

2007 THIRD QUARTER AND FIRST THREE QUARTER PRELIMINARY RESULTS OF DANUBIUS HOTELS GROUP

Danubius Hotels Plc, today announced its 2007 third quarter and first three quarter preliminary, unaudited results. This report contains consolidated financial statements for the period ended 30 September 2007 as prepared by the management in accordance with International Financial Reporting Standards (IFRS).

HIGHLIGHTS

Danubius Hotels Group (IFRS)	HUF million			EUR million			HUF million			EUR million		
	Q3	Q3		Q3	Q3	Ch	Q1-3	Q1-3		Q1-3	Q1-3	Ch
	2007	2006	Ch%	2007	2006	%	2007	2006	Ch%	2007	2006	%
Net sales revenues	14,382	15,376	(6)	57.2	55.6	3	36,187	37,010	(2)	144.3	139.4	3
EBITDA	4,211	4,861	(13)	16.8	18.0	(7)	7,312	7,939	(8)	29.1	29.9	(3)
Operating profit	3,052	3,678	(17)	12.2	13.8	(12)	3,872	4,599	(16)	15.4	17.3	(11)
Financial results	(467)	568	n.a.	(1.9)	2.4	n.a.	(584)	(2,075)	(72)	(2.3)	(7.8)	(70)
Profit before tax	2,588	4,244	(39)	10.3	16.2	(36)	3,222	2,472	30	12.8	9.3	38
Operating cash flow	2,291	2,896	(21)	9.1	10.7	(14)	2,301	5,064	(55)	9.2	19.1	(52)
CAPEX	870	1,656	(47)	3.5	5.8	(40)	2,994	5,702	(47)	11.9	21.5	(44)
HUF/EUR	251.77	275.54	(9)				250.86	265.51	(6)			

- In Q3 total net sale **revenues** decreased by 6% to HUF 14.4 billion, mainly as a direct result of strong national currencies against EUR. Third quarter revenue in EUR terms increased by 3% to EUR 57.2 million partly as a result of group level **occupancy** increase from 79.7% to 80.2%.
- Average HUF/EUR **foreign exchange rate** during the third quarter of 2007 was 9% below Q3 2006 figure, resulting significant, approximately HUF 450 million negative effect on revenue of Hungarian hotels compared to Q3 2006.
- Q3 **Operating profit** at Group level decreased by HUF 626 million, down by 17% compared to Q3 2006 as the combined effect of HUF strengthening, decrease of ARR and our cost efficiency measures
 - Operating profit of **Hungarian** segment for Q3 2007 amounted to HUF 1,845 million, down by 23% compared to Q3 2006.
 - **Czech** hotels contributed an operating profit of HUF 535 million, a decrease of only 3% compared to Q3 2006 in spite of 12% less quarterly revenue as measured in HUF, which strengthened against the Czech Crown in the period.
 - **Slovakian** segment's operating profit for Q3 2007 was HUF 335 million, down by 29% compared to the third quarter of last year.
 - Operating profit of **Romanian** segment was HUF 337 million in Q3 2007, an impressive improvement of 31% compared to a profit of HUF 257 million in the third quarter of last year.
- The **Financial** results in Q3 2007 was a loss of HUF 467 million, compared to a gain of HUF 568 million in Q3 2006 primarily due to the strengthening of HUF against EUR during the comparative period. In 2006 the 3rd Q gain was reversed by the year end.
- **Net cash provided by operating activities** in Q3 2007 was HUF 2,291 million, a 21% decrease compared to HUF 2,896 million in Q3 2006.
- **Capital expenditure** and investments during Q3 2007 amounted to HUF 870 million, down by 47% compared to the third quarter of 2006.
- Group level average **headcount** for Q1-3 2007 was 5,513 compared to 5,532.

