



Far East Hospitality Trust
Unaudited Financial Statements Announcement
For the quarter ended 31 March 2015

Far East Hospitality Trust (“Far East H-Trust” or the “Stapled Group”) is a hospitality stapled group comprising Far East Hospitality Real Estate Investment Trust (“Far East H-REIT”) and Far East Hospitality Business Trust (“Far East H-BT”). Far East H-REIT and Far East H-BT are managed by FEO Hospitality Asset Management Pte. Ltd. (“REIT Manager”) and FEO Hospitality Trust Management Pte. Ltd. (“Trustee-Manager”), respectively.

Far East H-REIT is a Singapore-based real estate investment trust established principally to invest on a long-term basis, in a diversified portfolio of income-producing hospitality-related real estate in Singapore.

Stapled Securities in Far East H-Trust commenced trading on the Singapore Exchange Securities Trading Limited (“SGX-ST”) on 27 August 2012.

Far East H-REIT has a portfolio of 12 Singapore properties consisting of 8 hotels and 4 serviced residences:

Hotels		Serviced Residences (SRs)	
OHS	Oasia Hotel	RH	Regency House
OPH	Orchard Parade Hotel	VRCQ	Village Residence Clarke Quay
RHS	Rendezvous Hotel Singapore	VRH	Village Residence Hougang
TES	The Elizabeth Hotel	VRRQ	Village Residence Robertson Quay
TQH	The Quincy Hotel		
VHAC	Village Hotel Albert Court		
VHB	Village Hotel Bugis		
VHC	Village Hotel Changi		

Far East H-BT is currently dormant. Accordingly, the financial information of Far East H-BT has not been presented.

Distribution Policy

Far East H-REIT’s distribution policy is to distribute 100% of Far East H-REIT’s taxable income for the period from 27 August 2012 to 31 December 2013 and at least 90% of its taxable income thereafter.

Far East H-BT remains dormant as at the date of this report. In the event that Far East H-BT becomes active and profitable, Far East H-BT’s distribution policy will be to distribute as much of its income as practicable, and the determination to distribute and the quantum of distributions to be made by Far East H-BT will be determined by the Trustee-Manager’s Board at its sole discretion.

Unaudited Financial Statements Announcement for the quarter ended 31 March 2015
1(a) Income statements together with comparatives for corresponding periods in immediately preceding financial year.
1(a)(i) Statements of Total Return of Far East H-REIT and Far East H-Trust

	Far East H-TRUST			Far East H-REIT		
	1Q 2015 S\$'000	1Q 2014 S\$'000	Better / (Worse) %	1Q 2015 S\$'000	1Q 2014 S\$'000	Better / (Worse) %
Master lease rental	21,485	24,935	(13.8)	21,485	24,935	(13.8)
Retail and office revenue	5,880	5,734	2.5	5,880	5,734	2.5
Gross revenue	27,365	30,669	(10.8)	27,365	30,669	(10.8)
Property tax	(2,054)	(2,107)	2.5	(2,054)	(2,107)	2.5
Property insurance	(32)	(45)	28.9	(32)	(45)	28.9
MCST contribution	(16)	(14)	(14.3)	(16)	(14)	(14.3)
Retail and office expenses	(665)	(767)	13.3	(665)	(767)	13.3
Property manager fees	(111)	(134)	17.2	(111)	(134)	17.2
Other property expenses	–	(8)	N.M.	–	(8)	N.M.
Property expenses	(2,878)	(3,075)	6.4	(2,878)	(3,075)	6.4
Net property income	24,487	27,594	(11.3)	24,487	27,594	(11.3)
REIT Manager's fees	(2,859)	(2,979)	4.0	(2,859)	(2,979)	4.0
Trustee's fees	(78)	(78)	–	(78)	(78)	–
Other trust expenses	(278)	(180)	(54.4)	(277)	(179)	(54.7)
REIT and BT level expenses	(3,215)	(3,237)	0.7	(3,214)	(3,236)	0.7
Interest expense	(5,006)	(4,192)	(19.4)	(5,006)	(4,192)	(19.4)
Total finance costs^(a)	(5,006)	(4,192)	(19.4)	(5,006)	(4,192)	(19.4)
Net income before tax and fair value changes	16,266	20,165	(19.3)	16,267	20,166	(19.3)
Fair value change in interest rate swap ^(b)	3,102	177	N.M.	3,102	177	N.M.
Total fair value changes	3,102	177	N.M.	3,102	177	N.M.
Total return for the period before income tax	19,368	20,342	(4.8)	19,369	20,343	(4.8)
Income tax expense	–	–	–	–	–	–
Total return for the period after income tax	19,368	20,342	(4.8)	19,369	20,343	(4.8)

