Far East Hospitality Trust

Unaudited Financial Statements Announcement

For the half year ended 30 June 2026

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INTRODUCTION

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

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

Far East H-BT is a Singapore-based real estate business trust established principally to invest on a long-term basis, in a diversified portfolio of income-producing hospitality, hospitality-related and other accommodation and/or lodging real estate in Singapore and globally, and to operate and manage the real estate assets held by Far East H-REIT and Far East H-BT.

Stapled Securities in Far East H-Trust commenced trading on the Singapore Exchange Securities Trading Limited ("SGX-ST") on 27 August 2012 with initial portfolio of 11 properties comprising 7 hotels and 4 serviced residences ("SRs") located in Singapore. In August 2013, Far East H-REIT acquired Rendezvous Hotel Singapore.

In September 2014, Far East H-REIT took a 30% stake in a joint venture to develop a new hotel site located at Artillery Avenue, Sentosa with Far East Organization Centre Pte. Ltd., a member of Far East Organization.

On 2 April 2018, Far East H-REIT completed the acquisition of Oasia Hotel Downtown. For the Sentosa hotel development project, the temporary occupancy permit ("TOP") for the first phase, comprising Village Hotel Sentosa ("VHS") and The Outpost Hotel Sentosa ("TOH") was obtained on 31 October 2018. VHS and TOH had commenced hotel operations from 1 April 2019. The TOP for the final phase comprising The Barracks Hotel Sentosa ("TBH") and two retail blocks, was obtained on 26 September 2019. TBH has commenced hotel operations from 1 December 2019.

On 24 March 2022, the divestment of Village Residence Clarke Quay was completed.

On 25 April 2025, Far East-H-REIT completed the acquisition of its first overseas property, Four Points by Sheraton Nagoya, Chubu International Airport ("FPN") via a Tokutei Mokuteki Kaisha ("TMK"), bringing Far East H-REIT's portfolio to 13 properties consisting of 9 hotels and 3 SRs in Singapore, and 1 hotel in Japan. As part of the acquisition of FPN, Far East H-BT (which was previously dormant) was activated to acquire CENTRAIR hotel systems, Ltd., which acts as the master lessee of FPN.

Distribution Policy

Far East H-REIT's distribution policy is to distribute at least 90% of its taxable income. Since its listing, Far East H-REIT has distributed 100% of its taxable income.

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

1(a) Income statements together with comparatives for corresponding periods in immediately preceding financial year

1(a)(i) Statements of Total Return, Statements of Other Comprehensive Income and Distribution Statements

