

FAR EAST HOSPITALITY TRUST

Presentation on Far East Hospitality Trust

November 2025

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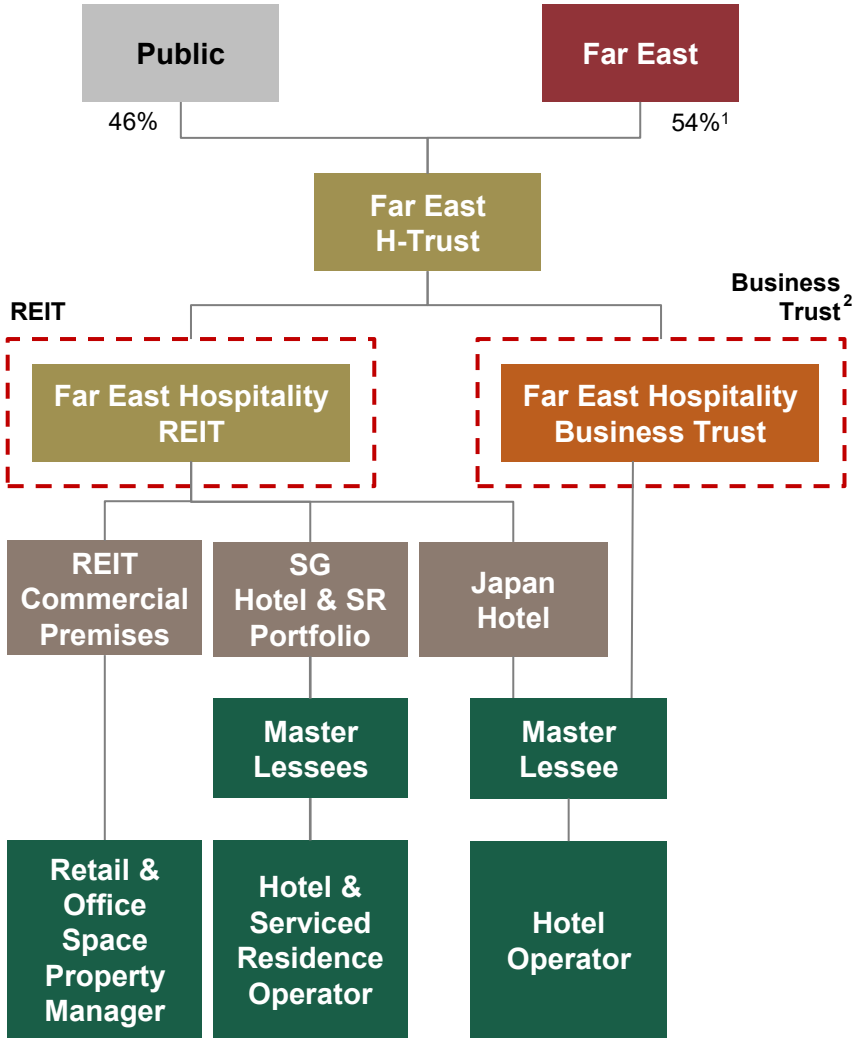
Overview of Far East Hospitality Trust



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
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 Hotels & SRs)

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% x GOR[1]) + (30%[3] x GOP[2]) - Fixed Rent
- Provides downside protection with upside potential

Other Terms
- Furniture, fixtures and equipment reserve: 2.5% of GOR[1]
  (Contributed by the Master Lessees)

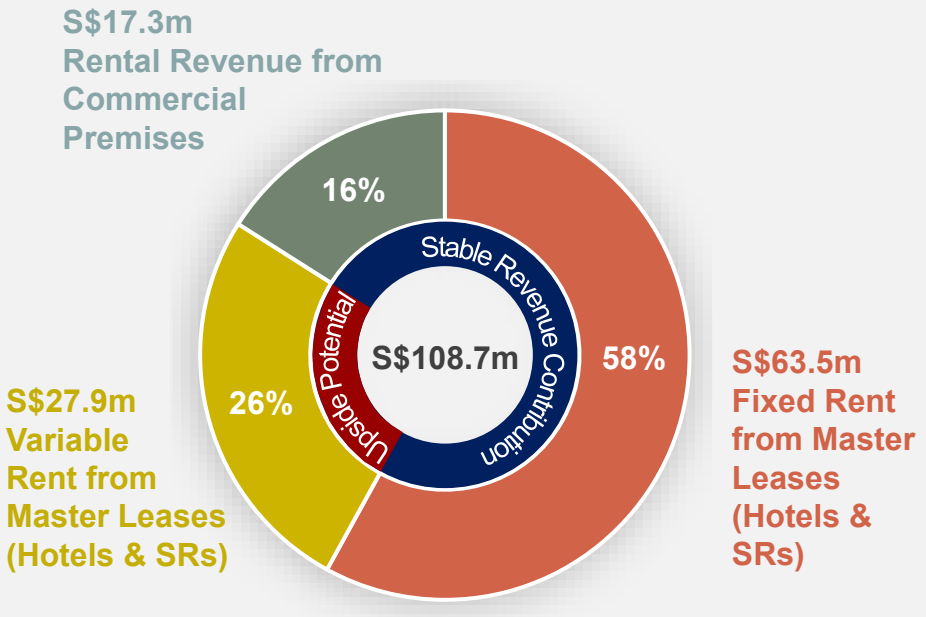
Hotel Management Agreement (Japan)

Four Points by Sheraton Nagoya
- Management contract with variable income for full upside potential

Commercial Premises and Other Income

- Stable and diversified mix of office, F&B/retail and carpark revenue

Breakdown of Revenue (FY 2024)



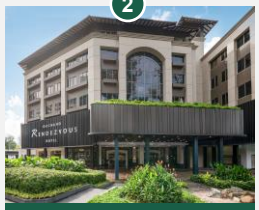
1 GOR refers to the Gross Operating Revenue of the Property.
2 GOP refers to the Gross Operating Profit of the Property.
3 Average for the whole portfolio; actual percentage for each property ranges between 23% and 37% for Hotels, and between 38% and 40% for Serviced Residences.

Singapore Focus with Strategic Diversification

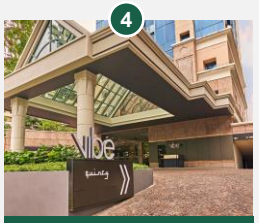
13 Properties | **3,334** Hotel rooms and serviced residence units | **180** Retail units and office spaces housed in 8 of 13 properties

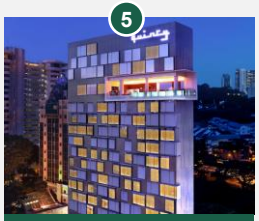
Building on a Strong Singapore Foundation

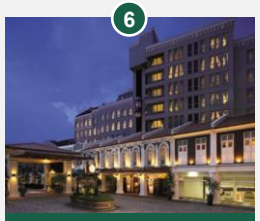

1 Oasia Hotel Novena


2 Orchard Rendezvous Hotel


3 Rendezvous Hotel Singapore


4 Vibe Hotel Singapore Orchard


5 Quincy Hotel Singapore


6 Village Hotel Albert Court

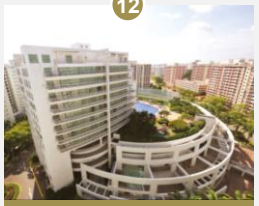

7 Village Hotel Bugis


8 Village Hotel Changi


9 Oasia Hotel Downtown


10 Adina Serviced Apartments Singapore


11 Village Residence Robertson Quay


12 Village Residence Hougang

Strategic Expansion into Japan


13 Four Points by Sheraton Nagoya

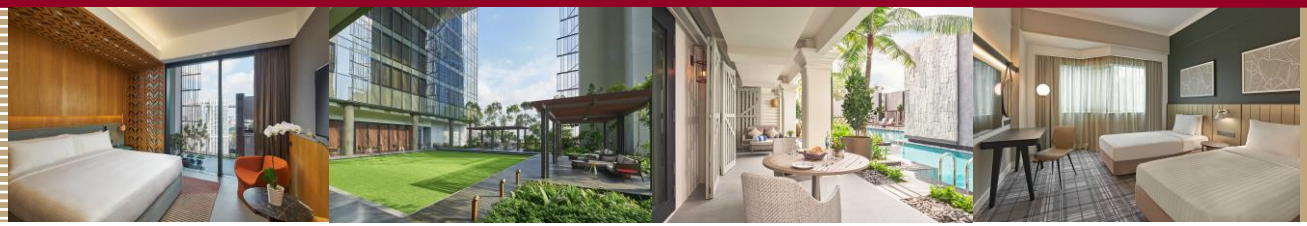
1 **Diversified Income**
Mitigates concentration risk and strengthens resilience