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FINANCIAL OVERVIEW

Hungarian Segment

	HUF million			EUR million			HUF million			EUR million		
	Q3 2007	Q3 2006	Ch %	Q3 2007	Q3 2006	Ch %	Q1-3 2007	Q1-3 2006	Ch%	Q1-3 2007	Q1-3 2006	Ch %
HUNGARY												
Net sales revenues	9,442	10,501	(10)	37.5	37.9	(1)	24,125	25,600	(6)	96.16	96.42	(0)
Operating profit	1,845	2,399	(23)	7.4	8.9	(18)	2,383	3,486	(32)	9.50	13.13	(28)
Financial results	(420)	520	n.a.	(1.7)	2.2	n.a.	(347)	(1,970)	(82)	(1.39)	(7.42)	(81)
Profit before tax	1,427	2,917	(51)	5.7	11.1	(49)	1,969	1,464	34	7.85	5.51	42
CAPEX	219	677	(68)	0.9	2.4	(64)	1,073	2,032	(47)	4.28	7.65	(44)

Total sales revenue and other operating income of Q3 2007 decreased by 10% to HUF 9,442 million mainly due to the strengthening of HUF against EUR and a lower level of ARR achieved due to sharpening competition. In EUR terms it was EUR 37.5 million, a drop of only 1% compared to last year comparative figure.

Room revenue of Hungarian hotels in Q3 2007 decreased significantly by HUF 635 million in spite of the increase of hotels' occupancy from 77.6% to 78.3% during the third quarter of the year, primarily due to stronger HUF against EUR and the decrease of average room rate achieved (ARR) to HUF 12,510, lower by HUF 1,673 than comparative figure. The average length of stay was 2,9 days in Q3 2007 compared to 3,0 days in Q3 2006. The number of guest-nights during Q3 2007 fell to 685,750 from 700,886, out of which domestic guest-nights represents 17%, a marginal decrease compared to Q3 2006. Guests from Great Britain and USA decreased the most, partly compensated by more guest arrivals from Spain, Denmark and Asian countries. Room departmental profit for the third quarter decreased by HUF 624 million, down by 13% compared to Q3 2006.

Food and beverage revenue of hotels and restaurants for the third quarter of 2007 was HUF 3,077 million, 3% less than comparative figure, partly being the combined result of increased number of covers from 1,456,153 to 1,468,424 and the decrease of average check from HUF 1,869 to 1,838 at our hotels. F&B departmental profit of our hotels declined by HUF 54 million as the result of increased payroll and raw material cost to retain or even improve good quality services. Gundel's total revenue and income in Q3 2007 fell by nearly 5%, but operating profit was HUF 48 million, compared to a profit of HUF 52 million in Q3 2006, in spite of increased payroll and material expenses.

In Q3 2007 Spa revenue continued to decrease, this time by HUF 16 million, being the combined result of the decrease in the number of treatments sold, from 99,060 to 87,536 and the increase of average rate of a treatment from 5,054 to 5,535. Spa departmental profit continued to decline in Q3, as well, being under Q3 2006 figure by 4%.

Revenue from security services went down by HUF 63 million in Q3 2007, as a direct result of losing two major customers.

Reflecting our cost efficiency measures third quarter total material expenses and services used was HUF 3,563 million, a decrease of HUF 548 million compared to Q3 2006, in spite of the increase of

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occupancy. Within these expenses, energy cost grew by 8% to HUF 596 million, while the amount spent on maintenance work at the hotels decreased by 23% to HUF 174 million. Personnel expenses for Q3 2007 was HUF 3,165 million, up by only 2% as the performance related incentives are not expected to be paid out this year.

Mainly due to the increase of 3 months EURIBOR the interest expenses grew to HUF 221 million from HUF 202 million in the third quarter. Primarily as the result of weakening of HUF in Q3 2007 against EUR, in which majority of our long-term borrowings are denominated, a HUF 208 million unrealised foreign exchange loss was recognised in profit and loss, compared to a gain of HUF 719 million in Q3 2006 mainly due to the significant strengthening of HUF against EUR over that period. In 2006 the gain was reversed by the year end.

Capital expenditures during Q3 2007 decreased by 42% to HUF 219 million, including spending for reconstruction works in Hotel Astoria and the two hotels on Margaret Island.