	Note	Far East H-Trust			Far East H-REIT Group			Far East H-BT Group		
		1H 2026 S$'000	1H 2025 S$'000	Better / (Worse) %	1H 2026 S$'000	1H 2025 S$'000	Better / (Worse) %	1H 2026 S$'000	1H 2025 S$'000	Better / (Worse) %
Gross revenue	(a)	**53,791**	**51,565**	**4.3**	**50,169**	**50,233**	**(0.1)**	**4,512**	**1,611**	**>100.0**
Property tax		(3,513)	(3,428)	(2.5)	(3,513)	(3,428)	(2.5)	-	-	N.M.
Operations and maintenance expenses	(b)	(2,641)	(1,363)	(93.8)	(653)	(636)	(2.7)	(1,988)	(727)	>(100.0)
Employee benefits expense	(b)	(1,181)	(447)	>(100.0)	-	-	N.M.	(1,181)	(447)	>(100.0)
Rental expense	(i)	-	-	N.M.	-	-	N.M.	(891)	(279)	>(100.0)
Other property expenses	(b)	(1,096)	(689)	(59.1)	(660)	(534)	(23.6)	(435)	(155)	>(100.0)
Property expenses		**(8,431)**	**(5,927)**	**(42.2)**	**(4,826)**	**(4,598)**	**(5.0)**	**(4,495)**	**(1,608)**	**>(100.0)**
Net property income		**45,360**	**45,638**	**(0.6)**	**45,343**	**45,635**	**(0.6)**	**17**	**3**	**>100.0**
Manager's fees		(5,091)	(5,065)	(0.5)	(5,091)	(5,065)	(0.5)	-	-	N.M.
Trustee's fees		(172)	(159)	(8.2)	(172)	(159)	(8.2)	-	-	N.M.
Other trust expenses		(605)	(605)	-	(582)	(529)	(10.0)	(23)	(75)	69.3
Depreciation	(c)	(1,053)	(349)	>(100.0)	(22)	-	N.M.	(10)	(8)	(25.0)
Interest and other income	(d)	384	783	(51.0)	388	786	(50.6)	2	-	N.M.
Finance expenses	(e)	(9,194)	(12,801)	28.2	(9,188)	(12,801)	28.2	(12)	(3)	>(100.0)
Net income/(loss) before joint venture's results		**29,629**	**27,442**	**8.0**	**30,676**	**27,867**	**10.1**	**(26)**	**(83)**	**68.7**
Share of results of joint venture	(f)	-	-	N.M.	-	-	N.M.	-	-	N.M.
Net income/(loss) before tax and fair value changes		**29,629**	**27,442**	**8.0**	**30,676**	**27,867**	**10.1**	**(26)**	**(83)**	**68.7**
Foreign exchange (loss) / gain	(g)	(1,324)	6,587	>(100.0)	(1,324)	6,587	>(100.0)	-	-	N.M.
Fair value change in derivative financial instruments	(h)	2,740	(9,951)	>100.0	2,740	(9,951)	>100.0	-	-	N.M.
Fair value change in investment properties	(i)	-	(4,742)	100.0	-	(4,742)	100.0	-	-	N.M.
Total return/(loss) for the period before income tax		**31,045**	**19,336**	**60.6**	**32,092**	**19,761**	**62.4**	**(26)**	**(83)**	**68.7**
Income tax expense		(66)	(98)	32.7	(65)	(98)	33.7	(1)	-	N.M.
Total return/(loss) for the period	(j)	**30,979**	**19,238**	**61.0**	**32,027**	**19,663**	**62.9**	**(27)**	**(83)**	**67.5**

1(a) Income statements together with comparatives for corresponding periods in immediately preceding financial year

1(a)(i) Statements of Total Return, Statements of Other Comprehensive Income and Distribution Statements

	Note	Far East H-Trust			Far East H-REIT Group			Far East H-BT Group		
		1H 2026	1H 2025	Better / (Worse)	1H 2026	1H 2025	Better / (Worse)	1H 2026	1H 2025	Better / (Worse)
		S$'000	S$'000	%	S$'000	S$'000	%	S$'000	S$'000	%
Total return/(loss) attributable to:										
Stapled Securityholders		30,978	19,238	61.0	32,026	19,663	62.9	(27)	(83)	67.5
Non-controlling interests		1	-	N.M.	1	-	N.M.	-	-	N.M.
		30,979	**19,238**	**61.0**	**32,027**	**19,663**	**62.9**	**(27)**	**(83)**	**67.5**

Notes:

NM – Not meaningful

(a) Refer to section 8 on "Review of performance for the half year ended 30 June 2026" for the explanation of variances.

(b) The increase in these expenses is mainly due to the inclusion of hotel operating expenses for six months in 1H 2026 as compared to two months in 1H 2025 as the acquisition of FPN was completed on 25 April 2025. Far East H-Trust's other property expenses for 1H 2026 include impairment losses on trade receivables of S$155,000 (1H 2025: S$18,000).

(c) At Far East H-REIT Group, FPN is classified as an investment property. At Far East H-Trust, FPN is re-classified to property, plant and equipment as the property is leased to Far East H-BT's subsidiary under a master lease arrangement to operate as owner-managed hotel. Hence, depreciation at Far East H-Trust is higher than at Far East H-REIT Group.

(d) Lower interest and other income are mainly due to lower interest income from fixed deposits and joint venture.