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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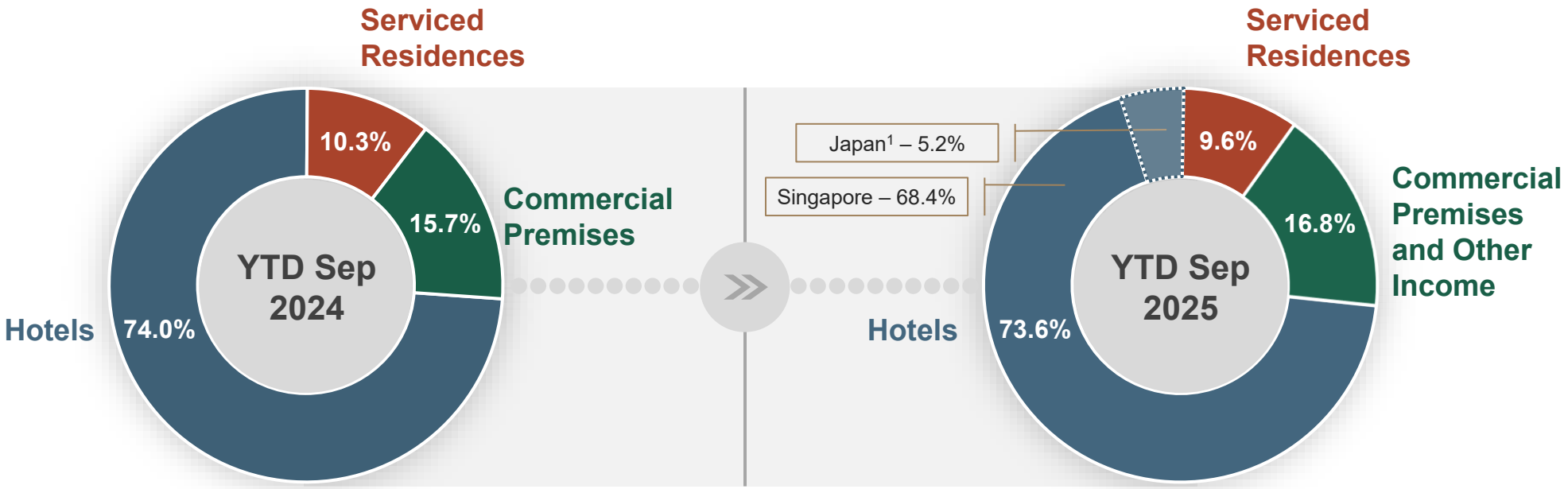
Executive Summary for YTD Sep 2025 – Performance vs LY

	YTD Sep 2025 S$'000	YoY Variance %	1Q 2025 S$'000	YoY Variance %	2Q 2025 S$'000	YoY Variance %	3Q 2025 S$'000	YoY Variance %
Gross Revenue	**81,941**	**(0.7)**	**25,236**	**(6.8)**	**26,329**	**(1.5)** ↑	**30,376**	**5.7** ↑
Hotels	60,313	(1.2)	18,195	(9.2)	19,186	(2.3) ↑	22,932	7.2 ↑
Singapore	*56,019*	*(8.3)*	*18,195*	*(9.2)*	17,575	(10.5)	*20,249*	*(5.4)*
Japan	*4,294*	*N.M.*	-	*N.M.*	1,611 ↑	N.M.	*2,683* ↑	*N.M.*
Serviced Residences ("SR")	7,891	(7.4)	2,433	(8.8)	2,569	(9.5)	2,889	(4.2)
Commercial Premises and Other Income	13,737	6.0	4,608	4.9	4,574	7.9	4,555	5.1
Net Property Income	**71,584**	**(5.4)**	**23,020**	**(8.3)**	**22,618**	**(7.2)** ↓	**25,946**	**(1.0)** ↓
Other Key Expense:								
Finance Expenses	(18,417)	19.9	(6,392)	7.2	(6,409)	22.9 ↑	(5,616)	27.9 ↑

- Gross revenue for YTD Sep 2025 decreased by 0.7% year-on-year ("**YoY**") to S$81.9 million, mainly due to lower contributions from the Singapore Hotels and SRs, partially offset by growth in Commercial Premises income and the newly acquired hotel in Japan.
- Net property income declined by 5.4% YoY to S$71.6 million, with the YoY gap improving progressively across the quarters.
- Lower fixed and floating interest rates across the quarters resulted in a 19.9% YoY reduction in finance expenses to S$18.4 million.

Breakdown of Gross Revenue – Total Portfolio

Hotels Continue to Anchor Portfolio Revenue;
Contribution from Japan[1] Enhances Resilience Through Income Diversification



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

Healthy Balance Sheet with Prudent Capital Management

One of the lowest geared S-REITs at 33.7% aggregate leverage, with average cost of debt at 3.2%

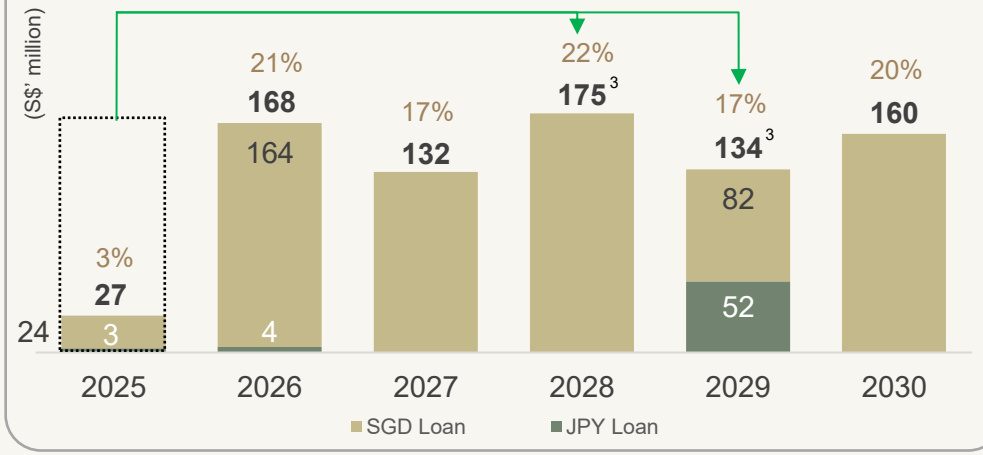
	As at 30 Sep 2025
Total Debt	S$795.8m
Available Revolving Facility	S$248.0m
Aggregate Leverage[1]	33.7%
Unencumbered Asset as % of Property Portfolio Value	97.9%
Proportion of Fixed Rate	65.0%
Weighted Average Debt Maturity	2.9 years
Average Cost of Debt	3.2%
Interest Coverage Ratio[2]	3.3x

Interest Rate Sensitivity on Distribution/ DPS

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

+/- S$0.7 million (equivalent to DPS of 0.03 cents)
(Based on FY 2024 taxable distribution)

Debt Maturity Profile
(As at 30 Sep 2025)



