



CB Richard Ellis Hotels Limited
St. Martin's Court, 10 Paternoster Row
London EC4M 7HP
Tel: + 44 (0) 20 7491 0404
Fax: + 44 (0) 20 7182 3005
www.cbrehotels.com

PRESS RELEASE

FOR IMMEDIATE RELEASE

CBRE HOTELS APPOINTED TO SELL 11 COURTYARD HOTELS FOR WHITBREAD

12 May 2004

Whitbread PLC ("Whitbread") announced today that it plans to sell its three-star Courtyard by Marriott Hotels, following approaches from a number of parties expressing interest and has appointed CB Richard Ellis Hotels as advisors in the sale process. The hotels are trading well and are expected to achieve a selling price commensurate with this. They will be sold with the Courtyard franchise.

Whitbread operates 11 Courtyard by Marriott hotels comprising 867 bedrooms, all of which are located in the UK on freehold sites.

Alan Parker, chief executive designate said "I announced at Whitbread's Annual Results presentation that I intended to carry out a review of our property assets, to ensure delivery of the best possible returns for our shareholders. As a first step we have taken the decision to exit the mid-market sector in order to focus on developing our budget and four-star hotel brands."

"Courtyard by Marriott is an excellent brand and these are good hotels that are trading well. Our partner, Marriott International is committed to developing the Courtyard brand in the UK. We will be working very closely with them during the sale process to ensure that we identify the best possible purchasers."

Ed Fuller, president and managing director of international lodging for Marriott International said "Courtyard is the leading international mid-market brand with over 600 hotels worldwide. We are pleased that all of the buyers that have approached Whitbread have expressed interest in further growing the Courtyard brand in the United Kingdom. We are confident it is a brand with an exciting future ahead of it in the UK and our objective is to significantly expand the network and drive brand awareness in this key market."

Derek Gammage, Managing Director of CBRE Hotels, said: "Whitbread has a strategic focus on the upper scale and budget ends of the market. The best fit for these hotels will be an operator who will take the Courtyard brand and roll it out across the UK and we have already had significant interest from such operators."

The hotels comprise a total of 867 bedrooms and are all situated in strong, accessible locations. Courtyard is a mid-market brand focused on providing value for money accommodation designed for business travellers.

11 Courtyard Hotels

Coventry Courtyard
Ipswich Courtyard
Leamington Spa Courtyard
Leeds/Bradford Courtyard
Lincoln Courtyard
Milton Keynes Courtyard
Northampton Courtyard
Northampton West Courtyard
Reading Courtyard
Rotherham Courtyard
Slough/Windsor Courtyard

- Ends -

For more information please contact:

Derek Gammage
Managing Director, EMEA
CB Richard Ellis Hotels Ltd.
020 7182 3943
derek.gammage@cbrehotels.com

Heather Thomas
Marketing Analyst
CB Richard Ellis Hotels Ltd.
020 7182 3949
heather.thomas@cbrehotels.com

Notes to Editors:

CB Richard Ellis Hotels

CB Richard Ellis Hotels is the world's leading full-service real estate advisory group focused exclusively on the hospitality industry. CB Richard Ellis Hotels offers investment, capital advisory, consulting and asset management services with European offices in London, Ireland, France, Spain, Czech Republic and Scandinavia.

In the past three years CB Richard Ellis Hotels has been involved in nearly all the major hotel transactions. In 2004 alone the firm has been involved in the sale of major single assets for InterContinental Hotels and Resorts, for Jarvis plc and De Vere Hotels. Other 2004 assignments include the Timhotel Chain in Paris; the Hilton and Ibis hotels, Prague; the Savoy Group in the UK and Premier Lodge. CBRE Hotels have recently advised Travelodge on the sale of Travelodge, Ireland together with the grant of a Master Franchise to the purchasers.

Please contact Heather Thomas (heather.thomas@cbrehotels.com) for copies of any photographs used in Press Releases.

For further information visit www.cbrehotels.com.