



Presentation on Far East Hospitality Trust

September 2025

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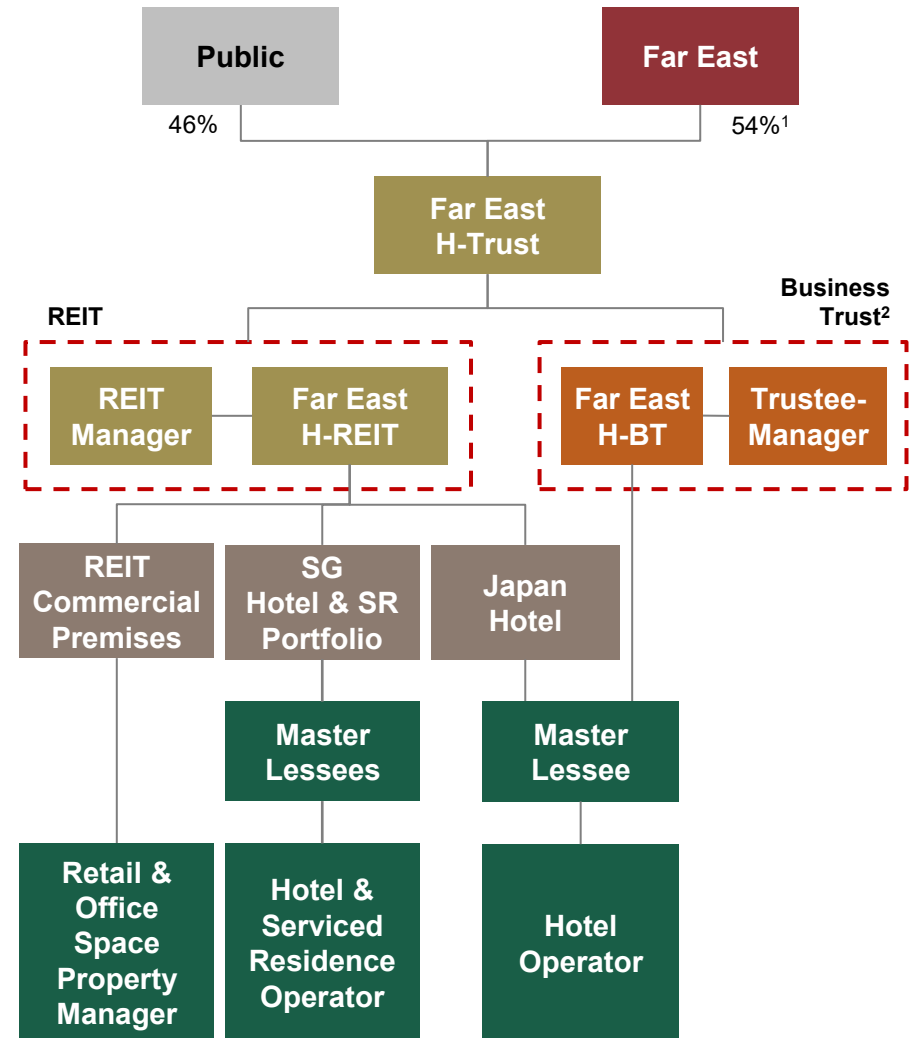


Overview of Far East Hospitality Trust



Overview of Far East H-Trust

Issuer	Far East Hospitality Trust (A constituent of FTSE EPRA Nareit Global Developed Index since September 2021)
Sponsor	Far East Organization group of companies
REIT Manager	FEO Hospitality Asset Management Pte. Ltd.
Portfolio	13 properties with a total carrying amount of S\$2.57 billion ^{1,2} 10 hotel properties (“Hotels”) and 3 serviced residences (“SR” or “Serviced Residences”)
Operator	Singapore – Hotels & SRs: Far East Hospitality Management (S) Pte. Ltd. Japan – Four Points by Sheraton Nagoya: Marriott International, Inc.
Retail & Office Space Property Manager	Jones Lang LaSalle Property Consultants Pte. Ltd.
Master Lessees	Sponsor companies, part of the Far East Organization group of companies



¹ As at 30 June 2025.

² On 25 April 2025, Far East H-REIT completed the acquisition of Four Points by Sheraton Nagoya (“FPN”), and Far East H-BT was activated to acquire, CENTRAIR Hotel Systems, Ltd, which acts as the master lessee of FPN.

Combination of Downside Protection with Upside Potential

Master Lease Structure (Singapore)

Tenure

- 20 years with the option to renew for an additional 20 years

Rental Structure

- Fixed Rent: **S\$63.5m** per annum
(S\$57.0m for Hotels and S\$6.5m for Serviced Residences)
- Variable Rent: $(33\% \times \text{GOR}^1) + (30\%^3 \times \text{GOP}^2) - \text{Fixed Rent}$
- Provides downside protection with upside potential

Other Terms

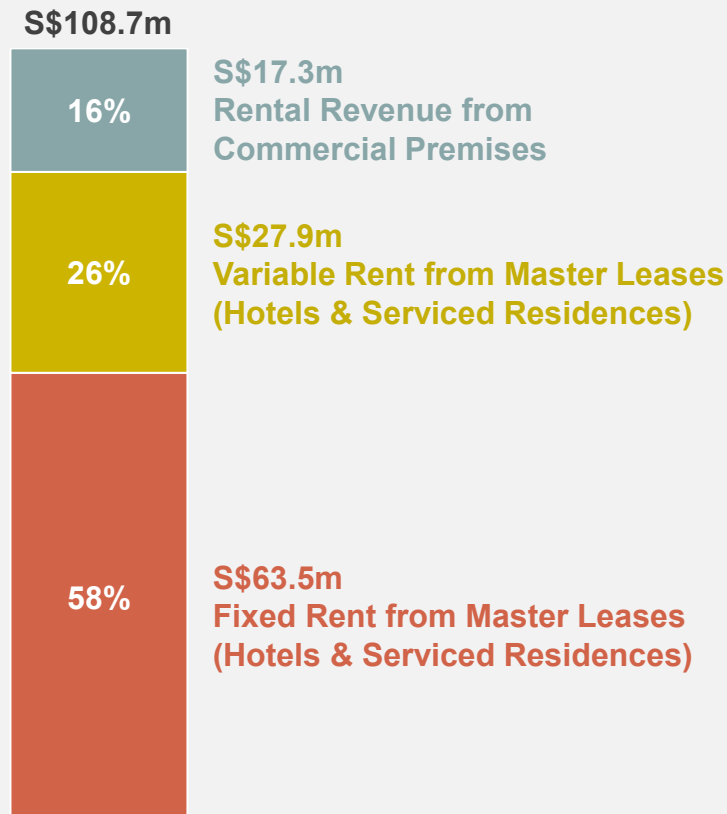
- Furniture, fixtures and equipment reserve: 2.5% of GOR¹
(Contributed by the Master Lessees)
- Master Lessees: Sponsor companies, part of the Far East Organization group of companies

Hotel Management Agreement (Japan)

Four Points by Sheraton Nagoya

- Management contract with variable income for full upside potential

Breakdown of Revenue (FY 2024)



1 GOR refers to the Gross Operating Revenue of the Property.

2 GOP refers to the Gross Operating Profit of the Property.

3 Average for the whole portfolio; actual percentage for each property ranges between 23% and 37% for Hotels, and between 38% and 40% for Serviced Residences.

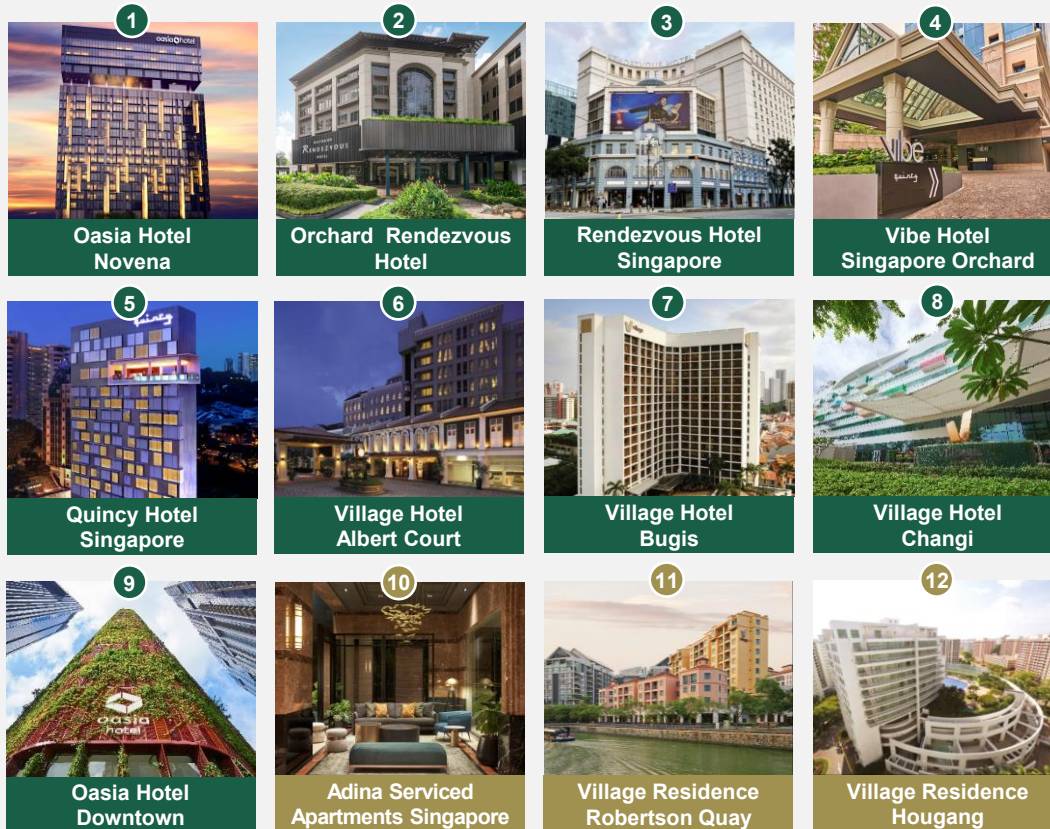
Singapore Focus with Strategic Diversification