Footnotes:

N.M. – Not Meaningful

- (a) The increase in finance costs in the current quarter was mainly due to higher interest rate as compared to the same quarter last year. As of the quarter end, 60% of Far East H-REIT's debt portfolio was secured at fixed interest rates and the remaining 40% at floating interest rates which was impacted by the recent spike in short term interest rate.
- (b) This relates to unrealised differences arising from fair valuation of interest rate swaps.

Unaudited Financial Statements Announcement for the quarter ended 31 March 2015
1(a)(ii) Distribution Statements

	Far East H-TRUST			Far East H-REIT		
	1Q 2015 S\$'000	1Q 2014 S\$'000	Better / (Worse) %	1Q 2015 S\$'000	1Q 2014 S\$'000	Better / (Worse) %
Total return after tax	19,368	20,342	(4.8)	19,369	20,343	(4.8)
Add/(Less) Non tax deductible/(tax chargeable) items:						
- REIT Manager's fees paid/payable in Stapled Securities ^(a)	2,573	2,682	(4.1)	2,573	2,682	(4.1)
- Trustee's fees	78	78	-	78	78	-
- Amortisation of debt upfront cost	188	200	(6.0)	188	200	(6.0)
- Fair value change in interest rate swap	(3,102)	(177)	N.M.	(3,102)	(177)	N.M.
- Other adjustments ^(b)	98	(4)	N.M.	98	(4)	N.M.
Net tax adjustment	(165)	2,779	94.1	(165)	2,779	94.1
Income available for distribution	19,203	23,121	(16.9)	19,204	23,122	(16.9)

Footnotes:

N.M. - Not Meaningful

(a) This represents 90% of REIT Manager's fees payable/paid in Stapled Securities.

(b) This relates to Moody's annual rating fees, non-tax deductible professional fee, finance cost for Project Sentosa, deferred income and amortization of rental deposits.

Unaudited Financial Statements Announcement for the quarter ended 31 March 2015
1(b) Balance Sheets
**1(b)(i) Balance Sheets as at 31 March 2015
 Far East H-REIT and Far East H-Trust**

	Note	As at 31 March 2015			As at 31 December 2014		
		Far East H-Trust	Far East H-REIT	Far East H-BT	Far East H-Trust	Far East H-REIT	Far East H-BT
		S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets							
Investment properties		2,478,767	2,478,767	–	2,476,100	2,476,100	–
Investment in joint venture	(a)	15,599	15,599	–	15,599	15,599	–
Current assets							
Cash and cash equivalents		15,170	15,170	–	20,845	20,845	–
Prepayments		80	80	–	120	120	–
Trade and other receivables		16,809	16,809	30	19,256	19,256	30
Interest rate swaps	(b)	8,436	8,436	–	5,334	5,334	–
Total current assets		40,495	40,495	30	45,555	45,555	30
Total assets		2,534,861	2,534,861	30	2,537,254	2,537,254	30
Current liabilities							
Trade and other payables		2,714	2,739	5	3,284	3,309	5
Borrowings	(c)	115,556	115,556	–	115,530	115,530	–
Accruals		3,010	3,007	3	4,262	4,260	2
Rental deposits		2,227	2,227	–	1,907	1,907	–
Deferred income		90	90	–	90	90	–
Total current liabilities		123,597	123,619	8	125,073	125,096	7
Non-current liabilities							
Borrowings		679,806	679,806	–	679,644	679,644	–
Rental deposits		6,752	6,752	–	6,992	6,992	–
Deferred income		1,480	1,480	–	1,502	1,502	–
Total non-current liabilities		688,038	688,038	–	688,138	688,138	–
Total liabilities		811,635	811,657	8	813,211	813,234	7
Net assets		1,723,226	1,723,204	22	1,724,043	1,724,020	23
<u>Represented by:</u>							
Unitholders' funds							
Unitholders' funds of Far East H-REIT		1,723,204	1,723,204	–	1,724,020	1,724,020	–
Unitholders' funds of Far East H-BT		22	–	22	23	–	23
		1,723,226	1,723,204	22	1,724,043	1,724,020	23

