

Madrid, 23rd April, 2008

SALES 1st Quarter 2008

Euro Million	REVENUES Q1			%VAR	*LFL Q1	*LFL as of April
	2008	2007				21 st
Spain & Portugal	95.59	94.43	1.23%	-4.49%	-2.30%	
Netherlands & Belgium	83.89	73.75	13.75%	4.75%	6.96%	
Germany	57.17	52.43	9.04%	3.21%	10.67%	
Switz., Aust., Hun. & Rom.	14.58	12.68	14.98%	15.19%	19.46%	
Italy	48.70	37.35	30.39%	-1.03%	1.29%	
Latinamerica	20.31	17.91	13.40%	11.67%	14.49%	
Hotel & Others B.U.	320.24	288.55	10.98%	1.58%	4.83%	
Relevant Non-Recurring	0.08	18.94	-99.58%	-	-	
Actividad Inmobiliaria	4.16	10.89	-61.80%	-	-	
TOTAL REVENUE	324.48	318.38	1.92%	-	-	

*LFL: At constant scope of consolidation and exchange rates

The results for the first quarter of 2008 reflect the impact of a series of events that make quarterly comparisons difficult and distort the underlying trend of the hotel business:

- The timing of Easter vacation normally has a big impact on urban hotels, and this year the holiday fell in March. **As of March 31st, RevPar in terms of "like-for-like" and constant currency was up 2.03%, while as of April 21st it was up 5.41% .**
- The negative impact of foreign exchange rates reduced hotel revenues by 0.93%, or €2.7 million, due to the depreciation of most currencies against the Euro.
- In 1Q08, sales in the hotel division increased by 11%. This can be explained almost completely by the fact that the number of rooms consolidated into the group was 10.7% higher than the same period last year. It is important to remember that in 1Q07 Jolly Hotels was consolidated only from February 1st.
- €18.94m in non-recurrent revenues in 1Q07 a from the negative consolidation differences at Jolly Hotels.

As of April 21st, 2008:

- **If the distortion caused by the Easter break is eliminated, making the two periods more directly comparable, the like-for-like RevPar in Europe increased by 4,82% , following a 4,99% rise in prices and a 0,16% decline in occupancy.**
- Of note is the outstanding performance of RevPar in Germany, up 10.88%; Austria, Switzerland and Hungary, +17.83% and Latin America, +13.87% in constant currencies.

Real Estate Activity

- **Sotogrande:** Sotogrande obtained revenues of €4.16m, compared to €10.89m in the same period last year. As of March 2008, Sotogrande had committed sales, not yet accounted for on the books, of €79.73m compared to €77.1m at the end of 2007.

Hotel Activity

RevPar and Sales

- **Spain and Portugal:** Sales and RevPar decreased by 4.49% and 3.88%, respectively. It is important to take into account the negative impact that Easter and the pre-elections period had chiefly in Madrid. The accumulative RevPar as of April 21st, which eliminates the impact of Easter, shows an improvement in the trend to -2.42%. RevPar as of April 21st
- **Italy:** RevPar evolution, +2.58%, showed a positive and stable trend in spite of the negative impact of the campaign period before the April Elections. The trend is accelerating as of April 21st and RevPar shows an increase of 6.63%.
- **Benelux and others:** Also noteworthy is the sales performance of this business unit despite the Easter holidays. Like-for-Like RevPar in constant terms rose by 4%. As of April 21, RevPar is up 6.9%.
- **Germany:** RevPar rose by 3.3% due to higher prices, while sales rose 3.2% in 1Q08. Again the underlying trend is blurred by the Easter period. As of April 21st, RevPar was up 10.88%.
- **Austria, Switzerland and Hungary:** Very positive performance of sales and RevPar. By March 31st, sales and RevPar increased by 15.19% and 13.89%, respectively; through April 21st, the growth rates were 19.46% and 17.83%.
- **America:** The very negative evolution of local currencies against the Euro has distorted an otherwise good performance by Mexico and Argentina. In constant currencies, RevPar was up by 1.57% in Mexico, boosted by prices, and by 30% in Argentina, bolstered by higher prices and occupancy rates. Through April 21st, RevPar in Mexico and Argentina increased by 5.09% and 29.64% respectively.