13 
Properties

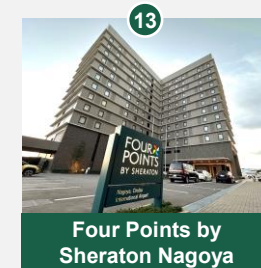
3,334 
Hotel rooms and serviced residence units

180   
Retail units and office spaces housed in 8 of 13 properties

Building on a Strong Singapore Foundation



Strategic Expansion into Japan



1

Diversified Income

Mitigates concentration risk and strengthens resilience

2

Broader Opportunities

Provides access to a large developed market across multiple cities

3

Strategic Expansion

Balances overseas growth while maintaining Singapore as core focus

Upscale and upper midscale hospitality portfolio anchored in Singapore with overseas growth



Financial Highlights



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Executive Summary for 1H 2025 – Performance vs LY

	1H 2025 S\$'000	1H 2024 S\$'000	Variance %
Gross Revenue	51,565	53,808	(4.2)
Hotels	37,381	39,671	(5.8)
Singapore	35,770	39,671	(9.8)
Japan	1,611	-	N.M.
Serviced Residences (“SR”)	5,002	5,506	(9.1)
Commercial Premises and Other Income	9,182	8,631	6.4
Net Property Income	45,638	49,466	(7.7)
Finance Expenses	(12,801)	(15,197)	15.8

- Gross revenue for 1H 2025 declined by 4.2% year-on-year to S\$51.6 million mainly due to lower contributions from the Singapore Hotels and SRs, partially offset by better performance of the Commercial Premises and incremental revenue from the newly acquired Four Points by Sheraton Nagoya (“FPN”) in Japan.
- Net property income decreased by 7.7% year-on-year to S\$45.6 million due to lower gross revenue and higher property expenses.



Executive Summary for 1H 2025 – Performance vs LY

	1H 2025 S\$'000	1H 2024 S\$'000	Variance %
Distribution to Stapled Securityholders	36,020	39,454	(8.7)
from taxable income	30,556	33,214	(8.0)
from other gains ¹	5,464	6,240	(12.4)
Distribution per Stapled Security (“DPS”) (cents)	1.78	1.96	(9.2)

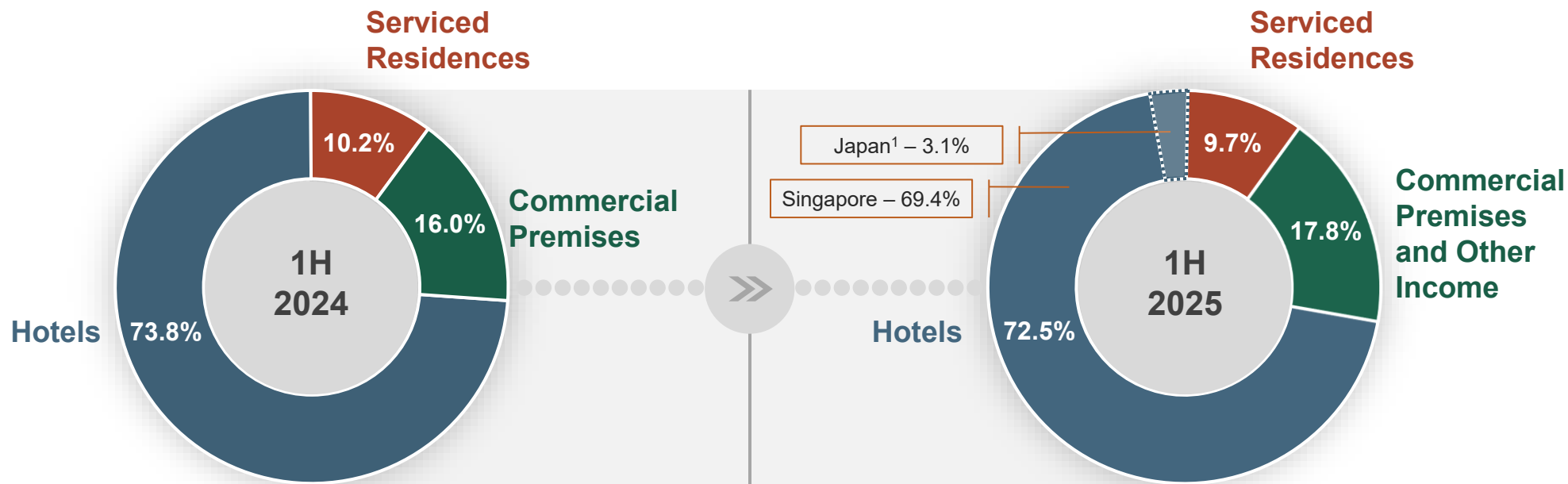
- Distribution to Stapled Securityholders stood at S\$36.0 million, comprising S\$30.6 million of taxable income and S\$5.4 million of other gains, translating to a DPS of 1.78 cents.
- Further to the earlier commitment to share a portion of the gains from the divestment of Central Square, the REIT Manager will be distributing a further and final S\$2.5 million of other gains in the second half, bringing it to a total S\$8.0 million for this year.



¹ Central Square was divested for a total consideration of S\$331.2 million. On 24 March 2022, Far East H-Trust received S\$313.2 million at completion. An additional payment of S\$18.0 million was received after the acquirer of Central Square obtained certain provisional permission from the Urban Redevelopment Authority of Singapore on 25 March 2023.

Breakdown of Gross Revenue – Total Portfolio

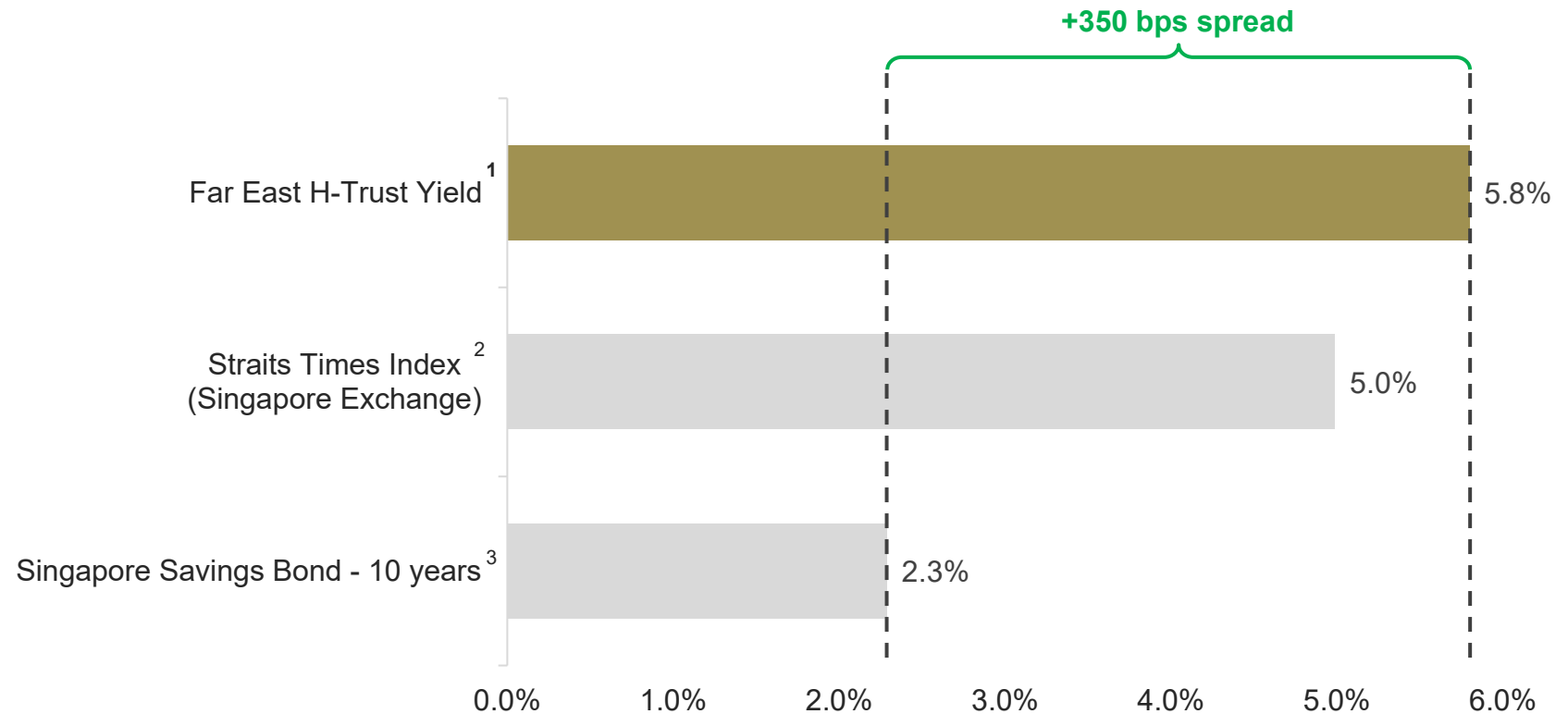
**Hotels Continue to Anchor Portfolio Revenue;
Contribution from Japan¹ Enhances Resilience Through Income Diversification**



¹ Revenue from Four Points by Sheraton Nagoya, recognised from 25 April 2025, upon completion of the acquisition.

Attractive DPS Yield

Attractive dividend yield of 5.8%¹ based on 1H 2025 DPS of 1.78 cents



¹ Based on the annualised DPS derived from the actual DPS payout for 1H 2025, divided by the closing price of S\$0.610 on 29 July 2025.

² SET Monthly Market Report – 30 June 2025.