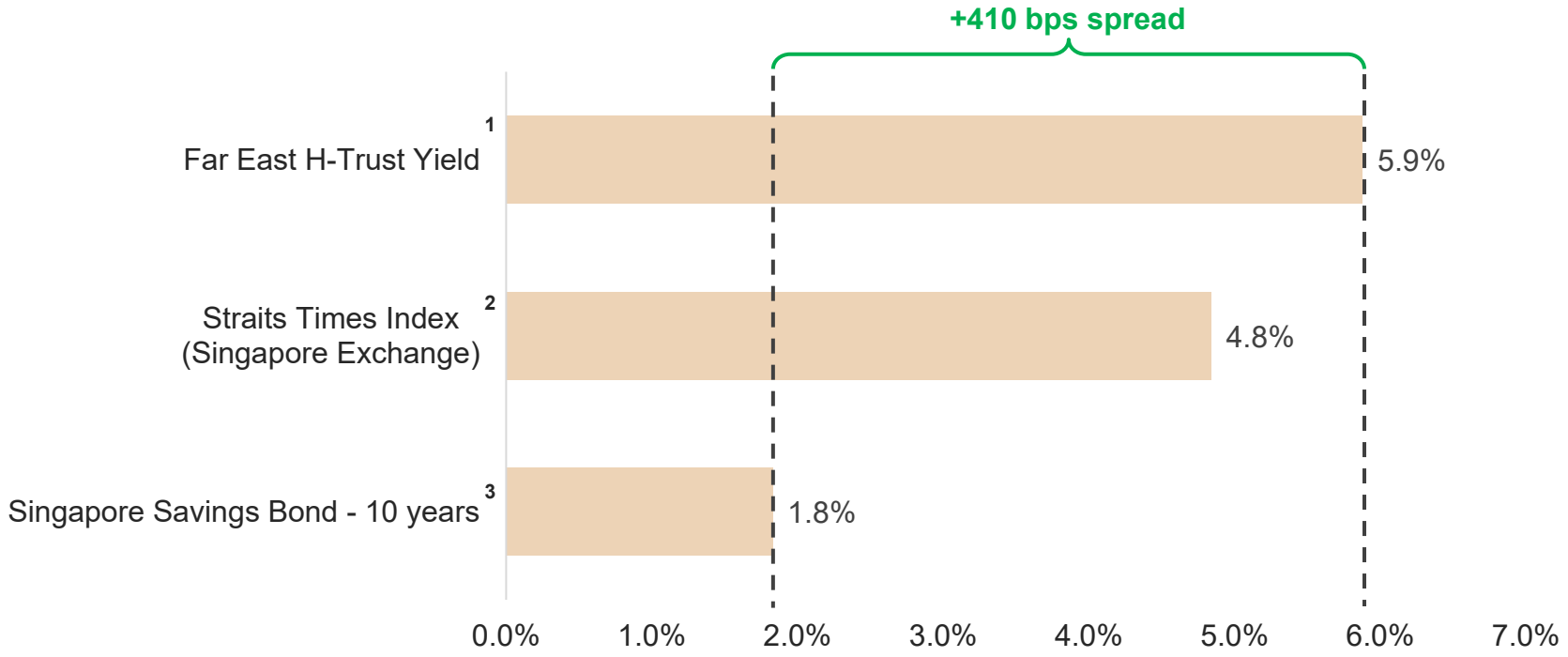
1 Aggregate Leverage is computed based on the definition prescribed by Appendix 6 of the Code on Collective Investment Schemes. Fund deposited property comprise the carrying amount of investment properties as at 30 September 2025.

2 Interest coverage ratio is computed based on EBITDA over interest expense as per the definition in the loan covenants. This would be 3.2x based on the definition prescribed by Appendix 6 of the Code on Collective Investment Schemes.

3 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.

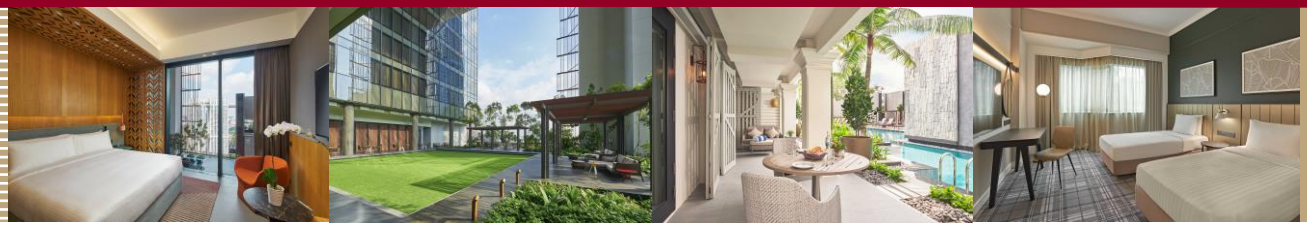
Attractive DPS Yield

Attractive dividend yield of 5.9%[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$0.605 on 30 September 2025.
2 SET Monthly Market Report – 30 September 2025.
3 MAS Singapore Savings Bond (Average return over 10 years) – November 2025 issue.

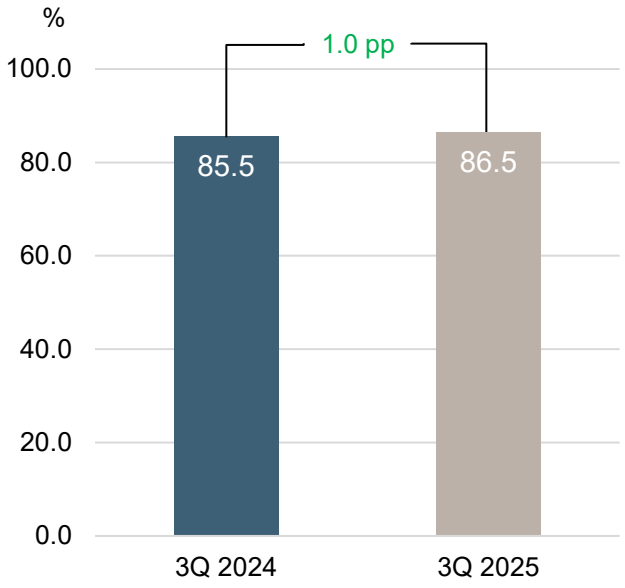
Portfolio Performance



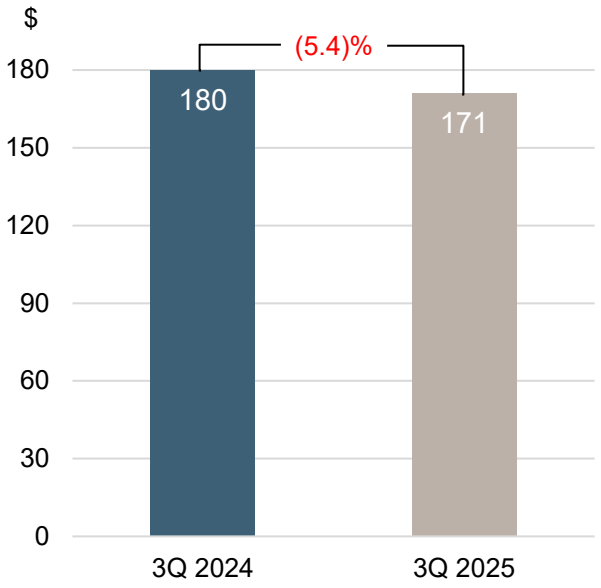
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Portfolio Performance 3Q 2025 – Singapore Hotels

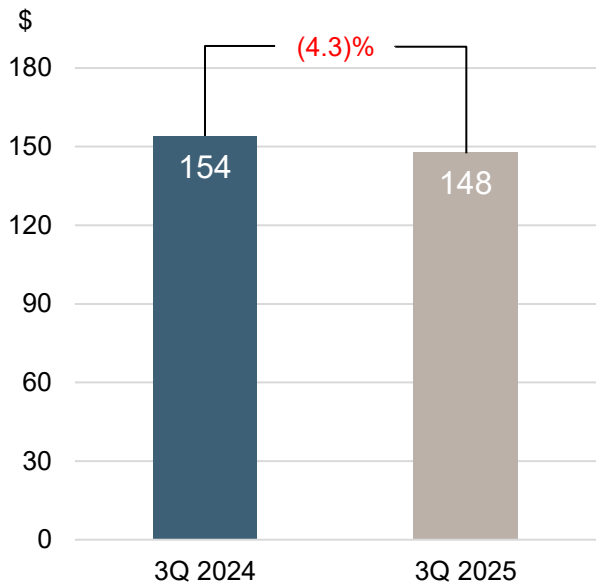
Average Occupancy



Average Daily Rate (ADR)



