



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2010

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		
		2010	2009	Incr/ (Decr)	2010	2009	Incr/ (Decr)
		(S\$'000)	(S\$'000)	%	(S\$'000)	(S\$'000)	%
Revenue	1	66,285	71,204	-7%	223,263	219,207	2%
Other income	2	810	1,542	-47%	5,129	3,132	64%
Costs and expenses							
Cost of operating supplies		(5,583)	(5,616)	-1%	(18,487)	(16,909)	9%
Cost of properties sold		(910)	(2,918)	-69%	(4,025)	(8,130)	-50%
Salaries and related expenses		(27,459)	(20,369)	35%	(80,844)	(66,154)	22%
Administrative expenses		(8,820)	(11,939)	-26%	(32,745)	(32,408)	1%
Sales and marketing expenses		(5,064)	(3,324)	52%	(14,443)	(10,594)	36%
Other operating expenses		(15,296)	(12,930)	18%	(45,437)	(38,997)	17%
Total costs and expenses	3	(63,132)	(57,096)	11%	(195,981)	(173,192)	13%
Operating profit	4	3,963	15,650	-75%	32,411	49,147	-34%
Depreciation of property, plant and equipment	5	(8,669)	(9,544)	-9%	(26,083)	(27,682)	-6%
Amortisation of lease rental and land use rights		(1,016)	(1,092)	-7%	(3,152)	(3,522)	-11%
(Loss)/profit from operations		(5,722)	5,014	<i>nm</i>	3,176	17,943	-82%
Finance income		946	802	18%	3,100	2,834	9%
Finance costs		(5,225)	(4,784)	9%	(14,570)	(14,640)	0%
Share of results of associated companies		(193)	257	<i>nm</i>	(294)	339	<i>nm</i>
Share of results of joint venture companies	6	5,158	(1)	<i>nm</i>	5,154	(6)	<i>nm</i>
(Loss)/profit before taxation		(5,036)	1,288	<i>nm</i>	(3,434)	6,470	<i>nm</i>
Income tax credit/(expenses)	7	2,185	(4,204)	<i>nm</i>	(1,760)	(8,358)	-79%
(Loss) after taxation	8	(2,851)	(2,916)	-2%	(5,194)	(1,888)	175%
Attributable to:							
Equity holders of the Company	10	108	(968)	<i>nm</i>	(3,768)	35	<i>nm</i>
Non-controlling interests	9	(2,959)	(1,948)	52%	(1,426)	(1,923)	-26%
Net loss for the period		(2,851)	(2,916)	-2%	(5,194)	(1,888)	175%



BANYAN TREE HOLDINGS LIMITED
 Unaudited results for the Third Quarter ended 30 September 2010

1(a)(ii) Statement of Comprehensive Income

	Group 3 months ended 30 Sep			Group 9 months ended 30 Sep		
	2010 (S\$'000)	2009 (S\$'000)	Incr/ (Decr) %	2010 (S\$'000)	2009 (S\$'000)	Incr/ (Decr) %
Net loss for the Period	(2,851)	(2,916)	-2%	(5,194)	(1,888)	175%
Other comprehensive income:						
Exchange differences arising from consolidation of foreign operations and net investment in foreign operations	(8,423)	(18,011)	-53%	1,288	(4,082)	nm
Adjustment on property revaluation reserve, net of deferred tax	118	63	87%	354	826	-57%
Total comprehensive income	(11,156)	(20,864)	-47%	(3,552)	(5,144)	-31%
Attributable to:						
Equity holders of the Company	(8,052)	(13,384)	-40%	(6,633)	(3,530)	88%
Non-controlling interests	(3,104)	(7,480)	-59%	3,081	(1,614)	nm
	(11,156)	(20,864)	-47%	(3,552)	(5,144)	-31%

1(a)(iii) Additional Disclosures

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

Included in the tax expense for the year was an over provision of S\$209,000 relating to prior years.

	Group 3 months ended 30 Sep			Group 9 months ended 30 Sep		
	2010 (S\$'000)	2009 (S\$'000)	Incr/ (Decr) %	2010 (S\$'000)	2009 (S\$'000)	Incr/ (Decr) %
(Loss)/profit from operations is stated after charging/(crediting):						
(Write back of)/Allowance for doubtful debts - trade, net	(501)	607	nm	(845)	1,903	nm
Allowance for/(Write back of) inventory obsolescence	57	(28)	nm	17	79	-78%
Exchange loss/(gain)	110	2,078	-95%	(27)	413	nm
Loss on disposal of property, plant and equipment	8	189	-96%	23	265	-91%
(Write back of)/Write off of property, plant and equipment	(1)	-	nm	8	-	nm



1(a)(iv) Explanatory notes on performance for 3Q 2010

1. Revenue

Revenue decreased by S\$4.9 million from S\$71.2 million in 3Q09 to S\$66.3 million in 3Q10. This was mainly attributable to lower revenue from Property Sales and Hotel Investments segments by S\$8.8 million and S\$2.5 million respectively, but cushioned by higher revenue from Fee-based segment by S\$6.4 million.