³ MAS Singapore Savings Bond (Average return over 10 years) – July 2025 issue.

Healthy Balance Sheet with Prudent Capital Management

**One of the lowest geared S-REITs at 32.8% aggregate leverage,
with average cost of debt at 3.4%**

	As at 30 Jun 2025
Total Debt	S\$771.7m
Available Revolving Facility	S\$271.8m
Aggregate Leverage	32.8%
Unencumbered Asset as % Total Assets	97.9%
Proportion of Fixed Rate	60.6%
Weighted Average Debt Maturity	3.2 years
Average Cost of Debt	3.4%
Interest Coverage Ratio¹	3.1x

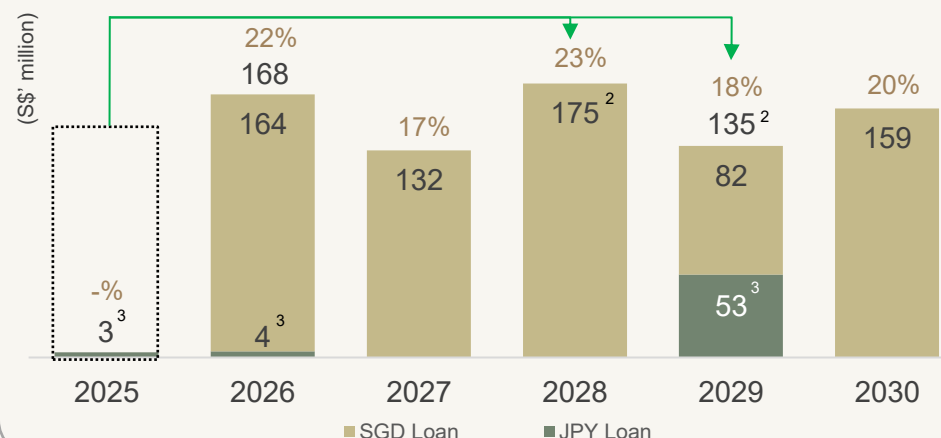
Interest Rate Sensitivity on Distribution/ DPS

- A 25 bps change in interest rate on variable rate debt:

+/- S\$0.8 million
(equivalent to DPS of 0.04 Cents)
(Based on FY 2024 taxable distribution)

Debt Maturity Profile

(As at 30 Jun 2025)



¹ Interest coverage ratio is computed based on EBITDA over interest expense as per the definition in the loan covenants. This would be 3.0x based on the definition prescribed by Appendix 6 of the Code on Collective Investment Schemes.

² Early refinancing of two term loans totaling S\$157.2 million was completed in December 2024 with sustainability-linked facilities, ahead of their maturity in April and November 2025.

³ JPY term loans/bonds and revolving credit facilities drawn down for the acquisition of Four Points by Sheraton Nagoya, Chubu International Airport and CENTRAIR hotel systems, Ltd., during the quarter are S\$60 million (or JPY6.8 billion) as at 30 June 2025.



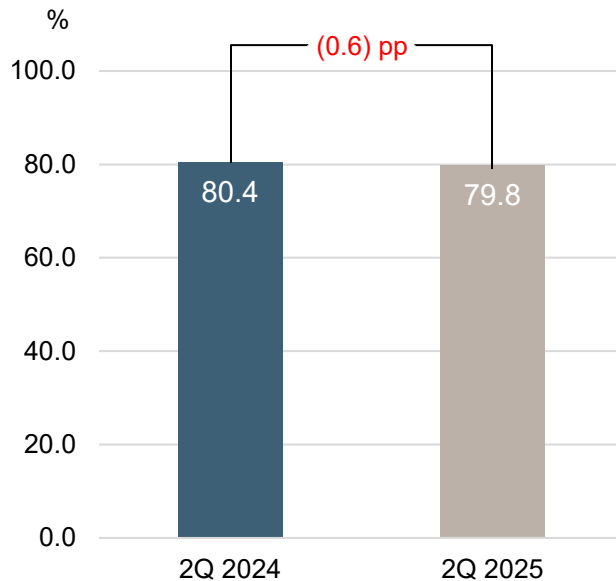
Portfolio Performance



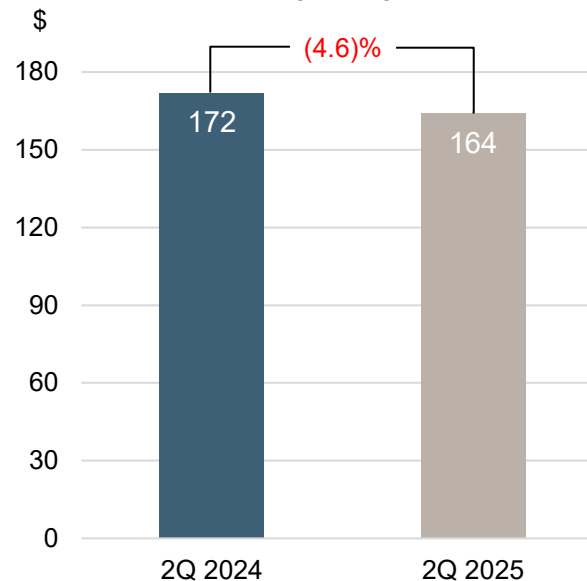
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Portfolio Performance 2Q 2025 – Singapore Hotels

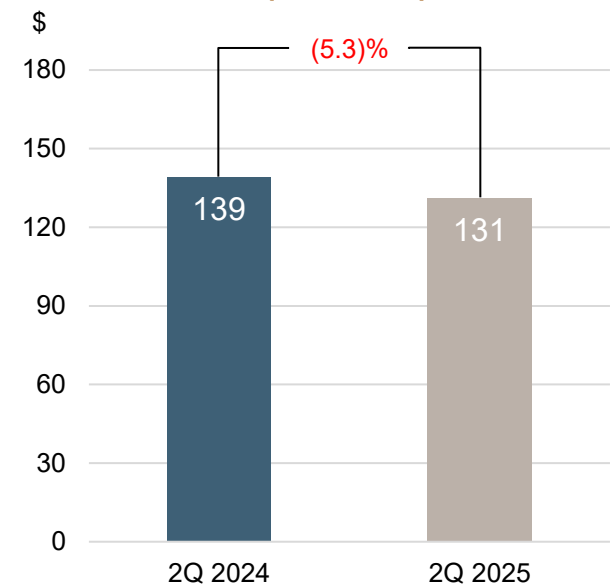
Average Occupancy



Average Daily Rate (ADR)



Revenue Per Available Room (RevPAR)

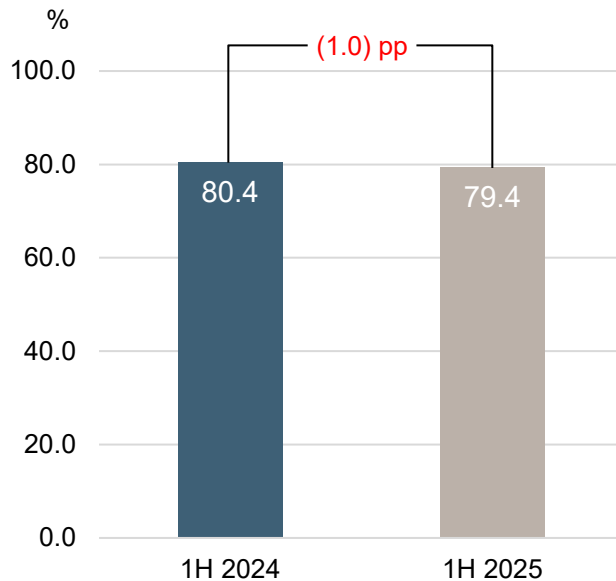


- Average occupancy held steady at 79.8%, despite softer demand from both corporate and leisure travellers amidst rising macroeconomic uncertainties.
- To support occupancy, rates were adjusted, resulting in a 4.6% decline in ADR to S\$164 compared to 2Q 2024.

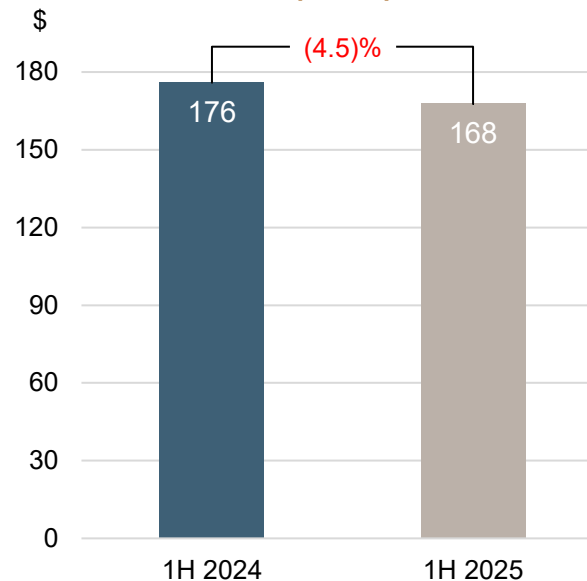


Portfolio Performance 1H 2025 – Singapore Hotels

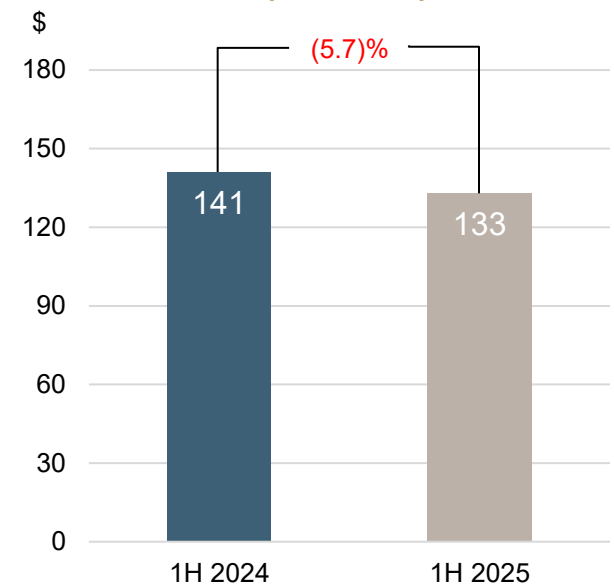
Average Occupancy



Average Daily Rate (ADR)



