



Acrophyte Hospitality Trust
(Stapled Securities in
Acrophyte Hospitality Property Trust and
Acrophyte Hospitality Management Trust
pursuant to a stapling deed dated 17 April 2019 and
supplemented by a First Supplemental Stapling Deed dated 2
October 2024)

Unaudited Interim Financial Information
For the six-month period ended 30 June 2025



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Introduction

Acrophyte Hospitality Trust ("**ACRO-HT**" or "**Stapled Group**") is a stapled group comprising Acrophyte Hospitality Property Trust ("**ACRO-REIT**"), a real estate investment trust, and Acrophyte Hospitality Management Trust ("**ACRO-BT**"), a business trust. ACRO-HT (f.k.a. ARA US Hospitality Trust) was listed on Singapore Exchange Securities Trading Limited ("**SGX**") on 9 May 2019 (the "**Listing date**").

The units in ACRO-REIT and ACRO-BT are stapled together as Stapled Securities in ACRO-HT ("**Stapled Securities**") under the terms of a stapling deed dated 17 April 2019 and as supplemented by a First Supplemental Deed dated 2 October 2024 (the "**Stapling Deed**") entered into between Acrophyte Hospitality Trust Management Pte. Ltd. (in its capacity as manager of ACRO-REIT) (the "**REIT Manager**"), DBS Trustee Limited (in its capacity as the trustee of ACRO-REIT) (the "**REIT Trustee**") and Acrophyte Hospitality Business Trust Management Pte. Ltd. (in its capacity as trustee-manager of ACRO-BT) (the "**Trustee-Manager**" and together with the REIT-Manager, the "**Managers**"). Each Stapled Security in ACRO-HT comprises one unit in ACRO-REIT and one unit in ACRO-BT and cannot be traded separately.

ACRO-REIT is established with the principal investment strategy of investing primarily, directly or indirectly, in a portfolio of income-producing real estate which is used primarily for hospitality and/or hospitality-related purposes, located in the United States of America ("**U.S.**"), as well as real estate-related assets in connection with the foregoing. ACRO-BT is established with the same principal investment strategy as ACRO-REIT, and to carry on the business of managing and operating real estate used primarily for hospitality and/or hospitality-related purposes, located in the U.S. The Managers presently intend for ACRO-REIT to hold income-producing real estate while ACRO-BT will be the master-lessee to manage and operate these assets.

As at 30 June 2025, the portfolio of properties held by ACRO-HT comprises 33 upscale select-service hotels (the "**Properties**" or "**Hotels**") with 4,315 rooms located across 17 states.

ACRO-HT is presenting its financial results for the financial period from 1 January 2025 to 30 June 2025 ("**1H 2025**"). The financial information presented has not been audited or reviewed by the independent auditors.

Distribution Policy

ACRO-REIT's distribution policy is to distribute at least 90.0% of its distributable income and ACRO-BT's distribution policy is to distribute at least 90.0% of its distributable income, subject to the provisions in the Stapling Deed. Distributions will be made on a semi-annual basis and declared in the United States dollar. Each Stapled Securityholder will receive his/her distribution in the Singapore dollar equivalent of the amount declared in the United States dollar, unless he/she elects otherwise.



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Summary of Results

ACRO-HT	As at 30 June 2025	As at 30 June 2024	Change %
No. of hotels	33	35	(5.7)
No. of rooms	4,315	4,573	(5.6)
	1H 2025	1H 2024	Change %
Rooms available for sale	781,015	842,954	(7.3)

ACRO-HT	1 January 2025 to 30 June 2025 ("1H 2025")	1 January 2024 to 30 June 2024 ("1H 2024")	Change
	US\$'000	US\$'000	%
Revenue	78,121	83,922	(6.9)
Gross operating profit	26,691	29,636	(9.9)
Net property income	18,008	21,018	(14.3)
Income available for Distribution	2,783	4,334	(35.8)
Distribution per Stapled Security (" DPS ") (US cents)	0.480	0.747	(35.8)
Distribution amount to Stapled Securityholders (after retention)	2,505	4,334	(42.2)
DPS (after retention) (US cents)	0.432	0.747	(42.2)
Distribution per Stapled Security ("DPS") (US cents), comprising of - tax-exemption income distribution	0.432	0.747	(42.2)

	As at 30 June 2025	As at 31 December 2024
Net asset value per Stapled Security (US\$)	0.70	0.73

With the disposition of three hotels in 2024, namely Hyatt Place Pittsburgh Airport in March, Hyatt House Plymouth Meeting in July and Hyatt House Shelton in October, the Stapled Group's number of hotels and rooms decreased to 33 and 4,315 as at 30 June 2025, respectively. The Stapled Group's number of rooms available for sale decreased by 7.3% for 1H 2025 as compared to the same period last year. As a result of the reduction in the portfolio size, revenue declined by 6.9% in 1H 2025. The portfolio's RevPAR at US\$94 had increased slightly by 0.7%, was driven by the improvement in the portfolio's average occupancy from 67.3% to 68.0%.



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As compared to the same period last year, ACRO-HT reported lower gross operating profit and net property income of US\$26.7 million and US\$18.0 million, respectively, for 1H 2025, due to both the shortfall in revenue and the increase in operating expenses, particularly labor costs, during the period. Cash generated from operating activities was US\$17.5 million in 1H 2025. After deducting non-operating expenses and reserves set aside for routine capital asset improvements and refurbishments for the hotel properties and other adjustments, distributable income after retention and DPS were US\$2.5 million and 0.432 US cents, respectively, for 1H 2025.

Despite net property income decreased by 14.3%, the continued high interest rates environment further deteriorated distribution income by 35.8%.

Net asset value per Stapled Security as at 30 June 2025 was US\$0.70 compared to US\$0.73 as at 31 December 2024.

Distribution details are as follows:

Distribution period	1 January 2025 to 30 June 2025
Distribution rate	0.432 US cents per Stapled Security (tax-exempt income distribution)
Record date	15 August 2025
Payment date	26 September 2025



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Statements of Comprehensive Income

		Stapled Group		
	Note	1H 2025 US\$'000	1H 2024 US\$'000	Change %
Revenue		78,121	83,922	(6.9)
Operating expenses		(51,430)	(54,286)	5.3
Gross operating profit		26,691	29,636	(9.9)
Hotel management fee		(2,341)	(2,517)	7.0
Property taxes		(3,742)	(3,929)	4.8
Other expenses		(2,600)	(2,172)	(19.7)
Net Property Income		18,008	21,018	(14.3)
Depreciation and amortisation		(16,297)	(14,367)	(13.4)
REIT Manager's and Trustee-Manager's management fees		(309)	(481)	35.8
Trustee-Manager's trustee fee		(60)	(60)	—
REIT Trustee's fee		(57)	(57)	—
Net finance costs	5	(10,464)	(11,096)	5.7
Other trust expenses		(1,233)	(1,447)	14.8
Net loss for the period before tax and fair value changes		(10,412)	(6,490)	(60.4)
Fair value changes in assets held for sale		—	(4,653)	100
Net loss for the period before tax	6	(10,412)	(11,143)	6.6
Taxation		—	(137)	100
Net loss for the period after tax		(10,412)	(11,280)	7.7
Other comprehensive income				
Item that may be reclassified subsequently to profit or loss:				
Effective portion of changes in fair value of cash flow hedges		(1,936)	1,048	(>100)
Total comprehensive loss for the period		(12,348)	(10,232)	(20.7)
Earnings per Stapled Security (U.S. cents)				
Basic	7	(1.79)	(1.95)	8.2
Diluted	7	(1.79)	(1.95)	8.2