Hotel Investments segment continued to be affected by the knock-on effects of the recent political violence in Thailand, although the impact was to a lesser extent compared to 2Q10. To-date, the state of emergency rule remains in force in Bangkok and other provinces, six months after the end of the anti-government protests in Bangkok in May 2010. Revenue generated from our resorts in China was also lower mainly due to the World Expo in Shanghai which resulted in lesser travelers to other parts of China.

Property Sales segment recorded lower revenue as sales in Thailand remained slow due to the negative sentiments towards the country as a result of political uncertainties.

Fee-based segment recorded higher revenue by S\$6.4 million compared to 3Q09 largely due to hotel management fees from newly-opened Banyan Tree Hangzhou, Banyan Tree Ungasan and Banyan Tree Club & Spa Seoul, royalty fees derived from property sales in Angsana Fuxian Lake, fund management fees from Banyan Tree China Hospitality Fund (I) which completed its first closing in September 2010, and higher architectural and design fees from new projects.

2. Other Income

Other income decreased by S\$0.7 million from S\$1.5 million in 3Q09 to S\$0.8 million in 3Q10 as 3Q09 included a one-off insurance claim for business disruptions in Laguna Phuket.

3. Costs and expenses

Total costs and expenses increased by S\$6.0 million from S\$57.1 million in 3Q09 to S\$63.1 million in 3Q10. All categories of expenses were higher than last year, except for cost of operating supplies, cost of properties sold and administrative expenses. The higher expenses in 3Q10 was mainly due to 3Q09 having the benefit of lower expenses due to several cost saving measures undertaken last year following the onset of the global financial crisis. Part of these cost saving measures have since ceased at the end of 2009 when the global economy started to recover.

Salaries and related expenses increased by S\$7.1 million from S\$20.4 million in 3Q09 to S\$27.5 million in 3Q10. This was largely due to the cessation of several cost saving measures such as unpaid leave scheme, headcount and pay freeze.

Other operating expenses increased by S\$2.4 million from S\$12.9 million in 3Q09 to S\$15.3 million in 3Q10 mainly due to higher repair & maintenance costs on hotel buildings and facilities, utility costs and traveling expenses.

Sales and marketing expenses increased by S\$1.8 million from S\$3.3 million in 3Q09 to S\$5.1 million in 3Q10 mainly due to more aggressive marketing efforts undertaken by the hotels following the recovery of the global economy. In 3Q09, as part of the group cost saving measures, sales and marketing activities were substantially reduced.

Administrative expenses decreased by S\$3.1 million from S\$11.9 million in 3Q09 to S\$8.8 million in 3Q10 as a result of lower exchange loss and write back of allowance for doubtful debts no longer required.

Cost of properties sold decreased by S\$2.0 million from S\$2.9 million in 3Q09 to S\$0.9 million in 3Q10 largely due to lower revenue recognition in Property Sales segment.

4. Operating profit ("EBITDA")

EBITDA decreased by S\$11.7 million from S\$15.7 million in 3Q09 to S\$4.0 million in 3Q10 due to lower revenue and higher operating expenses following the cessation of cost cutting measures at the end of last year.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter ended 30 September 2010

5. Depreciation of property, plant and equipment

Depreciation of property, plant and equipment decreased by S\$0.8 million from S\$9.5 million in 3Q09 to S\$8.7 million mainly due to the downward revaluation of properties in Thailand in 4Q09.

6. Share of results of joint venture companies

Share of results of joint venture companies increased by S\$5.2 million from nil in 3Q09 to S\$5.2 million mainly due to gain on disposal of a freehold land parcel of 68,830 square meters situated at Intendance, Mahe, Seychelles.

7. Income tax expense

There was an income tax credit of S\$2.2 million in 3Q10 due to higher losses incurred for the quarter, whilst income tax expenses of S\$4.2 million was recorded in 3Q09 due to higher profits and reversal of deferred tax asset of S\$2.8 million recognized in prior years as a result of expiration of accumulated tax losses recorded by a company in Thailand last year.

8. Loss after taxation ("LAT")

Loss after taxation of S\$2.9 million was in line with 3Q09 mainly due to higher share of profit in joint venture companies and lower income tax which offset the lower operating profit as explained above.

9. Non-controlling interests

Non-controlling interests' share of loss increased by S\$1.0 million from S\$1.9 million in 3Q09 to S\$2.9 million in 3Q10 mainly due to higher losses incurred by our subsidiary, Laguna Resorts & Hotels Public Company Ltd ("LRH").

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

As a result of the foregoing, profit attributable to equity holders of the Company increased by S\$1.1 million from loss attributable to equity holders of the Company of S\$1.0 million in 3Q09 to PATMI of S\$0.1 million in 3Q10.