Being the result of the above and considering H1 performance the profit before tax of Hungarian operations for Q1-3 improved significantly by 34% to a profit of HUF 1,969 million compared to a profit of HUF 1,464 million mainly as a result of the lower unrealised forex loss in 2007.

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Czech Segment

	HUF million			HUF million		
	Q3 2007	Q3 2006	Ch%	Q1-3 2007	Q1-3 2006	Ch%
CZECH						
Total revenue and income	1,809	2,047	(12)	4,555	4,834	(6)
Operating profit	535	552	(3)	804	416	93
Financial results	60	(8)	n.a.	(122)	(40)	205
Profit before tax	595	544	9	682	376	81
CAPEX	246	52	374	894	1,508	(41)
HUF/CZK average	9,01	9,73	(7)	8,94	9,34	(4)
CZK/EUR average	27,93	28,33	(1)	28,07	28,43	(1)

Total sales revenue and other operating income in HUF term decreased by 12% to HUF 1,809 million in the third quarter of 2007, mainly due to the strengthening of Hungarian forint against the Czech crown. As a consequence of this room revenue of Q3 was HUF 1,018 million, down by 8%. Occupancy of Marianbad hotels in Q3 improved slightly to 80.8% from 80.3%, while the average room rate achieved (ARR) dropped to HUF 15,887 from HUF 16,868, in CZK term ARR increased to 1,765 from 1,751. The average length of stay was 10.0 days in Q3 2007 a considerable decrease from last Q3 high level of 14.9 days. The number of guestnights in Q3 declined to 106,523 from 109,924 as the result of the fewer domestic and German guests, partly compensated by more guests arrived from certain former Soviet Union countries and Israel.

Despite the same level of business activity and average inflation, material expenses and services used in Q3 declined from HUF 588 million to HUF 580 million, within this energy costs increased by 4% and maintenance expenses fell significantly by 43% from HUF 109 million in Q3 2006, when the reconstruction work of Centralni Lazne spa house was still taking place, to HUF 62 million. Total personnel expenses in the third quarter was HUF 438 million, a significant decrease of 13% compared to Q3 2006, reflecting our cost efficiency measures.

Due to the increase of 3 months EURIBOR interest expense for Q3 2007 was HUF 37 million, an increase of HUF 11 million compared to Q3 2006. Mainly as the result of strengthening of CZK in Q3 2007 against EUR in which all of LLML's long-term borrowings are denominated, a HUF 96 million foreign exchange gain was recognised in profit and loss, compared to a gain of HUF 17 million in Q3 2006.

Capital expenditure in Q3 amounted to HUF 246 million, the majority of which relates to the construction of a swimming pool in DHSR Hvezda.

Being the result of the above the profit before tax of Czech operations for Q1-3 improved to HUF 682 million from HUF 376 million.

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Slovakian Segment

	HUF million			HUF million		
	Q3 2007	Q3 2006	Ch%	Q1-3 2007	Q1-3 2006	Ch%
SLOVAKIA						
Total revenue and income	2,443	2,264	8	6,263	5,560	13
Operating profit	335	470	(29)	277	461	(40)
Financial results	(78)	54	n.a.	(104)	(60)	74
Profit before tax	258	524	(51)	173	401	(57)
CAPEX	109	835	(87)	596	1,965	(70)
HUF/SKK average	7,50	7,28	3	7,40	7,05	5
SKK/EUR average	33,57	37,84	(11)	33,89	37,66	(10)

Total sales revenue and other operating income in Q3 2007 grew by 8% to HUF 2,443 million, being the positive effect of opening 111 new five star rooms in Thermia Palace in December 2006, that was moderated by the closure of 98 two star rooms starting from November 2006 for reconstruction works. In Q3 2007 the occupancy of our 1,340 Piestany rooms decreased from 88.2% to 85.8% and the number of rooms sold decreased from 105,813 to 104,168, together with the significant increase of average room rate achieved (ARR) to HUF 8,920 from HUF 7,887. The average length of stay in the third quarter of 2007 was 11.1 days, an immaterial change compared to Q3 2006 figure of 11.2 days. The number of guestnights decreased to 166,009 from 169,887 being the effect of decreasing guest from Germany that was only partly compensated by growing number of domestic, Czech, Russian and Israeli guests.