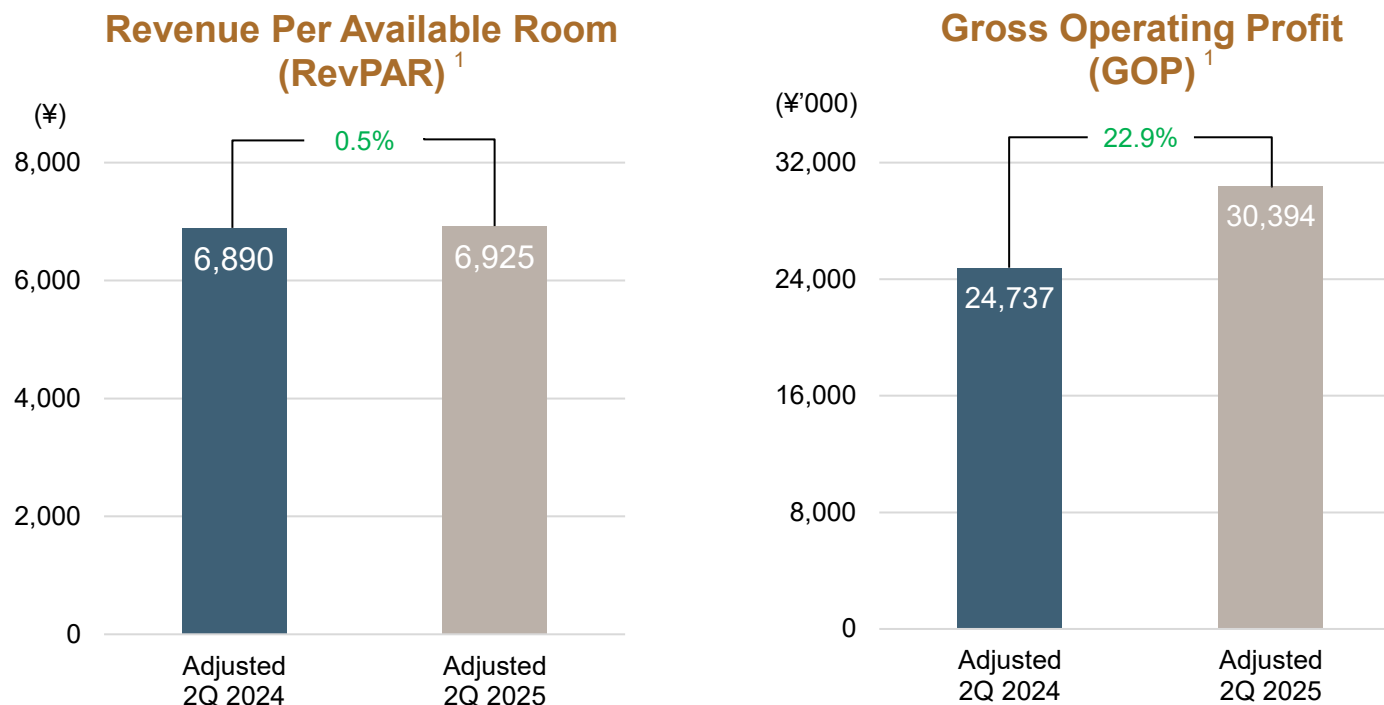
Revenue Per Available Room (RevPAR)



- Softer performance was partly due to the absence of large-scale events in the first quarter that had boosted demand in the prior year, alongside rising geopolitical and macroeconomic headwinds affecting both corporate and leisure demand. This was further compounded by increased hotel supply.
- Despite these challenges, occupancy remained stable at 79.4%, supported by efforts to increase direct bookings.



Portfolio Performance 2Q 2025 – Japan Hotel



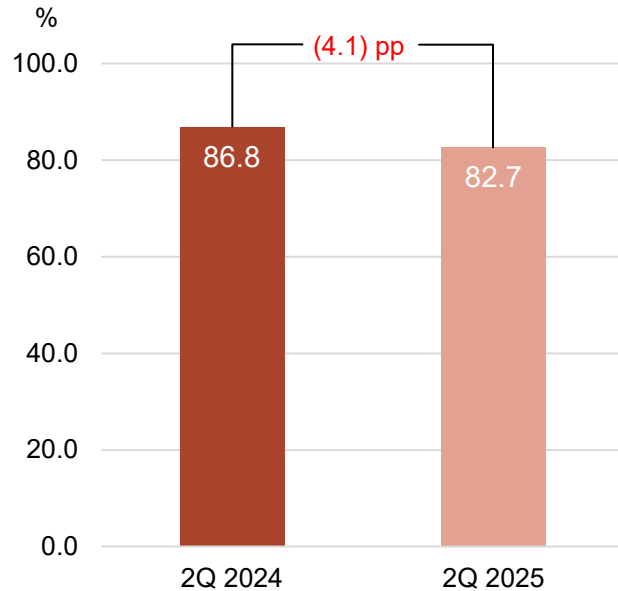
- Acquisition of Four Points by Sheraton Nagoya (“FPN”) was completed on 25 April 2025.
- While RevPAR in 2Q 2025 increased marginally by 0.5% year-on-year to ¥6,925, GOP rose by 22.9%, driven by disciplined cost management and improved operational efficiency.
- FPN remains well-positioned to capture further upside as arrivals at Chubu Centrair International Airport continue to recover toward pre-pandemic level.



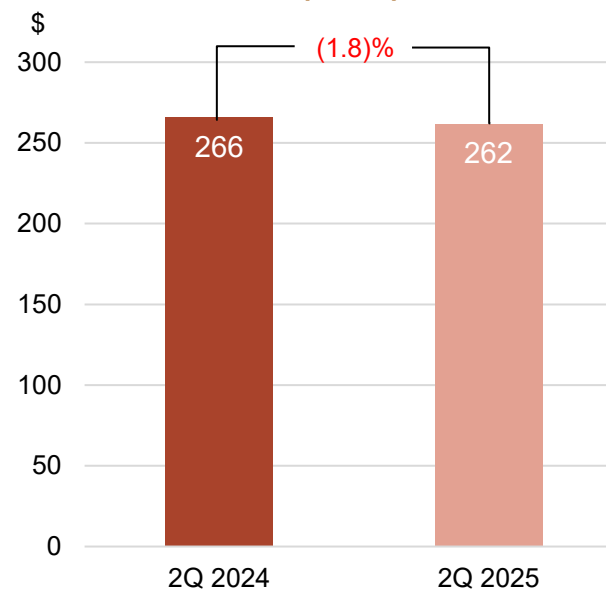
¹ RevPAR and GOP comparisons assume ownership of FPN during the same period in 2Q 2024, using May–June performance only to reflect comparable post-acquisition periods after the deal’s completion on 25 April 2025.

Portfolio Performance 2Q 2025 – Singapore Serviced Residences

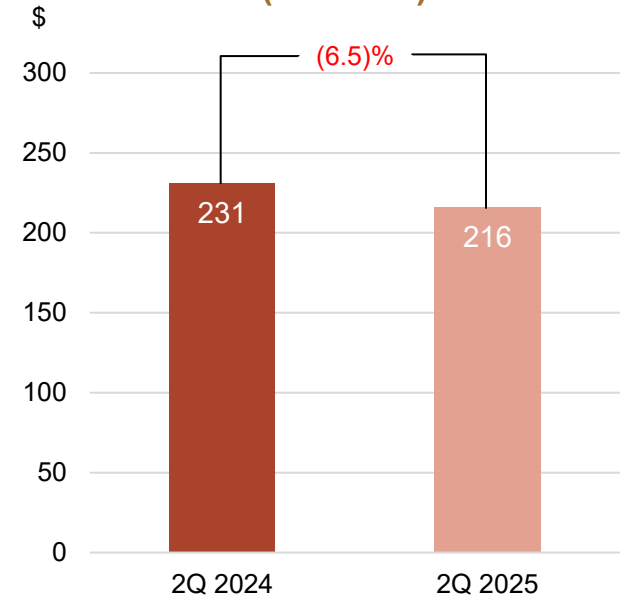
Average Occupancy



Average Daily Rate (ADR)



Revenue Per Available Unit (RevPAU)

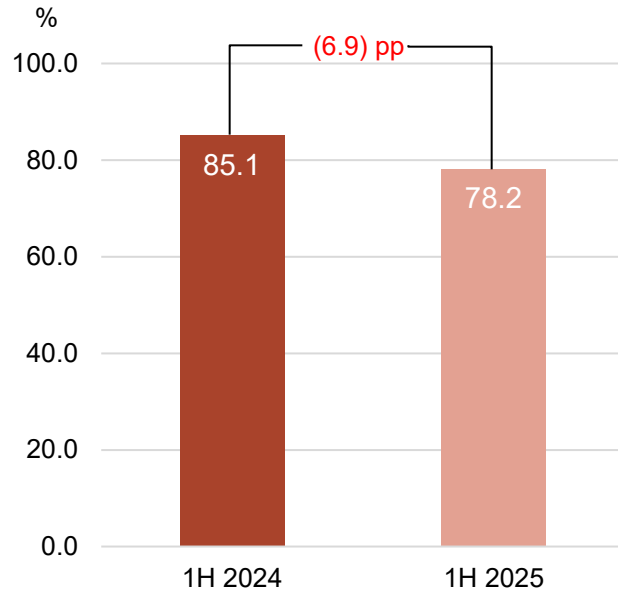


- For the quarter, average occupancy declined 4.1 percentage points year-on-year to 82.7%, reflecting softer corporate demand. However, occupancy improved 9.1 percentage points from the previous quarter, supported by a greater focus on attracting leisure guests.
- ADR eased 1.8% year-on-year to S\$262 as rates were tactically adjusted amidst a weaker macroeconomic environment.