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2010

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 As at			Company As at		
		30-Sep-10 (S\$'000)	31-Dec-09 (S\$'000)	Incr/ (Decr) %	30-Sep-10 (S\$'000)	31-Dec-09 (S\$'000)	Incr/ (Decr) %
Non-current assets							
Property, plant and equipment	1	872,468	876,964	-1%	15	25	-40%
Land use rights	1	24,236	20,484	18%	-	-	-
Land awaiting future development	1	34,939	33,995	3%	-	-	-
Subsidiary companies		-	-	-	356,719	384,726	-7%
Associated companies		21,932	23,814	-8%	17,524	19,008	-8%
Joint venture companies	2	7,845	3,422	129%	6,000	6,323	-5%
Prepaid island rental		20,843	22,603	-8%	-	-	-
Long-term trade receivables	3	41,312	49,292	-16%	-	-	-
Intangible assets		26,903	26,903	0%	-	-	-
Long-term investments	4	33,962	27,193	25%	-	-	-
Prepayments		1,701	2,303	-26%	-	-	-
Other receivables	5	12,557	17,408	-28%	-	-	-
Deferred tax assets		19,510	13,810	41%	-	31	-100%
		1,118,208	1,118,191	0%	380,258	410,113	-7%
Current assets							
Inventories		12,203	12,247	0%	-	-	-
Trade receivables		54,900	56,918	-4%	-	-	-
Prepayments and other non-financial assets		11,513	11,733	-2%	65	51	27%
Other receivables		17,042	16,310	4%	2,325	1,436	62%
Amounts due from subsidiary companies		-	-	-	12,639	8,574	47%
Amounts due from associated companies		1,649	1,374	20%	-	8	-100%
Amounts due from related parties		10,403	10,079	3%	718	250	187%
Property development costs		71,787	69,765	3%	-	-	-
Cash and cash equivalents		133,111	76,252	75%	76,824	7,864	877%
		312,608	254,678	23%	92,571	18,183	409%
Total assets		1,430,816	1,372,869	4%	472,829	428,296	10%
Current liabilities							
Trade payables		19,587	20,947	-6%	-	-	-
Unearned income		2,973	4,180	-29%	-	-	-
Other non-financial liabilities	6	25,208	15,295	65%	104	104	0%
Other payables	7	30,997	46,837	-34%	3,244	2,365	37%
Amounts due to subsidiary companies		-	-	-	25,119	45,495	-45%
Amounts due to associated companies		-	372	-100%	-	-	-
Amounts due to related parties		528	813	-35%	1	282	-100%
Interest-bearing loans and borrowings	8	83,350	70,790	18%	3,850	2,250	71%
Notes payable	9	77,250	50,000	55%	77,250	50,000	55%
Tax payable		6,332	7,295	-13%	-	-	-
		246,225	216,529	14%	109,568	100,496	9%
Net current assets/(liabilities)		66,383	38,149	74%	(16,997)	(82,313)	-79%



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter ended 30 September 2010

	<u>Notes</u>	Group			Company		
		As at			As at		
		30-Sep-10 (S\$'000)	31-Dec-09 (S\$'000)	Incr/ (Decr) %	30-Sep-10 (S\$'000)	31-Dec-09 (S\$'000)	Incr/ (Decr) %
Non-current liabilities							
Interest-bearing loans and borrowings	8	188,239	184,528	2%	15,054	11,542	30%
Deferred income		14,693	15,367	-4%	-	-	-
Loan stock		552	552	0%	-	-	-
Notes payable	9	100,000	77,250	29%	100,000	77,250	29%
Deposits received		1,304	1,200	9%	-	-	-
Amounts due to joint venture companies	10	6,800	-	nm	6,800	-	nm
Other non-current liabilities		1,589	1,504	6%	-	-	-
Deferred tax liabilities		173,346	169,344	2%	-	-	-
		486,523	449,745	8%	121,854	88,792	37%
Net assets							
		698,068	706,595	-1%	241,407	239,008	1%
Equity attributable to equity holders of the Company							
Share capital		199,995	199,995	0%	199,995	199,995	0%
Treasury shares		(4,438)	(5,071)	-12%	(4,438)	(5,071)	-12%
Reserves		303,941	313,358	-3%	45,850	44,084	4%
		499,498	508,282	-2%	241,407	239,008	1%
Non-controlling interests		198,570	198,313	0%	-	-	-
Total equity		698,068	706,595	-1%	241,407	239,008	1%



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2010

Explanatory notes on Balance Sheet

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

Property, plant and equipment, Land use rights and Land awaiting future development increased by S\$0.2 million from S\$931.4 million as at 31 December 2009 to S\$931.6 million as at 30 September 2010. This was mainly due to capital expenditure of S\$14.2 million expended on on-going purchases of furniture, fittings and equipments by our resorts for their operations, and the reclassification of land deposits in Tibet Lhasa of S\$5.1 million from non-current receivables to Land use rights upon receipt of land certification, partially offset by depreciation charge of S\$26.1 million during the period.

2. Joint Venture Companies

Joint Venture Companies increased by S\$4.4 million from S\$3.4 million as at 31 December 2009 to S\$7.8 million as at 30 September 2010 mainly due to gain on disposal of land by a joint venture company.

3. Long-term Trade Receivables

Long-term Trade Receivables decreased by S\$8.0 million from S\$49.3 million as at 31 December 2009 to S\$41.3 million as at 30 September 2010, in line with the lower revenue from Property Sales segment.

4. Long-term Investments

Long-term investments increased by S\$6.8 million from S\$27.2 million as at 31 December 2009 to S\$34.0 million as at 30 September 2010, due to progressive equity investments in Banyan Tree Indochina Hospitality Fund and Banyan Tree Cabo Marques, and initial equity investment in Banyan Tree China Hospitality Fund (I) which completed its first closing in September 2010.