UP TO MARCH 2008 RATES NH HOTELES											
	AVERAGE ROOMS		OCCUPANCY %			ADR			REVPAR		
	2,008	2,007	2,008	2,007	% Var	2,008	2,007	% Var	2,008	2,007	% Var
Spain & Portugal "Like for like"	11,807	11,837	56.37%	60.71%	-7.15%	93.58	90.39	3.53%	52.75	54.88	-3.88%
TOTAL B.U. SPAIN	12,746	12,182	55.79%	59.73%	-6.59%	93.99	90.66	3.67%	52.44	54.15	-3.16%
Italy "Like for like"	5,527	5,540	54.10%	54.23%	-0.22%	104.60	101.74	2.81%	56.59	55.17	2.58%
TOTAL B.U. ITALY	6,707	4,547	53.14%	57.64%	-7.80%	102.44	102.98	-0.52%	54.44	59.36	-8.28%
Benelux + France + UK + SA "Like for like"	7,923	7,946	64.12%	63.80%	0.51%	102.87	100.54	2.32%	65.96	64.14	2.84%
TOTAL B.U. HOLLAND & BELGIUM	8,533	7,814	62.86%	63.48%	-0.99%	102.71	99.10	3.65%	64.56	62.91	2.62%
Switzerland, Austria & Hungary "Like for like"	1,773	1,774	69.02%	63.65%	8.44%	79.53	75.72	5.03%	54.89	48.20	13.89%
TOTAL B.U. SWITZ&AUST&HUNG& ROM	2,095	2,026	65.73%	61.36%	7.12%	80.75	76.87	5.05%	53.08	47.17	12.53%
Germany "Like for like"	9,686	9,578	55.98%	57.00%	-1.79%	71.47	67.96	5.17%	40.01	38.73	3.30%
TOTAL B.U. GERMANY	10,061	9,637	55.68%	56.20%	-0.92%	71.64	67.43	6.24%	39.89	37.90	5.26%
EUROPE "LIKE FOR LIKE"	36,716	36,674	58.21%	59.57%	-2.29%	90.92	87.94	3.38%	52.92	52.39	1.02%
Total B.U. EUROPE	40,142	38,801	57.34%	58.87%	-2.59%	91.10	88.18	3.29%	52.24	51.91	0.63%
TOTAL EUROPE CONSOLIDATED	40,142	36,205	57.34%	59.43%	-3.51%	91.10	87.46	4.16%	52.24	51.98	0.50%
Las Americas "Like for like"	3,348	3,349	68.06%	65.51%	3.89%	65.72	68.63	-4.24%	44.73	44.96	-0.51%
LATINAMERICA CONSOLIDATED	3,598	3,317	67.41%	64.74%	4.12%	66.17	67.36	-1.77%	44.60	43.61	2.28%
TOTAL CONSOLIDATED	43,740	39,522	58.17%	59.88%	-2.85%	88.72	85.64	3.60%	51.61	51.28	0.65%
NH HOTELES "LIKE FOR LIKE"	40,064	40,024	59.03%	60.07%	-1.73%	88.49	86.19	2.66%	52.24	51.78	0.89%
TOTAL CONSOLIDATED	43,740	39,522	58.17%	59.88%	-2.85%	88.72	85.64	3.60%	51.61	51.28	0.65%

RevPar as of April 21st	*LFL as of Abril 21 st
Spain & Portugal	-2.42%
Netherlands & Belgium	6.90%
Germany	10.88%
Switz., Aust., Hun. & Rom.	17.83%
Italy	6.63%
Latinamerica	13.87%
TOTAL NH	5.41%

*LFL: At constant scope of consolidation and exchange rates

Real Estate Activity

- Sotogrande's real estate activity generated revenues of €4.16m, compared to €10.89m in the same year-earlier period. The drop in sales is explained by the timetable for handing over keys to apartment houses.
- At December 31st 2007, Sotogrande had committed sales, not yet accounted for on the books, of €79.73m, compared to €77.1m at the end of 2007 and €71.28m at March 31, 2007. Most of these sales correspond to the residential development Ribera del Marlin and Berths in La Marina.