Total material expenses and services used and personnel expenses in Q3 grew by 24% and 15% respectively, amounting to HUF 1,615 million mainly as a result of opening Thermia Palace. Within this, energy cost increased by 21% to HUF 144 million and maintenance expenses increased by 47% to HUF 57 million.

Due to the increase of 3 months EURIBOR and the additional loan facility drawn down to finance capital expenditures relating to Thermia Palace, the interest expenses for Q3 2007 amounted to HUF 72 million, compared to HUF 27 million in Q3 2006. During Q3 2007 SKK weakened a little bit against EUR in which all of SLKP's long-term borrowings are denominated, resulting financial loss of HUF 6 million, while in Q3 2006 a HUF 80 million unrealised foreign exchange gain was recognised in profit and loss as SKK strengthened against EUR during the comparative period.

Capital expenditure during the third quarter of 2007 was HUF 109 million, mainly for modernisation purposes, 87% lower compared to the HUF 835 million in Q3 2006, the comparative period include significant amount of spending on Thermia Palace and Irma mud pool.

Being the result of the above the profit before tax of Slovakian operations for Q1-3 2007 was HUF 173 million, a considerable fall back compared to a profit of HUF 401 million.

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Romanian Segment

	HUF million			HUF million		
	Q3 2007	Q3 2006	Ch%	Q1-3 2007	Q1-3 2006	Ch%
ROMANIA						
Total revenue and income	688	564	22	1,244	1,016	22
Operating profit	337	257	31	408	236	73
Financial results	(29)	2	n.a.	(11)	(5)	110
Profit before tax	308	259	19	398	231	72
CAPEX	296	92	222	431	197	119
HUF/RON average rate	77,95	77,80	0	76,10	74,99	1
RON/EUR average rate	3,23	3,54	(9)	3,30	3,54	(7)

Total sales revenue and other operating income for Q3 2007 increased significantly, by 22% compared to the third quarter of last year. As Q3 occupancy increased considerably from 65.1% to 73.1% and average room rate achieved (ARR) in the third quarter increased from HUF 7,338 to HUF 7,988 room revenue went up by 20% to HUF 280 million. Room departmental profitability improved by more than 21%. The number of guest during the third quarter of 2007 increased to 21,986 from 20,391 primarily due to domestic guests, and the length of stay increased from 4,4 days to 4,8.

Total material expenses and services used and personnel expenses in Q3 2007 increased by 37% and 19% respectively, amounting to HUF 294 million, as the direct result of serving more guests at higher standard. Within this, energy cost increased by 14% to HUF 37 million.

Due to the increase of 3 months EURIBOR and the lower average outstanding amount of borrowings during Q3 2007 than in Q3 2006 interest expenses decreased to HUF 9 million from HUF 12 million

Mainly as the result of weakening of RON in Q3 2007 against EUR in which all of the long-term borrowings are denominated, a HUF 30 million unrealised foreign exchange loss was recognised in profit and loss, compared to a gain of HUF 11 million in Q3 2006.

Capital expenditure during the third quarter of 2007 was HUF 296 million, the majority of which relates to the improvements of Hotel Sovata conference room.

Being the result of the above the profit before tax of Romanian operations for Q1-3 2007 improved significantly to a profit of HUF 398 million compared to a profit of HUF 231 million in Q1-3 2006.

Consolidated Balance Sheet

Total consolidated asset value amounted to HUF 87.3 billion as of 30 September 2007, no material change compared to the end of September 2006. Current assets includes assets held for sale that comprises the net carrying value, less cost to sell, of certain hotel and hospitality properties and an investment, previously recognised as non-current assets, the Group expects to sell within the next twelve months. Excluding the effect of reclassification, current assets decreased by 5% mainly as a result of 10% decrease of inventories and the significant decrease of other receivables and prepayments by HUF 440 million, mainly due to lower amount of accrued revenues.