Footnote:

- (a) This represents 30% stake in Fontaine Investment Pte Ltd that Far East H-REIT acquired on 22 September 2014.
- (b) This relates to the fair value of interest rate swaps used to hedge interest rate risk.
- (c) This represents S\$15.6 million loan drawn from the existing revolving credit facility to fund Far East H-REIT's 30% equity share in Fontaine Investment Pte. Ltd. and S\$100 million term loan that is maturing in August 2015.

Unaudited Financial Statements Announcement for the quarter ended 31 March 2015

1(b)(ii) Aggregate Amounts of Borrowings as at 31 March 2015

	As at 31 March 2015		As at 31 December 2014	
	Far East H-Trust	Far East H-REIT	Far East H-Trust	Far East H-Trust
	S\$'000	S\$'000	S\$'000	S\$'000
Unsecured				
Amounts repayable in one year or less, or on demand	115,556	115,556	115,530	115,530
Amounts repayable after one year	679,806	679,806	679,644	679,644
Total borrowings at amortised cost	795,362	795,362	795,174	795,174

Details of borrowings and collateral:

The borrowings are unsecured term loan facilities of S\$782.15 million provided by four financial institutions, with staggered debt maturities of three-year, four-year, five-year and seven-year terms. The three-year term loan of S\$100 million will mature in August 2015.

Far East H-REIT has in place S\$100 million of uncommitted revolving credit facilities ("RCF"). On 22 September 2014, S\$15.6 million was drawn from the RCF to finance the injection of Far East H-REIT's 30% equity share in Fontaine Investment Pte Ltd.

Total borrowing carried at amortised cost as at 31 March 2015 was S\$795.4 million and RCF of S\$84.4 million remains undrawn.

Gearing as at 31 March 2015 was 31.5%.

Unaudited Financial Statements Announcement for the quarter ended 31 March 2015
**1(c) Consolidated Cash Flow Statements
Far East H-REIT and Far East H-Trust**

	Far East H-TRUST			Far East H-REIT		
	1Q 2015 S\$'000	1Q 2014 S\$'000	Better / (Worse) %	1Q 2015 S\$'000	1Q 2014 S\$'000	Better / (Worse) %
Cash flows from operating activities						
Total return before income tax	19,368	20,342	(4.8)	19,369	20,343	(4.8)
Adjustments for:						
Finance costs	5,006	4,192	19.4	5,006	4,192	19.4
Fair value change in interest rate swaps	(3,102)	(177)	(1,652.5)	(3,102)	(177)	(1,652.5)
REIT Manager's fees issuable in Stapled Securities	2,573	2,682	(4.1)	2,573	2,682	(4.1)
Deferred income recognised	(22)	(22)	–	(22)	(22)	–
Operating profit before working capital changes	23,823	27,017	(11.8)	23,824	27,018	(11.8)
Changes in working capital						
Trade and other receivables	2,487	(1,609)	N.M.	2,487	(1,609)	N.M.
Trade and other payables	(667)	(222)	(200.5)	(668)	(223)	(200.5)
Rental deposits	62	56	10.7	62	56	10.7
Cash flows generated from operating activities	25,705	25,242	1.8	25,705	25,242	1.8
Cash flows from investing activities						
Capital expenditure on investment properties ^(a)	(2,667)	(1,751)	(52.3)	(2,667)	(1,751)	(52.3)
Cash flows used in investing activities	(2,667)	(1,751)	(52.3)	(2,667)	(1,751)	(52.3)
Cash flows from financing activities						
Finance costs paid	(5,955)	(4,796)	(24.2)	(5,955)	(4,796)	(24.2)
Distribution to Stapled Security holders ^(b)	(22,758)	(25,062)	9.2	(22,758)	(25,062)	9.2
Cash flows used in financing activities	(28,713)	(29,858)	3.8	(28,713)	(29,858)	3.8
Net decrease in cash and cash equivalents	(5,675)	(6,367)	10.9	(5,675)	(6,367)	10.9
Cash and cash equivalents at beginning of the period	20,845	29,108	(28.4)	20,845	29,108	(28.4)
Cash and cash equivalents at end of the period	15,170	22,741	(33.3)	15,170	22,741	(33.3)