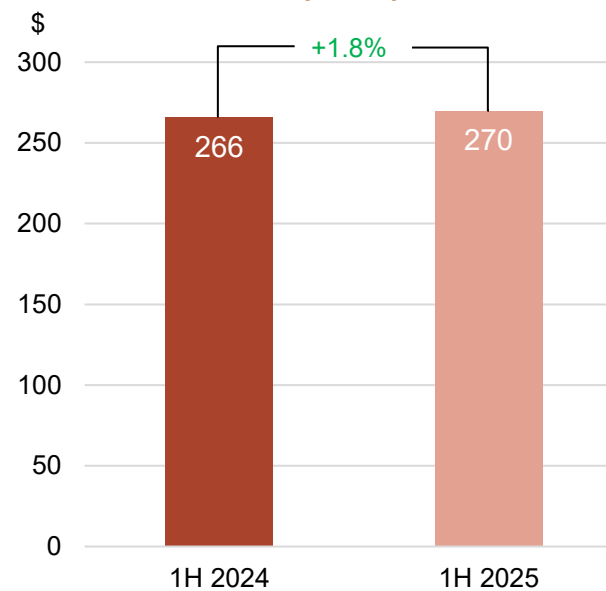


Portfolio Performance 1H 2025 – Singapore Serviced Residences

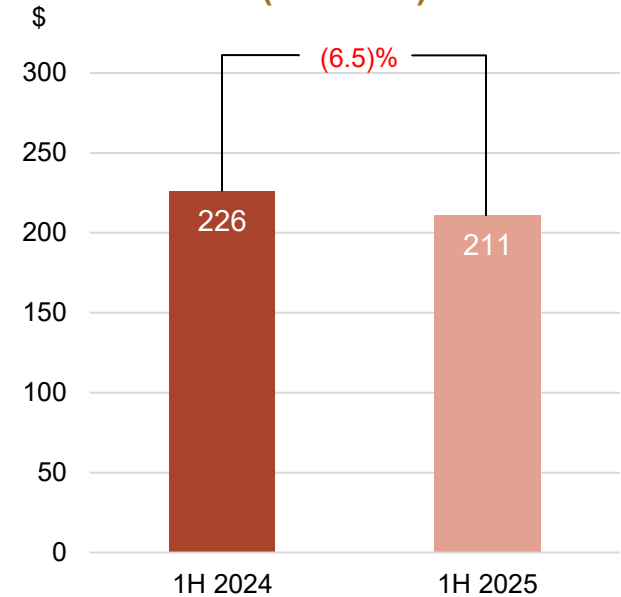
Average Occupancy



Average Daily Rate (ADR)



Revenue Per Available Unit (RevPAU)

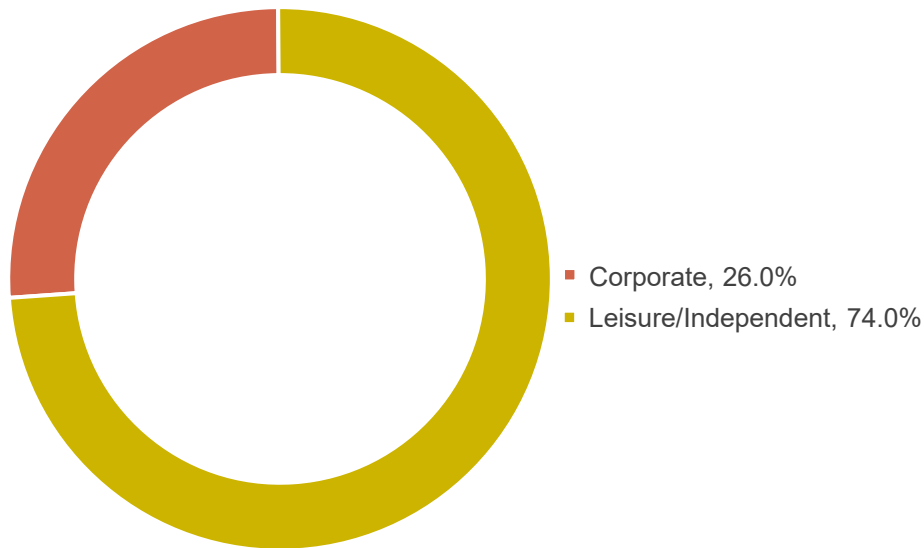


- Average occupancy for 1H 2025 declined to 78.2% as the first quarter was weighed down by lift replacement works (completed in January) and softer corporate demand. Occupancy recovered to 82.7% in the second quarter driven by a shift in guest mix towards more leisure travellers.
- ADR rose 1.8% year-on-year to S\$270 as the portfolio shifted toward higher-rated, shorter-stay bookings amidst cautious sentiment in the uncertain macroeconomic environment that dampened corporate bookings.

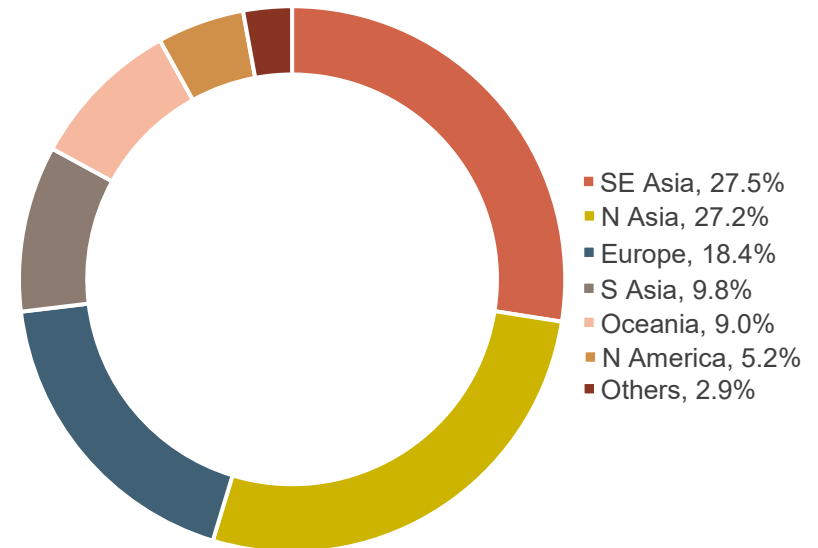


1H 2025 Revenue Contribution – Singapore Hotels

By Market Segment



By Country of Residence

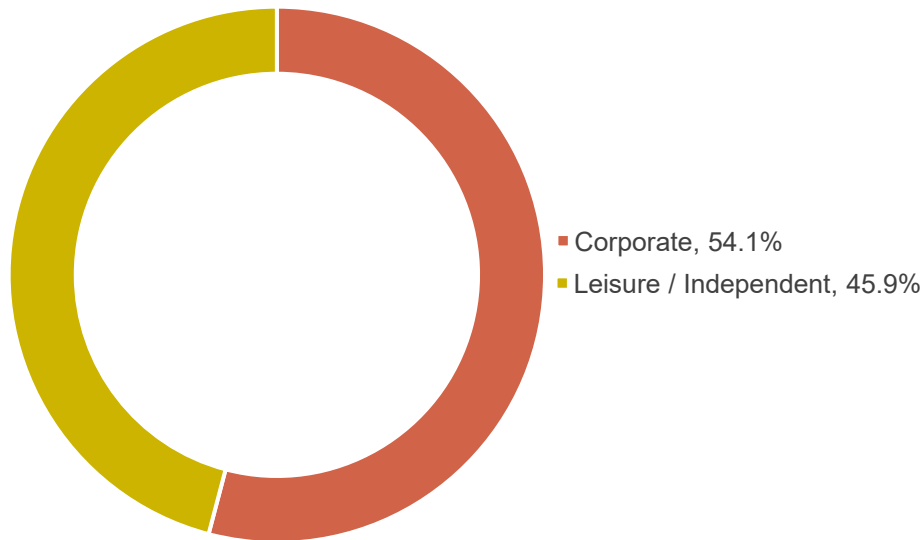


- The Leisure/Independent segment contributed 74.0%, down from 77.3%, in the prior year, due to softer demand from individual and wholesale channels.
- Revenue contribution from markets such as North Asia and North America decreased year-on-year.
- Guests from South-East Asia, North Asia and Europe formed the top 3 markets, contributing 73.1% of overall revenue.

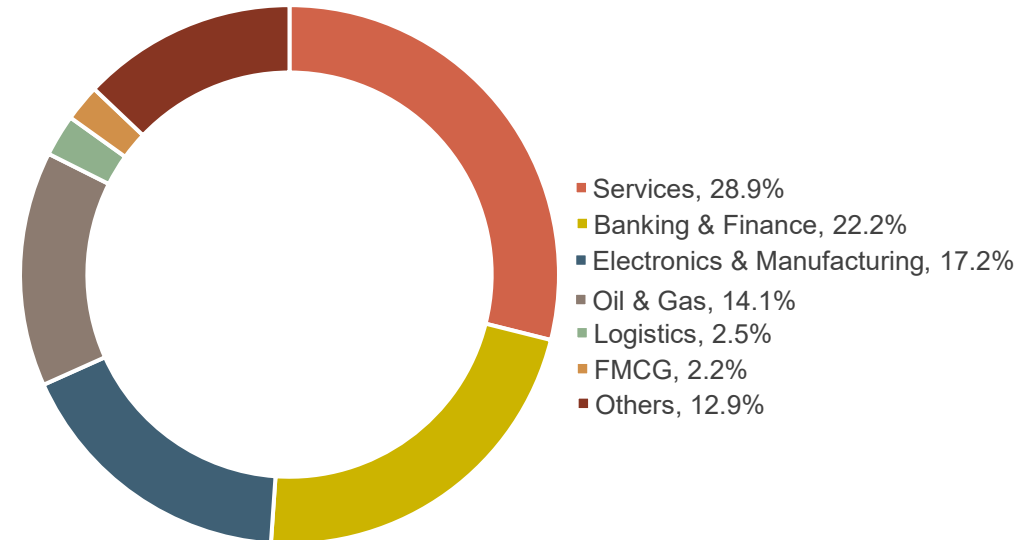


1H 2025 Revenue Contribution – Singapore Serviced Residences

By Market Segment



By Industry



- The Corporate segment contributed 54.1%, down from 67.7% a year ago.
- The top three segments, Services, Banking & Finance, and Electronics & Manufacturing contributed 68.3% of the Corporate segment's total revenue.