The amount of property, plant and equipment has not changed significantly over the last 12 months, since our capitalised investments over the period did not exceed the amount of amortisation accounted for. The investments in associated companies amounted to HUF 1,649 million show the historic cost adjusted by share of earnings of the investment in CP Regents Park Two Ltd.

Total liabilities decreased by HUF 487 million to HUF 34.0 billion compared to 30 September 2006, as the combined effect of the decrease in suppliers by HUF 234 million and almost 2% decrease of long-term borrowings, including amounts repayable within a year.

The Group had EUR 85.6 million and GBP 5.1 million long-term loan as of 30 September 2007. The GBP loan, borrowed from related parties and shown in a separate line, was spent on the financing of the share purchase of Regents Park Hotel in London.

The value of shareholders' equity attributable to equity holder of the parent grew by HUF 644 million compared to 30 September 2006 as the result of net after tax profit between 1 October 2006 and 30 September 2007 retained to the business, and significant, HUF 650 million decrease of translation reserve, due to the strengthening of forint against the national currency of subsidiaries. The parent company mitigates its interest exposure by means of hedging instruments the effect of which is included in fair valuation reserve in accordance with IAS 39.

Cash flow

Net cash provided by operating activities in the third quarter of 2007 was HUF 2,291 million, down by 21% compared to Q3 2006, primarily due to the 17% lower Q3 clear business performance and the higher amounts paid out to suppliers and to financial institutions as interest in Q3 2007 than in the comparative period. Capital expenditure was HUF 870 million, a 47% decline compared to Q3 2006 when significant amount was spent on Thermia Palace (Piestany) and Centralni Lazne (Marianbad).

During Q3 2007 neither repayment nor any drawn down of long-term bank loan was taken place within the Group.

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APPENDIX I - Unaudited

CONSOLIDATED BALANCE SHEET PREPARED IN ACCORDANCE WITH IFRS (HUF million)

31 December 2006		30 September 2007	30 September 2006	Ch %
	Assets			
3,087	Cash and cash equivalents	3,919	3,931	(0)
2,000	Accounts receivable	4,139	4,074	2
1,142	Other receivables and prepayments	1,132	1,572	(28)
844	Inventory	820	911	(10)
535	Assets held for sale	470	-	n.a.
7,608	Total current assets	10,480	10,488	(0)
72,947	Property, plant and equipment	72,528	72,401	0
2,147	Intangible assets	1,981	2,210	(10)
1,715	Investments in associates	1,649	1,711	(4)
92	Other non-current assets	88	449	(80)
571	Deferred tax assets	568	512	11
77,472	Total non-current assets	76,814	77,283	(1)
85,080	Total assets	87,294	87,771	(1)
	Liabilities and Shareholders' Equity			n.a.
3,226	Trade accounts payable	1,991	2,225	(11)
518	Advance payments from guests	717	689	4
61	Income tax payable	271	211	28
3,690	Other payables and accruals	3,306	3,142	5
3,941	Interest-bearing loans and borrowings	5,412	3,092	75
868	Provisions	839	852	(2)
12,304	Total current liabilities	12,536	10,211	23
17,470	Interest-bearing loans and borrowings	18,204	20,746	(12)
1,866	Loan from related party	1,774	2,009	(12)
1,631	Deferred tax liabilities	1,500	1,535	(2)
20,967	Total non-current liabilities	21,478	24,290	(12)
33,271	Total liabilities	34,014	34,501	(1)
	Shareholders' Equity			
8,285	Share capital	8,285	8,285	-
7,435	Capital reserve	7,435	7,435	-
(1,162)	Treasury shares	(1,162)	(1,162)	-
3,850	Translation reserve	3,898	4,548	(14)
8	Fair valuation reserve	25	-	n.a.
30,543	Retained earnings	32,567	31,298	4
48,959	Attributable to equity holders of the	51,048	50,404	1
2,850	Minority interests	2,232	2,866	(22)
51,809	Total shareholders' equity	53,280	53,270	0
85,080	Total liabilities and shareholders' equity	87,294	87,771	(1)