Sotogrande - Revenue Breakdown	Q1 2008		Q1 2007	
	Mn Euros	% total	Mn Euros	% total
Berths and Parking lots	0.7	16%	0.2	2.1%
Apartments	0.0	0%	5.6	51.7%
Plots	0.0	0%	3.4	30.9%
Real Estate Revenue	0.67	16%	9.2	84.8%
Other Revenue	3.5	84%	1.7	15.2%
Total Revenue	4.16	100,0%	10.89	100.0%

Financial highlights and other relevant issues

- **Net Debt:** Rose to €1,152.54m in the period from €1,065.9m at the end of 2007.
- **Financial Expenses:** Financial Expenses rose to €23.77m from €9.26m, of which €6.3m can be explained by the decline in the share price of the NH share that is linked to the equity swap covering the stock options plan approved in 2007. Debt as of March 31st 2007, before de acquisition of Jolly Hotels, totalled €655.84m, which, together with the rise in the reference interest rates, explains the increase in Financial Expenses.

Jolly Hotels

- On February 14th 2008, the Italian authorities approved the “squeeze out” of the minorities of Jolly, following its merger with Grande Jolly, the enterprise managing Jolly. As a result, NH Italia (55% NH Hoteles-45% Banca Intesa) currently owns 100% of Jolly Hotels after having paid €16.06m to acquire the residual shares.

New additions

Internal or Organic Development

So far in 2008, six new hotel with 1,286 rooms have been opened.

- Particularly noteworthy is the incorporation of NH Paseo del Prado into the group under a lease formula. This addition gives NH an excellent hotel with a first-class location.

Hotels Openings since January 1st 2008

Hotels	City	Contract	# Rooms
NH Victoria Palace	El Escorial (Madrid)	Leased	78
NH Paseo del Prado	Madrid	Leased	114
NH Orio al Serio	Bérgamo	Leased	118
NH Sparrenhorst	Nunspeet (Holanda)	Owned	117
NH Monterrey	Monterrey (México)	Leased	217
EDENH Real Arena	Rep. Dominicana	Management	642
Total Nuevas Aperturas			1286

Asset management

In order to maximise the return on the capital employed in each of the business units, NH has embarked on an asset rationalization program that includes the sale of those assets failing to generate enough value for the group, both from a strategic or economic point of view. NH does not consider franchising to be an adequate means of growth. Accordingly, it has cancelled all the contracts inherited from the acquisition of the Italian chain Jolly Hotels.

Hotels which left the Group NH from January 1, 2008

Hotels	City	Contract	# Rooms
NH Weinheim Ottheinrich	Germany	Leased	25
Jolly Hotel Stendhal	Italy	Franchise	62
Jolly Hotel Salerno	Italy	Franchise	104
Jolly Hotel Della Valle	Italy	Franchise	120
Jolly Hotel Messina	Italy	Franchise	96
Jolly Hotel Siracusa	Siracusa	Franchise	100
NH Sao Paulo	Brasil	Owned	135
Total Exits			642

Progress of the Expansion Plan (18,000 rooms 2007-2009)

In the 68 weeks since January 1, 2007, the number of NH rooms has increased by 7,743 in 45 hotels, which is in line with the 3-year goal.

Since January 2007, the new projects are distributed geographically as follows: 55% in Central and Eastern Europe: Germany, Holland, Switzerland, Austria, Check Republic and France; 30% in Southern Europe: Spain and Italy; and 15% in Latin America and other countries.