Growth Strategies



Growth Strategies to Drive Immediate and Long-Term Growth

Asset Management and Enhancement Initiatives

- Optimising the performance of hospitality assets and commercial spaces.
- Implementing refurbishment programmes to refresh and upgrade the properties.
- Unlocking latent value and potential of assets.

Investments

- Value-adding acquisitions through:
 - Sponsor's pipeline of ROFR properties.
 - Suitable third-party properties.

Capital and Risk Management

- Maintaining a prudent level of borrowings.
- Managing the cost of debt by utilising interest rate hedging strategies to reduce exposure to market volatility.
- Employing an appropriate mix of debt and equity to finance investments.



Asset Enhancement Initiatives in Recent Years

Orchard Rendezvous Hotel



Completion of multi-phase improvement works to the facade and revamped outdoor refreshment area

Completed in January 2023

Adina Serviced Apartments Singapore Orchard



Refurbishment and rebranding of Regency House to Adina Serviced Apartments Singapore Orchard

Completed in July 2022

Vibe Hotel Singapore Orchard



Renovation and rebranding of The Elizabeth Hotel to Vibe Hotel Singapore Orchard

Completed in November 2022



Orchard Rendezvous Hotel



**New
Ribbon
Cladding**



**Removal of
Existing
Planter
Boxes**



**New
Aluminium
Canopy &
Plants with
Auto
Irrigation
System**

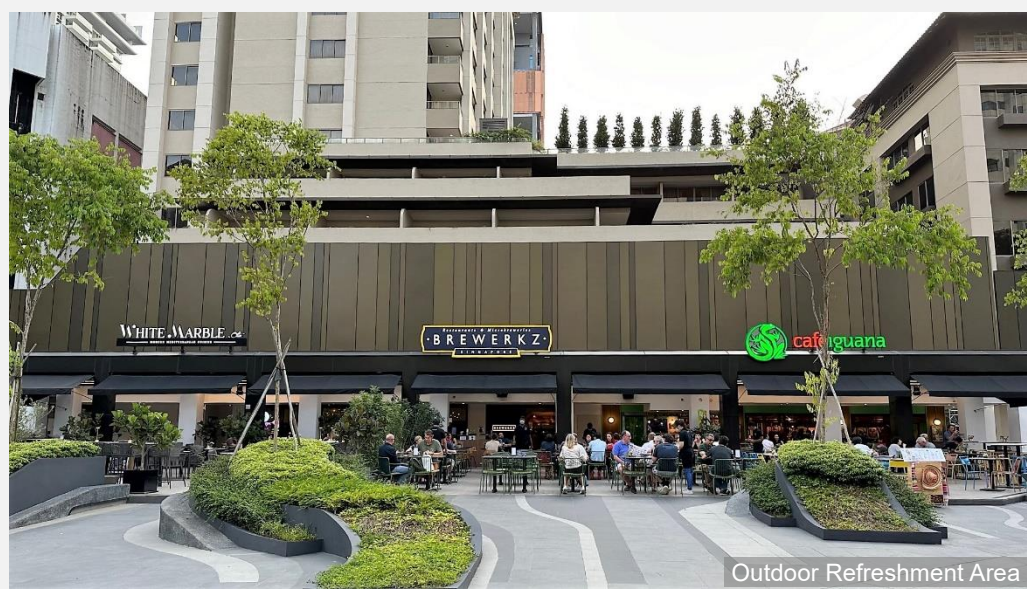


**Overall
Painting
Scheme**



Orchard Rendezvous Hotel

Outdoor Refreshment Area



Refreshed Tenant Mix



Adina Serviced Apartments Singapore Orchard*



Reception

*Previously known as Regency House

Adina Serviced Apartments Singapore Orchard*

Refurbished and rebranded from Regency House to Adina Serviced Apartments Singapore Orchard

(Officially rebranded on 7 July 2022)



*Previously known as Regency House

Adina Serviced Apartments Singapore Orchard*

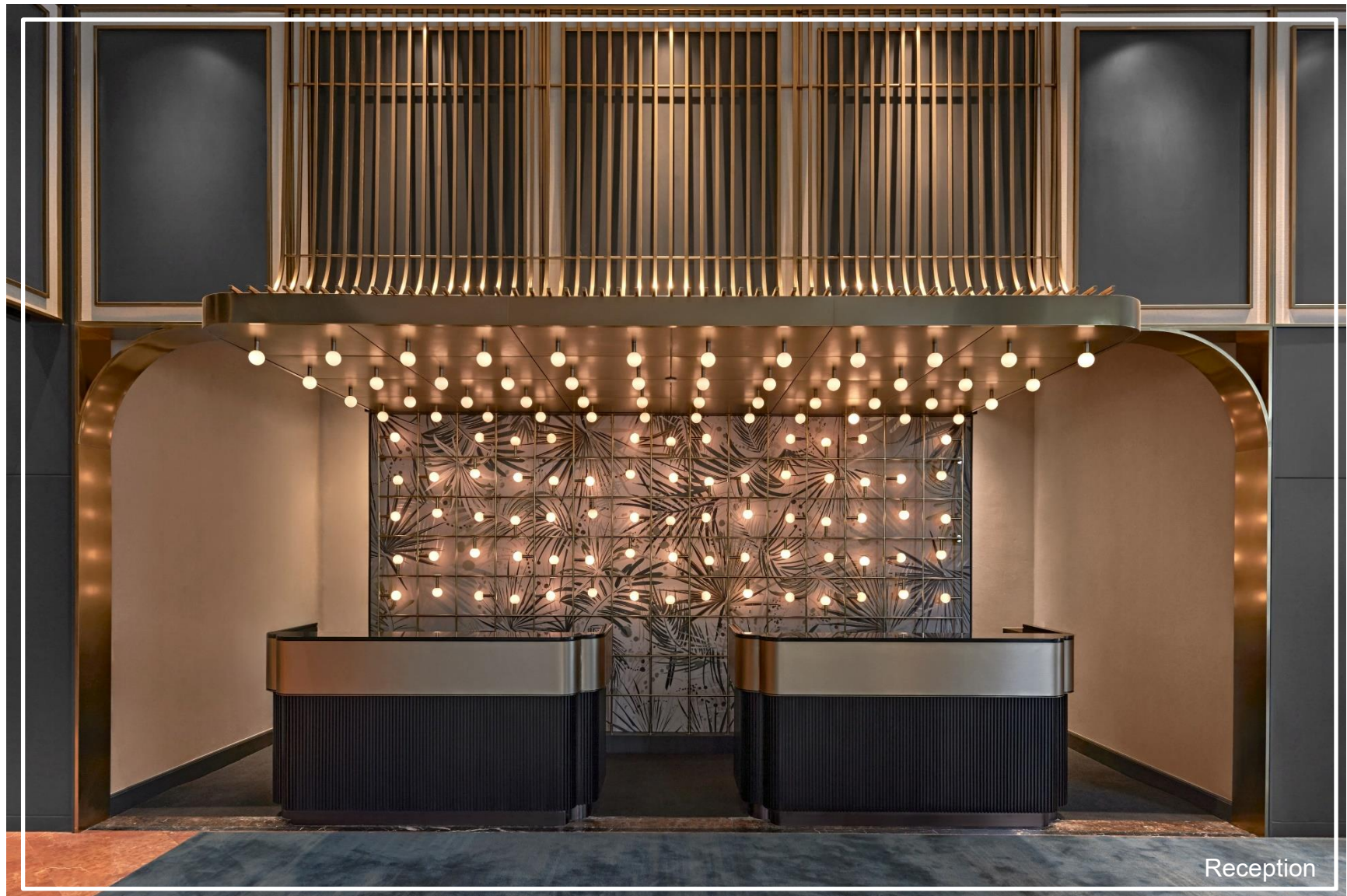
Refurbished and rebranded from Regency House to Adina Serviced Apartments Singapore Orchard

(Officially rebranded on 7 July 2022)



*Previously known as Regency House

Vibe Hotel Singapore Orchard*



Reception

*Previously known as The Elizabeth Hotel



Vibe Hotel Singapore Orchard*

Renovated and rebranded from The Elizabeth Hotel to Vibe Hotel Singapore Orchard

(Officially opened on 3 November 2022)



