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**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 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 third quarter ended 31 December 2013 in respect of the financial year ending 31 March 2014 as follows:

<b>Owned Hotels Operational Highlights</b>		
	<b>For the third quarter ended</b>	
	<b>31.12.2013</b>	<b>31.12.2012</b>
<b>Hong Kong</b>		
Occupancy rate	94%	96%
Average room rate (HK\$)	1,111	1,174
RevPAR (HK\$)	1,042	1,122
<b>China</b>		
Occupancy rate	75%	74%
Average room rate (HK\$)	612	567
RevPAR (HK\$)	461	420
<b>Malaysia</b>		
Occupancy rate	74%	72%
Average room rate (HK\$)	517	502
RevPAR (HK\$)	380	360
<b>Group Total*</b>		
Occupancy rate	83%	83%
Average room rate (HK\$)	839	874
RevPAR (HK\$)	698	728

	<b>For the nine months ended</b>	
	<b>31.12.2013</b>	<b>31.12.2012</b>
<b>Hong Kong</b>		
Occupancy rate	94%	95%
Average room rate (HK\$)	981	1,032
RevPAR (HK\$)	921	977
<b>China</b>		
Occupancy rate	70%	73%
Average room rate (HK\$)	614	555
RevPAR (HK\$)	430	406
<b>Malaysia</b>		
Occupancy rate	69%	69%
Average room rate (HK\$)	517	501
RevPAR (HK\$)	356	344
<b>Group Total*</b>		
Occupancy rate	81%	82%
Average room rate (HK\$)	778	799
RevPAR (HK\$)	626	652
* 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 quarter under review, the Group's average room rate ("ARR") recorded a 4% year-on-year decline while the occupancy rate ("OCC") was maintained at the same level of the corresponding period of last financial year. The Group's revenue per available room ("RevPAR") came in at HK\$698, down by 4% year-on-year, largely attributable to the Group's operations in Hong Kong but partially offset by the continuous strong performance of the Group's operations in China and Malaysia.

The Group's operations in Hong Kong region recorded a year-on-year drop in OCC of 2%. The ARR declined by 5% year-on-year and the RevPAR decreased by 7% year-on-year in view of the immediate adverse impact on the introduction of restriction on zero fare tour group. The decline was generally in line with the industrial trend and was in fact narrower than the management expectation as continuous efforts to realign our guest profile and changes implemented to our distribution platform have enabled the Group to minimize the adverse impact from the change of market condition.

Our hotels in China continued to demonstrate improved performance for the quarter under review with a year-on-year increase in OCC of 1% point. The ARR came in strongly with an 8% growth year-on-year and the RevPAR was up 10% year-on-year.

The Group's operations in Malaysia continued its momentum of steady growth during the quarter under review with OCC improved by 2% year-on-year. The ARR recorded an encouraging year-on-year increase of 3% and the RevPAR was up 6% compared to the same period of last year.

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 third quarter ended 31 December 2013 is 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, 29 January 2014

*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.*