(e) Lower finance expenses are mainly due to lower fixed rates on interest rate swap contracts and lower interest rates on the floating rate loans.

(f) The share of results of joint venture relates to the equity accounting of Fontaine Investment Pte Ltd ("FIPL")'s results. The share of losses has exceeded the carrying amount of the investment since December 2021.

(g) The foreign exchange loss / (gain) arose mainly from exchange differences on the US dollar denominated term loans. Cross currency swap ("CCS") contracts have been entered into to hedge against any foreign exchange exposure on the US dollar denominated principal and interest payments. This is a non-tax chargeable / deductible item and has no impact on the taxable income and distributable income to the Stapled Securityholders.

(h) This relates to net change in fair value of interest rate swap and CCS contracts entered to hedge against the interest rate and foreign currency exposure of Far East H-REIT. This is a non-tax chargeable / deductible item and has no impact on the taxable income and distributable income to the Stapled Securityholders.

(i) In 1H 2025, the fair value change in investment properties of S$4.7 million for 1H 2025 arose from the revaluation of Village Residence Hougang as at 30 June 2025. This is a non-tax chargeable / deductible item and has no impact on the taxable income and distributable income to the Stapled Securityholders.

(j) Far East H-BT Group acts as the master lessee of FPN and the loss is attributable to the master lease rental expense paid to Far East H-REIT Group.

1(a)(i) Statements of Total Return, Statements of Other Comprehensive Income and Distribution Statements

	Note	Far East H-BT Group		
		1H 2026 S$'000	**1H 2025** S$'000	**Better / (Worse)** %
Loss for the period		**(27)**	**(83)**	**67.5**
Other comprehensive income/(loss)				
Items that are or may be reclassified subsequently to profit or loss				
Exchange differences on translating foreign operations		(40)	(50)	20.0
Exchange differences on hedge of net investment in foreign operations		25	26	(3.8)
		(15)	**(24)**	**37.5**
Total comprehensive loss for the period		**(42)**	**(107)**	**60.7**

1(a)(i) Statements of Total Return, Statements of Other Comprehensive Income and Distribution Statements

	Note	Far East H-Trust		
		1H 2026 S$'000	**1H 2025** S$'000	**Better / (Worse)** %
Distribution Statement				
Total return for the period before income tax		**31,045**	**19,336**	**60.6**
Net distribution adjustments	(a)	2,833	11,164	(74.6)
Other adjustments	(b)	(298)	56	>(100.0)
Taxable income		33,580	30,556	9.9
Tax-exempt income		98	359	(72.7)
Income available for distribution		**33,678**	**30,915**	**8.9**
Distribution comprises:				
- from taxable income		33,580	30,556	9.9
- from other gains		-	5,464	(100.0)
		33,580	**36,020**	**(6.8)**

The Manager resolved to distribute S$33.6 million to Stapled Securityholders for 1H 2026, comprising taxable income entirely. Far East H-REIT's distribution policy is to distribute at least 90.0% of its taxable income for the full financial year. For 1H FY2026, the Manager has resolved to distribute 100.0% of its taxable income available for distribution to the Stapled Securityholders.

Notes:

(a) Included in the net distribution adjustments are the following:

	Note	Far East H-Trust		
		1H 2026 S$'000	**1H 2025** S$'000	**Better / (Worse)** %
- REIT Manager's fees paid/payable in Stapled Securities	(1)	3,054	3,039	0.5
- Trustee's fees		172	159	8.2
- Amortisation of debt-related transaction cost		243	225	8.0
- Foreign exchange loss/(gain)		1,324	(6,587)	>100.0
- Fair value change in derivative financial instruments		(2,740)	9,951	>(100.0)
- Fair value change in investment properties		-	4,742	(100.0)
- Depreciation		1,053	349	>100.0
- Other items		(273)	(714)	61.8
Net distribution adjustments		**2,833**	**11,164**	**(74.6)**

Notes:

(1) This represents 60% of REIT Manager's fees paid/payable in Stapled Securities.