Driveway



Roos – All Day Dining



Lobby / Reception



Snack bar



Lobby Bar

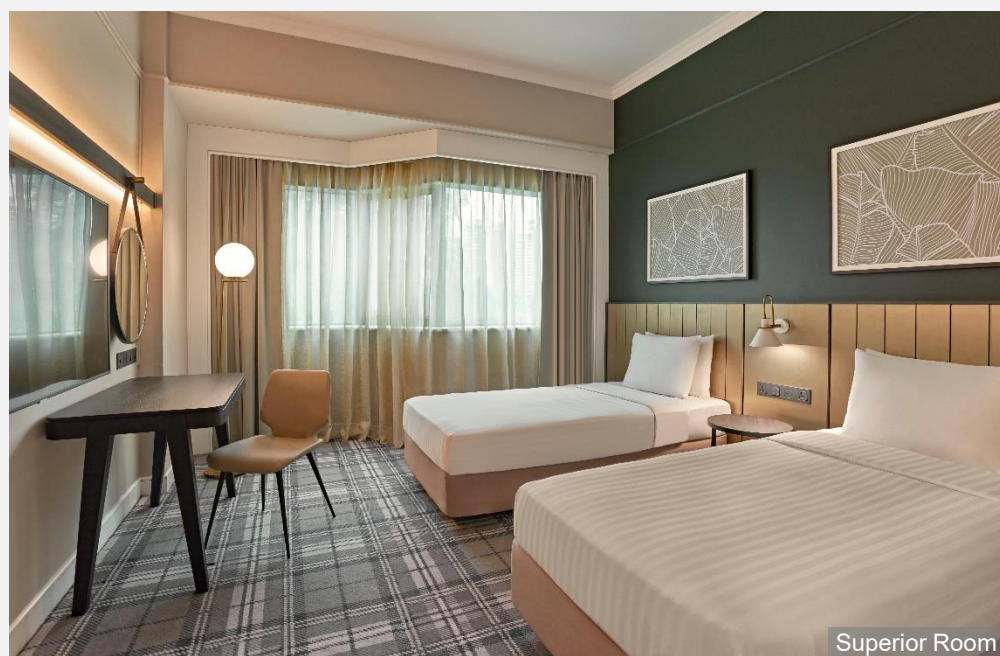


*Previously known as The Elizabeth Hotel

Vibe Hotel Singapore Orchard*

Renovated and rebranded from The Elizabeth Hotel to Vibe Hotel Singapore Orchard

(Officially opened on 3 November 2022)



*Previously known as The Elizabeth Hotel

Upgrade of Chiller System – Village Hotel Changi

Achieved BCA Green Mark (Gold Plus) provisional certification, with chiller plant replacement targeted for completion by end-2025 and expected to reduce energy consumption by approximately 40% to 45%