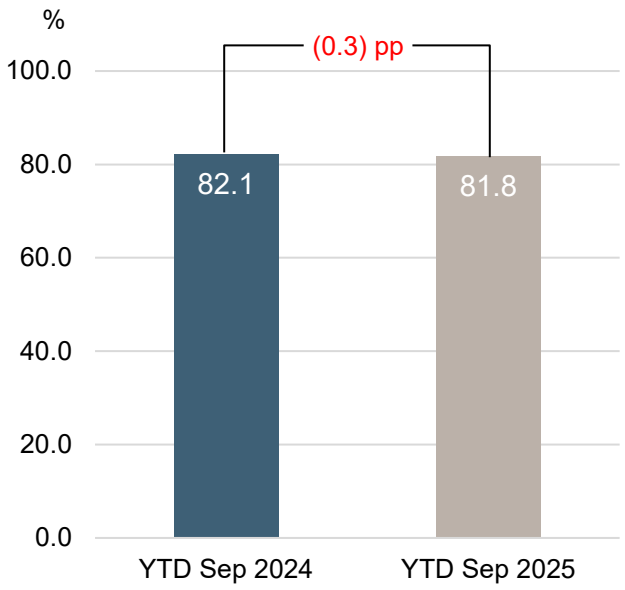
Revenue Per Available Room (RevPAR)



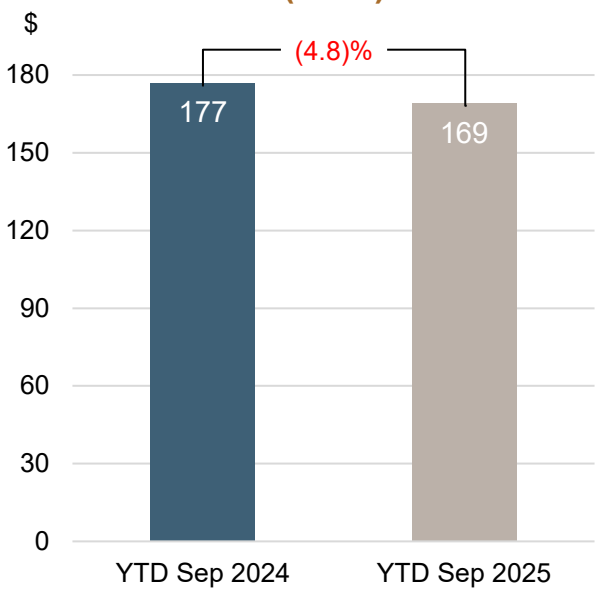
- Average occupancy increased to 86.5% as a result of efforts to optimise occupancy and supported by large-scale events such as the World Aquatics Championship.
- ADR moderated to S$171 due to a shift of higher-rated business from the Formula 1 Singapore Grand prix which took place in October.

Portfolio Performance YTD Sep 2025 – Singapore Hotels

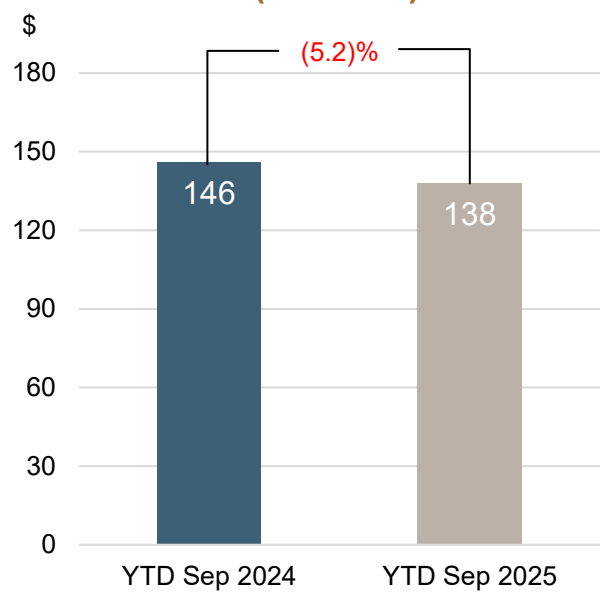
Average Occupancy



Average Daily Rate (ADR)



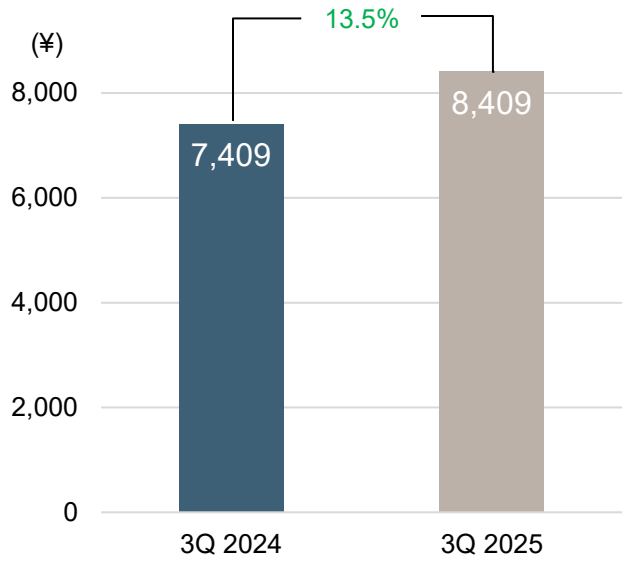
Revenue Per Available Room (RevPAR)



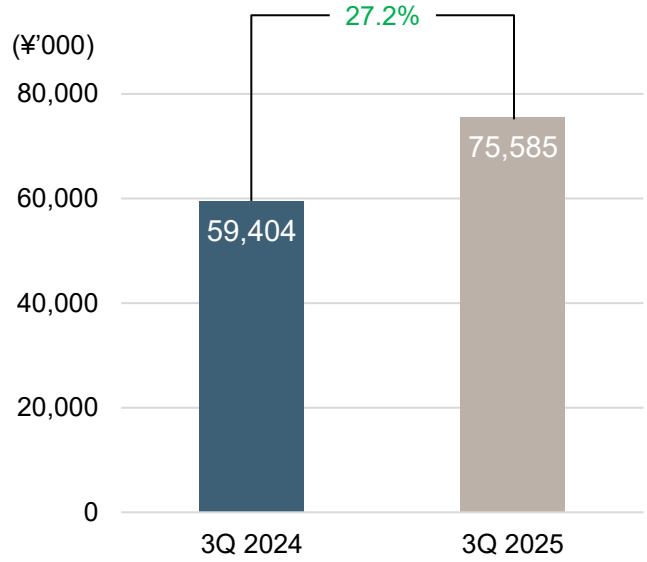
- Market conditions improved in the third quarter, after the relatively soft demand in the first-half of 2025.
- Occupancy held steady at 81.8%, while ADR declined 4.8% to S$169 due to a higher base from the previous year with more high-profile events during that same period, resulting in a 5.2% decline in RevPAR to S$138.

Portfolio Performance 3Q 2025 – Japan Hotel

Revenue Per Available Room (RevPAR) [1]



Gross Operating Profit (GOP) [1]

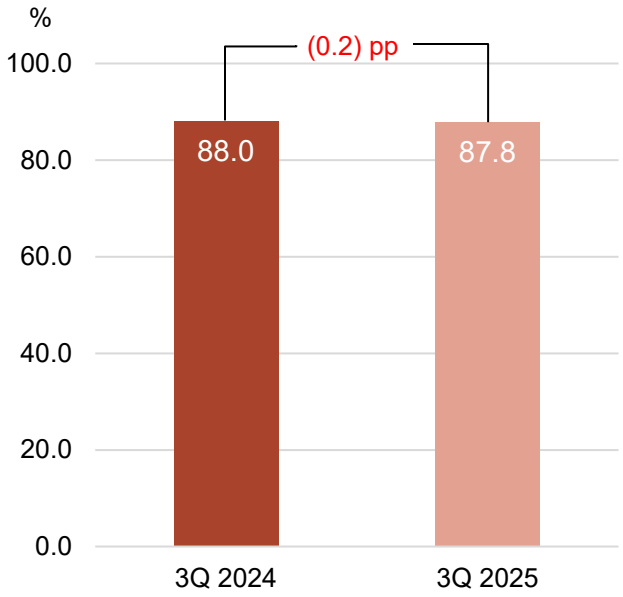


- RevPAR grew 13.5% YoY to ¥8,409 in 3Q 2025, driven by stronger performance in August and September supported by event-driven demand such as the Tourism EXPO Japan hosted at Aichi Sky Expo.
- For the period, GOP increased by 27.2%, underpinned by higher room and F&B revenue.
- Overall passenger volume at Chubu International Airport grew 11% YoY in the third quarter of 2025, although it is still 26% below the pre-pandemic level of 2019.

