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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 Fourth Quarter ended 31 March 2014

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 fourth quarter ended 31 March 2014 in respect of the financial year ended 31 March 2014 as follows:

Owned Hotels Operational Highlights		
	For the fourth quarter ended	
	31.3.2014	31.3.2013
Hong Kong		
Occupancy rate	96%	94%
Average room rate (HK\$)	974	1,005
RevPAR (HK\$)	937	947
China		
Occupancy rate	69%	61%
Average room rate (HK\$)	563	527
RevPAR (HK\$)	388	323
Malaysia		
Occupancy rate	69%	67%
Average room rate (HK\$)	524	490
RevPAR (HK\$)	359	330
Group Total*		
Occupancy rate	81%	79%
Average room rate (HK\$)	771	783
RevPAR (HK\$)	626	619

	For the twelve months ended	
	31.3.2014	31.3.2013
Hong Kong		
Occupancy rate	94%	95%
Average room rate (HK\$)	979	1,026
RevPAR (HK\$)	925	970
China		
Occupancy rate	70%	70%
Average room rate (HK\$)	601	549
RevPAR (HK\$)	419	385
Malaysia		
Occupancy rate	69%	68%
Average room rate (HK\$)	519	498
RevPAR (HK\$)	357	341
Group Total*		
Occupancy rate	81%	81%
Average room rate (HK\$)	776	795
RevPAR (HK\$)	626	644
* To ensure comparability, the above highlights exclude hotels which did not fully operate during the periods under review for both current and last financial years. The hotels being excluded comprise Dorsett Regency Hotel, Hong Kong, Dorsett Kwun Tong, Hong Kong, Dorsett Tsuen Wan, Hong Kong, Dorsett Grand Chengdu and Dorsett Singapore.		

For the quarter under review, the Group's average room rate ("ARR") recorded a 1.5% year-on-year decline while the occupancy rate ("OCC") improved by 2% points year-on-year. The Group's revenue per available room ("RevPAR") came in at HK\$626, increased by 1% year-on-year, largely attributable to the continuous strong performance of the Group's operations in China and Malaysia but partially offset by the marginally weaker RevPAR of the Group's operations in Hong Kong.

For the quarter under review, the Group's operations in Hong Kong region recorded a year-on-year increase in OCC of 2% points. The ARR was however declined by 3% year-on-year and as a result, RevPAR decreased marginally by 1% year-on-year. The marginal decline of RevPAR 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 and the reduced revenue contribution from its flagship hotel that enjoys the higher RevPAR, namely the Cosmopolitan Hotel Hong Kong due to the on-going renovation and refurbishment program.

For the quarter under review, our hotels in China continued to demonstrate improved performance with a year-on-year increase in OCC of 8% points. The ARR came in strongly with a 7% growth year-on-year and the RevPAR was up 20% 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% points year-on-year. The ARR recorded an encouraging year-on-year increase of 7% and the RevPAR was up 9% 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 fourth quarter ended 31 March 2014 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, 20 May 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.