5. Other receivables (Non-current)

Other receivables decreased by S\$4.8 million from S\$17.4 million as at 31 December 2009 to S\$12.6 million as at 30 September 2010 mainly due to the reclassification of land deposits to Land use rights as mentioned above.

6. Other Non-financial Liabilities

Other Non-financial Liabilities increased by S\$9.9 million from S\$15.3 million as at 31 December 2009 to S\$25.2 million as at 30 September 2010, mainly due to deposits received for the sale of Dusit Laguna Phuket. The sale is expected to be completed in 4Q10.

7. Other Payables

Other Payables decreased by S\$15.8 million from S\$46.8 million as at 31 December 2009 to S\$31.0 million as at 30 September 2010, mainly due to reduction in accruals upon progressive payments of legal expenses pertaining to Tsunami insurance claim, lower construction payables for Property Sales projects in Laguna Phuket and InOcean villas project in Maldives.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter ended 30 September 2010

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

Current and non-current interest-bearing loans and borrowings increased by S\$16.3 million from S\$255.3 million to S\$271.6 million due to draw down of additional loans partially offset by scheduled loan repayments.

9. Notes Payable (Current and Non-Current)

Current and non-current Notes Payable increased by S\$50.0 million from S\$127.3 million to S\$177.3 million due to proceeds from notes issuance in August 2010 under the S\$400 million Medium Term Notes programme.

10. Amount due to Joint Venture Companies

Amount due to Joint Venture Companies increased by S\$6.8 million from nil as at 31 December 2009 to S\$6.8 million as at 30 September 2010 due to distribution of proceeds from sale of land in Seychelles.

11. On-going 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 claimed damages of S\$23.2 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 2010

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

	Group As at	
	30-Sep-10 (S\$'000)	31-Dec-09 (S\$'000)
Amount repayable in one year or less, or on demand:-		
Secured	78,068	68,290
Unsecured	82,532	52,500
Sub-Total 1	160,600	120,790
Amount repayable after one year:-		
Secured	183,031	177,445
Unsecured	105,208	84,333
Sub-Total 2	288,239	261,778
Total Debt	448,839	382,568

Details of any collateral

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

	Group As at	
	30-Sep-10 (S\$'000)	31-Dec-09 (S\$'000)
Freehold land and buildings	411,640	552,838
Quoted shares in a subsidiary company	5,341	4,130
Property development costs	6,434	7,004
Leasehold land and buildings	96,307	105,803
Unquoted shares in subsidiary companies	50,917	16,226
Prepaid island rental	20,730	23,542
Other assets	43,963	49,064
	635,332	758,607



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2010

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	
	2010 (S\$'000)	2009 (S\$'000)
Cash flows from operating activities		
(Loss)/profit before taxation	(3,434)	6,470
Adjustments for:		
Share of results of associated companies	294	(339)
Share of results of joint venture companies	(5,154)	6
Depreciation of property, plant and equipment	26,083	27,682
Loss on disposal of property, plant and equipment	23	265
Impairment loss on property, plant and equipment	258	-
Write off of property, plant and equipment	8	-
Finance income	(3,100)	(2,834)
Finance costs	14,570	14,640
Amortisation of lease rental and land use rights	3,152	3,522
(Write back of)/allowance for doubtful debts - trade, net	(845)	1,903
Allowance for inventory obsolescence	17	79
Gain on disposal of other investment	(1)	-
Share-based payment expenses	411	313
Currency realignment	(3,995)	(895)
Operating profit before working capital changes	28,287	50,812
(Increase)/decrease in inventories	(124)	1,572
Decrease in trade and other receivables	9,386	10,010
Decrease/(Increase) in amounts due from related parties/joint ventures	7,601	(2,197)
Decrease in trade and other payables	(21,655)	(30,331)
	(4,792)	(20,946)
Cash flows generated from operating activities	23,495	29,866
Interest received	3,105	2,886
Interest paid	(13,408)	(12,803)
Tax paid	(8,160)	(7,767)
Net cash flows from operating activities	5,032	12,182
Cash flows from investing activities		
Purchase of property, plant and equipment	(14,233)	(34,724)
Proceeds from disposal of property, plant and equipment	11,670	189
Payment of lease rental	(965)	(995)
Increase in long-term investments	(7,151)	(1,932)
Net cash inflow on acquisition of a subsidiary company	-	31
Net cash flows used in investing activities	(10,679)	(37,431)
Cash flows from financing activities		
Proceeds from bank loans	87,017	117,302
Repayment of bank loans	(68,588)	(65,515)
Proceeds from issuance of notes payable	50,000	-
Payment of dividends		
- by subsidiary companies to non-controlling interests	(5,386)	(5,330)
Redemption of 'A' preference shares	-	(3,041)
Net cash flows from financing activities	63,043	43,416
Net increase in cash and cash equivalents	57,396	18,167
Net foreign exchange difference	(537)	(699)
Cash and cash equivalents at beginning of year	76,252	53,712
Cash and cash equivalents at end of the period	133,111	71,180



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter ended 30 September 2010

Explanatory notes on Consolidated Cash Flow

As at 30 September 2010, the Group's cash and cash equivalents increased by S\$61.9 million or 87% to S\$133.1 million compared to 30 September 2009. The increase in cash flow was largely due to lower funds used for investing activities as the Group continued to exercise prudence on the use of funds since the onset of the global financial crisis, coupled with deposits received from sale of Dusit Laguna Phuket and proceeds of S\$50 million from notes issuance under the S\$400 million Medium Term Notes.