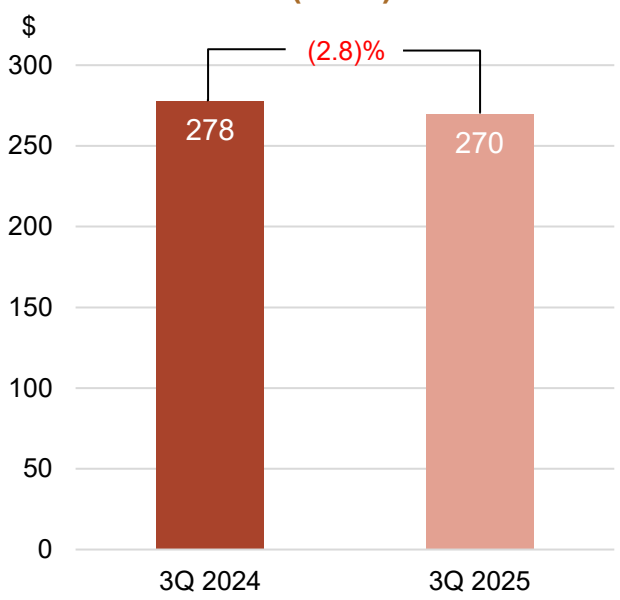
1 RevPAR and GOP comparisons assume ownership of FPN during the same period in 3Q 2024 to reflect comparable post-acquisition periods after the deal's completion on 25 April 2025.

Portfolio Performance 3Q 2025 – Singapore Serviced Residences

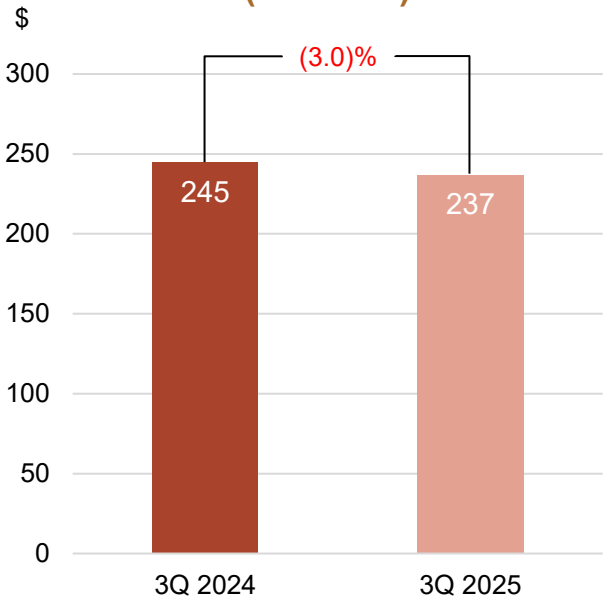
Average Occupancy



Average Daily Rate (ADR)



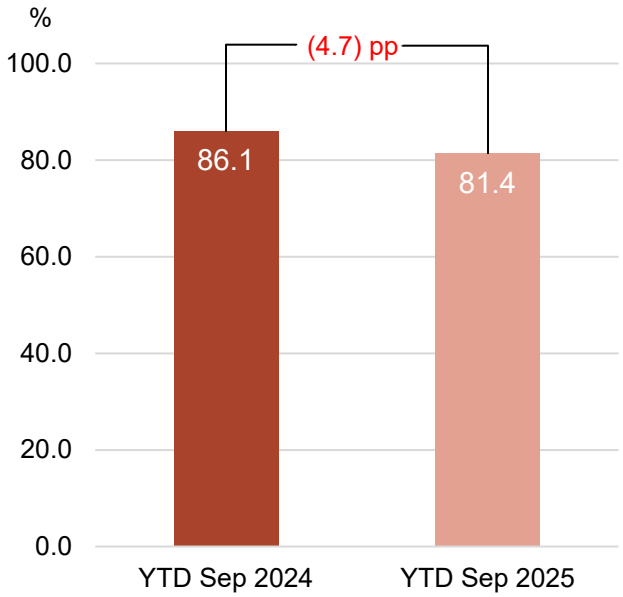
Revenue Per Available Unit (RevPAU)



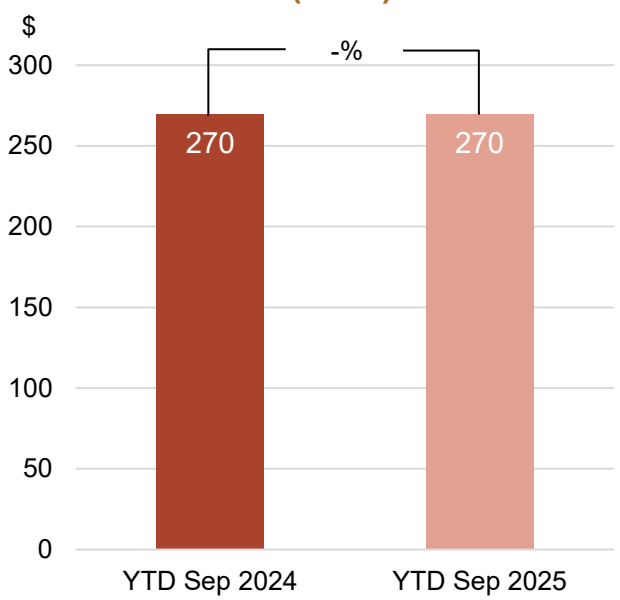
- For the quarter, average occupancy held steady at 87.8%, supported by higher leisure bookings amidst softer corporate demand.
- ADR declined 2.8% to S$270, partly affected by construction works near Village Residence Robertson Quay, resulting in a 3.0% decrease in RevPAU to S$237.

Portfolio Performance YTD Sep 2025 – Singapore Serviced Residences

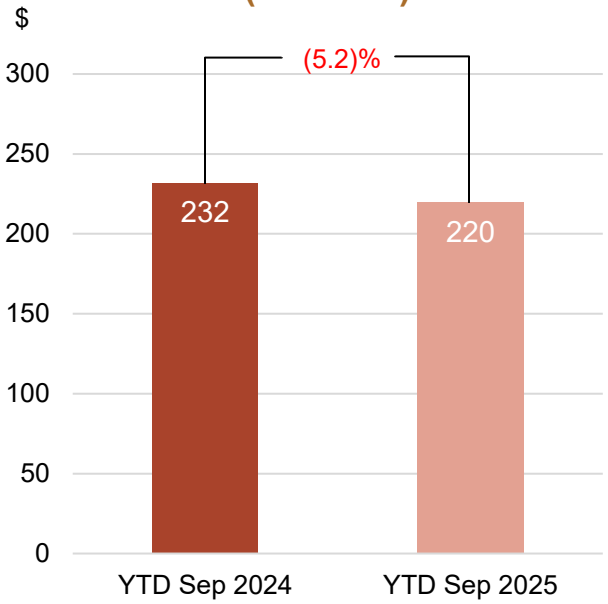
Average Occupancy



Average Daily Rate (ADR)