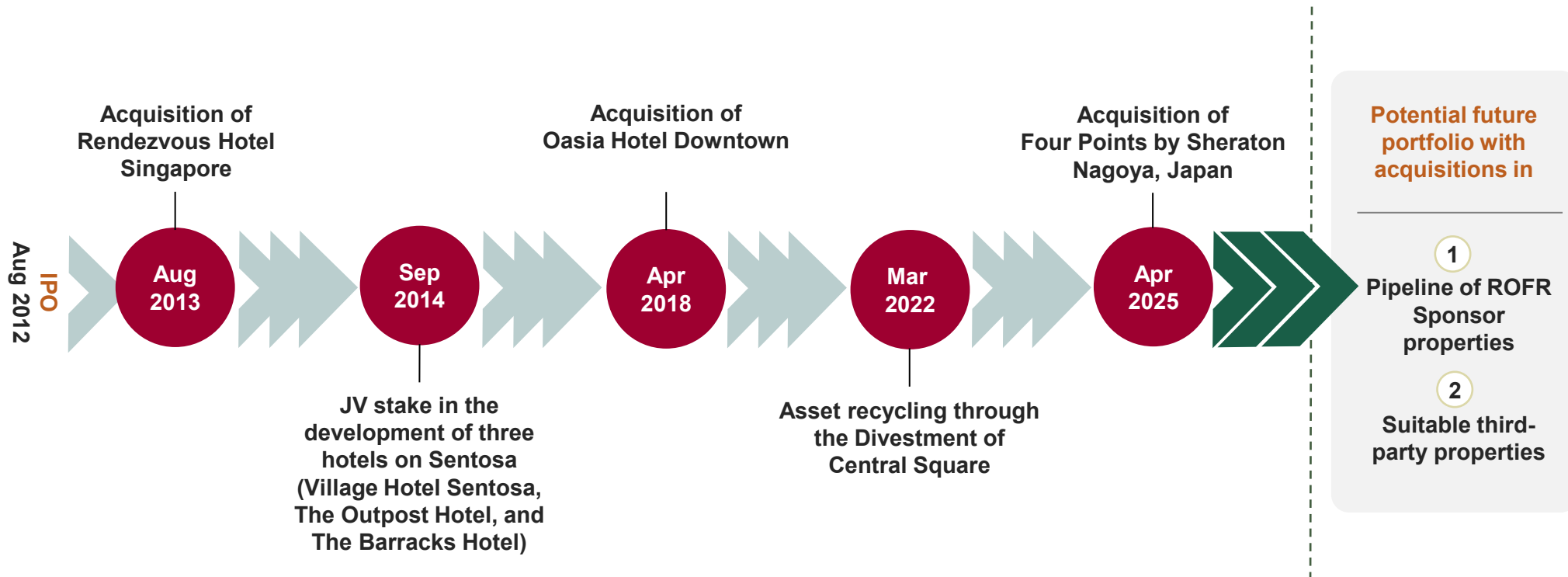
Existing Chiller System

Portfolio Enhancement for Greater Returns

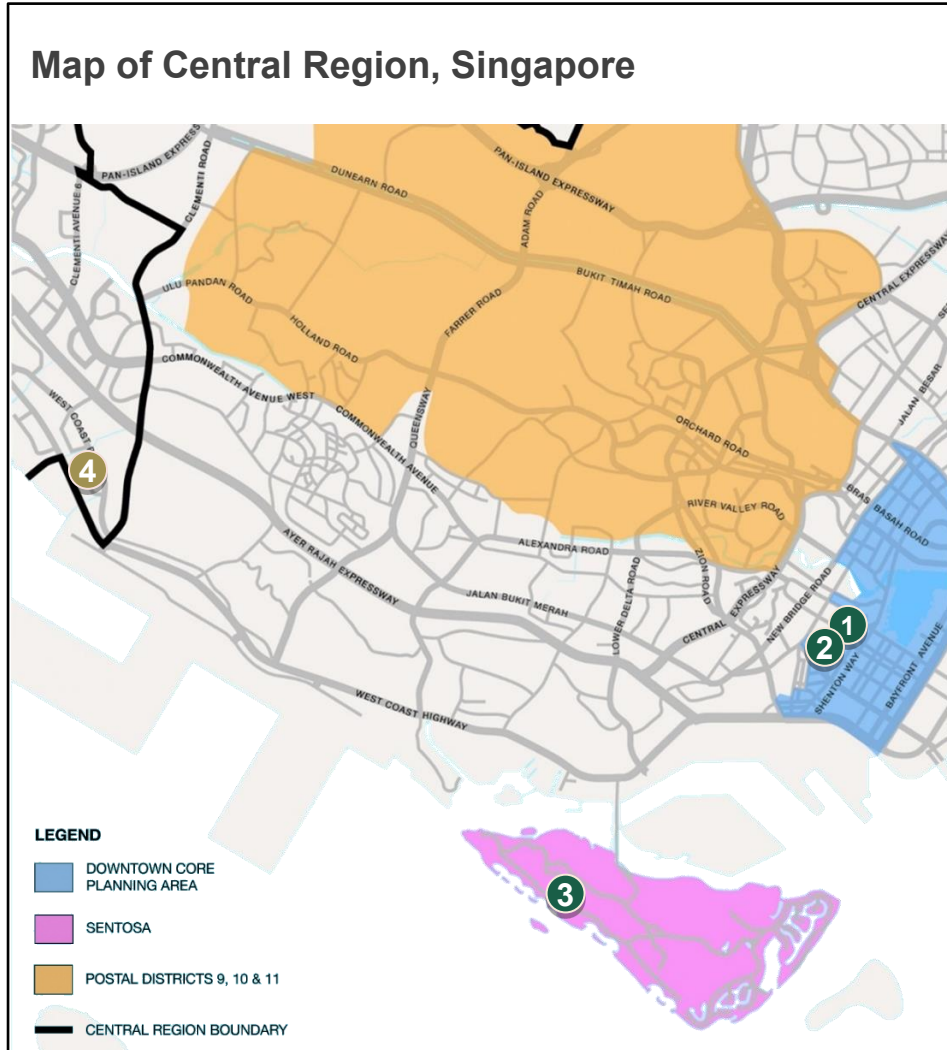
3
Acquisitions

1
Development

1
Divestment



Examples of Sponsor ROFR Properties in Singapore



1

AMOY Hotel



37 Units

2

The Clan Hotel



324 Units

3

**Village Hotel Sentosa,
The Outpost Hotel,
The Barracks Hotel**



839 Units

4

Oasia Residences



140 Units

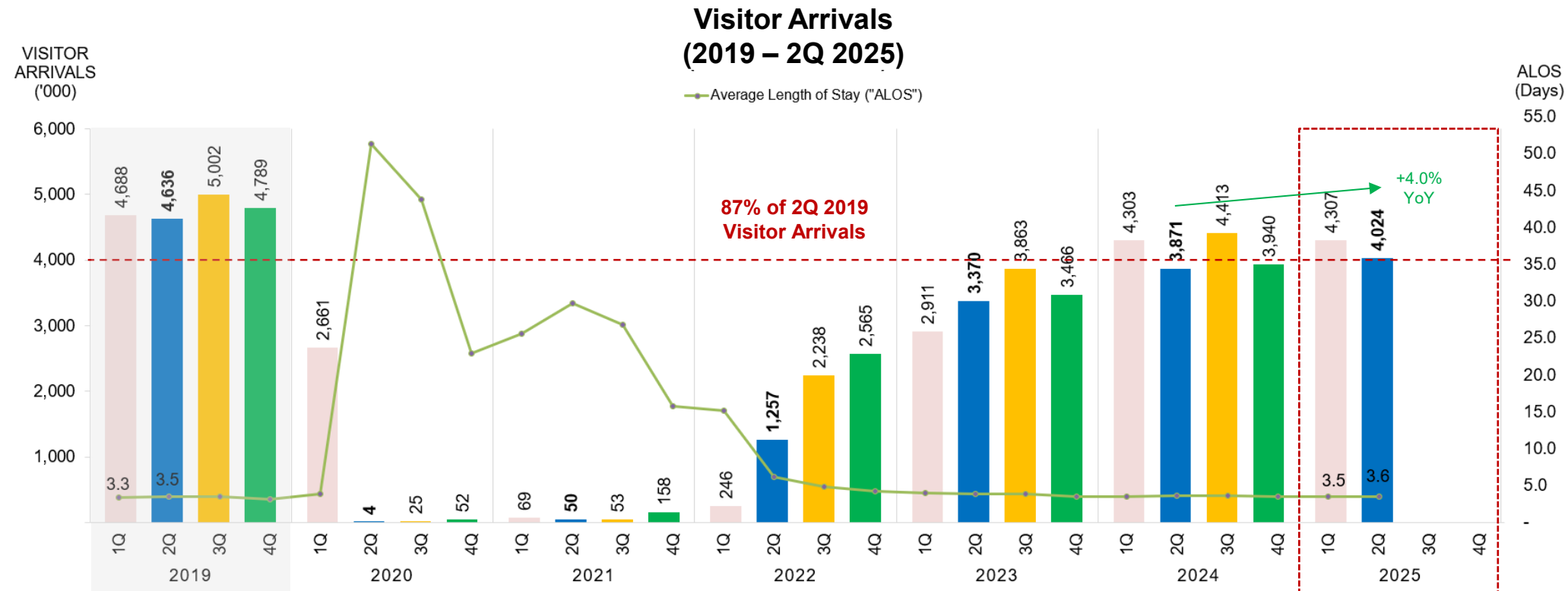


Outlook



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Visitor Arrivals Showing Potential for Continued Recovery



- Early 3Q 2025 data showed continued recovery, with 1.68 million arrivals in July (+4.9% YoY) and 1.61 million in August. (+4.5% YoY), reaching about 93% of 2019 levels.
- While a further recovery is expected, the pace could be dampened by the strong Singapore Dollar and continued macroeconomic uncertainty.



Revitalising Singapore's Tourism Landscape



Rejuvenation of Sentosa

- SensoryScape, a two-tiered walkway offering a multisensory experience connecting Resorts World Sentosa ("RWS") in the north with Sentosa's beaches in the south opened in March 2024.
- Revitalisation of Palawan Beach and its vicinity into a lifestyle and entertainment precinct with new leisure attractions such as KidZania (2Q 2024).
- New masterplan to further transform Sentosa and Brani.



Mandai Wildlife Reserve

- A major wildlife and nature heritage project integrating six zoological parks: the Singapore Zoo, Night Safari, River Wonders, Bird Paradise, Rainforest Wild Asia and Rainforest Wild Africa.
- Recent openings include Bird Paradise (May 2023) and Rainforest Wild Asia (March 2025), with Rainforest Wild Africa to follow and complete Mandai Wildlife Reserve.
- Night Safari celebrated its 30th anniversary with the launch of the fully sheltered Pangolin Trail and has since begun upgrades to enhance visitor experiences.



Revitalising Singapore's Tourism Landscape



Resorts World Sentosa

- Universal Studios Singapore opened Minion Land in February 2025, while Super Nintendo World is set to open at a later date.
- The S.E.A. Aquarium has been expanded to three times its original size and rebranded as the Singapore Oceanarium, which officially opened on 24 July 2025.



Marina Bay Sands

- In mid-July 2025, construction began on a fourth tower consisting of a hotel and a 15,000-seat entertainment arena for events and large conferences slated for completion in 2029.



Upcoming Events and Developments in 2H 2025

Leisure Events

- Anime Festival Asia 2025
- BLAST Dota Slam
- Brewnmanza Fest by Brewlander
- Christmas on a Great Street 2025
- Christmas Wonderland 2025

• **Formula 1 Singapore Grand Prix 2025**

- SingaCup 2025

• **Singapore Biennale 2025**

- Singapore Food Festival
- Standard Chartered Singapore Marathon 2025

• **World Aquatics Championships 2025**

MICE Events

- Asia Energy Week 2025
- ITMA Asia + CITME 2025
- Safety and Security Asia 2025

• **MICE Show Asia 2025**

- World Accountancy Forum 2025
- World Robot Olympiad International Finals 2025
- World Sleep 2025

Developments

• **Singapore Oceanarium**

- The Ritz Carlton Yacht Collection's *Luminara* maiden sailing



Positive Tourism Developments Amidst Macroeconomic Uncertainty

Macroeconomic Environment

Trade tensions weigh on economic uncertainty

- The IMF has cut its 2025 global growth forecast to 2.8% (from 3.3%), with a modest rebound to 3.0% in 2026 amidst uncertainty arising from geopolitical risks, and tighter trade conditions.

Interest rates are expected to moderate

- Central banks are likely to adopt a cautious approach to avoid derailing economic recovery while managing inflationary pressures.

Singapore Dollar likely to stabilise

- Economists generally expect the Monetary Authority of Singapore to flatten the slope of its Singapore Dollar nominal effective exchange rate, thereby capping the currency's relative strength to its major trading partners.

Tourism and Infrastructure

Further recovery of visitor arrivals to Singapore

- Increasing flight capacities between Singapore and the key markets.
- Opening of new attractions in 2025 will help to further strengthen Singapore's tourism appeal. These include Minion Land at Universal Studios Singapore, Singapore Oceanarium at Resorts World Sentosa, and Rainforest Wild Asia at Mandai Wildlife Reserve.

Continual infrastructure projects for Singapore's global connectivity and relevance

- Changi Airport Terminal 5, Tuas Mega port, Marina Cruise Centre, the North-South Corridor and the Cross Island MRT line.



Details of Distribution

For Period from 1 January to 19 August 2025

	1H 2025	Advanced Distribution	Total
Distribution per Stapled Security	1.78 cents	0.47 cents	2.25 cents
Ex-Date	6 August 2025		
Book Closure Date	7 August 2025		
Distribution Payment Date	25 September 2025		

In conjunction with the earn-out stapled securities issued on 20 August 2025 in relation to the acquisition of Oasia Hotel Downtown, the REIT Manager has declared an advance distribution 0.47 cents per Stapled Security for the period from 1 July 2025 to 19 August 2025.

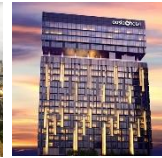


Thank You

For more information please visit
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Far East H-Trust Asset Portfolio Overview

Hotels	Singapore									Japan	Total / Weighted Average	
												
	Village Hotel Albert Court	Village Hotel Changi	Vibe Hotel Singapore Orchard	Village Hotel Bugis	Oasia Hotel Novena	Orchard Rendezvous Hotel	The Quincy Hotel	Rendezvous Hotel Singapore	Oasia Hotel Downtown	Four Points by Sheraton Nagoya, Chubu International Airport		
	Market Segment	Mid-tier	Mid-tier	Mid-tier	Mid-tier	Mid-tier / Upscale	Mid-tier / Upscale	Upscale	Upscale	Upscale		Upscale
	Address	180 Albert Street, S'pore189971	1 Netheravon Road, S'pore 508502	24 Mount Elizabeth, S'pore 228518	390 Victoria Street, S'pore 188061	8 Sinaran Drive, S'pore 307470	1 Tanglin Road, S'pore 247905	22 Mount Elizabeth Road, S'pore 228517	9 Bras Basah Road, S'pore 189559	100 Peck Seah St, S'pore 079333		4-10-5 Centrair, Tokoname, Aichi
	Date of Completion	3 Oct 1994	30 Jan 1990 ¹	3 May 1993	19 Oct 1988	2 Jun 2011	20 Jun 1987 ¹	27 Nov 2008	5 Jun 2000 ¹	30 Dec 2015		22 Aug 2018
	Number of Rooms	210	380	256	393	428	388	108	298	314		319
	Lease Tenure ²	63 years	53 years	63 years	54 years	80 years	38 years	63 years	59 years	58 years		Freehold
	GFA/ Strata Area (sq m)	11,426	22,826	11,723	21,761	22,516	34,072	4,810	19,720	17,967		14,062
	Retail NLA (sq m)	1,003	805	583	1,164	NA	3,790	NA	2,799	NA		NA
	Office NLA (sq m)	NA	NA	NA	NA	NA	2,318	NA	NA	NA		NA
	Master Lessee/ Vendor	First Choice Properties Pte Ltd	Far East Organization Centre Pte. Ltd.	Golden Development Private Limited	Golden Landmark Pte. Ltd.	Transurban Properties Pte. Ltd.	Far East Orchard Limited	Golden Development Private Limited	Serene Land Pte Ltd	Far East SOHO Pte Ltd		Centrair Hotel Systems K.K.



¹ Date of acquisition by Sponsor, as property was not developed by Sponsor

Far East H-Trust Asset Portfolio Overview

Serviced Residences	Singapore			Total / Weighted Average
				
	Village Residence Hougang	Village Residence Robertson Quay	Adina Serviced Apartments Singapore Orchard	
	Mid-tier	Mid-tier	Upscale	
	1 Hougang Street 91, S'pore 538692	30 Robertson Quay, S'pore 238251	121 Penang House, S'pore 238464	
Market Segment	Mid-tier	Mid-tier	Upscale	NA
Address	1 Hougang Street 91, S'pore 538692	30 Robertson Quay, S'pore 238251	121 Penang House, S'pore 238464	
Date of Completion	30 Dec 1999	12 July 1996	24 Oct 2000	
Number of Rooms	78	72	90	240
Lease Tenure ¹	69 years	66 years	69 years	NA
GFA/ Strata Area (sq m)	14,257	10,570	10,723	35,550
Retail NLA (sq m)	NA	1,179	539	1,718
Office NLA (sq m)	NA	NA	2,291	2,291
Master Lessee/ Vendor	Serene Land Pte Ltd	Riverland Pte Ltd	Oxley Hill Properties Pte Ltd	