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Statements of Comprehensive Income (continued)

ACRO-REIT Group			
	1H 2025	1H 2024	Change
	US\$'000	US\$'000	%
Note			
Rental revenue	17,853	27,647	(35.4)
Operating expenses	(172)	(130)	(32.3)
Gross operating profit	17,681	27,517	(35.7)
Property taxes	(3,533)	(3,695)	4.4
Other expenses	(1,055)	(1,186)	11.0
Net Property Income	13,093	22,636	(42.2)
REIT Manager's management fees	(232)	(361)	35.7
REIT Trustee's fee	(57)	(57)	–
Net finance costs	(22,881)	(23,584)	3.0
Other trust expenses	(746)	(690)	8.1
Net loss for the period before tax and fair value changes	(10,823)	(2,056)	(>100)
Fair value changes in assets held for sale	–	(3,172)	100
Net loss for the period before tax	(10,823)	(5,228)	(>100)
Taxation	–	(87)	100
Net loss for the period after tax	(10,823)	(5,315)	(>100)
Other comprehensive income			
Item that may be reclassified subsequently to profit or loss:			
Effective portion of changes in fair value of cash flow hedges	(1,936)	1,048	(>100)
Total comprehensive loss for the period	(12,759)	(4,267)	(>100)



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Statements of Comprehensive Income (continued)

		ACRO-BT Group		
	Note	1H 2025 US\$'000	1H 2024 US\$'000	Change %
Revenue		78,121	83,922	(6.9)
Operating expenses		(51,258)	(54,156)	5.4
Gross operating profit		26,863	29,766	(9.8)
Hotel management fee		(2,341)	(2,517)	7.0
Property taxes		(209)	(234)	10.7
Insurance		(1,035)	(710)	(45.8)
Rental expenses		(8,738)	(4,082)	(>100)
Net Property Income		14,540	22,223	(34.6)
Depreciation and amortisation		(14,679)	(26,629)	44.9
Trustee-Manager's management fees		(77)	(120)	35.8
Trustee-Manager's trustee fee		(60)	(60)	—
Net finance income	5	9,819	11,785	(16.7)
Other trust expenses		(489)	(760)	35.7
Net income for the period before tax and fair value changes		9,054	6,439	40.6
Fair value changes in assets held for sale		—	(301)	100
Net income for the period before tax	6	9,054	6,138	47.5
Taxation		—	(50)	100
Net income for the period after tax and total comprehensive income for the period		9,054	6,088	48.7



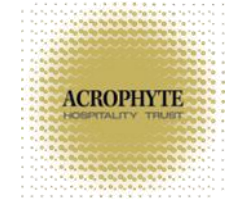
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Statement of Distributable Income

	Stapled Group		
	1H 2025	1H 2024	Change
	US\$'000	US\$'000	%
Net loss for the period after tax	(10,412)	(11,280)	7.7
Add/(Less): Distribution adjustments			
Depreciation and amortisation	16,297	14,367	13.4
Amortisation of upfront debt-related costs	776	782	(0.8)
Interest expenses on lease liabilities	28	28	—
Fair value changes in assets held for sale	—	4,653	(100)
Gain on cease of lease liabilities/ROU assets	—	(20)	(100)
Others ⁽¹⁾	(3,906)	(4,196)	(6.9)
Net distribution adjustments	13,195	15,614	(15.5)
Amount available for Distribution	2,783	4,334	(35.8)
Less:			
Amount retained for general corporate and working capital ⁽²⁾	(278)	—	N.M.
Distribution amount to Stapled Securityholders (after retention)	2,505	4,334	(42.2)

Footnote:

- (1) Relates mainly to reserves set aside for capital expenditures.
- (2) ACRO-REIT's distribution policy is to distribute at least 90% of its distribution income for each financial year on a semi-annual basis and ACRO-BT's distribution policy is to distribute at least 90% of its distribution income for each financial year on a semi-annual basis, subject to the provisions in the Stapling Deed. In 1H 2025, 10% of the total amount available for distribution was retained for general corporate and working capital purposes.



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Statements of Financial Position

		Stapled Group		ACRO-REIT Group		ACRO-BT Group	
		As at 30 June 2025	As at 31 Dec 2024	As at 30 June 2025	As at 31 Dec 2024	As at 30 June 2025	As at 31 Dec 2024
	Note	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Non-current assets							
Investment properties	11	–	–	688,970	688,231	–	–
Deferred tax assets		12,380	12,380	–	–	12,380	12,380
Derivative financial assets	10	–	585	–	585	–	–
Property, plant and equipment	11	716,768	729,426	–	–	116,006	45,646
Intangible assets		410	423	–	–	410	423
Loans to related corporation	10	–	–	–	–	294,000	294,000
		729,558	742,814	688,970	688,816	422,796	352,449
Current assets							
Inventories		423	406	–	–	423	406
Trade and other receivables		7,610	6,150	33,689	24,734	38,729	22,794
Loans to related corporation		–	–	31,584	31,084	–	–
Cash and cash equivalents		29,743	31,575	13,171	18,751	16,572	12,824
		37,776	38,131	78,444	74,569	55,724	36,024
Total assets		767,334	780,945	767,414	763,385	478,520	388,473



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Statements of Financial Position (continued)

		Stapled Group		ACRO-REIT Group		ACRO-BT Group	
		As at 30 June	As at 31 Dec	As at 30 June	As at 31 Dec	As at 30 June	As at 31 Dec
		2025	2024	2025	2024	2025	2024
Note		US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Non-current liabilities							
Loans from related corporation	10	—	—	294,000	294,000	—	—
Loans and borrowings	12	322,895	248,004	317,550	242,550	69,563	8,644
Deferred tax liabilities		18,161	18,161	18,161	18,161	—	—
Derivative financial liabilities	10	1,351	—	1,351	—	—	—
Other payables		125	125	125	125	—	—
		342,532	266,290	631,187	554,836	69,563	8,644
Current liabilities							
Loans from related corporation		—	—	—	—	31,584	31,084
Trade and other payables		17,285	14,868	43,356	27,943	41,311	30,647
Loans and borrowings	12	256	75,258	158	75,134	15,411	1,581
Tax payable		622	622	296	296	326	326
		18,163	90,748	43,810	103,373	88,632	63,638
Total liabilities		360,695	357,038	674,997	658,209	158,195	72,282
Represented by:							
Stapled Securityholders' funds		406,639	423,907	92,417	105,176	320,325	316,191



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Statements of Movements in Stapled Securityholders' Funds

Stapled Group	Stapled Security US\$'000	Issue Costs US\$'000	Revenue Reserve US\$'000	Hedging Reserve US\$'000	Revaluation Reserve US\$'000	Total US\$'000
At 1 January 2025	462,698	(16,024)	(189,541)	585	166,189	423,907
Net loss for the period attributable to Stapled Securityholders, net of tax	–	–	(10,412)	–	–	(10,412)
Other comprehensive income						
Effective portion of changes in fair value of cash flow hedges	–	–	–	(1,936)	–	(1,936)
Total comprehensive income for the period, net of tax	–	–	–	(1,936)	–	(1,936)
Contribution by and distribution to Stapled Securityholders						
Distribution to Stapled Securityholders	(1,439)	–	(3,481)	–	–	(4,920)
Net distribution to Stapled Securityholders	(1,439)	–	(3,481)	–	–	(4,920)
At 30 June 2025	461,259	(16,024)	(203,434)	(1,351)	166,189	406,639
At 1 January 2024	467,032	(16,024)	(166,869)	66	143,350	427,555
Net loss for the period attributable to Stapled Securityholders, net of tax	–	–	(11,280)	–	–	(11,280)
Other comprehensive income						
Effective portion of changes in fair value of cash flow hedges	–	–	–	1,048	–	1,048
Total comprehensive income for the period, net of tax	–	–	–	1,048	–	1,048
Contribution by and distribution to Stapled Securityholders						
Distribution to Stapled Securityholders	(11,181)	–	–	–	–	(11,181)
Net distribution to Stapled Securityholders	(11,181)	–	–	–	–	(11,181)
At 30 June 2024	455,851	(16,024)	(178,149)	1,114	143,350	406,142



