



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter ended 30 September 2008

PART I – INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

1(a)(i) An income statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Notes	Group 3 months ended 30 Sep			Group 9 months ended 30 Sep		
		2008	2007	Incr/ (Decr)	2008	2007	Incr/ (Decr)
		(S\$'000)	(S\$'000)	%	(S\$'000)	(S\$'000)	%
Revenue	1	82,752	82,527	0%	321,718	270,462	19%
Other operating income	1	3,651	65	5517%	12,241	443	2663%
Costs and expenses							
Operating supplies		(17,677)	(11,708)	51%	(67,816)	(45,079)	50%
Salaries and related expenses		(28,786)	(25,173)	14%	(85,037)	(73,807)	15%
Administrative expenses		(10,917)	(7,908)	38%	(37,670)	(24,458)	54%
Sales and marketing expenses		(4,476)	(4,987)	-10%	(14,566)	(14,660)	-1%
Other operating expenses		(15,316)	(13,946)	10%	(46,004)	(41,787)	10%
Total costs and expenses	2	(77,172)	(63,722)	21%	(251,093)	(199,791)	26%
Operating profit	3	9,231	18,870	-51%	82,866	71,114	17%
Depreciation of property, plant and equipment	4	(7,913)	(6,847)	16%	(24,647)	(19,512)	26%
Amortisation of lease rental and land use rights		(1,042)	(1,089)	-4%	(3,095)	(3,053)	1%
Profit from operations		276	10,934	-97%	55,124	48,549	14%
Finance income		733	1,104	-34%	1,963	3,148	-38%
Finance costs	5	(4,682)	(4,352)	8%	(13,502)	(11,830)	14%
Share of results of associated companies		208	666	-69%	1,198	1,622	-26%
Share of results of joint venture companies		(3)	(4)	-25%	(7)	(13)	-46%
(Loss)/Profit before exceptional items		(3,468)	8,348	nm	44,776	41,476	8%
Exceptional item	6	-	44,535	-100%	-	44,535	-100%
(Loss)/Profit before taxation		(3,468)	52,883	nm	44,776	86,011	-48%
Income tax expenses	7	(980)	(2,538)	-61%	(18,021)	(11,814)	53%
(Loss)/Profit after taxation	8	(4,448)	50,345	nm	26,755	74,197	-64%
Attributable to:							
Equity holders of the Company	10	(4,883)	49,104	nm	13,984	63,443	-78%
Minority interests	9	435	1,241	-65%	12,771	10,754	19%
Net (Loss)/Profit for the Period		(4,448)	50,345	nm	26,755	74,197	-64%



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter ended 30 September 2008

1(a)(ii) Explanatory notes on performance for 3Q 2008

1. Revenue and other operating income

Revenue increased by S\$0.3 million from S\$82.5 million in 3Q07 to S\$82.8 million in 3Q08. Revenue from Hotel Residences segment was higher by S\$13.6 million. This however was fully eroded by lower revenue from Hotel Investment segment (S\$5.6 million) and Property Sales segment (S\$7.6 million) as a result of the political crisis in Thailand which has worsened since August 2008 and further compounded by 3rd quarter being the shoulder season of the year.

Hotel Residences revenue increased by S\$13.6 million or more than 4-fold to S\$17.2 million due to continuing progressive revenue recognition of villas/townhomes/suites at Banyan Tree Phuket, Banyan Tree Lijiang, Dusit Laguna and Banyan Tree Bangkok.

Hotel Investment segment posted revenue of S\$37.4 million in 3Q08, lower than last year by S\$5.6 million or 13%. The decrease was mainly attributable to lower revenue in Thailand as the current political crisis in Thailand which worsened with street demonstrations in Bangkok and also resulted in a weekend closure of Phuket Airport, has adversely affected tourists' arrival in Thailand. Our resorts in Maldives continued to do well and this helped to reduce the overall shortfall in revenue.

Property Sales segment recorded revenue of S\$8.7 million in 3Q08, S\$7.6 million lower than last year. This was due to slower sales and revenue recognition of Laguna Village Villas, Townhomes phase 2 and Bungalows phase 2 and phase 3. Sale of holiday vacation club membership was also below last year as a result of Thailand's unstable political environment.

Other operating income increased by S\$3.6 million from S\$0.1 million in 3Q07 to S\$3.7 million in 3Q08 mainly due to gain on capital distribution from an associated company.

2. Costs and expenses

Total costs and expenses increased by S\$13.5 million from S\$63.7 million in 3Q07 to S\$77.2 million in 3Q08. The overall increase was mainly due to higher revenue and also the expanded business activities of the group.

Operating supplies expenses increased by S\$6.0 million from S\$11.7 million to S\$17.7 million largely due to increased cost of properties sold under Hotel Residences segment as a result of higher sales and revenue recognition.

Salaries and related expenses increased by S\$3.6 million from S\$25.2 million to S\$28.8 million largely due to increase in headcount as a result of new hotel operations in Banyan Tree Madivaru which opened in July 2007 and Angsana Riads Morocco which opened in December 2007. Additional headcounts were also required in Banyan Tree Lijiang, Banyan Tree Bangkok and Dusit Laguna as a result of increase in rooms inventory.

Administrative expenses increased by S\$3.0 million from S\$7.9 million to S\$10.9 million mainly due to higher legal and professional fees relating to Tsunami insurance claims, and land and property tax due to high Hotel Residences sales.