Footnotes:

N.M. – Not Meaningful

- (a) Capital expenditure incurred in 2014 mainly relates to asset enhancements carried out at Village Hotel Albert Court, Village Hotel Changi and The Elizabeth Hotel.
- (b) Distribution to Stapled Securityholders in 1Q 2015 relates to the quarter from 1 October 2014 to 31 December 2014, paid on 18 March 2015. In the prior period, the distribution was for the period from 1 October 2013 to 31 December 2013, paid on 28 March 2014.

Unaudited Financial Statements Announcement for the quarter ended 31 March 2015
1(d)(i) Statements of Changes in Stapled Securityholders' Funds for the period from 1 January 2015 to 31 March 2015

	Stapled Securityholders' Funds						
	Far East H-REIT			Far East H-BT			Far East H-Trust
	Units in issue S\$'000	Accumulated profit S\$'000	Total S\$'000	Units in issue S\$'000	Accumulated loss S\$'000	Total S\$'000	Total S\$'000
Balance at 1 January 2015	1,641,330	82,690	1,724,020	28	(5)	23	1,724,043
Operations							
Increase in net assets resulting from operations	–	19,369	19,369	–	(1)	(1)	19,368
	–	19,369	19,369	–	(1)	(1)	19,368
Unitholders' transactions							
- Payment of REIT Manager's fees ^(a)	2,573	–	2,573	–	–	–	2,573
- Distribution to Stapled Securityholders ^(b)	–	(22,758)	(22,758)	–	–	–	(22,758)
Net increase/(decrease) in net assets resulting from unitholders' transactions	2,573	(22,758)	(20,185)	–	–	–	(20,185)
Balance at 31 March 2015	1,643,903	79,301	1,723,204	28	(6)	22	1,723,226
Balance at 1 January 2014	1,630,515	104,785	1,735,300	28	(4)	24	1,735,324
Operations							
Increase in net assets resulting from operations	–	20,343	20,343	–	(1)	(1)	20,342
	–	20,343	20,343	–	(1)	(1)	20,342
Unitholders' transactions							
- Payment of REIT Manager's fees ^(a)	2,682	–	2,682	–	–	–	2,682
- Distribution to Stapled Securityholders ^(b)	–	(25,062)	(25,062)	–	–	–	(25,062)
Net increase/(decrease) in net assets resulting from unitholders' transactions	2,682	(25,062)	(22,380)	–	–	–	(22,380)
Balance at 31 March 2014	1,633,197	100,066	1,733,263	28	(5)	23	1,733,286

Footnotes:

- (a) This represents the Stapled Securities to be issued as part satisfaction of the management fee incurred for the respective quarter then ended. Stapled Securities are issued within 30 days from quarter end.
- (b) Distribution to Stapled Securityholders in 1Q 2015 relates to the period from 1 October 2014 to 31 December 2014 paid on 18 March 2015 and 1Q 2014 relates to the period from 1 October 2013 to 31 December 2013 paid on 28 March 2014.