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Statements of Movements in Stapled Securityholders' Funds (continued)

ACRO-REIT Group

	Stapled Security US\$'000	Issue Costs US\$'000	Revenue Reserve US\$'000	Hedging Reserve US\$'000	Total US\$'000
At 1 January 2025	178,762	(9,437)	(64,734)	585	105,176
Net loss for the period attributable to Stapled Securityholders, net of tax	—	—	(10,823)	—	(10,823)
Other comprehensive income					
Effective portion of changes in fair value of cash flow hedges	—	—	—	(1,936)	(1,936)
Total comprehensive income for the period, net of tax	—	—	—	(1,936)	(1,936)
At 30 June 2025	178,762	(9,437)	(75,557)	(1,351)	92,417
At 1 January 2024	178,762	(9,437)	(64,091)	66	105,300
Net loss for the period attributable to Stapled Securityholders, net of tax	—	—	(5,315)	—	(5,315)
Other comprehensive income					
Effective portion of changes in fair value of cash flow hedges	—	—	—	1,048	1,048
Total comprehensive income for the period, net of tax	—	—	—	1,048	1,048
At 30 June 2024	178,762	(9,437)	(69,406)	1,114	101,033



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Statements of Movements in Stapled Securityholders' Funds (continued)

ACRO-BT Group	Stapled Security US\$'000	Issue Costs US\$'000	Revenue Reserve US\$'000	Total US\$'000
At 1 January 2025	283,939	(6,587)	38,839	316,191
Net income for the period attributable to Stapled Securityholders, net of tax	–	–	9,054	9,054
Contribution by and distribution to Stapled Securityholders				
Distribution to Stapled Securityholders	(1,439)	–	(3,481)	(4,920)
Net contribution by and distribution to Stapled Securityholders	(1,439)	–	(3,481)	(4,920)
At 30 June 2025	282,500	(6,587)	44,412	320,325
At 1 January 2024	288,273	(6,587)	37,995	319,681
Net income for the period attributable to Stapled Securityholders, net of tax	–	–	6,088	6,088
Contribution by and distribution to Stapled Securityholders				
Distribution to Stapled Securityholders	(11,181)	–	–	(11,181)
Net contribution by and distribution to Stapled Securityholders	(11,181)	–	–	(11,181)
At 30 June 2024	277,092	(6,587)	44,083	314,588



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Statements of Cash Flows

	Note	Stapled Group	
		1H 2025 US\$'000	1H 2024 US\$'000
Cash flows from operating activities			
Net loss before tax		(10,412)	(11,143)
Adjustments for:			
Allowance/(reversal of allowance) for expected credit loss	6	17	(45)
Depreciation of property, plant and equipment		16,284	14,354
Amortisation of intangible assets		13	13
Fair value changes in assets held for sale		—	4,653
Net finance costs	5	10,464	11,096
Operating income before working capital changes		16,366	18,928
Changes in working capital:			
Inventories		(17)	4
Trade and other receivables		(1,480)	(2,800)
Trade and other payables		2,640	4,320
Net cash generated from operating activities		17,509	20,452
Cash flows from investing activities			
Interest received		88	—
Net proceeds from disposition of assets held for sale		—	7,234
Payment for capital expenditure		(3,702)	(12,629)
Net cash used in investing activities		(3,614)	(5,395)
Cash flows from financing activities			
Proceeds from loans and borrowings		—	23,000
Repayment of loans and borrowings		—	(9,500)
Payment of lease liabilities		(210)	(136)
Payment of transaction costs relating to loan facilities		(796)	—
Distribution to Stapled Securityholders		(4,920)	(11,181)
Interest paid		(9,801)	(10,325)
Net cash used in financing activities		(15,727)	(8,142)
Net (decrease)/increase in cash and cash equivalents		(1,832)	6,915
Cash and cash equivalents at beginning of the period		31,575	20,051
Cash and cash equivalents at end of the period		29,743	26,966



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Statements of Cash Flows (continued)

	Note	ACRO-REIT Group	
		1H 2025 US\$'000	1H 2024 US\$'000
Cash flows from operating activities			
Net loss before tax		(10,823)	(5,228)
Adjustments for:			
Fair value changes in assets held for sale		–	3,172
Net finance costs	5	22,881	23,584
Operating income before working capital changes		12,058	21,528
Changes in working capital:			
Trade and other receivables		(526)	(13,671)
Trade and other payables		1,052	13,770
Net cash generated from operating activities		12,584	21,627
Cash flows from investing activities			
Interest received		117	18
Payment for capital expenditure		(739)	(1,773)
Proceeds from disposition of assets held for sale		–	6,934
Proceeds from loan to related corporation		–	2,300
Issuance of loan to related corporation		(500)	(4,000)
Amount due from related corporation – non-trade		(7,873)	3,993
Net cash (used in)/generated from investing activities		(8,995)	7,472
Cash flows from financing activities			
Proceeds from loans and borrowings		–	23,000
Repayment of loans and borrowings		–	(9,500)
Payment of lease liabilities		(95)	(95)
Payment of transaction costs relating to loan facilities		(796)	–
Interest paid		(14,939)	(21,682)
Amount due to related corporation – non-trade		6,661	(22,717)
Net cash used in financing activities		(9,169)	(30,994)
Net decrease in cash and cash equivalents		(5,580)	(1,895)
Cash and cash equivalents at beginning of the period		18,751	6,314
Cash and cash equivalents at end of the period		13,171	4,419



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Statements of Cash Flows (continued)

	Note	ACRO-BT Group	
		1H 2025 US\$'000	1H 2024 US\$'000
Cash flows from operating activities			
Net income before tax		9,054	6,138
Adjustments for:			
Allowance/(reversal of allowance) for expected credit loss		17	(45)
Depreciation of property, plant and equipment		14,666	26,616
Amortisation of intangible assets		13	13
Fair value changes in assets held for sale		–	301
Gain on cessation of ROU asset		–	(18)
Net finance income	5	(9,819)	(11,785)
Operating income before working capital changes		13,931	21,220
Changes in working capital:			
Inventories		(17)	4
Trade and other receivables		(1,478)	(6,888)
Trade and other payables		(4,872)	(13,891)
Net cash generated from operating activities		7,564	445
Cash flows from investing activities			
Proceeds from disposition of property, plant and equipment		–	300
Interest received		5,300	11,548
Payment for capital expenditures		(2,963)	(10,856)
Amount due from related corporation – non-trade		(6,600)	19,498
Net cash (used in)/generated from investing activities		(4,263)	20,490
Cash flows from financing activities			
Repayment of loans from related corporation		–	(2,300)
Payment of lease liabilities		(9,683)	(23,918)
Proceeds from loan from related corporation		500	4,000
Amount due to related corporation – non-trade		14,724	21,483
Distribution to Stapled Securityholders		(4,920)	(11,181)
Interest paid		(174)	(208)
Net cash generated from/(used in) financing activities		447	(12,124)
Net increase in cash and cash equivalents		3,748	8,811
Cash and cash equivalents at beginning of the period		12,824	13,737
Cash and cash equivalents at end of the period		16,572	22,548



Acrophyte Hospitality Trust
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1. Corporate information

Acrophyte Hospitality Trust is a stapled group comprising Acrophyte Hospitality Property Trust ("**ACRO-REIT**") and its subsidiaries (the "**ACRO-REIT Group**") and Acrophyte Hospitality Management Trust ("**ACRO-BT**") and its subsidiaries (the "**ACRO-BT Group**") (collectively, "**ACRO-HT**" or the "**Stapled Group**").