During 9M10, we generated positive operating cash flow of S\$5.0 million, mainly due to adjustment for non-cash items of S\$31.7 million, comprising mainly of depreciation and amortization of island rental of S\$29.2 million and finance expenses of S\$14.6 million, from the group's loss before tax of S\$3.4 million. This was reduced by a net decrease in cash generated from working capital changes of S\$4.8 million and net interest and income tax payments of S\$18.4 million.

The net cash flows used in investing activities amounted to S\$10.7 million, due largely to on-going purchases of furniture, fittings and equipments by our resorts for their operations, progressive equity investments in Banyan Tree Indochina Hospitality Fund and Banyan Tree Cabo Marques, and initial equity investment in Banyan Tree China Hospitality Fund (I), partly offset by deposits received from sale of Dusit Laguna Phuket.

The net cash flows from financing activities amounted to S\$63.0 million. This was mainly due to loan drawdown of S\$87.0 million and proceeds of S\$50.0 million from notes issuance under the S\$400 million Medium Term Notes programme, partially offset by scheduled bank repayments of S\$68.6 million.



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2010

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)	Property revaluation reserve (S\$'000)	Currency translation reserve (S\$'000)	Fair value adjustment reserve (S\$'000)	Legal reserve (S\$'000)	Premium paid on acquisition of non-controlling interests (S\$'000)	Share based payment reserve (S\$'000)	Gain/(loss) on re-issuance of treasury shares (S\$'000)	Accumulated profits (S\$'000)	Total attributable to equity holders of the Company (S\$'000)	Non-controlling interests (S\$'000)	Total equity (S\$'000)
Balance as at 1 January 2010	199,995	(5,071)	(18,038)	7,852	142,369	(33,751)	172	6,928	-	8,915	(85)	198,996	508,282	198,313	706,595
Total comprehensive income for the period	-	-	-	-	219	(3,084)	-	-	-	-	-	(3,768)	(6,633)	3,081	(3,552)
Acquisition of additional shares in a subsidiary company	-	-	-	-	-	-	-	-	(2,562)	-	-	-	(2,562)	2,562	-
Treasury shares reissued pursuant to Performance Share Plan	-	633	-	-	-	-	-	-	-	(279)	(354)	-	-	-	-
Issue of Performance Share Grants to employees	-	-	-	-	-	-	-	-	-	411	-	-	411	-	411
Dividend paid to non-controlling shareholders of a subsidiary company	-	-	-	-	-	-	-	-	-	-	-	-	-	(5,386)	(5,386)
Transfer to legal reserve	-	-	-	-	-	-	-	457	-	-	-	(457)	-	-	-
Balance as at 30 September 2010	199,995	(4,438)	(18,038)	7,852	142,588	(36,835)	172	7,385	(2,562)	9,047	(439)	194,771	499,498	198,570	698,068
Balance as at 1 January 2009	199,995	(5,191)	(18,038)	7,852	189,442	(29,145)	170	6,457	-	8,545	-	196,462	556,549	232,096	788,645
Total comprehensive income for the period	-	-	-	-	473	(4,038)	-	-	-	-	-	35	(3,530)	(1,614)	(5,144)
Issue of Performance Share Grants to employees	-	-	-	-	-	-	-	-	-	277	-	-	277	-	277
Treasury shares reissued pursuant to Performance Share Plan	-	120	-	-	-	-	-	-	-	-	(85)	-	35	-	35
Dividend paid to non-controlling shareholders of a subsidiary company	-	-	-	-	-	-	-	-	-	-	-	-	-	(5,330)	(5,330)
Balance as at 30 September 2009	199,995	(5,071)	(18,038)	7,852	189,915	(33,183)	170	6,457	-	8,822	(85)	196,497	553,331	225,152	778,483



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2010

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)	Gain/(loss) on reissuance of treasury shares (S\$'000)	Accumulated profits (S\$'000)	Total equity (S\$'000)
Balance as at 1 January 2010	199,995	(5,071)	7,852	8,343	(85)	27,974	239,008
Total comprehensive income for the period	-	-	-	-	-	1,416	1,416
Issue of Performance Share Grants to employees	-	-	-	983	-	-	983
Treasury shares reissued pursuant to Performance Share Plan	-	633	-	(279)	(354)	-	-
Balance as at 30 September 2010	199,995	(4,438)	7,852	9,047	(439)	29,390	241,407
Balance as at 1 January 2009	199,995	(5,191)	7,852	8,343	-	20,669	231,668
Total comprehensive income for the period	-	-	-	-	-	9,064	9,064
Treasury shares reissued pursuant to Performance Share Plan	-	120	-	-	(85)	-	35
Balance as at 30 September 2009	199,995	(5,071)	7,852	8,343	(85)	29,733	240,767



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.