Other operating expenses increased by S\$1.4 million from S\$13.9 million to S\$15.3 million largely due to occupancy related expenses of new resorts in Angsana Morocco, Banyan Tree Madivaru and also Angsana Velavaru which was closed for renovation during the same period last year. In addition, there were higher fuel and electricity costs due to higher oil prices.

3. Operating profit ("EBITDA")

EBITDA decreased by S\$9.7 million from S\$18.9 million in 3Q07 to S\$9.2 million in 3Q08. This was largely due to lower EBITDA from Property Sales and Hotel Investment segments totaling \$9.5 million, and higher overhead expenses of \$2.6 million but partially reduced by higher EBITDA from Hotel Residences segment of \$4.6 million.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter ended 30 September 2008

4. Depreciation of property, plant and equipment

Depreciation of property, plant and equipment increased by S\$1.1 million from S\$6.8 million to S\$7.9 million due to depreciation on the two new resorts, Banyan Tree Madivaru and Angsana Riads Morocco, and higher depreciation on Angsana Velavaru after completion of its refurbishment works late last year. In addition, there was higher depreciation on resorts in Laguna Phuket as a result of upward revaluation on the properties late last year and completion of refurbishments.

5. Finance costs

Finance cost increased by S\$0.3 million from S\$4.4 million in 3Q07 to S\$4.7 million in 3Q08. This was mainly attributed to interest on S\$127.3 million notes issued under the Medium Term Notes programme in last quarter of 2007 and August 2008 partially offset by lower interest on bank loans due to scheduled repayments.

6. Exceptional Item

The exceptional item of S\$44.5 million in 3Q07 was the recognition of negative goodwill arising from the increase in the effective interest in Laguna Resorts and Hotels Public Company Ltd ("LRH") from 51.78% to 65.75% following LRH's rights issue exercise in July 2007. There was no exceptional item in 3Q08.

7. Income tax expenses

Income tax expenses decreased by S\$1.5 million from S\$2.5 million in 3Q07 to S\$1.0 million in 3Q08, in line with the lower operating profit.

8. Net profit after taxation ("NPAT")

Net profit after taxation decreased by S\$54.8 million from S\$50.3 million in 3Q07 to net loss after taxation of S\$4.5 million in 3Q08 mainly due to the exceptional gain in 3Q07 as mentioned above, lower operating profit in 3Q08 and partially offset by a lower taxation charge.

9. Minority interests

Minority interest decreased by S\$0.8 million from S\$1.2 million in 3Q07 to S\$0.4 million in 3Q08, mainly due to lower share of LRH profit.

10. Profit attributable to shareholders of the Company ("PATMI")

As a result of the foregoing, profit attributable to shareholders decreased by S\$54.0 million from S\$49.1 million in 3Q07 to a loss of S\$4.9 million in 3Q08.



BANYAN TREE HOLDINGS LIMITED
 Unaudited results for the Third Quarter ended 30 September 2008

9. Additional disclosures

	Group			Group		
	3 months ended 30 Sep			9 months ended 30 Sep		
	2008	2007	<i>Incr/ (Decr)</i>	2008	2007	<i>Incr/ (Decr)</i>
(S\$'000)	(S\$'000)	%	(S\$'000)	(S\$'000)	%	
Profit from operations						
Profit from operations is stated after charging/(crediting):						
(Write back of)/provision for inventory obsolescence	(20)	84	<i>nm</i>	(134)	132	<i>nm</i>
(Write back of)/allowance for doubtful debts - trade	(219)	115	<i>nm</i>	1,444	65	2122%
Bad debts written off/(written back) - trade	61	(22)	<i>nm</i>	61	(82)	<i>nm</i>
Exchange (gain)/loss	(994)	201	<i>nm</i>	(981)	(738)	33%
Loss/(gain) on disposal of property, plant and equipment	19	(20)	<i>nm</i>	638	22	2800%
Gain on disposal of subsidiary	-	-	<i>nm</i>	(257)	-	<i>nm</i>
Negative goodwill on acquisition	-	-	<i>nm</i>	(424)	-	<i>nm</i>

10. Adjustments for under or over provision of tax in respect of prior years

Included in the nine-months tax expense was an under provision of S\$0.5 million relating to prior years.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter ended 30 September 2008

1(b)(i) A balance sheet (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.