ACRO-REIT is a Singapore-domiciled unit trust constituted pursuant to the trust deed dated 24 September 2018 (as amended) (the "**ACRO-REIT Trust Deed**") between the REIT Manager and the REIT Trustee. The ACRO-REIT Trust Deed is governed by the laws of the Republic of Singapore. The REIT Trustee is under a duty to take into custody and hold the assets of ACRO-REIT held by it or through its subsidiaries in trust for the holders of units in ACRO-REIT. ACRO-BT is a business trust constituted by a trust deed dated 29 October 2018 (the "**ACRO-BT Trust Deed**") and is managed by the Trustee-Manager. The securities in each of ACRO-REIT and ACRO-BT are stapled together under the terms of a stapling deed dated 17 April 2019 entered into between the REIT Manager, the REIT Trustee and the Trustee-Manager (the "**Stapling Deed**") and cannot be traded separately. Each stapled security in Acrophyte Hospitality Trust (the "**Stapled Security**") comprises a unit in ACRO-REIT (the "**ACRO-REIT Unit**") and a unit in ACRO-BT (the "**ACRO-BT Unit**").

ACRO-HT was formally admitted to the Official List of Singapore Exchange Securities Trading Limited ("**SGX-ST**") on 9 May 2019 ("**Listing date**").

The principal activities of ACRO-REIT Group involve investing primarily, in a portfolio of income-producing real estate which is used primarily for hospitality and/or hospitality-related purposes, located in the United States of America (the "**U.S.**"), as well as real estate-related assets in connection to the foregoing.

The principal activities of ACRO-BT Group involve investing in a portfolio of real estate located in the U.S. primarily used for hospitality and/ or hospitality-related purposes, as well as real estate-related assets in connection with the foregoing and to carry on the business of managing and operating real estate used primarily for hospitality and/or hospitality-related purposes, located in U.S.

The consolidated financial statements of the ACRO-REIT Group relate to ACRO-REIT and its subsidiaries. The consolidated financial statements of the ACRO-BT Group relate to ACRO-BT and its subsidiaries. The consolidated financial statements of the Stapled Group relate to the ACRO-REIT Group combined with the ACRO-BT Group.

2. Basis of preparation

The interim financial statements for the six-month period ended 30 June 2025 have been prepared in accordance with Singapore Financial Reporting Standards (International) ("**SFRS(I)**") 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore and the provisions of ACRO-REIT Trust Deed, ACRO-BT Trust Deed and Stapling Deed. The MAS had granted a waiver to ACRO-REIT from complying with the requirement under Paragraph 4.3 of Appendix 6 to the CIS Code to prepare its financial statements in accordance with the Singapore Financial Reporting Standards ("**SFRS**").



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2. Basis of preparation (continued)

The interim financial statements do not include all the information required for a complete set of financial statements, and should be read in conjunction with the Stapled Group's last annual financial statements as at and for the year ended 31 December 2024. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the financial position and performance of the Stapled Group since the last annual financial statements.

The interim financial statements of ACRO-BT have been prepared on a going concern basis notwithstanding the net current liabilities position of \$32,908,000 of ACRO-BT. ACRO-BT has undrawn committed credit facilities of US\$20 million as at 30 June 2025 and the ACRO-REIT has undertaken to provide financial support to ACRO-BT.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.1.

The interim financial statements are presented in United States dollars, which is the functional currency of the Stapled Group, ACRO-REIT and ACRO-BT. All financial information presented in United States dollars have been rounded to the nearest thousand, unless otherwise stated.

2.1 New and amended standards adopted by the Stapled Group

A number of amendments to Standards have become applicable for the current reporting period. The Stapled Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards.

The following SFRS(I)s, amendments to and interpretations of SFRS(I) are applicable for the annual period beginning on 1 January 2025:

- *Amendment to SFRS(I) 1-1: Classification of Liabilities as Current or Non-current*
- *Amendments to SFRS(I) 1-1: Non-current Liabilities with Covenants*
- *Amendments to SFRS(I) 16: Lease Liability in a Sale and Leaseback*
- *Amendments to SFRS(I) 1-7 and SFRS(I) 7: Supplier Finance Arrangement*

The application of these amendments to standards and interpretations does not have a material effect on the interim financial statements.



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2. Basis of preparation (continued)

2.2 Use of judgements and estimates

In preparing the interim financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Stapled Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2024.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods effected.

Information about assumptions and uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next interim period are included in the following note:

- Note 11 - Property, plant and equipment and investment properties

2.3 Fair value measurement

A number of the Stapled Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

When measuring the fair value of an asset or a liability, the Managers use market observable data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the assets or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement (with Level 3 being the lowest).

Transfers between levels of the fair value hierarchy are recognised as of the end of the financial period/year during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in the following notes:

- Note 10 - Fair value of assets and liabilities
- Note 11 - Property, plant and equipment and investment properties



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3. Seasonal operations

The Stapled Group's business is affected by seasonality due to the influence of weather and local events on travel demand. Prior to the COVID-19 pandemic, for most markets in the U.S., peak demand months for commercial/business travel generally occur during the spring to autumn months, while leisure travel peaks in the summer months. Most markets experience off-peak season during the winter months of late November to February.

4. Segment and revenue information

All operating segments' operating results are reviewed regularly by the Board of Directors of the Managers ("**Board**") to make decisions about resources to be allocated to the segment and assess its performance, and is a component for which discrete financial information is available.

Information regarding the results of each reportable segment is included below. Performance is measured based on segment net property income, as included in internal management reports that are reviewed by the Board. Segment net property income is used to measure performance as the Managers believe that such information is the most relevant in evaluating the results of the portfolio relative to those that operate within the same industry.

4.1 Reportable segments

Stapled Group	Hyatt US\$'000	Marriott US\$'000	Hilton US\$'000	Total US\$'000
1 January 2025 to 30 June 2025				
Revenue	64,788	10,625	2,708	78,121
Reportable segment net property income	12,836	4,033	1,139	18,008
Depreciation of property, plant and equipment	(13,525)	(2,230)	(529)	(16,284)
Amortisation of intangible assets	–	(13)	–	(13)
Unallocated items:				
– REIT Manager's and Trustee-Manager's management fees				(309)
– Trustee-Manager's trustee fees				(60)
– REIT Trustee's fees				(57)
– Finance costs				(10,464)
– Other trust expenses				(1,233)
Net loss for the period				(10,412)



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4.1 Reportable segments (continued)

As at 30 June 2025	Hyatt	Marriott	Hilton	Unallocated	Total
Assets and liabilities	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Reportable segment assets	616,970	114,639	34,366	1,359	767,334
Reportable segment liabilities	(273,247)	(83,382)	(1,598)	(2,468)	(360,695)