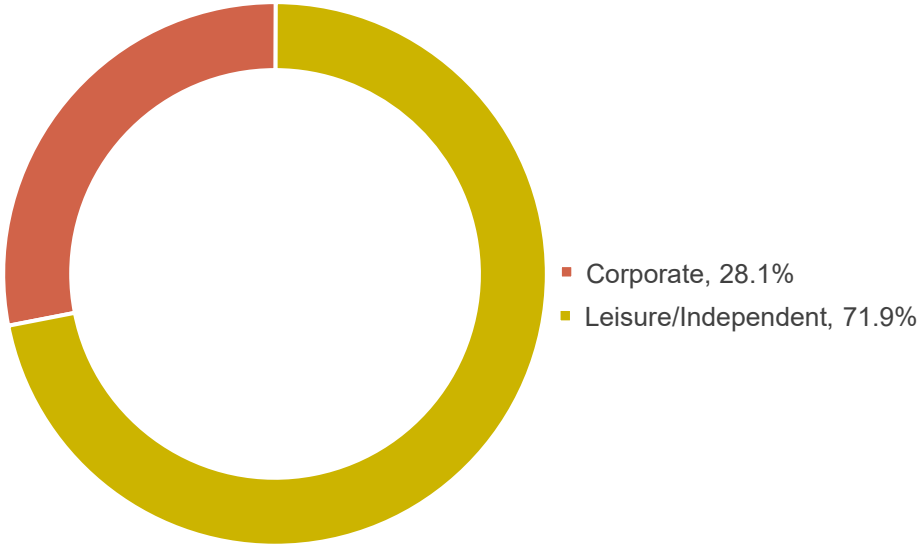
Revenue Per Available Unit (RevPAU)



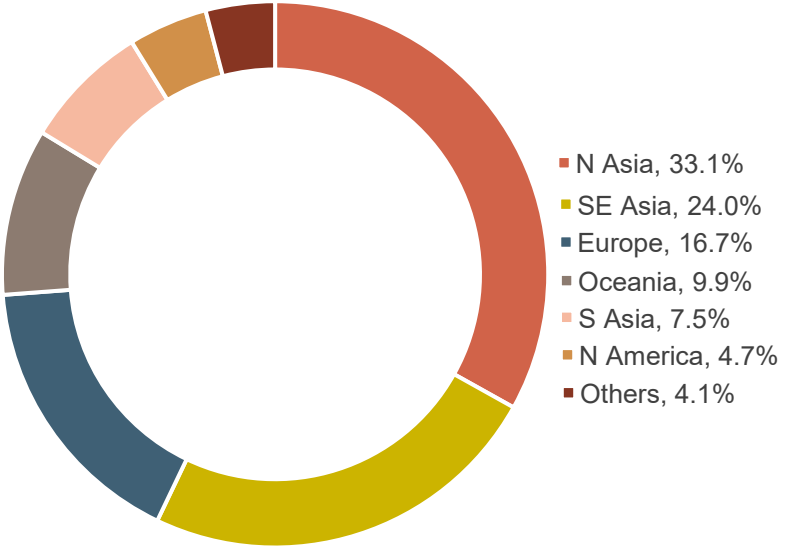
- Average occupancy for YTD Sep 2025 declined to 81.4% due to softer corporate demand.
- ADR held steady at S$270 as a higher share of leisure and short-stay guests helped offset lower long-stay corporate bookings.
- Overall, RevPAU declined 5.2% to S$220.

3Q 2025 Revenue Contribution – Singapore Hotels

By Market Segment



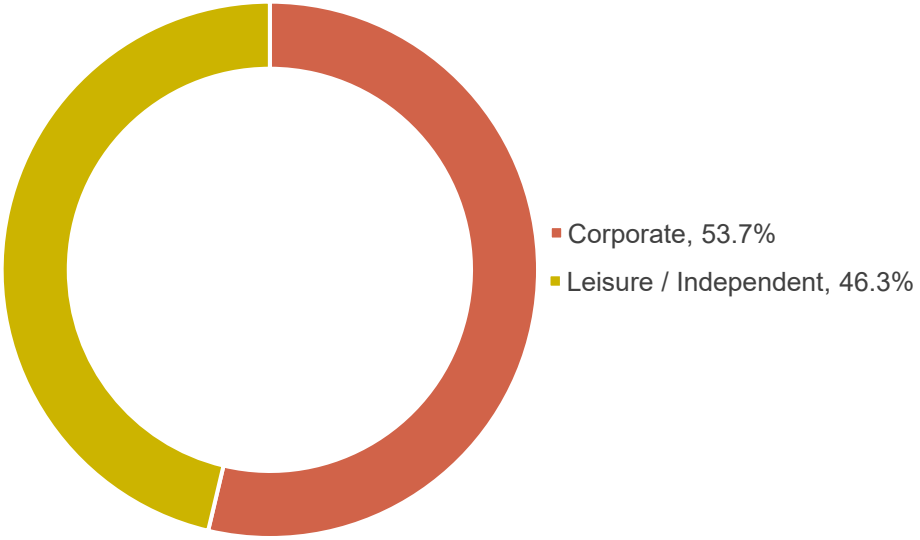
By Country of Residence



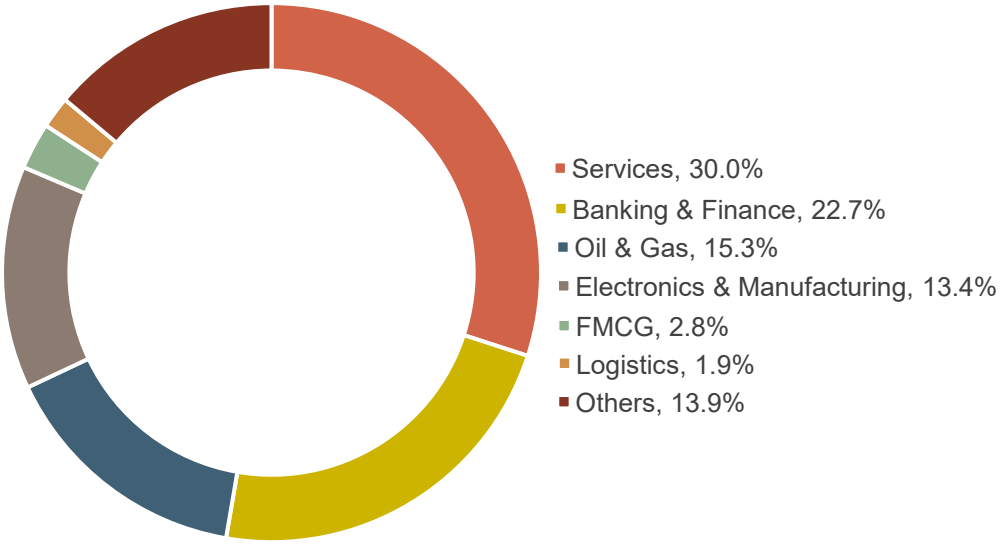
- Corporate revenue improved, contributing 28.1% of overall revenue while the Leisure revenue was moderated by a higher proportion of wholesale business.
- Guests from South-East Asia, North Asia and Europe formed the top 3 markets, contributing 73.8% of overall revenue.

3Q 2025 Revenue Contribution – Singapore Serviced Residences

By Market Segment

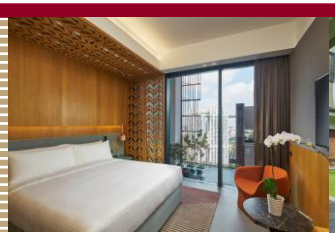
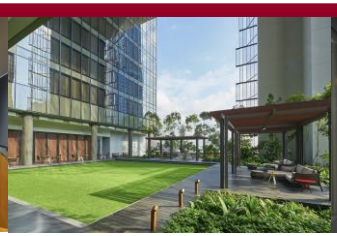
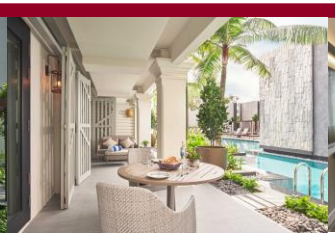


By Industry



- Leisure bookings increased while contribution by the Corporate segment was smaller due to softer demand.
- The top three segments, Services, Banking & Finance and the Oil & Gas, contributed 68.0% of the Corporate segment's total revenue.