Agreements with Hotels between January 1 and April 21, 2008

Projects	City	Contract	# Rooms	Opening
1	San Sebastián de los Reyes	Leased	120	2010
2	Lejona, Vizcaya	Management	125	2009
3	La Laguna, Tenerife	Management	105	2009
4	Buenos Aires, Argentina	50% Owned	185	2008
5	Madrid, Spain (Extension)	Leased	15	2010
6	Olomouc, Check Republic	Management	136	2009
7	Dresden, Germany	Leased	235	2010
8	Gerona, Spain	Leased	115	2010
9	Rotterdam	Leased with Call Option	280	2012
Projects	City	Contract	# Rooms	Opening
10	Nunspeet, Holland	Owned	117	2008
11	Madrid	Leased	114	2008
12	México (Extension p. Vallarta)	Management	194	2008
13	México (Extension Cancun)	Management	104	2008
14	Bussum, Holanda (Extension)	56% Owned	42	2009
Total New Openings			1887	

GRUPO NH HOTELS BY COUNTRIES

R= ROOMS; H= HOTELS; CO= CALL OPTION; L= LEASED; O= OWNED; M= MANAGED; F= FRANCHISE

	R	H	CO	L	R	O	R	M	R	F	R
ARGENTINA	1,240	9	0	0	0	9	1,240	0	0	0	0
URUGUAY	136	1	0	0	0	1	136	0	0	0	0
MEXICO	3,270	16	0	5	679	6	1,261	5	1,330	0	0
BRASIL	135	1	0	0	0	1	135	0	0	0	0
CHILE	122	1	0	0	0	1	122	0	0	0	0
CUBA	968	2	0	0	0	0	0	2	968	0	0
PORTUGAL	313	3	0	3	313	0	0	0	0	0	0
SPAIN	14,250	128	0	88	10,052	18	2,529	22	1,669	0	0
ITALY	7,978	55	0	30	4,713	16	2,448	6	525	3	292
ENGLAND	596	3	0	1	121	1	275	1	200	0	0
HOLLAND	5,978	32	2	12	1,672	19	4,226	1	80	0	0
BELGIUM	1,632	11	0	2	434	9	1,198	0	0	0	0
GERMANY	10,061	57	17	57	10,061	0	0	0	0	0	0
SWITZERLAND	632	5	0	3	400	2	232	0	0	0	0
AUSTRIA	1,220	7	4	7	1,220	0	0	0	0	0	0
HUNGARY	160	1	0	1	160	0	0	0	0	0	0
RUMANIA	161	2	0	1	83	0	0	1	78	0	0
LUXEMBURG	148	1	1	1	148	0	0	0	0	0	0
SOUTHAFRICA	240	2	0	1	198	1	42	0	0	0	0
DOMINICAN REPUBLIC	642	1	0	0	0	0	0	1	642	0	0
UNITED STATES	242	1	0	0	0	1	242	0	0	0	0
FRANCE	314	2	0	1	152	1	162	0	0	0	0
OPENED HOTELS	50,438	341	24	213	30,406	86	14,248	39	5,492	3	292

SIGNED PROJECTS OF GRUPO NH HOTELES

R= ROOMS; H= HOTELS; CO= CALL OPTION; L= LEASED; O= OWNED; M= MANAGED; F= FRANCHISE

	R	H	CO	L	R	O	R	M	R	F	R
ARGENTINA	406	3	0	0	0	3	406	0	0	0	0
MEXICO	1,546	5	0	1	132	1	140	3	1,274	0	0
CUBA	149	0	0	0	0	0	0	0	149	0	0
SPAIN	1,634	12	0	10	1,378	0	14	2	242	0	0
ITALY	1,497	11	0	8	1,047	1	202	2	248	0	0
HOLLAND	390	2	1	2	327	0	63	0	0	0	0
GERMANY	623	2	0	2	623	0	0	0	0	0	0
AUSTRIA	300	0	0	0	300	0	0	0	0	0	0
HUNGARY	114	1	0	1	114	0	0	0	0	0	0
POLAND	213	2	0	1	119	0	0	1	94	0	0
CHECK REPUBLIC	508	3	0	2	372	0	0	1	136	0	0
SOUTHAFRICA	190	1	0	0	0	0	0	1	190	0	0
SENEGAL	310	2	0	0	0	0	0	2	310	0	0
DOMINICAN REPUBLIC	575	2	0	0	0	0	0	2	575	0	0
COLOMBIA	396	2	0	0	0	1	256	1	140	0	0
FRANCE	488	2	0	2	488	0	0	0	0	0	0
TOTAL PROJECTS	9,339	50	1	29	4,900	6	1,081	15	3,358	0	0