Stapled Group	Hyatt	Marriott	Hilton	Total
	US\$'000	US\$'000	US\$'000	US\$'000
1 January 2024 to 30 June 2024				
Revenue	70,099	11,078	2,745	83,922
Reportable segment net property income	15,264	4,519	1,235	21,018
Depreciation of property, plant and equipment	(11,764)	(2,073)	(517)	(14,354)
Amortisation of intangible assets	–	(13)	–	(13)
Fair value changes in assets held for sale				
Unallocated items:	(4,653)	–	–	(4,653)
- REIT Manager's and Trustee Manager's management fees				(481)
- Trustee-Manager's trustee fees				(60)
- REIT Trustee's fees				(57)
- Finance costs				(11,096)
- Other trust expenses				(1,447)
- Taxation				(137)
Net loss for the period				(11,280)

As at 31 December 2024	Hyatt	Marriott	Hilton	Unallocated	Total
Assets and liabilities	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Reportable segment assets	563,633	111,071	31,505	74,736	780,945
Reportable segment liabilities	(261,267)	(79,703)	(218)	(15,850)	(357,038)



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5. Net finance costs

	Stapled Group	
	1H 2025	1H 2024
	US\$'000	US\$'000
Finance income		
Interest income from fixed deposits	88	—
Gain on foreign exchange	1	—
	<u>89</u>	<u>—</u>
Finance costs		
Financial liabilities measured at amortised cost:		
- Interest paid/payable to banks	(9,749)	(10,286)
- Interest expenses on lease liabilities	(28)	(28)
- Amortisation of debt related transaction costs	(776)	(782)
	<u>(10,553)</u>	<u>(11,096)</u>
Net finance costs	<u>(10,464)</u>	<u>(11,096)</u>

	ACRO-REIT Group	
	1H 2025	1H 2024
	US\$'000	US\$'000
Finance income		
Interest income from fixed deposits	88	—
Interest income under the effective interest method on:		
- Loans to related corporation	587	591
	<u>675</u>	<u>591</u>
Finance costs		
Financial liabilities measured at amortised cost:		
- Interest expense paid/payable to banks	(9,586)	(10,124)
- Interest expense paid/payable to related corporation	(13,177)	(13,249)
- Interest expense on lease liabilities	(17)	(20)
- Amortisation of debt related transaction costs	(776)	(782)
	<u>(23,556)</u>	<u>(24,175)</u>
Net finance costs	<u>(22,881)</u>	<u>(23,584)</u>



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Notes to the Interim Financial Statements

5. Net finance costs (continued)

	ACRO-BT Group	
	1H 2025	1H 2024
	US\$'000	US\$'000
Finance income		
Interest income under the effective interest method on:		
- Loans to related corporation	13,177	13,249
- Gain on foreign exchange	1	—
	<u>13,178</u>	<u>13,249</u>
Finance costs		
Financial liabilities measured at amortised cost:		
- Interest expense paid/payable to banks	(163)	(162)
- Interest expense paid/payable to related corporation	(587)	(591)
- Interest expense on lease liabilities	(2,609)	(711)
	<u>(3,359)</u>	<u>(1,464)</u>
Net finance income	<u>9,819</u>	<u>11,785</u>

6. Net loss before tax

The following items have been included in arriving at net loss for the interim period:

	Stapled Group	
	1H 2025	1H 2024
	US\$'000	US\$'000
Allowance/(reversal of allowance) for expected credit loss	17	(45)
	<u>17</u>	<u>(45)</u>
	ACRO-BT Group	
	1H 2025	1H 2024
	US\$'000	US\$'000
Allowance/(reversal of allowance) for expected credit loss	17	(45)
	<u>17</u>	<u>(45)</u>

6.1 Related party transactions

During the financial period, other than the transactions disclosed elsewhere in the interim financial statements, these were the following significant related party transactions:

	Stapled Group	
	1H 2025	1H 2024
	US\$'000	US\$'000
Related entities		
Trustee-Manager's trustee fees paid/payable	60	60
REIT Trustee's fees paid/payable	57	57
Hotel management fees paid/payable	2,341	2,517
REIT Manager's and Trustee-Manager's management fees paid/payable	309	481
Corporate support fees paid/payable	54	—
Reimbursement of expenses (paid on behalf by REIT Manager and Trustee-Manager)	255	50
	<u>255</u>	<u>50</u>



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6.1 Related party transactions (continued)

	ACRO-REIT Group	
	1H 2025	1H 2024
	US\$'000	US\$'000
Related entities		
REIT Trustee's fees paid/payable	57	57
REIT Manager's management fees paid/payable	232	361
Corporate support fees paid/payable	54	—
Reimbursement of expenses (paid on behalf by REIT Manager)	117	—
Related corporations within the Stapled Group		
Rental income received/receivable	17,853	27,647
Interest expenses paid/payable	13,177	13,249
Interest income received/receivable	587	591

	ACRO-BT Group	
	1H 2025	1H 2024
	US\$'000	US\$'000
Related entities		
Trustee-Manager's trustee fees paid/payable	60	60
Hotel management fees paid/payable	2,341	2,517
Trustee-Manager's management fees paid/payable	77	120
Reimbursement of expenses (paid on behalf by Trustee-Manager)	137	15
Related corporations within the Stapled Group		
Rental expenses paid/payable	17,853	27,647
Interest expenses paid/payable	587	591
Interest income received/receivable	13,177	13,249

7. Earnings per Stapled Security

Earnings per Stapled Security is based on:

	Stapled Group	
	1H 2025	1H 2024
	US\$'000	US\$'000
Net loss for the period attributable to Stapled Securityholders	(10,412)	(11,280)



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7. Earnings per Stapled Security (continued)

	Number of Stapled Securities	Number of Stapled Securities
	1H 2025	1H 2024
	('000)	('000)
Weighted average number of Stapled Securities used in arriving at basic earnings per Stapled Security:		
- issued Stapled Securities at the beginning of the period	580,103	578,212
- issued as payment of REIT Manager's and Trustee-Manager's management fees payable in Stapled Securities	—	1,267
	<u>580,103</u>	<u>579,479</u>
Weighted average number of Stapled Securities used in arriving at diluted earnings per Stapled Security:		
- weighted average number of Stapled Securities (basic EPS)	580,103	579,479
	<u>580,103</u>	<u>579,479</u>
Earnings per Stapled Security ("EPS") (US cents)		
Basic and Diluted	<u>(1.79)</u>	<u>(1.95)</u>

8. Distribution per Stapled Security

	1H 2025	1H 2024
Distributions (US\$'000)	<u>2,783</u>	<u>4,334</u>
Number of Stapled Securities on issue and to be issued ('000)	<u>580,103</u>	<u>580,103</u>
DPS (U.S. cents)	0.480	0.747
Distributable income (after retention) (US\$'000)	<u>2,505</u>	<u>4,334</u>
DPS (after retention) (U.S. cents)	<u>0.432</u>	<u>0.747</u>

9. Net asset value/Net tangible asset

	As at	As at
	30 June 2025	31 December 2024
Stapled Group		
Number of Stapled Securities issued and to be issued at the end of the period ('000)	<u>580,103</u>	<u>580,103</u>
Net assets value / Net tangible asset per Stapled Security (US\$)	<u>0.70</u>	<u>0.73</u>



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10. Fair value of assets and liabilities

The Stapled Group uses interest rate swaps to manage its exposure to interest rate risks. As at 30 June 2025, the Stapled Group had interest rate swaps with a notional amount of US\$154.0 million (31 December 2024: US\$154.0 million) designated as cash flow hedging instruments.