Growth Strategies


FAR EAST HOSPITALITY TRUST

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

Asset Enhancement Initiatives in 2025

Village Hotel Changi – Upgrade of Chiller System

Replacement on track for completion by end-2025.
Expected energy savings of approximately 40% to 45%.
Achieved BCA's Green Mark (GoldPlus) provisional certification.

Rightsizing of the existing 3-chiller configuration to a newer and more efficient 2-chiller system


Existing Chiller System


New Chiller System

Asset Enhancement Initiatives in 2025

Village Residence Robertson Quay – Upgrade of Public Restrooms

Before



After



Portfolio Enhancement for Greater Returns

3 Acquisitions

1 Development

1 Divestment

IPO
Aug 2012

Aug 2013
Acquisition of Rendezvous Hotel Singapore

Sep 2014
JV stake in the development of three hotels on Sentosa (Village Hotel Sentosa, The Outpost Hotel, and The Barracks Hotel)

Apr 2018
Acquisition of Oasia Hotel Downtown

Mar 2022
Asset recycling through the Divestment of Central Square

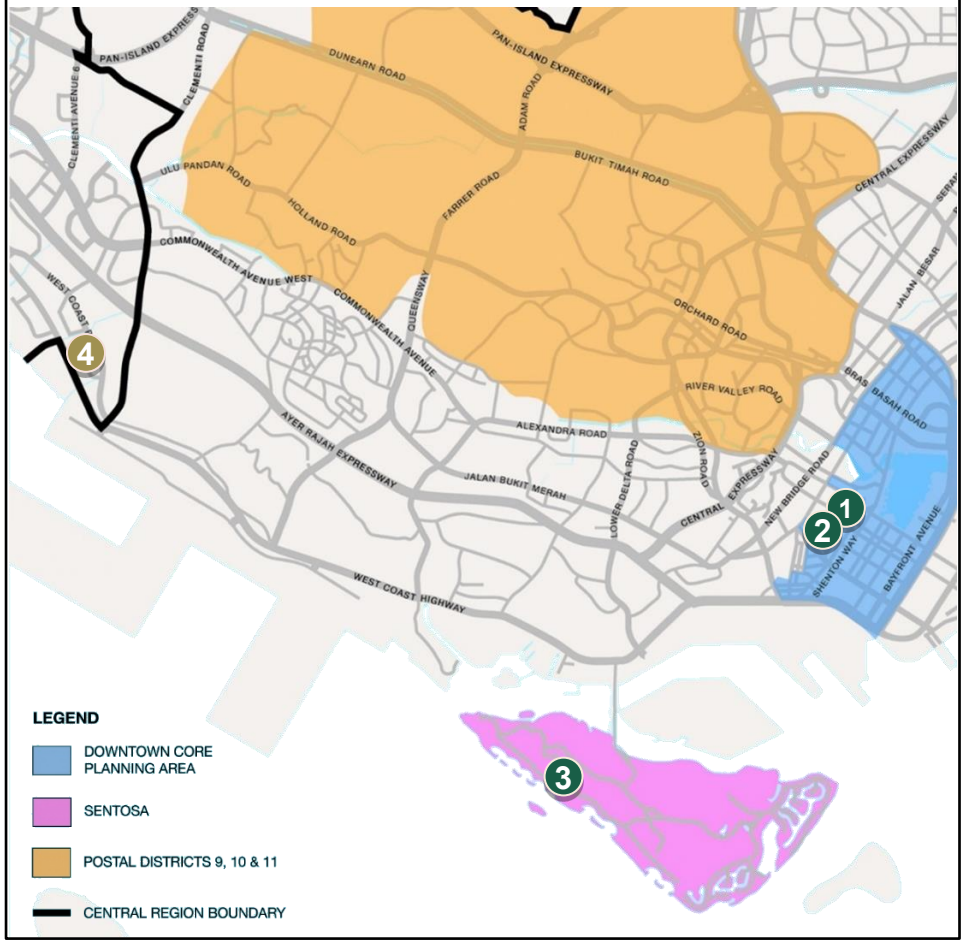
Apr 2025
Acquisition of Four Points by Sheraton Nagoya, Japan

Potential future portfolio with acquisitions in

1. Pipeline of ROFR Sponsor properties
2. Suitable third-party properties

Examples of Sponsor ROFR Properties in Singapore

Map of Central Region, Singapore



1

AMOY Hotel



37 Units

2

The Clan Hotel



324 Units

3

Village Hotel Sentosa, The Outpost Hotel, The Barracks Hotel



839 Units

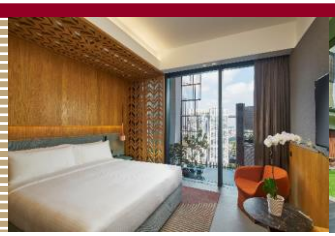
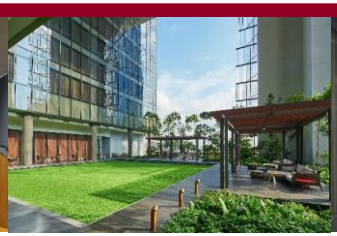
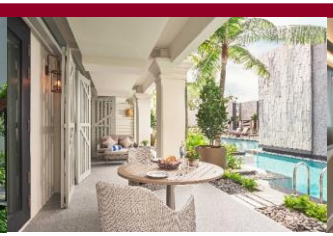
4

Oasia Residences



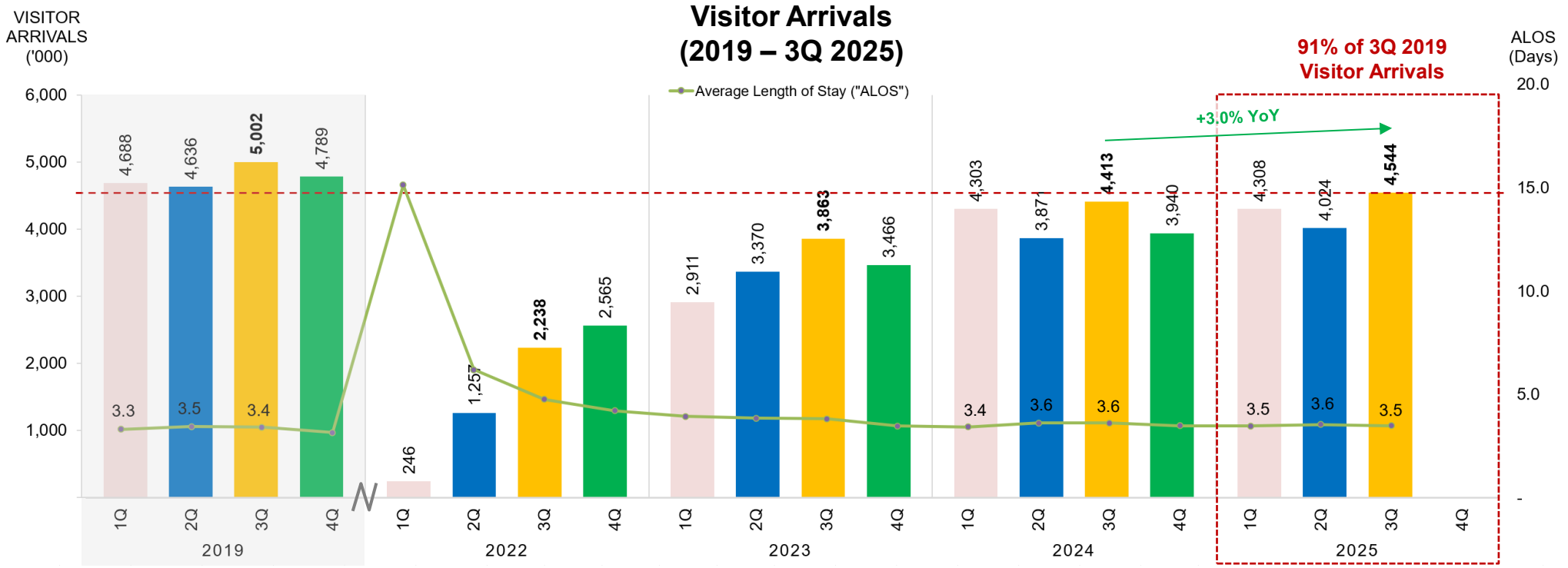
140 Units

Outlook


FAR EAST HOSPITALITY TRUST

Recovering Visitor Arrivals with Potential for Further Growth



- Visitor arrivals continued to recover in 3Q 2025, supported by major international events such as the World Aquatics Championships, although arrivals reached only 91% of the pre-pandemic level.
- Shorter stays (3.64 to 3.50 days) led to fewer visitor days and softer room night demand and a more competitive environment.
- While travel demand remains healthy and further recovery is expected, the pace could be dampened by the strong Singapore Dollar and continued macroeconomic uncertainty.