Unaudited Financial Statements Announcement for the quarter ended 31 March 2015
1(d)(ii) Details of Changes in Issued and Issuable Stapled Securities

	1Q 2015 Far East H-Trust No. of Stapled Securities	1Q 2014 Far East H-Trust No. of Stapled Securities
Stapled Securities in issue at 1 January	1,774,635,716	1,761,935,839
New Stapled Securities issued		
- As payment of REIT Manager's fees	3,365,532	2,983,039
Total issued Stapled Securities	1,778,001,248	1,764,918,878
Stapled Securities to be issued:		
- As payment of REIT Manager's fees	3,202,521	3,299,238
Total issued and issuable Stapled Securities at 31 March	1,781,203,769	1,768,218,116

2 Whether the figures have been audited or reviewed and in accordance with which standard (eg. the Singapore Standard on Auditing 910 (Engagement to Review Financial Statements), or an equivalent standard)

The figures have neither been audited nor reviewed by the auditors.

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

The accounting policies and methods of computation adopted are consistent with those applied in the audited financial statements for the financial year ended 31 December 2014.

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, and the effect of, the change.

There has been no change in the accounting policies and methods of computation adopted by Far East H-REIT, Far East H-BT and the Stapled Group for the current reporting period compared with the audited financial statements as at 31 December 2014 except for the adoption of new or revised FRS that are mandatory for financial year beginning on or after 1 January 2015. The adoption of these FRS has no significant impact to Far East H-REIT, Far East H-BT and the Stapled Group for the period under review.

Unaudited Financial Statements Announcement for the quarter ended 31 March 2015

6 Earnings per Stapled Security (“EPS”) and Distribution per Stapled Security (“DPS”) for the financial period ended 31 March 2015

	1Q 2015 Far East H-Trust	1Q 2014 Far East H-Trust
Weighted average number of Stapled Securities in issue	1,776,954,194	1,763,978,572
Total return for the period after tax (S\$)	19,368,000	20,342,000
EPS based on weighted average number of Stapled Securities in issue (cents)	1.09	1.15
Total number of issued and issuable Stapled Securities at end of period	1,781,203,769	1,768,218,116
Distribution to Stapled Securityholders (S\$)	19,203,000	23,121,000
DPS based on the total number of Stapled Securities entitled to distribution (cents)	1.07	1.30

Diluted EPS is the same as the basic EPS as there are no dilutive instruments in issue during the financial period.

7 Net asset value (“NAV”) per stapled security:-

	31 March 2015 Far East H-Trust	31 December 2014 Far East H-Trust
Total number of issued and issuable Stapled Securities at end of period	1,781,203,769	1,778,001,248
Net asset value per Stapled Security (cents)	96.75	96.97

Footnotes:

The number of Stapled Securities used for computation of actual NAV per Stapled Security as at 31 March 2015 is 1,781,203,769 comprising:

- (i) 1,778,001,248 Stapled Securities in issue and issuable as at 31 December 2014; and
- (ii) 3,202,521 Stapled Securities issuable to the REIT Manager, in consideration of 90% of the REIT Manager’s fees payable for the period from 1 January 2015 to 31 March 2015.

Unaudited Financial Statements Announcement for the quarter ended 31 March 2015
8 A review of the performance for the quarter ended 31 March 2015
8(a) Statement of net income and distribution of Far East Hospitality Trust

	1Q 2015	1Q 2014	Better / (Worse)	
				%
Gross revenue (S\$'000)	27,365	30,669	(3,304)	(10.8)
Net property income (S\$'000)	24,487	27,594	(3,107)	(11.3)
Income available for distribution (S\$'000)	19,203	23,121	(3,918)	(16.9)
Distribution per Stapled Security (cents)	1.07	1.30	(0.23)	(17.7)

8(b) Review of the performance of first quarter and financial year ended 31 March 2015
1Q 2015 vs 1Q 2014

Gross revenue of S\$27.4 million for 1Q 2015 was 10.8% lower than the S\$30.7 million recorded in the corresponding period last year.

The average occupancy in 1Q 2015 was 1.0pp below last year while the average daily rate ("ADR") was 9.9% lower. The Singapore Airshow which took place in February 2014 helped to lift the ADR in 1Q 2014. In addition, the hotel portfolio experienced less demand from the higher-yielding corporate segment. As a result, the average revenue per available room ("RevPAR") declined 11.0% from \$159 achieved in 1Q 2014 to \$141 this quarter.