The effective portion of changes in the fair value of the derivative is recognised in Other Comprehensive Income ("OCI") and accumulated in the hedging reserve. The effective portion of changes in the fair value of the derivative that is recognised in OCI is limited to the cumulative change in fair value of the hedged item, determined on a present value basis, from inception of the hedge. Any ineffective portion of changes in the fair value of the derivative is recognised immediately in profit or loss.

The carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy are as follows. It does not include financial assets and financial liabilities whose carrying amount is a reasonable approximation of fair value.

	Stapled Group US\$'000	ACRO-REIT Group US\$'000	ACRO-BT Group US\$'000
30 June 2025			
Financial assets not measured at fair value			
Loans to related corporation			
- <i>Carrying amount</i>	–	–	294,000
- <i>Fair value (Level 2)</i>	–	–	294,653
Financial liabilities measured at fair value			
Derivative financial liabilities – interest rate swaps			
- <i>Carrying amount</i>	(1,351)	(1,351)	–
- <i>Fair value (Level 2)</i>	(1,351)	(1,351)	–
Financial liabilities not measured at fair value			
Loans from related corporation			
- <i>Carrying amount</i>	–	(294,000)	–
- <i>Fair value (Level 2)</i>	–	(294,653)	–
31 December 2024			
Financial assets not measured at fair value			
Loans to related corporation			
- <i>Carrying amount</i>	–	–	294,000
- <i>Fair value (Level 2)</i>	–	–	294,722
Financial assets measured at fair value			
Derivative financial assets – interest rate swaps			
- <i>Carrying amount</i>	585	585	–
- <i>Fair value (Level 2)</i>	585	585	–
Financial liabilities not measured at fair value			
Loans from related corporation			
- <i>Carrying amount</i>	–	(294,000)	–
- <i>Fair value (Level 2)</i>	–	(294,722)	–



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Notes to the Interim Financial Statements

10. Fair value of assets and liabilities (continued)

Valuation techniques and significant unobservable inputs

The following table shows the valuation techniques used in measuring Level 2 fair values.

Financial instruments measured at fair value	Valuation technique
Interest rate swaps	The fair values are based on broker quotes. Similar contracts are traded in an active market and the quotes reflect the actual transaction in similar instruments.

11. Property, plant and equipment and investment properties

The portfolio hotels, comprising 29 Hyatt hotels, 3 Marriott hotels and 1 Hilton hotel, are presented as property, plant and equipment in the financial statements of Stapled Group and ACRO-BT Group, and as investment properties in the financial statements of ACRO-REIT Group.

During 1H 2025, ACRO-HT and ACRO-BT capitalised capital expenditures amounting to US\$3,702,000 (31 December 2024: US\$20,816,000) and US\$2,963,000 (31 December 2024: US\$16,611,000) and transferred assets amounting to US\$ nil (31 December 2024: US\$37,936,000) and US\$ nil (31 December 2024: US\$4,406,000) to assets held for sale. During 1H 2025, ACRO-REIT incurred capital expenditures amounting to US\$739,000 (31 December 2024: US\$4,205,000) and transferred assets amounting to US\$ nil (31 December 2024: US\$29,643,000) to assets held for sale.

The fair values of the Stapled Group's portfolio hotels are determined based on significant unobservable inputs and are categorised under Level 3 of the fair value measurement hierarchy. Level 3 fair values are derived using the income capitalisation – discounted cash flows approach where the net property income is capitalised at a rate which reflects the present and potential income growth over the unexpired lease term. An increase in discount rate and terminal capitalisation rate in isolation would result in a lower fair value.

The carrying values of property, plant and equipment and investment properties as at 30 June 2025 were reviewed based on internal valuations undertaken by the Manager using the income capitalisation – discounted cash flows approach which involves certain estimates and significant unobservable inputs, such as market-corroborated discount rate of 10.00% to 10.50% (31 December 2024: 10.00% to 10.50%) and terminal capitalisation rate of 7.50% to 9.00% (31 December 2024: 7.50% to 9.00%).

On an annual basis, the Stapled Group engages external, independent and qualified valuers to perform a full valuation of the portfolio hotels, prepared in accordance with the Uniform Standards of Professional Practice (“USPAP”), and in compliance with the requirements under the SGX Listing Manual and Code on Collective Investment Schemes (the “Code”). The external independent property valuer is required to have appropriate recognised professional qualifications and recent experience in the location and type of properties being valued.

As at 31 December 2024, the carrying amounts of 33 portfolio hotels were stated at fair value, which was determined based on independent valuations undertaken by HVS Consulting & Valuation (“HVS”), prepared in accordance with the Uniform Standards of Professional Practice (“USPAP”), and in compliance with the requirements under the SGX Listing Manual and Code on Collective Investment Schemes (the “Code”). The independent property valuers have the appropriate recognised professional qualifications and recent experience in the location and type of properties being valued.



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11. Property, plant and equipment and investment properties (continued)

The valuers have considered the income method - discounted cash flow approach in determining the fair values. The income method - discounted cash flow approach involves the estimation and projection of an income stream over a period and discounting the income stream with an internal rate of return to arrive at the market value. The key assumptions of the market-corroborated discount rate and terminal capitalisation rate are based on significant unobservable inputs and are categorised under Level 3 of the fair value measurement hierarchy. Discussions on the valuation process, key inputs applied in the valuation approach and the reason for the fair value changes are held between the property managers, the Managers and the independent valuer.

The valuation technique(s) considered by valuers for each property is in line with market practices generally adopted in the jurisdiction in which the property is located. The valuation reports highlight that the valuation assumed the stabilised operating performance in the coming years as the market recovers from COVID-19, each property/hotel will be operated in accordance with brand standards and any necessary refurbishments or renovations will be completed in a timely manner and in accordance with the requirements of the brand. The projections possess a certain degree of uncertainty.

As at the reporting date, the Stapled Group has the following capital commitments:

	30 June 2025	31 December 2024
	US\$'000	US\$'000
Capital expenditure contracted but not provided for	6,966	2,172

12. Loans and borrowings

The Stapled Group has in place the following USD loan facilities:

- US\$257.5million (31 December 2024: US\$257.5 million) secured term loan and letter of credit facilities; and
- US\$125.0 million (31 December 2024: US\$125.0 million) unsecured term loan and revolving facilities;

As at 30 June 2025, the Stapled Group and ACRO-REIT Group have drawn down US\$249.5 million (31 December 2024: US\$249.5 million) and US\$244.3 million (31 December 2024: US\$244.3 million) respectively of the secured facilities.

On 26 February 2025, the Stapled Group completed the refinancing of the unsecured loan facilities amounting to US\$95.0 million. As at 30 June 2025, the unsecured term loan of US\$75.0 million (31 December 2024: US\$75.0 million) was drawn.

The weighted average interest rates relating to the loans drawn down during 1H 2025 and 1H 2024 were 6.45% and 6.41% per annum respectively.

The aggregate leverage was 42.4% (31 December 2024: 41.6%) and the interest coverage ratio was 1.7 times (31 December 2024: 1.8 times).

Sensitivity analysis for interest coverage ratio ("ICR")

With a 10% decrease in EBITDA and interest expense and borrowing-related fees held constant, and with a 100 basis points increase in interest rates and EBITDA held constant, ICR would be 1.5 times respectively.

ICR improvements will be driven by operational measures to boost room revenue and control costs, alongside financial strategies including debt refinancing at lower rates and continued hedging strategy.



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12. Loans and borrowings (continued)

Secured term loan

The facilities are secured on the following:

- mortgages, assignment of leases and rents, security agreement and fixture fittings over 26 Hyatt hotel properties;
- an assignment of the franchise agreement and Aimbridge and Avion hotel management agreement;
- an assignment of insurances taken in respect of each hotel property; and
- a charge over certain bank accounts of the Stapled Group.