	Notes	Group			Company		
		As at			As at		
		30-Sep-08 (\$'000)	31-Dec-07 (\$'000) (As restated)	Incr/ (Decr) %	30-Sep-08 (\$'000)	31-Dec-07 (\$'000)	Incr/ (Decr) %
Non-current assets							
Property, plant and equipment	1	965,227	976,627	-1%	17	23	-26%
Land use rights	1	6,561	6,144	7%	-	-	-
Land awaiting for future development	1	33,986	18,581	83%	-	-	-
Subsidiary companies		-	-	-	348,809	337,705	3%
Associated companies		33,491	28,146	19%	19,214	19,601	-2%
Joint venture companies		3,461	3,556	-3%	6,327	6,334	0%
Prepaid island rental		23,660	25,386	-7%	-	-	-
Long-term trade receivables	2	35,705	10,321	246%	-	-	-
Intangible assets		26,903	26,965	0%	-	-	-
Long-term investments		18,338	9,052	103%	-	-	-
Other non-current assets		5,673	4,416	28%	-	-	-
Deferred tax assets		15,908	12,089	32%	-	-	-
		1,168,913	1,121,283	4%	374,367	363,663	3%
Current assets							
Inventories		13,002	11,051	18%	-	-	-
Trade receivables		64,043	76,096	-16%	-	-	-
Other receivables		59,490	48,264	23%	2,235	8,247	-73%
Amounts due from subsidiary companies		-	-	-	35,643	4,853	634%
Amounts due from associated companies		2,084	2,420	-14%	-	483	-100%
Amounts due from related parties		7,993	6,323	26%	326	132	147%
Property development costs		68,462	78,504	-13%	-	-	-
Cash and bank balances		43,545	115,716	-62%	4,375	25,149	-83%
		258,619	338,374	-24%	42,579	38,864	10%
Total assets							
		1,427,532	1,459,657	-2%	416,946	402,527	4%
Current liabilities							
Trade payables		12,336	15,820	-22%	-	-	-
Other payables		84,810	86,085	-1%	5,134	4,057	27%
Amounts due to subsidiary companies		-	-	-	43,553	41,074	6%
Amounts due to associated companies		27	27	0%	-	-	-
Amounts due to related parties		2,695	348	674%	2,304	292	689%
Interest-bearing loans and borrowings	3	59,158	94,077	-37%	925	12,125	-92%
Tax payable		5,888	9,489	-38%	112	112	0%
		164,914	205,846	-20%	52,028	57,660	-10%
Net current assets/(liabilities)							
		93,705	132,528	-29%	(9,449)	(18,796)	-50%



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter ended 30 September 2008

	Notes	Group			Company		
		As at			As at		
		30-Sep-08 (S\$'000)	31-Dec-07 (S\$'000) (As restated)	Incr/ (Decr) %	30-Sep-08 (S\$'000)	31-Dec-07 (S\$'000)	Incr/ (Decr) %
Non-current liabilities							
Interest-bearing loans and borrowings	3	136,129	147,957	-8%	2,159	2,853	-24%
Loan stock		509	509	0%	-	-	-
Notes payable	4	127,250	100,000	27%	127,250	100,000	27%
Redeemable preference shares		1,697	926	83%	1,697	926	83%
Other non-current liabilities		4,619	4,092	13%	-	-	-
Deferred tax liabilities		198,716	194,164	2%	-	-	-
Loan from minority shareholder of a subsidiary company		1,635	1,670	-2%	-	-	-
		470,555	449,318	5%	131,106	103,779	26%
Net assets							
		792,063	804,493	-2%	233,812	241,088	-3%
Equity attributable to equity holders of the Company							
Share capital		199,995	199,995	0%	199,995	199,995	0%
Treasury shares		(5,191)	(5,191)	0%	(5,191)	(5,191)	0%
Reserves		363,560	373,904	-3%	39,008	46,284	-16%
		558,364	568,708	-2%	233,812	241,088	-3%
Minority interests		233,699	235,785	-1%	-	-	-
Total equity							
		792,063	804,493	-2%	233,812	241,088	-3%



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter ended 30 September 2008

Explanatory notes on Balance Sheet

1. Property, Plant and Equipment, Land use rights and Land awaiting for future development

Property, plant and equipment, Land use rights and Land awaiting for future development increased by S\$4.4 million from S\$1,001.4 million as at 31 December 2007 to S\$1,005.8 million as at 30 September 2008 mainly due to capital expenditure of S\$36.8 million which include construction and renovation of various hotel projects, and land acquisition of S\$16.0 million adjacent to Laguna Phuket for future development, offset by depreciation charge of S\$24.6 million, transfer of S\$5.7 million properties for sale and disposal of fixed asset of S\$0.5 million.

2. Long-term Receivables

Long-term receivables increased by S\$25.4 million from S\$10.3 million to S\$35.7 million mainly due to higher sales in Hotel Residences segment which is recognized on a progressive basis based on project completion.

3. Current and Non-current interest-bearing loans and borrowings

Current and non-current interest-bearing loans and borrowings decreased by S\$46.7 million from S\$242.0 million to S\$195.3 million due to scheduled repayment of loans of \$88.6 million partially offset by additional loan drawdown of \$46.6 millions.

4. Notes Payable

Notes Payable increased by S\$27.3 million from S\$100.0 million to S\$127.3 million due to the proceeds from Notes issuance in August 2008 under the S\$400 million Multicurrency Medium Term Notes Programme.

5. Litigation

On 3 July 2008, Avenue Asia Capital Partners, L.P., one of 6 plaintiffs, filed a lawsuit against LRH, a listed subsidiary of the Company, as one of 6 defendants at the Southern Bangkok Civil Court. The plaintiffs claimed that they are the creditors of a shareholder of LRH. The plaintiffs alleged that in arranging the Extraordinary General Meeting No. 1/2007 and approving its proposed capital increase where some shareholders did not subscribe for newly issued shares, LRH acted jointly with certain shareholders to commit a tort against the plaintiffs. Thus, the plaintiffs claim damages of S\$22.6 million (Baht 539,052,407) with interest of 7.5% per annum and the costs of legal proceedings.

This case is currently pending at the Court of First Instance. LRH maintains that it did not commit a tort against the plaintiffs and has not made a provision in its accounts. LRH is vigorously defending this lawsuit.