The average occupancy for the serviced residences was 85.8%, which was 1.5pp below last year and the ADR was 5.5% lower. The serviced residence portfolio experienced a reduction in bookings from project groups. Lower rates were introduced to address the decline in occupancy and to widen the target market. As a result, the 1Q 2015 revenue per available unit ("RevPAU") was \$206 or 7.1% lower than the \$221 attained in the same quarter last year.

The revenue from the excluded commercial premises was \$5.9 million in 1Q 2015, an increase of 2.5% over the same period last year. The increase was due to both an improvement in occupancy and rates.

A snapshot of the Hotels and SRs performance in 1Q 2015 is set out below:

	1Q 2015		1Q 2014		Better / (Worse)	
	Hotels	SRs	Hotels	SRs	Hotels	SRs
Average Occupancy (%)	82.3	85.8	83.4	87.3	(1.0pp)	(1.5pp)
Average Daily Rate (S\$)	171	240	190	254	(9.9%)	(5.5%)
RevPAR / RevPAU (S\$)	141	206	159	221	(11.0%)	(7.1%)

The **Net Property Income** was S\$24.5 million or 11.3% lower than the corresponding period last year. Property operating expenses were contained. The decline in net property income was mainly due to a year-on-year decline in revenue.

The **Income Available for Distribution** was S\$19.2 million, or 16.9% lower than the corresponding period last year. Apart from the decrease in net property income, the lower income available for distribution was also partly due to an increase in finance cost, which was S\$0.8 million or 19.4% higher year-on-year, as short term interest rates had risen considerably in 1Q 2015 as compared to last year. 40% of Far East H-REIT's debt portfolio was floating rate loans and the remaining 60% of the debt portfolio was secured at fixed interest rates. Consequently, **Distribution per Stapled Security** was 1.07 cents or 17.7% lower than last year.

Unaudited Financial Statements Announcement for the quarter ended 31 March 2015

9 Variance between forecast and the actual results

No forecast has been disclosed.

10 Commentary on the 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.

The uncertain global economic environment and the relative strength of the Singapore Dollar¹ continue to weigh on the sector. Visitor arrivals to Singapore for the first two months of 2015 remained weak, registering a fall of 5.5% year-on-year, following on the heels of a 3.1% decline in 2014². The Singapore Tourism Board ("STB") has moderated its forecast for 2015, expecting visitor arrivals to remain flat or to grow modestly by up to 3% to 15.5 million³.

On the supply front, approximately 3,300 new hotel rooms are expected to come on-stream in 2015⁴. With this increase in room supply coupled with the soft demand, competition within the Singapore hospitality market is expected to remain intense.

In its efforts to boost tourism, STB has announced several initiatives which include a two-year \$35 million partnership between itself and the Changi Airport Group in a joint marketing programme to grow visitor arrivals and passenger movements. Further, STB will be launching a \$20 million global marketing campaign in May 2015, targeted at key growth markets such as Indonesia, China, India, Korea and Japan.

To generate greater awareness of Singapore as an attractive MICE destination, STB will increase its marketing investment by 35%. For 2015, STB has secured five new large-scale events⁵ which are expected to bring in more than 24,000 business delegates⁶.

Later in the year, the industry can expect to benefit from the opening of new attractions such as the National Gallery Singapore and major events such as the 2015 Southeast Asian Games and FINA Swimming World Cup 2015.

As at 31 March 2015, Far East H-Trust's financial position remained stable amidst the uncertain interest rate environment, with 60% of its debt portfolio, or all of its debt maturing beyond 2016, secured at fixed interest rates. The average cost of debt is approximately 2.5% per annum and the weighted average debt to maturity is 3.2 years.