Source: Singapore Tourism Board.

Driving Tourism Through Leisure, Sporting and MICE Events

Singapore Tourism Board aims to triple MICE receipts by 2040, raising the sector's contribution to 10% from S$1.4 billion (4%) in 2019, implying annual growth of about 5.4%

Leisure Events

- Anime Festival Asia 2025
- **Blackpink World Tour - Deadline**
- Singapore Biennale 2025
- **Wicked: For Good Premiere & Immersive Experience**

Sporting Events

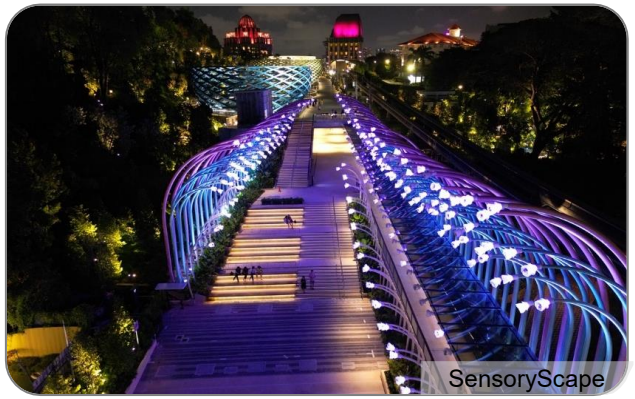
- **HSBC SVNS 2026 (Rugby Sevens)**
- World Table Tennis: Singapore Smash 2026
- Singapore Tennis Open 2026 (WTA 500)

MICE Events

- Safety and Security Asia 2025
- **Singapore FinTech Festival 2025**
- World Robot Olympiad International Finals 2025
- Business Travel Show Asia Pacific 2026
- **Singapore Airshow 2026**
- Food & Hotel Asia 2026
- World Cities Summit 2026

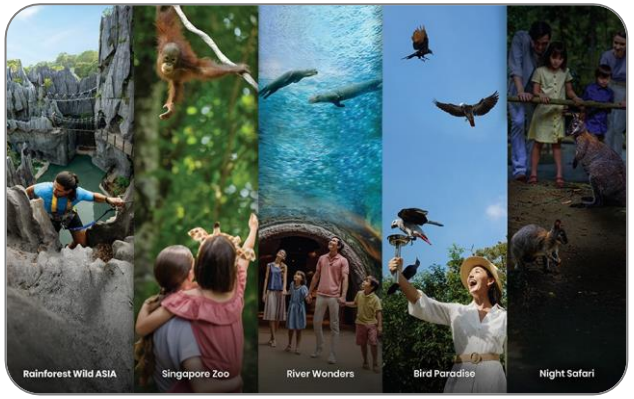
Source: Singapore Tourism Board.

Revitalising Singapore's Tourism Landscape


SensoryScape

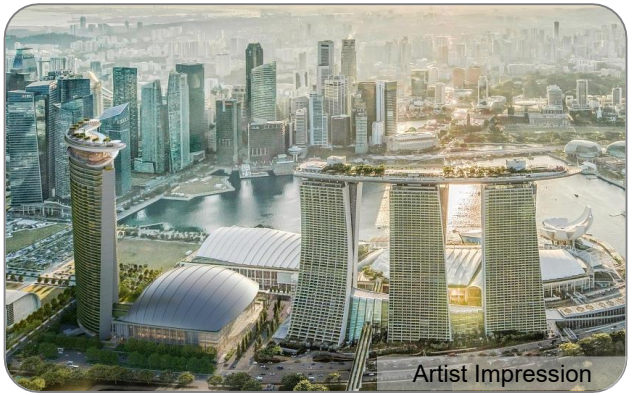
Rejuvenation of Sentosa Island

- 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.



Transformation of 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.


Artist Impression

Expansion of the Integrated Resorts

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

Image Credits: Lighting Planners Associates, Mandai Wildlife Reserve Group and Marina Bay Sands.

Strengthening Singapore's Air and Sea Connectivity



Construction of Changi Airport Terminal 5

- Changi Airport currently connects Singapore to about 160 cities (2025), with plans to expand to over 200 cities by the mid-2030s.
- The construction of Terminal 5 will provide the additional capacity needed to support long-term growth in passenger traffic and rising regional travel demand, reinforcing Singapore's position as a major international aviation hub.



Expansion of Marina Bay Cruise Centre

- The expansion of the Marina Bay Cruise Centre, completed in October 2025, significantly increases terminal capacity and enables simultaneous dual-ship calls, strengthening Singapore's position as a leading cruise hub in Asia.
- The Disney Adventure, which will be homeported exclusively in Singapore for five years, begins its maiden sailings on 10 March 2026. With capacity for over 6,700 passengers, its year-round deployment is expected to draw more travellers to Singapore as the embarkation point for their cruise holidays.

Image Credits: Changi Airport Group and SATS.

In Summary

Positive Tourism Developments Amidst Macroeconomic Uncertainty

Macroeconomic Environment

Global growth to moderate amidst persistent uncertainty

- The IMF expects global growth to ease to 3.2% in 2025 (from 3.3% in 2024) and 3.1% in 2026, as high debt levels, trade tensions and geopolitical risks continue to weigh on confidence. **Growth in Asia, however, remains relatively resilient and is expected to underpin regional travel demand.**

Singapore Dollar expected to stay firm

- MAS maintained the prevailing rate of appreciation for the Singapore Dollar policy band at its October 2025 review as inflation moderates. This may further weigh on Singapore's cost competitiveness as a destination for price-sensitive travellers.

Interest rates are expected to moderate

- Central banks are expected to further cut interest rates as inflation eases and economic uncertainty persists, which would translate into lower financing costs for Far East H-Trust.

Tourism Landscape

Further recovery of visitor arrivals to Singapore

- Increasing flight capacities and a growing route network continue to support passenger traffic. Changi Airport serves **~160 cities** (2025) and aims to expand to **over 200** cities by **2030**.
- The construction of **Changi Airport Terminal 5** and enhancements at the **Marina Bay Cruise Centre** will further strengthen Singapore's air and sea connectivity.

New attractions expected to enhance Singapore's appeal

- Recent additions across **Mandai Wildlife Reserve**, **Sentosa Island** and **Universal Studios Singapore** broaden the range of leisure experiences and reinforce Singapore's attractiveness to international visitors.

Long-term ambition to grow the MICE sector

- STB aims to triple MICE receipts by 2040, raising the sector's contribution to 10% from S$1.4 billion (4%) in 2019, implying annual growth of about 5.4%.

Thank You

For more information please visit
https://www.fehtrust.com

Far East H-Trust Asset Portfolio Overview

Hotels	Singapore									Japan	
											
	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	Total / Weighted Average
Market Segment	Mid-tier	Mid-tier	Mid-tier	Mid-tier	Mid-tier / Upscale	Mid-tier / Upscale	Upscale	Upscale	Upscale	Upscale	NA
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	3,094
Lease Tenure[2]	63 years	53 years	63 years	54 years	80 years	38 years	63 years	59 years	58 years	Freehold	NA
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	180,883
Retail NLA (sq m)	1,003	805	583	1,164	NA	3,790	NA	2,799	NA	NA	10,144
Office NLA (sq m)	NA	NA	NA	NA	NA	2,318	NA	NA	NA	NA	2,318
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			
				
	Village Residence Hougang	Village Residence Robertson Quay	Adina Serviced Apartments Singapore Orchard	Total / Weighted Average
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	