BANYAN TREE HOLDINGS LIMITED
 Unaudited results for the Third Quarter ended 30 September 2008

1(b)(ii) Aggregate amount of the group's borrowings and debts securities

	Group As at	
	30-Sep-08 (S\$'000)	31-Dec-07 (S\$'000)
Amount repayable in one year or less, or on demand:-		
Secured	47,902	49,011
Unsecured	11,256	45,066
Sub-Total 1	59,158	94,077
Amount repayable after one year:-		
Secured	136,129	147,957
Unsecured	127,250	100,000
Sub-Total 2	263,379	247,957
Total Debt	322,537	342,034

Details of any collateral

The long-term secured bank loans are secured by assets with the following net book values:

	Group As at	
	30-Sep-08 (S\$'000)	31-Dec-07 (S\$'000) (As restated)
Freehold land and buildings	639,567	640,232
Quoted shares in a subsidiary company	3,091	30,272
Property development costs	8,548	-
Leasehold buildings	25,523	26,980
Unquoted shares in subsidiary companies	10,724	10,074
Prepaid island rental	24,947	27,610
Other assets	59,707	54,637
	772,107	789,805



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter ended 30 September 2008

1(c) A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

	Group 9 months ended 30 Sep	
	2008 (S\$'000)	2007 (S\$'000)
<i>Cash flows from operating activities</i>		
Profit before taxation	44,776	86,011
Adjustments for:		
Share of results of associated companies	(1,198)	(1,622)
Share of results of joint venture companies	7	13
Depreciation of property, plant and equipment	24,647	19,512
Loss on disposal of property, plant and equipment	638	22
Negative goodwill on acquisition	(424)	(44,535)
Finance income	(1,963)	(3,148)
Finance cost	13,502	11,830
Gain on disposal of subsidiary	(257)	-
Amortisation of lease rental and land use rights	3,095	3,053
Allowance for doubtful debts - trade	1,444	65
Bad debts written off/(written back) - trade	61	(82)
(Write back of)/provision for inventory obsolescence	(134)	132
Grant of share options to employees	425	-
Gain on capital reduction of an associated company	(3,048)	-
Currency realignment	(1,343)	(2,056)
Operating profit before working capital changes	80,228	69,195
Increase in inventories	(1,962)	(1,294)
Increase in trade and other receivables	(18,706)	(41,062)
Decrease/(increase) in amounts due from related parties	1,304	(1,822)
(Decrease)/increase in trade and other payables	(5,702)	5,839
	(25,066)	(38,339)
Cash flows generated from operating activities	55,162	30,856
Interest received	3,837	3,366
Interest paid	(12,774)	(11,154)
Tax paid	(14,348)	(12,162)
Net cash flows from operating activities	31,877	10,906
<i>Cash flows from investing activities</i>		
Purchase of property, plant and equipment	(36,767)	(73,222)
Proceeds from disposal of property, plant and equipment	116	97
Purchase of land awaiting for future development	(15,970)	-
Increase investment in associated companies	(6,364)	(4,891)
Increase in long term investments	(9,497)	-
Acquisition of minority interest	(650)	-
Disposal of subsidiary, net of cash received	(41)	-
Payment of lease rental	(939)	(609)
Proceeds from capital reduction of an associated company	4,769	-
Net cash flows used in investing activities	(65,343)	(78,625)
<i>Cash flows from financing activities</i>		
Proceeds from bank loans	46,637	106,170
Repayment of bank loans	(88,646)	(24,829)
Proceeds from issuance of notes payable	27,250	-
Payment of dividends		
- by subsidiary companies to minority interests	(7,987)	(4,593)
- by Company to shareholders	(15,168)	(13,553)
Payment to hire purchase creditors	-	(12)
Proceeds from share issue to minority interest of a subsidiary	67	7,026
Net cash flows (used in)/from financing activities	(37,847)	70,209
Net decrease in cash and cash equivalents	(71,313)	2,490
Net foreign exchange difference	(858)	786
Cash and cash equivalents at beginning of year	115,716	81,523
Cash and cash equivalents at end of the period	43,545	84,799



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter ended 30 September 2008

Explanatory notes on Consolidated Cash Flow

As at 30 Sep 2008, the Group's cash and cash equivalents decreased by 49% to S\$43.5 million compared to 30 Sep 2007.

During the period, the group generated positive operating cash flow of S\$31.9 million, mainly due to profit before tax of S\$44.8 million adjusted for non-cash items of S\$35.5 million, comprising mainly depreciation and amortization of island rental of S\$27.7 million and finance expenses of S\$13.5 million. This was reduced by a net decrease in cash generated from working capital changes of S\$25.1 million, and net interest and income tax payments of S\$23.3 million.

The net cash flows used in investing activities amounted to S\$65.3 million. This was largely due to capital expenditure of S\$36.8 million comprising acquisition, construction and renovation of various hotel projects, and equity investment totaling S\$15.9 million in Mexico, Maldives and Banyan Tree Indochina Hospitality Fund. In addition, there was a purchase of land adjacent to Laguna Phuket for future development for a consideration of S\$16.0 million in the current period.