During the year, the company released 43,300 and 322,700 share awards on 1 April 2010 and 9 July 2010 respectively, totaling 366,000 share awards (2009: 69,700) vested under the Performance Share Plan and Restricted Share Plan pursuant to the Banyan Tree Performance Share Plan for FY2007 and FY2008. As such, 366,000 shares (2009: 69,700) were issued from the treasury shares to the employees, resulting in an increase in the number of issued shares excluding treasury shares from 758,471,980 as at 31 December 2009 to 758,837,980 shares as at 30 September 2010. See 1(d)(iii) and 1(d)(iv) for movement of the issued shares excluding treasury shares, and movement of treasury shares respectively.

Performance Shares

During the quarter, Nil (3Q09: Nil) performance-based shares were issued and 1,938,350 (3Q09: 64,700) performance-based shares were cancelled/vested under the Banyan Tree Performance Share Plan. As at 30 September 2010, 2,565,400 (30 September 2009: 2,704,200) performance-based shares are outstanding.

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-10 No. of shares	31-Dec-09 No. of shares
Number of issued shares excluding Treasury shares	758,837,980	758,471,980

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-10 No. of shares	31-Dec-09 No. of shares
At 1 January	2,930,300	3,000,000
Reissued pursuant to performance share option plans	(366,000)	(69,700)
	2,564,300	2,930,300

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 2009.



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 has applied the same accounting policies and methods of computation in the financial statements for the current reporting period compared with those of the audited financial statements for the year ended 31 December 2009, except for the adoption of accounting standards (including its consequential amendments) and interpretations applicable for the financial period beginning 1 January 2010. The adoption of the standards and interpretations does not have material impact to the financial statements in the period of initial application.

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	
	2010	2009	2010	2009
a) Based on the weighted average number of ordinary shares on issue (cents)	0.01	(0.13)	(0.50)	0.005
b) On fully diluted basis (cents)	0.01	(0.13)	(0.49)	0.005

(a) The basic 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 758,806,412 and 758,471,980 ordinary shares respectively.

The basic 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 758,599,116 and 758,436,492 ordinary shares respectively.

(b) 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 761,561,433 and 761,207,827 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 761,353,633 and 760,972,773 ordinary shares respectively.

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-10	31-Dec-09	30-Sep-10	31-Dec-09
Net asset value per ordinary share based on issued share capital* at the end of the period (S\$)	0.66	0.67	0.32	0.32

* 758,837,980 and 758,471,980 ordinary shares in issue as at 30 September 2010 and 31 December 2009.



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2010

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			
	3 months ended 30 Sep		Actual vs 2009	
	2010	2009	Incr/(Decr)	
	SGD'000	SGD'000	SGD'000	%
Hotel Investments	35,844	38,374	(2,530)	-7%
Property Sales	4,331	13,123	(8,792)	-67%
- Hotel Residences	1,201	9,478	(8,277)	-87%
- Laguna Property Sales	3,130	3,645	(515)	-14%
Fee-based Segment	26,110	19,707	6,403	32%
- Hotel Management	10,145	6,970	3,175	46%
- Spa/Gallery Operations	8,907	7,832	1,075	14%
- Design and Others	7,058	4,905	2,153	44%
Revenue	66,285	71,204	(4,919)	-7%

	Group			
	9 months ended 30 Sep		Actual vs 2009	
	2010	2009	Incr/(Decr)	
	SGD'000	SGD'000	SGD'000	%
Hotel Investments	139,331	128,717	10,614	8%
Property Sales	18,502	32,901	(14,399)	-44%
- Hotel Residences	5,238	17,223	(11,985)	-70%
- Laguna Property Sales	13,264	15,678	(2,414)	-15%
Fee-based Segment	65,430	57,589	7,841	14%
- Hotel Management	19,916	18,755	1,161	6%
- Spa/Gallery Operations	25,952	24,205	1,747	7%
- Design and Others	19,562	14,629	4,933	34%
Revenue	223,263	219,207	4,056	2%



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2010

B) PROFITABILITY

	Group			
	3 months ended 30 Sep		Actual vs 2009	
	2010	2009	Incr/(Decr)	
	SGD'000	SGD'000	SGD'000	%
Hotel Investments	(729)	4,956	(5,685)	nm
Property Sales	(537)	5,742	(6,279)	nm
- Hotel Residences	315	5,176	(4,861)	-94%
- Laguna Property Sales	(852)	566	(1,418)	nm
Fee-based Segment	7,530	6,573	957	15%
- Hotel Management	5,202	4,358	844	19%
- Spa/Gallery Operations	775	1,125	(350)	-31%
- Design and Others	1,553	1,090	463	42%
Head Office Expenses	(3,111)	(3,453)	342	-10%
Other income (net)	810	1,832	(1,022)	-56%
Operating Profit (EBITDA)	3,963	15,650	(11,687)	-75%
Net profit/(loss) for the period (PATMI)	108	(968)	1,076	nm