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APPENDIX II - Unaudited

CONSOLIDATED STATEMENT OF OPERATION PREPARED IN ACCORDANCE WITH IFRS

(HUF million)

	Q3 2007	Q3 2006	Ch %	Q1-3 2007	Q1-3 2006	Ch %
Room revenue	7,279	7,865	(7)	17,321	18,072	(4)
Food and beverage revenue	4,233	4,256	(1)	11,142	10,966	2
Spa revenue	1,747	1,800	(3)	4,477	4,578	(2)
Other departmental revenue	665	1,011	(34)	1,676	2,037	(18)
Revenue from wineries	50	48	4	146	119	23
Revenue from security services	197	260	(24)	595	771	(23)
Other income	211	136	55	830	467	78
Total operating revenue and other income	14,382	15,376	(6)	36,187	37,010	(2)
Cost of goods purchased for resale	67	58	16	193	157	23
Raw material costs	2,618	2,502	5	7,199	7,018	3
Services used	2,434	2,909	(16)	7,147	8,031	(11)
Material expenses and services used	5,119	5,469	(6)	14,539	15,206	(4)
Wages and salaries	3,125	3,064	2	8,860	8,358	6
Other personnel expenses	348	305	14	946	935	1
Taxes and contributions	1,063	1,045	2	3,029	2,920	4
Personnel expenses	4,536	4,414	3	12,835	12,213	5
Depreciation and amortisation	1,159	1,183	(2)	3,440	3,340	3
Other expenses	539	647	(17)	1,511	1,684	(10)
Changes in inventories of finished goods and work in progress	(13)	2	(750)	26	9	189
Work performed by the entity and capitalised	(10)	(17)	(41)	(36)	(41)	(12)
Total operating expenses	11,330	11,698	(3)	32,315	32,411	(0)
Profit from operations	3,052	3,678	(17)	3,872	4,599	(16)
Interest income	12	8	50	31	19	63
Interest expense	(339)	(267)	27	(1,039)	(779)	33
Foreign currency loss / (gain)	(140)	827	(117)	424	(1,315)	(132)
Financial Income/(loss)	(467)	568	(182)	(584)	(2,075)	(72)
Share of loss of associates	3	(2)	(250)	(66)	(52)	27
Profit before tax	2,588	4,244	(39)	3,222	2,472	30

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APPENDIX III - Unaudited

CONSOLIDATED STATEMENT OF CASH FLOWS PREPARED IN ACCORDANCE WITH IFRS

(HUF million)

	Q3 2007	Q3 2006	Ch %	Q1-3 2007	Q1-3 2006	Ch %
Profit from operations	3,051	3,678	(17)	3,871	4,599	(16)
Depreciation and amortisation	1,159	1,183	(2)	3,440	3,340	3
(Loss) on sale of fixed assets	(5)	-	n.a.	(502)	(197)	155
Change of provisions	9	(15)	(160)	(29)	(12)	142
Write off of receivables	7	(15)	(147)	21	7	200
<i>Changes in working capital</i>						
<i>Increase of accounts receivable and current assets</i>	<i>(1,165)</i>	<i>(1,167)</i>	<i>(0)</i>	<i>(2,275)</i>	<i>(2,207)</i>	<i>3</i>
<i>(Increase)/decrease of inventory</i>	<i>(2)</i>	<i>6</i>	<i>(133)</i>	<i>24</i>	<i>(27)</i>	<i>(189)</i>
<i>(Decrease)/increase of accounts payable and other current liabilities</i>	<i>(338)</i>	<i>(231)</i>	<i>46</i>	<i>(1,168)</i>	<i>541</i>	<i>(316)</i>
Interest paid	(366)	(247)	48	(1,022)	(720)	42
Income tax paid	(59)	(296)	(80)	(59)	(260)	(77)
Net cash provided by operating activities	2,291	2,896	(21)	2,301	5,064	(55)
Purchase of property, plant and equipment and intangibles	(870)	(1,656)	(47)	(2,994)	(5,702)	(47)
Interest received	12	21	(43)	32	19	68
Proceeds on sale of property, plant and equipment	6	-	n.a.	617	253	144
Cash paid on acquisition	1	-	n.a.	(1,599)	-	n.a.
Other cash inflow / (outflow)	-	198	(100)	-	(21)	(100)
Net cash used in investing activities	(851)	(1,437)	(41)	(3,944)	(5,451)	(28)
Receipt of long-term bank loans	-	162	(100)	2,174	2,079	5
Repayment of long-term bank loans	-	-	n.a.	(728)	(668)	9
Payment of finance lease liabilities	(38)	(34)	12	(111)	(101)	10
Net cash provided by financing activities	(38)	128	(130)	1,335	1,310	2
Net increase (decrease) in cash held	1,402	1,587	(12)	(308)	923	(133)
Cash at the beginning of the financial year, net ¹	305	1,662	(82)	2,015	2,326	(13)
Cash and cash equivalents at the end of the period, net¹	1,707	3,249	(47)	1,707	3,249	(47)