The net cash flows used in financing activities amounted to S\$37.8 million. This was mainly due to scheduled bank repayment of S\$88.6 million coupled with dividend payment of S\$15.2 million to shareholders of the company and S\$8.0 million to minority shareholders of a subsidiary, LRH, partially offset by loan drawdown of S\$46.6 million and S\$27.3 million from the issuance of Medium Term Notes under the S\$400 million Medium Term Notes programme.



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2008

1(d)(i) A statement (for the issuer and the group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

GROUP	Share capital (S\$'000)	Treasury shares (S\$'000)	Merger deficit (S\$'000)	Capital reserve (S\$'000)	Revaluation reserve (S\$'000)	Currency translation reserve (S\$'000)	Fair value adjustment reserve (S\$'000)	Legal reserve (S\$'000)	Share based payment reserve (S\$'000)	Accumulated profits (S\$'000)	Total attributable to equity holders of the Company (S\$'000)	Minority interest (S\$'000)	Total equity (S\$'000)
Balance as at 1 January 2008 (As restated)	199,995	(5,191)	(18,038)	7,852	189,280	(23,745)	(547)	613	7,998	210,491	568,708	235,785	804,493
Exchange differences on translation of financial statements of overseas subsidiary and associated companies						(8,839)					(8,839)	(5,516)	(14,355)
Net profit for the period										13,984	13,984	12,771	26,755
Dividend paid										(15,168)	(15,168)		(15,168)
Dividend paid to minority shareholders of a subsidiary company												(7,987)	(7,987)
Acquisition of additional shares in a subsidiary company												(1,073)	(1,073)
Effects of changes in tax rate					(900)						(900)	(362)	(1,262)
Net change in fair value adjustment reserve							154				154	81	235
Issue of Performance Share Grants to employees									425		425		425
Transfer to legal reserve								4,638		(4,638)			
Balance as at 30 September 2008	199,995	(5,191)	(18,038)	7,852	188,380	(32,584)	(393)	5,251	8,423	204,669	558,364	233,699	792,063



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2008

GROUP	Share capital (S\$'000)	Merger deficit (S\$'000)	Capital reserve (S\$'000)	Revaluation reserve (S\$'000)	Currency translation reserve (S\$'000)	Fair value adjustment reserve (S\$'000)	Legal reserve (S\$'000)	Share based payment reserve (S\$'000)	Accumulated profits (S\$'000)	Total attributable to equity holders of the Company (S\$'000)	Minority interest (S\$'000)	Total equity (S\$'000)
Balance as at 1 January 2007	199,995	(18,038)	7,852	26,071	(7,105)	(551)	613	7,760	142,454	359,051	152,121	511,172
Exchange differences on translation of financial statements of overseas subsidiary and associated companies				(89)	(8,175)					(8,264)	2,712	(5,552)
Net profit for the period									63,443	63,443	10,754	74,197
Dividend paid									(13,553)	(13,553)		(13,553)
Dividend paid to minority shareholders of a subsidiary company											(4,593)	(4,593)
Acquisition of additional shares in a subsidiary company									(188)	(188)	(29,082)	(29,270)
Balance as at 30 September 2007	199,995	(18,038)	7,852	25,982	(15,280)	(551)	613	7,760	192,156	400,489	131,912	532,401



BANYAN TREE HOLDINGS LIMITED
 Unaudited results for the Third Quarter ended 30 September 2008

1(d)(i) A statement (for the issuer and the group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

COMPANY	Share capital (S\$'000)	Treasury shares (S\$'000)	Capital reserve (S\$'000)	Share based payment reserve (S\$'000)	Accumulated profits (S\$'000)	Total equity (S\$'000)
Balance as at 1 January 2007	199,995		7,852	7,760	19,630	235,237
Net profit for the period					28,786	28,786
Dividend paid					(13,553)	(13,553)
Balance as at 30 September 2007	199,995		7,852	7,760	34,863	250,470
Balance as at 1 January 2008	199,995	(5,191)	7,852	7,796	30,636	241,088
Net profit for the period					7,892	7,892
Dividend paid					(15,168)	(15,168)
Balance as at 30 September 2008	199,995	(5,191)	7,852	7,796	23,360	233,812



1(d)(ii) 1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

There had been no change in the company's share capital in the current reported financial period.

There were no outstanding convertibles as at 30 September 2008 and 30 September 2007.

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

	30-Sep-08 No. of shares	31-Dec-07 No. of shares
Number of issued shares excluding Treasury shares	758,402,280	758,402,280

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

	30-Sep-08 No. of shares	31-Dec-07 No. of shares
Treasury shares	3,000,000	3,000,000

2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The figures have not been audited or reviewed by the group auditors.

3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter)

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

Except as disclosed in Note 5 below, the Group has applied the same accounting policies and method of computation in the financial statements for the current financial period compared with those of the audited financial statements as at 31 December 2007.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, the effect of, the change.

The Group adopts revaluation model for its land, land awaiting for development and buildings and these assets are revalued every 3 years. With effect from 1.1.2008, the Group will segregate land, land awaiting for development and buildings into two classes: leasehold and freehold. For leasehold land, land awaiting for development and buildings, the Group will adopt cost model and no revaluation will be carried out on this class of assets. For freehold land, land awaiting for development and buildings, the Group will continue to adopt revaluation model and revaluation will be carried out every three years.