	Group			
	9 months ended 30 Sep		Actual vs 2009	
	2010	2009	Incr/(Decr)	
	SGD'000	SGD'000	SGD'000	%
Hotel Investments	22,693	26,198	(3,505)	-13%
Property Sales	2,537	11,836	(9,299)	-79%
- Hotel Residences	2,441	8,202	(5,761)	-70%
- Laguna Property Sales	96	3,634	(3,538)	-97%
Fee-based Segment	13,233	17,781	(4,548)	-26%
- Hotel Management	5,947	8,840	(2,893)	-33%
- Spa/Gallery Operations	3,293	5,358	(2,065)	-39%
- Design and Others	3,993	3,583	410	11%
Head Office Expenses	(11,181)	(9,905)	(1,276)	13%
Other income (net)	5,129	3,237	1,892	58%
Operating Profit (EBITDA)	32,411	49,147	(16,736)	-34%
Net (loss)/profit for the period (PATMI)	(3,768)	35	(3,803)	nm



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2010

C) BUSINESS SEGMENTS REVIEW

i) Hotel Investments segment

Hotel Investments segment achieved revenue of S\$35.8 million in 3Q10, a decrease of 7% or S\$2.5 million compared to S\$38.3 million in 3Q09. Lower revenue was mainly due to lower performance from our resorts in Thailand (S\$1.2 million), and to a lesser extent from China (S\$0.6 million) and Maldives (S\$0.2 million).

In Thailand, our resorts' performance was affected by the knock-on effects of the political riots that took place in Bangkok in April and May 2010 although the impact was less severe in 3Q10 compared to 2Q10. In 3Q10, occupancy was 49%, an improvement by 7% points over 2Q10 but remained below last year by 4% points because of the periodic bomb blasts and anti-government rallies, both of which have necessitated the continued-state of emergency in Thailand.

Our resorts in China registered lower revenue growth by S\$0.6 million due mainly to the World Expo 2010 held in Shanghai which resulted in less travelers to Lijiang. Overall occupancy was lower by 8% points from 67% to 59%.

Our resorts in Maldives recorded lower revenue by S\$0.2 million in 3Q10 due to translation loss as a result of weaker US\$ against S\$. In US\$ terms, revenue was higher by US\$0.2 million instead. Overall occupancy improved by 3% points from 58% to 61%.

For 9M10, helped by a strong 1st quarter performance due to the improvement in the global economy led by Asia and prior to the political riots in Bangkok, overall revenue was S\$10.6 million higher than 9M09 with S\$11.4 million attributable to 1Q10. Of the overall increase of S\$10.6 million, resorts in Thailand contributed S\$11.8 million followed by Maldives of S\$1.1 million but partially offset by China (S\$0.8 million).

3Q10 recorded a loss of S\$0.7 million from EBITDA of S\$5.0 million in 3Q09. Besides lower revenue, lower EBITDA was also due to increased expenses as 3Q09 had the benefit of lower operating expenses due to several cost saving measures undertaken last year. Against 9M09, EBITDA was also lower by S\$3.5 million or 13% from S\$26.2 million to S\$22.7 million mainly due to increased expenses.

ii) Property Sales segment

Property Sales segment revenue decreased by S\$8.8 million or 67% from S\$13.1 million in 3Q09 to S\$4.3 million in 3Q10. This was mainly due to the negative sentiments towards Thai properties in view of the political instability. During the quarter, there was recognition for only 1 unit of Banyan Tree Lijiang villa as opposed to recognition for several units of Banyan Tree Phuket villas / Banyan Tree Lijiang townhomes in 3Q09. In total, there were 3 new units sold in 3Q10 compared to 5 in 3Q09, a decrease of 40% and 50% in units and value terms respectively.

For 9M10, Property Sales segment revenue decreased by S\$14.4 million or 44% from S\$32.9 million to S\$18.5 million as there were fewer units recognized for Dusit villas, Banyan Tree Phuket villas and Banyan Tree Lijiang townhomes compared to 9M09. In addition, lower revenue for 9M10 was also attributable to buyers downgraded from higher-priced Dusit residences to Laguna townhomes in 1Q10. In total, there were 10 new units sold in 9M10 compared to 15 in 9M09, a decrease of 33% and 41% in units and value terms respectively.

EBITDA decreased by S\$6.2 million from S\$5.7 million in 3Q09 to loss before interest, tax, depreciation and amortization of S\$0.5 million in 3Q10. Against 9M09, EBITDA decreased by S\$9.3 million or 79% from S\$11.8 million in 9M09 to S\$2.5 million in 9M10. Lower EBITDA was mainly due to lower revenue as explained above, coupled with fixed cost such as rental and salary.



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2010

iii) Fee- based segment

Fee-based segment revenue increased by S\$6.4 million or 32% from S\$19.7 million in 3Q09 to S\$26.1 million in 3Q10 largely due to higher revenue from hotel management fees, fund management fees, architectural and design fees and gallery sales.

Higher hotel management fees were mainly from management fees from newly-opened resorts such as Banyan Tree Hangzhou, Banyan Tree Ungasan, and Banyan Tree Club & Spa Seoul, coupled with royalty fees from property sales in Angsana Fuxian Lake. Gallery operations also benefited from sales to newly-opened resorts. Higher fund management fees were due to the completion of first close of Banyan Tree China Hospitality Fund (I) in September 2010. Higher architectural and design fees were largely from new projects based on certain milestones achieved.