	As at 30 June 2025 US\$'000	As at 31 December 2024 US\$'000
Stapled Group		
Secured loans	249,500	249,500
Unsecured loans	75,000	75,000
Lease liabilities	1,300	1,512
	<u>325,800</u>	<u>326,012</u>
Less: Unamortised borrowing costs	<u>(2,649)</u>	<u>(2,750)</u>
	<u>323,151</u>	<u>323,262</u>
ACRO-REIT Group		
Secured loans	244,325	244,325
Unsecured loans	75,000	75,000
Lease liabilities	1,032	1,109
	<u>320,357</u>	<u>320,434</u>
Less: Unamortised borrowing costs	<u>(2,649)</u>	<u>(2,750)</u>
	<u>317,708</u>	<u>317,684</u>
ACRO-BT Group		
Secured loans	5,175	5,175
Lease liabilities	79,799	5,050
	<u>84,974</u>	<u>10,225</u>



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12. Loans and borrowings (continued)

Loans and borrowings are repayable as follows:

	As at 30 June 2025			As at 31 December 2024		
	Secured US\$'000	Unsecured US\$'000	Lease liabilities US\$'000	Secured US\$'000	Unsecured US\$'000	Lease liabilities US\$'000
Stapled Group						
Amount repayable						
- within one year	—	—	256	—	75,000	258
- after one year	249,500	75,000	1,044	249,500	—	1,254
	249,500	75,000	1,300	249,500	75,000	1,512
Less: Unamortised borrowing costs	(2,649)	—	—	(2,750)	—	—
	246,851	75,000	1,300	246,750	75,000	1,512
ACRO-REIT Group						
Amount repayable						
- within one year	—	—	158	—	75,000	134
- after one year	244,325	75,000	874	244,325	—	975
	244,325	75,000	1,032	244,325	75,000	1,109
Less: Unamortised borrowing costs	(2,649)	—	—	(2,750)	—	—
	241,676	75,000	1,032	241,575	75,000	1,109
ACRO-BT Group						
Amount repayable						
- within one year	—	—	15,411	—	—	1,581
- after one year	5,175	—	64,388	5,175	—	3,469
	5,175	—	79,799	5,175	—	5,050



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13. Stapled Securities in issue and to be issued

	Stapled Group	
	1H2025	FY2024
	'000	'000
Total Stapled Securities issued and to be issued as at end of period/year	580,103	580,103

ACRO-HT does not hold any treasury Stapled Securities as at 30 June 2025 and 31 December 2024. The total number of issued Stapled Securities in ACRO-HT as at 30 June 2025 and 31 December 2024 were 508,103,000 respectively.

14. Subsequent events

On 5 August 2025, the Board approved distribution of 0.432 US cents per Stapled Security for the period from 1 January 2025 to 30 June 2025.

Other Information Required Under Appendix 7.2 of the Listing Manual

(A) Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice

The interim financial information for the six-month period ended 30 June 2025 has not been audited or reviewed by the independent auditors.

Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter)

Not applicable.



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(B) Review of the performance of the Stapled Group

		Stapled Group		
	Note	1H 2025 US\$'000	1H 2024 US\$'000	Change %
Revenue	(i)	78,121	83,922	(6.9)
Operating expenses	(ii)	(51,430)	(54,286)	5.3
Gross operating profit	(iii)	26,691	29,636	(9.9)
Gross operating profit margin		34.2%	35.3%	
 Hotel management fee	(iv)	(2,341)	(2,517)	7.0
Property taxes	(v)	(3,742)	(3,929)	4.8
Insurance	(vi)	(1,622)	(1,339)	(21.1)
Other expenses	(vi)	(978)	(833)	(17.5)
Net Property Income		18,008	21,018	(14.3)
 Depreciation and amortisation		(16,297)	(14,367)	(13.4)
REIT Manager's and Trustee-Manager's management fees		(309)	(481)	35.8
Trustee-Manager's trustee fee		(60)	(60)	–
REIT Trustee's fee		(57)	(57)	–
Net finance costs	(vii)	(10,464)	(11,096)	5.7
Other trust expenses	(viii)	(1,233)	(1,447)	14.8
Net loss for the period before tax and fair value changes		(10,412)	(6,490)	(60.4)
Fair value changes in assets held for sale		–	(4,653)	100.0
Net loss for the period before tax		(10,412)	(11,143)	6.6
Taxation	(ix)	–	(137)	100.0
Net loss for the period after tax		(10,412)	(11,280)	7.7
 Other comprehensive income				
Item that may be reclassified subsequently to profit or loss:				
Effective portion of changes in fair value of cash flow hedges	(x)	(1,936)	1,048	(>100)
Total comprehensive loss for the period		(12,348)	(10,232)	(20.7)



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Notes:

(i)	<p>Revenue</p> <p>With the disposition of Hyatt Place Pittsburgh Airport in March 2024, Hyatt House Plymouth Meeting in July 2024 and Hyatt House Shelton in October 2024, the Stapled Group's number of rooms available for sale decreased by 7.3% for 1H 2025 as compared to 1H 2024. As a result of the reduction in the portfolio size, revenue declined by 6.9% in 1H 2025 vs 1H 2024. The portfolio's RevPAR at US\$94 had increased slightly by 0.7% was driven by the improvement in the portfolio's average occupancy by 0.7% to 68.0%.</p>
(ii)	<p>Operating expenses</p> <p>Operating expenses include room expenses, other operating expenses, administrative and general expenses, sales and marketing expenses, franchise fees, property operations and maintenance expenses and utilities.</p> <p>Operating expenses did not decrease in line with revenue in 1H 2025, mainly due to inflationary cost pressures, particularly labor costs.</p>
(iii)	<p>Gross operating profit ("GOP")</p> <p>GOP margin decreased from 35.3% in 1H 2024 to 34.2% in 1H 2025 mainly due to inflationary cost pressures.</p>
(iv)	<p>Hotel management fee</p> <p>Hotel management fee is 3% of total revenue. The decreased in line with the decrease in revenue in 1H 2025.</p>
(v)	<p>Property taxes</p> <p>Property taxes are accrued based on expected property tax assessments by the relevant tax authorities. The decrease was mainly due to the reduction in portfolio size.</p>
(vi)	<p>Insurance and other expenses</p> <p>Insurance and other expenses increased in 1H 2025 primarily due to higher insurance premiums and transition costs incurred from the change of hotel operators.</p>
(vii)	<p>Net finance costs</p> <p>The weighted average interest rates on the loans drawn down during 1H 2025 and 1H 2024 were 6.45% and 6.41% per annum, respectively.</p> <p>Net finance costs were lower in 1H 2025 was mainly due to the reduction in the Stapled Group's bank borrowings. The Stapled Group had bank borrowings of US\$324.5 million and US\$341.5 million as at 30 June 2025 and 30 June 2024, respectively.</p>
(viii)	<p>Other trust expenses</p> <p>Other trust expenses decreased in 1H 2025 primarily due to efforts to adopt a more cautious spending.</p>



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Notes:

(ix)	Taxation
	The Stapled Group recorded deferred tax liabilities due to revaluation of the hotel properties. The deferred tax has no impact on distributable income.
(x)	Effective portion of changes in fair value of cash flow hedges
	Effective portion of changes in fair value of cash flow hedges relates to fair value changes of the interest rate swaps entered into for hedging purposes. This has no impact on distributable income.