(b) Other adjustments for Far East H-Trust pertains primarily to the net accounting results of Far East H-REIT's subsidiaries as well as Far East H-BT and its subsidiaries.

1(b) Balance Sheets

1(b)(i) Balance Sheets as at 30 June 2026

	Note	As at 30 June 2026			As at 31 December 2025		
		Far East H-Trust	Far East H-REIT Group	Far East H-BT Group	Far East H-Trust	Far East H-REIT Group	Far East H-BT Group
		S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
Non-current assets							
Investment properties	(a)	2,494,979	2,557,128	-	2,494,300	2,558,268	-
Joint venture	(b)	-	-	-	-	-	-
Property, plant and equipment	(c)	56,671	90	73	59,391	94	86
Derivative financial assets	(d)	54	54	-	88	88	-
Total non-current assets		**2,551,704**	**2,557,272**	**73**	**2,553,779**	**2,558,450**	**86**
Current assets							
Cash and cash equivalents		6,057	4,502	1,555	6,241	4,611	1,630
Inventories		35	-	35	43	-	43
Trade and other receivables	(e)	46,982	46,742	1,373	51,209	51,551	714
Total current assets		**53,074**	**51,244**	**2,963**	**57,493**	**56,162**	**2,387**
Total assets		**2,604,778**	**2,608,516**	**3,036**	**2,611,272**	**2,614,612**	**2,473**
Current liabilities							
Trade and other liabilities		18,133	16,758	3,109	10,232	9,396	2,496
Borrowings	(f)	8,370	8,370	-	76,251	76,251	-
Derivative financial liabilities	(d)	710	710	-	245	245	-
Rental deposits		2,114	2,077	37	2,338	2,301	37
Income tax payable		57	57	-	166	166	-
Total current liabilities		**29,384**	**27,972**	**3,146**	**89,232**	**88,359**	**2,533**
Non-current liabilities							
Trade and other liabilities		532	465	67	11,096	11,021	75
Borrowings	(f)	759,428	759,428	-	696,797	696,797	-
Derivative financial liabilities	(d)	3,524	3,524	-	6,764	6,764	-
Rental deposits		6,637	6,637	-	6,383	6,383	-
Deferred tax liabilities		612	612	-	612	612	-
Total non-current liabilities		**770,733**	**770,666**	**67**	**721,652**	**721,577**	**75**
Total liabilities		**800,117**	**798,638**	**3,213**	**810,884**	**809,936**	**2,608**
Net assets/ (liabilities)		**1,804,661**	**1,809,878**	**(177)**	**1,800,388**	**1,804,676**	**(135)**
Represented by:							
Stapled Securityholders' funds		**1,804,523**	**1,809,740**	**(177)**	**1,800,248**	**1,804,536**	**(135)**
Non-controlling interest		**138**	**138**	**-**	**140**	**140**	**-**
		1,804,661	**1,809,878**	**(177)**	**1,800,388**	**1,804,676**	**(135)**

Notes:

(a) For Far East H-Trust, investment properties pertain to Singapore properties. The increase in investment properties at Far East H-Trust was attributable to the capital expenditure capitalised mainly for Orchard Rendezvous Hotel, The Quincy Hotel and Village Residence Robertson Quay.

For Far East H-REIT group, investment properties pertain to both Singapore and Japan properties. The decrease in investment properties was mainly attributable to foreign currency translation losses due to depreciation of JPY against SGD and partially offset by the capital expenditure capitalised for the Singapore properties.

Please refer to the details in Note 1(e)(3) *Investment properties*.

(b) This relates to the 30% joint venture interest in FIPL, for which the share of losses exceeded the carrying value of investment as at 30 June 2026.

(c) The decrease in property, plant and equipment is mainly due to depreciation expense and foreign exchange translation losses arising from the depreciation of JPY against SGD.

Please refer to the details in Note 1(e)(4) *Property, plant and equipment*.

(d) This relates to the fair value of interest rate swap and CCS contracts entered to hedge against interest rate risk and foreign exchange exposure of Far East H-REIT.