¹ Singapore Tourism Board, Tourism Industry Conference 2015 - Speech by Mr S Iswaran, Second Minister for Home Affairs and Trade and Industry

² STB International Visitor Arrivals Statistics, as at 7 April 2015

³ Same as footnote 1

⁴ CBRE report issued as at March 2015 and Far East H-Trust's compilation

⁵ These include: Oriflame Diamond Conference 2015, BestWorld Convention 2015, USANA Asia & Pacific Convention 2015, Forever Living Global Rally 2015, and Jeunesse Global Expo Unite Annual World Conference

⁶ Same as footnote 1

Unaudited Financial Statements Announcement for the quarter ended 31 March 2015

11 DISTRIBUTIONS
Current financial period

Any distribution declared for the current period?	Yes
Distribution period	Distribution for the quarter from 1 January 2015 to 31 March 2015
Distribution type	Taxable income
Distribution per stapled security	1.07 cents
Tax rate	<p><u>Taxable income distribution</u> Qualifying investors and individuals (other than those who held their stapled securities through a partnership) would receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession.</p> <p>Qualifying foreign non-individual investors received their distributions after deduction of tax at the rate of 10%.</p> <p>All other investors received their distributions after deduction of tax at the rate of 17%.</p>
Date paid/payable	3 June 2015
Books closure date	8 May 2015
Stapled Securityholders must complete and return Form A or Form B, as applicable	19 May 2015

Corresponding period of the preceding financial period

Any distribution declared for the current period?	Yes
Distribution period	Distribution for the quarter from 1 January 2014 to 31 March 2014
Distribution type	Taxable income
Distribution per stapled security	1.30 cents

Unaudited Financial Statements Announcement for the quarter ended 31 March 2015

Tax rate
Taxable income distribution

Qualifying investors and individuals (other than those who held their stapled securities through a partnership) would receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession.

Qualifying foreign non-individual investors received their distributions after deduction of tax at the rate of 10%.

All other investors received their distributions after deduction of tax at the rate of 17%.

Date paid/payable

13 June 2014

Books closure date

8 May 2014

Stapled Securityholders must complete and return Form A or Form B, as applicable

26 May 2014

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

Not applicable.

13 If the Group has obtained a general mandate from Stapled Securityholders for IPT, the aggregate value of such transactions are required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

Far East H-Trust did not obtain a general mandate from Stapled Securityholders for IPTs.

14 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments

Please refer to Section 8 for a review of the performance.

Unaudited Financial Statements Announcement for the quarter ended 31 March 2015

15. Confirmation pursuant to Rule 705(5) of the Listing Manual

The Board of Directors of FEO Hospitality Asset Management Pte Ltd (as manager of Far East Hospitality Real Estate Investment Trust) (the "REIT Manager") and FEO Hospitality Trust Management Pte Ltd (as trustee-manager of Far East Hospitality Business Trust) (the "Trustee-Manager"), hereby confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors of the REIT Manager and the Trustee-Manager which may render the unaudited financial results of Far East Hospitality Trust for the quarter ended 31 March 2015 to be false and misleading in any material respect.

By Order of the Board

Gerald Lee Hwee Keong
Chief Executive Officer
FEO Hospitality Asset Management Pte. Ltd.
(Company Registration No. 201102629K)
29 April 2015

By Order of the Board

Gerald Lee Hwee Keong
Chief Executive Officer
FEO Hospitality Trust Management Pte. Ltd.
(Company Registration No. 201210698W)
29 April 2015

Important Notice

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of master lease rental revenue, retail and office rental revenue, changes in operating expenses (including employee wages, benefits and training costs), property expenses, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the REIT Manager's and Trustee-Manager's current view on future events.

The value of Stapled Securities and the income derived from them, if any, may fall or rise. Stapled Securities are not obligations of, deposits in, or guaranteed by, the REIT Manager, Trustee-Manager or any of its affiliates. An investment in Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the REIT Manager and Trustee-Manager to redeem their Stapled Securities while the Stapled Securities are listed. It is intended that Stapled Securitiesholders may only deal in their Stapled Securities through trading on the SGX-ST. Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Stapled Securities. The past performance of Far East H-Trust is not necessarily indicative of the future performance of Far East H-Trust.