



HOTEL PROPERTIES LIMITED

Co. Reg No : 198000348Z

(Incorporated in the Republic of Singapore)

ACQUISITION OF PROPERTY IN LONDON

The Board of Directors of Hotel Properties Limited (“HPL” or “the Company”) wishes to announce that its wholly-owned subsidiary, HPL Properties (West) Pte Ltd and Anchorage View Pte. Ltd. (“AVPL”) have formed a joint venture to acquire a hotel operation and property in West London (described below).

The joint venture company, HPL Ealing Pte Ltd’s issued and paid-up capital is S\$10.00 comprising 10 ordinary shares, 70% owned by HPL Properties (West) Pte Ltd and 30% by AVPL, a company which Mr. Ong Beng Seng, the Managing Director and deemed controlling shareholder of the Company, and Mr. David Fu Kuo Chen, a Non-Executive Director of the Company, have equity interest in.

HPL Ealing Pte Ltd has entered into a share purchase agreement with Gilmour S.a.r.l (“the Vendor”) to purchase the entire issued share capital of (i) Dorset London West Limited (“Dorset”), a company incorporated in England and (ii) DT Ealing S.a.r.l (“DT Ealing”), a company incorporated in Luxembourg (together the “Targets”) from the Vendor. Dorset has two direct subsidiaries, Magnum Ealing Nominee 1 Limited and Magnum Ealing Nominee 2 Limited (the Targets and Dorset’s subsidiaries together being the “Target Group”).

The Target Group owns freehold property located at 2-8 Hanger Lane, Ealing, London (the “Property”). The total consideration for the acquisition of the Target Group together with the Property, comprising equity shares and shareholder’s debt, is £39,412,500 adjusted by an amount equal to the Target Group’s net current assets (such consideration to be finalised following completion of the transaction (the “Purchase Price”).

The Property, which was fully renovated and rebranded in 2013, operates under the Hilton Doubletree brand and comprises a 189 key hotel with extensive conference and banqueting space, with a restaurant and bar. The hotel is located close to main line and underground stations, including Crossrail, as well as having easy access to the major sports stadiums of Wembley and Twickenham.

The Purchase Price for the acquisition of the Target Group together with the Property was negotiated at arm’s length on a willing buyer willing seller basis, taking into consideration the trading performance of the business.

It is intended that HPL’s share of the acquisition of the Target Group together with the Property shall be funded by way of a combination of third party loan financing and internal resources and *is not* expected to have any material effect on the consolidated net tangible assets per share and consolidated earnings per share of HPL Group based on the audited consolidated accounts of the HPL Group for the year ended 31 December 2016.

Save as disclosed above, none of the directors, controlling shareholder or substantial shareholders of the Company has any indirect or direct interest, other than through their shareholding interests in the Company.

By Order of the Board

Lo Swee Oi
Company Secretary
Date: 14 July 2017