(C) Where a forecast, or prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

The current results are broadly in line with the Stapled Group's commentary made in the announcement of results for the Financial Year ended 31 December 2024 under Paragraph (D) of Page 35. The Stapled Group has not disclosed any financial forecast to the market.

(D) Commentary on the significant trends and 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 United States ("U.S.") economy in the first half was dominated by dramatic changes in U.S. policies, both domestic and international, including immigration, trade, taxes, spending and regulation. As such, the U.S. economic growth has moderated in the first half of 2025, with Gross Domestic Product ("GDP") contracting by 0.5% in the first quarter and then increasing by 3.0%¹ in the second quarter. The fluctuation in economic activity was due to swings in trade, as imports surged in the first quarter as businesses and consumers front-loaded purchases ahead of tariffs and then exports rebounded in the second quarter. Although the unemployment rate remains low at to 4.1%² as of June 2025, inflation, as measured by the Consumer Price Index ("CPI"), rose 2.7%¹ for the 12 months ending June 2025, above the Fed's target of 2%. In the Federal Open Market Committee July 2025 meeting, the Fed decided to keep interest rates unchanged. The elevated interest rates continue to challenge consumer spending and investment activity. The Fed continues its cautious approach to the U.S. economy and may consider lowering interest rates later in 2025, depending on noise in the data settling and the effects of trade policies becoming clearer.

Lodging demand which historically closely correlated with economic activity is also moderating. Through the first six months of 2025, the US lodging market experienced a decline of 0.6% in occupancy, with a modest 1.4% increase in average daily room rates ("ADR"), resulting in revenue per available room ("RevPAR") increasing by only 0.8%³. Uncertainty due to the dramatic policy changes in trade, immigration, and regulation has had an indirect effect on both business and leisure travel, causing the softening in occupancy. STR and U.S. Tourism Economics subsequently revised downward their U.S. hotel forecasts in June 2025.

¹ U.S. Bureau of Economic Analysis, July 2025

² U.S. Bureau of Labor Statistic, July 2025

³ Smith Travel Research ("STR") and Tourism Economics, June 2025

⁴ Brand USA, news release, June 2025

⁵ IMF, World Economic Outlook Update, July 2025



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(D) Commentary on the significant trends and 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 (continued)

U.S. trade wars with other countries also had an impact on the international segment of lodging demand. According to U.S. Tourism Economics' most recent forecast, international overnight visitor arrivals to the United States in 2025 are projected to decline by 8.2%⁴, reflecting negative sentiment towards the U.S. due to trade policies and geopolitical challenges.

Looking ahead, the International Monetary Fund ("IMF") projects U.S. GDP growth to be 1.9%⁵ in 2025 and 2.0% in 2026, a continuation of moderate growth. The IMF has noted that price pressures stemming from recent tariffs and a weaker U.S. dollar are gradually feeding into consumer prices, contributing to inflation staying persistently above the Federal Reserve's 2% target through mid-2026 and potentially beyond. Elevated inflation will continue to impact ACRO-HT's operating costs, while high interest rates will keep the cost of debt elevated. In response, the Managers will maintain a prudent capital management strategy, including the use of hedging instruments to mitigate exposure to interest rate volatility. At the same time, the Managers will continue portfolio optimisation and rebalancing initiatives through selective divestment of non-core assets, with capital redeployed into higher-yielding core assets or used to pare down debt.

ACRO-HT's high-quality, premium-branded, and diversified portfolio remains well-positioned to deliver value to Stapled Securityholders. The Managers will continue to focus on (i) proactive asset management to drive operational efficiency and cashflow; (ii) portfolio optimisation and prudent capital management to unlock value and strengthen core holdings; and (iii) disciplined growth in sub-markets with strong fundamentals. These strategies aim to enhance portfolio resilience and support sustainable returns.

¹ U.S. Bureau of Economic Analysis, July 2025

² U.S. Bureau of Labor Statistic, July 2025

³ STR and Tourism Economics, June 2025

⁴ Brand USA, news release, June 2025

⁵ IMF, World Economic Outlook Update, July 2025



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(E) Distribution

(a) Current financial period	
Any distribution declared for the current period?	Yes
Distribution period	Distribution for the period from 1 January 2025 to 30 June 2025
Distribution type/rate	Distribution of 0.432 US cents per Stapled Security comprising solely tax-exempt income distribution. Stapled Securityholder will receive distribution in the Singapore dollar equivalent of the amount declared in the United States dollar, unless he/she elects otherwise.
Tax rate	Tax-exempt income distribution is exempt from Singapore income tax in the hands of all Stapled Securityholders.
Payment date	26 September 2025
Record date	15 August 2025
(b) Corresponding period of the immediately preceding financial year	
Any distribution declared for the corresponding period of the immediately preceding financial year?	Yes
Distribution period	Distribution for the period from 1 January 2024 to 30 June 2024
Distribution type/rate	Distribution of 0.747 US cents per Stapled Security comprising solely capital distribution. Stapled Securityholder will receive distribution in the Singapore dollar equivalent of the amount declared in the United States dollar, unless he/she elects otherwise.
Distribution per stapled security	0.747 US cents
Tax rate	Capital distribution represents a return of capital to Stapled Securityholders for Singapore income tax purpose and is therefore not subject to income tax. For Stapled Securityholders who are liable to Singapore income tax on profits from sale of ACRO-HT Stapled Securities, the amount of capital distribution will be applied to reduce the cost base of their ACRO-HT Stapled Securities for Singapore income tax purpose.

If no distribution has been declared/(recommended), a statement to that effect and the reason(s) for the decision

Not applicable.



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- (F) If the Group has obtained a general mandate from unitholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect**

The Stapled Group has not obtained a general mandate from Stapled Securityholders for Interested Person Transactions.

- (G) Directors' confirmation pursuant to Rule 705(5) of the Listing Manual**

The Board of Directors of the REIT Manager and the Trustee Manager hereby confirm that, to the best of our knowledge, nothing has come to our attention which may render the unaudited interim financial information of ACRO-REIT, ACRO-BT and ACRO-HT for the six-month period ended 30 June 2025 to be false or misleading in any material respect.

- (H) Confirmation pursuant to Rule 720(1) of the Listing Manual**

The REIT Manager and Trustee-Manager confirm that it has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the Listing Manual of SGX-ST.

- (I) Confirmation pursuant to Rule 704(13) of the Listing Manual**

Pursuant to Rule 704(13) of the Listing Manual of SGX-ST, the Managers confirm that there is no person occupying a managerial position in the Managers or in any of ACRO-HT's principal subsidiaries who is a relative of a director, chief executive officer, substantial shareholder of the Managers or substantial unitholder of ACRO-HT.

On behalf of the Board of Directors
Acrophyte Hospitality Trust Management Pte. Ltd.
Acrophyte Hospitality Business Trust Management Pte. Ltd.

Stephen Ray Finch
Chairman and
Independent Non-Executive Director

6 August 2025

Lin Daqi

Non-Executive Director

6 August 2025



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Important Notice

This release 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 property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and 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 current views of management on future events.

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

Investors should note that they will have no right to request the REIT Manager or the Trustee-Manager to redeem or purchase their Stapled Securities for so long as the Stapled Securities are listed on Singapore Exchange Securities Trading Limited ("SGX-ST"). It is intended that holders of Stapled Securities may only deal in their Stapled Securities through trading on the SGX-ST. The listing of the Stapled Securities on SGX-ST does not guarantee a liquid market for the Stapled Securities.

The past performance of ACRO-HT is not necessarily indicative of the future performance of ACRO-HT.