	502	525
RevPAR (HK\$)	342	331
Group Total*		
Occupancy rate	79%	79%
Average room rate (HK\$)	730	778
RevPAR (HK\$)	580	611

	For the six months ended	
	30.9.2013	30.9.2012
Hong Kong		
Occupancy rate	94%	94%
Average room rate (HK\$)	914	959
RevPAR (HK\$)	858	904
China		
Occupancy rate	67%	72%
Average room rate (HK\$)	615	557
RevPAR (HK\$)	414	399
Malaysia		
Occupancy rate	67%	65%
Average room rate (HK\$)	517	517
RevPAR (HK\$)	344	337
Group Total*		
Occupancy rate	79%	80%
Average room rate (HK\$)	745	768
RevPAR (HK\$)	589	614
* 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 Dorsett Regency Hotel, Hong Kong, Dorsett Kwun Tong, Hong Kong, Dorsett Grand Chengdu and Dorsett Singapore.		

For the second quarter ended 30 September 2013, the Group's average room rate ("ARR") recorded 6% year-on-year decrease while the occupancy ("OCC") maintained at the same level of corresponding period of the last financial year. The Group recorded revenue per available room ("RevPAR") at HK\$580 with a 5% year-on-year decrease.

The Group's operations in Hong Kong region recorded a year-on-year increase in OCC of 1% point. The ARR declined by 7% year-on-year, which was in line with hotel industry trend announced by the Hong Kong Tourism Board and was also partly attributable to the impact from the renovation of hotels that enjoy higher ARR, namely Cosmopolitan Hotel Hong Kong and Lan Kwai Fong Hotel@Kau U Fong. In light of the decline of ARR, the RevPAR recorded a year-on-year decrease of 5%.

Our hotels in China recorded a year-on-year decline of 8% point in OCC due to the renovation work at Dorsett Wuhan. Notwithstanding that, the Group managed to increase the overall ARR by 7% compared to the same period of the last financial year which resulted in 4% year-on-year decline in the RevPAR for China region.

During the quarter, the momentum of revenue growth in Malaysia region continued from the previous quarter. The Group achieved an encouraging year-on-year increase of 5% point in OCC which contributed to the 3% year-on-year increase in the RevPAR.

The Company maintains a cautiously optimistic outlook on the business performance in the near term and remains upbeat on the long term business performance given its proven business model and its “China Wallet” strategy.

The Board wishes to remind investors and/or shareholders of the Company that the above operational update for the second quarter ended 30 September 2013 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, 6 November 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, G.B.S., J.P., 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.