¹ Represents the amount of cash and cash equivalents less the amount of bank overdrafts

APPENDIX IV

SUBSEQUENT EVENTS

There has not been any matter or circumstance occurring subsequent to the end of the reporting period that has significantly affected, or may significantly affect, the operations of the Group, the result of those operations or the state of affairs of the Group in future periods.

APPENDIX V

SHAREHOLDER STRUCTURES AND CHANGES IN ORGANISATION

In the first three quarters of 2007 there were no significant organisational changes within the Group. The vice president for sales and marketing has changed, currently Balázs Kovács is in charge.

Shareholder ¹	Period end of				
	Q3 2006	Q4 2006	Q1 2007	Q2 2007	Q3 2007
CP Holdings and its investments ²	53.40%	53.41%	60.25%	71.75%	71.75%
<i>Of which:</i>					
<i>Interaq Zrt.</i>	<i>29.38%</i>	<i>29.38%</i>	<i>29.38%</i>	<i>29.38%</i>	<i>29.38%</i>
<i>CP Holdings Ltd.</i>	<i>17.90%</i>	<i>17.91%</i>	<i>24.75%</i>	<i>36.25%</i>	<i>36.25%</i>
<i>Israel Tractors</i>	<i>6.12%</i>	<i>6.12%</i>	<i>6.12%</i>	<i>6.12%</i>	<i>6.12%</i>
Foreign financial investors	32.83%	32.75%	25.90%	14.60%	14.37%
<i>Of which over 5%:</i>					
<i>Citibank</i>	-	<i>5.57%</i>	-	-	-
<i>Deutsche Bank</i>	-	<i>6.70%</i>	-	-	-
Domestic financial investors	5.38%	5.81%	6.04%	6.61%	5.99%
Domestic individuals	3.60%	3.27%	3.06%	2.31%	3.17%
Employees	0.27%	0.24%	0.23%	0.21%	0.20%
Treasury shares	4.52%	4.52%	4.52%	4.52%	4.52%
Total	100.00%	100.00%	100.00%	100.00%	100.00%

¹ The table shows shareholders separately if their shareholding reaches or exceeds 5%, according to the Book of Shares.

² The 71.75% ownership of CP Holdings and its investments results a 75.14% combined direct interest in Danubius Hotels Nyrt

APPENDIX VI

DECLARATION

Danubius Hotels Nyrt. hereby declares that the figures and statements of this Flash Report give a true and fair view on the Group, and it does not conceal any fact or information that would be substantial in the judgement of the issuer's position. As issuer, Danubius Hotels Nyrt. assumes liability for the contents of the Flash Report. Danubius Hotels Nyrt. declares that it is liable as issuer for the reimbursement of losses caused by the omission and/or the misleading contents of regular and extraordinary announcements.

Dr. Imre Deák

János Tóbiás

Member of the Board of Directors Member of the Board of Directors