BANYAN TREE HOLDINGS LIMITED
 Unaudited results for the Third Quarter ended 30 September 2008

As a result of the change in accounting policy, comparative figures have been restated to conform with the current year's presentation and to better reflect the nature of the transactions.

Impact to the net asset value per ordinary shares is detailed as follows:

	Group As at	
	31-Dec-07 (S\$'000)	31-Dec-07 (S\$'000)
	As currently reported	As previously reported
Non-current assets		
Property, plant and equipment	976,627	1,013,435
Capital and reserves		
Revaluation reserve	189,280	224,218
Minority interests	235,785	237,655
Net asset value per ordinary share based on issued share capital as at the end of 31 Dec 07 (S\$)	0.75	0.80

Other than the above, the Group has applied the same accounting policies and method of computation in the financial statements for the current financial period compared with those of the audited financial statements as at 31 December 2007.

6 Earnings per ordinary share of the group for the current financial period reported and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends: -

- (a) Based on the weighted average number of ordinary shares on issue; and
- (b) On a fully diluted basis (detailing any adjustments made to the earnings).

	3 months ended 30 Sep		9 months ended 30 Sep	
	2008	2007	2008	2007
a) Based on the weighted average number of ordinary shares on issue (cents)	(0.64)	6.45	1.84	8.33
b) On fully diluted basis (cents)	(0.64)	6.44	1.84	8.33

- (i) The basic earnings per ordinary share for the 3 months period, the 9 months period and the same period last year have been calculated based on the weighted average number of 758,402,280, 758,402,280 and 761,402,280 ordinary shares.
- (ii) The diluted earnings per ordinary share for the 3 months period and the same period last year have been calculated based on the weighted average number of 760,311,030 and 762,440,204 ordinary shares respectively.

The diluted earnings per ordinary share for the 9 months period and the same period last year have been calculated based on the weighted average number of 759,909,667 and 762,033,309 ordinary shares respectively.



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2008

7 **Net asset value (for the issuer and group) per ordinary share based on issued share capital of the issuer at the end of the:-**

- (a) **current financial period reported on; and**
- (b) **immediately preceding financial year.**

	Group As at		Company As at	
	30-Sep-08	31-Dec-07 (As restated)	30-Sep-08	31-Dec-07
Net asset value per ordinary share based on issued share capital* at the end of the period (S\$)	0.74	0.75	0.31	0.32

Notes:

- * 758,402,280 ordinary shares in issue as at 30 September 2008 and 31 December 2007.



BANYAN TREE HOLDINGS LIMITED
 Unaudited results for the Third Quarter ended 30 September 2008

- 8 **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-**
- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
 - (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

A) REVENUE

	Group				Group			
	3 months ended 30 Sep		Actual vs 2007		9 months ended 30 Sep		Actual vs 2007	
	2008	2007	Incr/(Decr)		2008	2007	Incr/(Decr)	
	SGD'000	SGD'000	SGD'000	%	SGD'000	SGD'000	SGD'000	%
Hotel Investment	37,363	42,937	(5,574)	-13%	152,484	152,314	170	0%
Hotel Management	4,316	4,692	(376)	-8%	11,268	11,183	85	1%
Hotel Residences	17,211	3,624	13,587	375%	65,485	10,487	54,998	524%
Spa Operations	6,967	6,295	672	11%	20,217	17,848	2,369	13%
Property Sales	8,714	16,343	(7,629)	-47%	47,469	52,318	(4,849)	-9%
Gallery Sales	2,939	2,370	569	24%	9,651	7,319	2,332	32%
Design Fees and Others	5,242	6,266	(1,024)	-16%	15,144	18,993	(3,849)	-20%
Revenue	82,752	82,527	225	0%	321,718	270,462	51,256	19%



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2008

B) PROFITABILITY

	Group				Group			
	3 months ended 30 Sep		Actual vs 2007		9 months ended 30 Sep		Actual vs 2007	
	2008	2007	Incr/(Decr)		2008	2007	Incr/(Decr)	
	SGD'000	SGD'000	SGD'000	%	SGD'000	SGD'000	SGD'000	%
<u>EBITDA</u> <u>(Operating Profit)</u>								
Hotel Investment	2,939	6,823	(3,884)	-57%	39,589	44,620	(5,031)	-11%
Hotel Management	258	1,331	(1,073)	-81%	(120)	1,623	(1,743)	<i>nm</i>
Hotel Residences	6,490	1,851	4,639	251%	32,711	4,308	28,403	659%
Spa Operations	1,161	1,100	61	6%	3,061	3,904	(843)	-22%
Property Sales	2,972	8,589	(5,617)	-65%	15,093	19,147	(4,054)	-21%
Gallery Sales	561	253	308	122%	1,426	1,186	240	20%
Design Fees and Others	(1,152)	2,003	(3,155)	<i>nm</i>	(3,164)	6,568	(9,732)	<i>nm</i>
Head Office Expenses	(5,769)	(3,145)	(2,624)	83%	(14,666)	(10,685)	(3,981)	37%
Other Operating Income (net)	1,771	65	1,706	2625%	8,936	443	8,493	1917%
<u>EBITDA</u> <u>(Operating Profit)</u>	9,231	18,870	(9,639)	-51%	82,866	71,114	11,752	17%
<u>PATMI</u>								
Operating PATMI	(4,883)	4,569	(9,452)	<i>nm</i>	13,984	18,908	(4,924)	-26%
Exceptional item (net of MI)	-	44,535	(44,535)	-100%	-	44,535	(44,535)	-100%
Total	(4,883)	49,104	(53,987)	<i>nm</i>	13,984	63,443	(49,459)	-78%



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2008

C) BUSINESS SEGMENTS REVIEW

i) Hotel Investment segment

Hotel Investment revenue decreased by S\$5.6 million or 13% from S\$42.9 million in 3Q07 to S\$37.4 million in 3Q08. The decrease was largely due to resorts in Thailand (\$6.6 million), but partially offset by higher revenue from Maldives (S\$1.5 million) and additional revenue from newly-opened resort, Angsana Riads Morocco (S\$0.3 million).