Fee-based segment revenue increased by S\$7.8 million or 14% from S\$57.6 million in 9M09 to S\$65.4 million in 9M10 mainly due to higher architectural and design fees, higher hotel and fund management fees, and higher spa/gallery sales as explained above, but partially reduced by nil management fees derived from Angsana Dubai and Banyan Tree Al Areen, Bahrain following the termination of the hotel management contracts.

EBITDA increased by S\$0.9 million from S\$6.6 million in 3Q09 to S\$7.5 million in 3Q10 mainly due to higher revenue. Against 9M09, notwithstanding higher revenue, EBITDA decreased by S\$4.6 million from S\$17.8 million in 9M09 to S\$13.2 million in 9M10. Lower EBITDA was mainly due to higher expenses in 9M10 compared to 9M09 as there was a final capitalization of S\$2.7 million for in-house design and project team time cost on the InOcean villa project following the completion of the project in 9M09. There was no such capitalization of cost in the current period. In addition, there were also pre-opening cost incurred on new spa outlets, and higher staff cost following the cessation of unpaid leave scheme.

If management fees of those resorts which the Group has a majority interest and were not eliminated on consolidation, a sum of S\$3.0 million, S\$3.0 million, S\$9.6 million and S\$10.0 million in 3Q09, 3Q10, 9M09 and 9M10 would be added to EBITDA respectively. EBITDA would have been S\$10.5 million in 3Q10 as compared to S\$9.6 million in 3Q09, and S\$23.2 million in 9M10 as compared to S\$27.4 million in 9M09.

iv) Head Office

Head office expenses decreased by S\$0.4 million or 10% from S\$3.5 million in 3Q09 to S\$3.1 million in 3Q10. This was mainly due to higher exchange gain, partially reduced by higher legal and professional fees and higher staff cost. Against 9M09, Head office expenses increased by S\$1.3 million or 13% from S\$9.9 million in 9M09 to S\$11.2 million in 9M10. This was mainly attributable to higher staff cost due to cessation of unpaid leave scheme, higher traveling expenses, legal and professional fees, partially reduced by higher exchange gain.

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 2010

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 indicated in last quarter's outlook, the results achieved in 3Q10, being also a low season of the year has been in line with our expectation. The Thai political crisis has continued to impact our hotel performance in Thailand although to a lesser extent in 3Q10 compared to 2Q10. As we enter into the high season of the year and barring any unforeseen circumstances and assuming stabilization of the Thai political situation, we are hopeful of a better 4th quarter for our hotel operations. The full year results are expected to be profitable following the sale of Dusit Laguna Phuket which is expected to be completed in 4Q10 as previously announced.

For our hotel operations, with some evidences of stability returning to the Thai capital, the pick up in rooms bookings in Thailand have improved. Currently, the hotel's on-the-book ("OTB") rooms revenue (i.e., forward booking reservation) for hotels we owned in Thailand and those outside Thailand for the 4th quarter is 7% and 4% above the same period last year respectively. Overall the Group is ahead by 6%.

Our property sales in Thailand however are expected to remain slow given the negative sentiments towards the country as a result of the recent political events.

Banyan Tree China Hospitality Fund (I)

The China Fund completed its first closing with capital commitments of RMB 923 million (S\$185 million) on 13 September 2010 and will have a final closing for the admission of Limited Partners no later than 16 January 2011. The Company has committed to investing an amount equivalent to at least 5% of the total capital commitments of the China Fund upon Final Closing.

New Openings and New Management Contracts

We have opened Angsana Fuxian Lake, Yunnan, China in 3Q10 and expect to open the following 5 new resorts in the next 12 months:

- i. Banyan Tree Macau, China
- ii. Banyan Tree Riverside, Shanghai, China
- iii. Angsana Hangzhou, China
- iv. Angsana Balaclava, Mauritius
- v. Angsana Eastern Mangroves, Abu Dhabi, UAE

Also in the next 12 months, we expect to launch an estimated 10 spas under management.

We have also signed the following new hotel management contract in the recent months:

- i. Angsana Bahia Fenicia, Spain, will be strategically located on Peñon del Lobo in a town called Almuñécar, one of the most popular tourist destinations along the shoreline of Costa Tropical.



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2010

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.

No dividend has been declared in respect of the current financial period.



BANYAN TREE HOLDINGS LIMITED
 Unaudited results for the Third Quarter ended 30 September 2010

13 Interested Persons Transactions for the 3 months ended 30 September 2010

	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 <i>conducted under Shareholders' Mandate</i>)	Aggregate value of all interested parties transactions conducted under Shareholders' Mandate (excluding transactions less than S\$100,000)
		S\$'000	S\$'000
A	Transactions with the Tropical Resorts Limited Group ('TR')		
a	Provision of Resort Management and Related Services to TR	-	1,128
b	Provision of Spa Management and Other Related Services to TR	-	141
c	Returns from TR in respect of units in Banyan Tree Bintan and Angsana Bintan	-	581
	Total	-	1,850



BANYAN TREE HOLDINGS LIMITED
Unaudited results for the Third Quarter ended 30 September 2010

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
12 November 2010