Overall revenue recorded from resorts in Thailand were lower than last year by S\$6.6 million or 21%. Of the decrease, Laguna Phuket contributed S\$5.6 million with the remaining from Banyan Tree Bangkok. The occupancy of our hotels in Thailand were affected by the current political turmoil in Thailand which worsened with street demonstrations in Bangkok and also resulted in the temporary closure of Phuket International Airport for two days in August. In Laguna Phuket, Sheraton Grande which has the largest room inventory, accounted for 64% or S\$4.3 million to the revenue shortfall. Banyan Tree Phuket achieved the same occupancy rate as last year but lower average room rate resulted in lower revenue by 11% or S\$0.8 million.

In China, revenue was S\$0.5 million lower due to Banyan Tree Ringha as the political unrest in Tibet in early part of this year, the Sichuan earthquake and the travel restriction to China which has yet to be lifted after the Olympics games has resulted in lower occupancy. Banyan Tree Lijiang revenue was in line with last year with additional inventory of 30 new villas being added in August.

Our four properties in Maldives, Banyan Tree Maldives, Banyan Tree Madivaru, Angsana Maldives and Angsana Velavaru generally performed better than last year, with the highest contribution from the newly refurbished Angsana Velavaru. Overall occupancy was 4% points (49% to 53%) and average room rate was 4% (from S\$484 to S\$505) higher than last year.

EBITDA decreased by S\$3.9 million or 57% from S\$6.8 million in 3Q07 to S\$2.9 million in 3Q08. This was mainly due to lower revenue as explained above coupled with higher overhead costs as a result of increase in room inventory in Banyan Tree Lijiang, Banyan Tree Bangkok and Dusit Laguna. In addition, there were higher electricity and fuel costs due to increase in oil prices.

ii) Hotel Management segment

Hotel management revenue decreased by S\$0.4 million or 8% from S\$4.7 million in 3Q07 to S\$4.3 million in 3Q08 mainly due to lower club management fee but partially offset by higher fund management fees from managing the Banyan Tree Indochina Hospitality Fund.

EBITDA decreased by S\$1.0 million or 81% from S\$1.3 million in 3Q07 to S\$0.3 million in 3Q08 due to lower revenue and higher expenses with the setting up of regional sales offices.

If we were to include management fees of those resorts which we have a majority interest and therefore eliminated on consolidation which amounted to S\$2.5 million in 3Q08 and S\$2.0 million 3Q07, EBITDA would have been S\$2.8 million in 3Q08 as compared to S\$3.3 million in 3Q07.

(iii) Hotel Residences segment

Hotel Residences revenue increased by S\$13.6 million or 375% from S\$3.6 million in 3Q07 to S\$17.2 million in 3Q08 mainly due to progressive revenue recognition of Banyan Tree Phuket Pool and Double Pool Villas, Dusit Villas, Banyan Tree Lijiang Villas/Townhouses and Banyan Tree Bangkok Suites. In the corresponding period last year, there were only sales and progressive revenue recognition of Dusit Villas and Banyan Tree Bintan Villas.

Revenue of S\$65.5 million was achieved for 9 months ended 30 September 2008 which has already surpassed the full year revenue of S\$46.3 million achieved last year.

EBITDA increased by S\$4.6 million or 251% from S\$1.9 million in 3Q07 to S\$6.5 million in 3Q08 due to the higher revenue.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter ended 30 September 2008

iv) Spa segment

Spa revenue increased by S\$0.7 million or 11% from S\$6.3 million in 3Q07 to S\$7.0 million in 3Q08 mainly due to higher revenue from spa outlets in Indonesia and China.

EBITDA increased by S\$0.1 million or 6% from S\$1.1 million for 3Q07 to S\$1.2 million in 3Q08 in line with the higher revenue.

v) Property Sales segment

Property sales revenue was lower by S\$7.6 million or 47% from S\$16.3 million in 3Q07 to S\$8.7 million in 3Q08. This was largely due to lower revenue from Property sales in Phuket as a result of slower sales and revenue recognition of Laguna Village Villas, Townhomes phase 2 and Bungalows phase 2 and phase 3.

EBITDA decreased by S\$5.6 million or 65% from S\$8.6 million in 3Q07 to S\$3.0 million in 3Q08, mainly due to the lower revenue as mentioned above. In addition, in 3Q07, there was a reversal of over accrual of cost whilst no such adjustment was made in 3Q08.

vi) Gallery Sales segment

Revenue from Gallery Sales increased by \$0.5 million or 24% from S\$2.4 million in 3Q07 to S\$2.9 million in 3Q08 mainly due to higher sales to new outlets such as Angsana Hotels & Suites Dubai (UAE).

EBITDA increased by S\$0.3 million or 122% from S\$0.3 million in 3Q07 to S\$0.6 million in 3Q08 in line with the increase in revenue as mentioned above.

vii) Design Fees and Others segment

Design fees and Others segment revenue decreased by S\$1.0 million or 16% from S\$6.3 million in 3Q07 to S\$5.3 million in 3Q08 mainly due to timing difference as lower fees were billed for projects in this quarter based on certain design milestones.

EBITDA decreased by S\$3.2 million from S\$2.0 million in 3Q07 to loss of S\$1.2 million in 3Q08 due to lower revenue as explained above coupled with fixed overheads and operating expenses to support the expansion in this segment.

viii) Head Office

Head office expenses increased by S\$2.6 million or 83% from S\$3.2 million in 3Q07 to S\$5.8 million in 3Q08. This was mainly attributable to fixed costs, higher professional fees incurred on new projects and higher traveling cost, as the group's projects and operations has expanded further away globally.

9 Where a forecast, or prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

Not applicable.



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2008

10 A commentary at the date of announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

As announced on 20 October 2008, we are approaching the outlook of the Group more cautiously given the increased deterioration of the global financial situation and a period of great uncertainties. The political turmoil in Thailand, if protracted, may have a significant impact on the Group, especially if accessibility to our properties are hindered or travel advisories are issued by countries of our key guest markets. We are also expecting the fourth quarter 2008 results to be lower than last year. Barring unforeseen circumstances, we expect that the Group will remain profitable for the financial year 2008.

Hotel Operations

We are closely monitoring the Thai political situation and the general global outlook as we approach the high season at the end of the year. As of now, the hotel's on the book ("OTB") rooms revenue (ie forward booking reservations) for 4th quarter for Banyan Tree / Angsana Resorts outside Thailand is still healthy at 45% higher than the same period last year. OTB for hotels in Thailand however is 19% lower and overall OTB is 4% higher than the same period last year.

Hotel Residences/ Property Sales

Based on the revenue recognized to date, and revenue which will be progressively recognized for the rest of 2008, we expect to surpass the combined full year's revenue in 2007. However, given the uncertainties, we expect a slow down of unit sales going forward.

Management, Spa and Design Income

We have opened Banyan Tree Sanya (Hainan) comprising of 61 villas at the end of April 2008 and have soft opened Angsana Hotel & Suites Dubai (UAE) Tower 1 comprising of 417 keys in August 2008. Management fees from these new resorts and new stream of management fees from Fund management will contribute to hotel, spa management fees and design fees in the future.



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2008

11 Dividend

(a) Current financial period reported on

Any dividend declared for the current financial period reported on? No.

(b) Corresponding period of the immediately preceding financial year

Any dividend declared for the corresponding period of the immediately preceding financial year? No.

(c) Date payable

Not Applicable.

(d) Books disclosure date

Not Applicable.

12 If no dividend has been declared/ recommended, a statement to that effect.

Not Applicable.



BANYAN TREE HOLDINGS LIMITED
 Unaudited results for the Third Quarter ended 30 September 2008

13 Interested Persons Transactions for the 3 months ended 30 September 2008

	Interested Person Transaction	Aggregate value of all interested parties transactions during the financial quarter under review (excluding transactions less than S\$100,000 and transactions conducted under Shareholders' Mandate) S\$'000	Aggregate value of all interested parties transactions conducted under Shareholders' Mandate (excluding transactions less than S\$100,000) S\$'000
A	Transactions with the Tropical Resorts Limited Group (TRL)		
a	Provision of Resort Management and Related Services to TRL	-	1,246
b	Provision of Spa Management and Other Related Services to TRL	-	594
c	Returns from TRL in respect of units in Banyan Tree Bintan and Angsana Bintan	-	655
B	Transactions with the Laguna Resorts & Hotel Public Company Limited Group (LRH)		
a	Provision of Resort Management and Related Services to LRH	-	1,574
b	Payment of Rent and Services to LRH	-	317
c	Reimbursement of expenses		
	- from LRH	-	1,409
	- to LRH	-	1,829
d	Supply of Goods and Vouchers		
	- from LRH	-	858
e	Payment of Interest by Lijiang Banyan Tree Hotel Co., Ltd to LRH	-	227
C	Transactions with Phuket Hotel Limited (PHL)		
a	Centralised Service Fees to LRH	-	142
D	Transactions with Indochina Fund		
a	Reimbursement of expenses from Laguna Vietnam Co. Ltd	-	197
	Total	-	9,048



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2008

CONFIRMATION BY THE BOARD

We, Ho KwonPing and Ariel Vera, being Directors of Banyan Tree Holdings Limited (the "Company"), do hereby confirm on behalf of the Board of Directors that taking into account the matters announced and publicly disclosed by the Company prior to the date of this confirmation and the prevailing accounting policies adopted by the Company in accordance with the Singapore Financial Reporting Standards, to the best of the knowledge of the Board of Directors of the Company, nothing has come to the attention of the Board of Directors of the Company which may render the third quarter financial results false or misleading in any material respect.

On behalf of the Board,

HO KWONPING
Executive Chairman

ARIEL VERA
Group Managing Director

BY ORDER OF THE BOARD

Jane Teah Seow Lian
Company Secretary
13 November 2008