(e) This includes a shareholders' loan and accrued interest due from FIPL of S$36.7 million. The amount is used to finance the development of Village Hotel Sentosa, The Outpost Hotel Sentosa and The Barracks Hotel Sentosa which commenced hotel operations in 2019. The decrease is mainly due to receipt of consumption tax refund of JPY440.4 million incurred for the acquisition of FPN during 1H 2026.

(f) The total gross borrowings as at 30 June 2026 of S$769.3 million was S$5.5 million lower compared to balances as at 31 December 2025 mainly due to the repayment of term loan facilities of JPY440.4 million in June 2026 upon receipt of the consumption tax refund and revolving credit facility ("RCF") of S$1.9 million.

The current borrowings relate to RCF of S$8.4 million which is payable on demand.

As at 30 June 2026, Far East H-REIT has undrawn and uncommitted RCF of S$266.6 million with 3 banks to fulfil its liabilities as and when they fall due.

Please refer to the details of aggregate amount of borrowings as disclosed in Note 1(e)(5) *Borrowings*.

1(c) Cash Flow Statements

	Note	Far East H-Trust		Far East H-REIT Group		Far East H-BT Group	
		1H 2026	1H 2025	1H 2026	1H 2025	1H 2026	1H 2025
		S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
Cash flows from operating activities							
Total return/(loss) before income tax		31,045	19,336	32,092	19,761	(26)	(83)
Adjustments for:							
Interest and other income		(384)	(783)	(388)	(786)	(2)	-
Finance expenses		9,194	12,801	9,188	12,801	12	3
Unrealised foreign exchange loss/ (gain)		1,329	(6,587)	1,329	(6,587)	-	-
Fair value change in derivative financial instruments		(2,740)	9,951	(2,740)	9,951	-	-
Fair value change in investment properties		-	4,742	-	4,742	-	-
REIT Manager's fees issued/issuable in Stapled Securities		3,054	3,039	3,054	3,039	-	-
Impairment losses on trade receivables		155	18	154	16	1	2
Depreciation of property, plant and equipment		1,053	349	22	-	10	8
Operating profit before working capital changes		**42,706**	**42,866**	**42,711**	**42,937**	**(5)**	**(70)**
Changes in working capital							
Trade and other receivables		3,302	(3,424)	3,896	(2,996)	(690)	(705)
Trade and other liabilities		(711)	984	(1,289)	294	669	967
Rental deposits		(21)	77	(22)	78	1	(1)
Inventories		6	13	-	-	6	13
Income tax paid		(175)	(827)	(174)	(268)	(1)	(559)
Cash flows generated from / (used in) operating activities		**45,107**	**39,689**	**45,122**	**40,045**	**(20)**	**(355)**
Cash flows from investing activities							
Capital expenditure on investment properties		(2,183)	(1,386)	(2,193)	(1,386)	-	-
Interest received from joint venture company		976	1,579	976	1,579	-	-
Interest received		5	230	5	230	2	-
Loan to related entity		-	-	-	(965)	-	-
Acquisition of subsidiary (net of cash)	(a)	-	-	-	-	-	1,435
Acquisition of property, plant and equipment	(b)	-	(55,367)	-	-	-	-
Purchase of property, plant and equipment		(25)	-	(15)	-	-	-
Acquisition of investment property	(b)	-	-	-	(56,802)	-	-
Cash flows (used in) / generated from investing activities		**(1,227)**	**(54,944)**	**(1,227)**	**(57,344)**	**2**	**1,435**
Cash flows from financing activities							
Contribution from non-controlling interest		-	139	-	139	-	-
Loan from related entity		-	-	-	-	-	965
Proceeds from borrowings	(c)	36,573	79,799	36,573	79,799	-	-
Finance costs paid		(8,950)	(12,674)	(8,936)	(12,674)	(11)	-
Repayment of borrowings	(c)	(41,816)	(17,208)	(41,816)	(17,208)	-	-
Distribution to Stapled Securityholders		(29,771)	(41,943)	(29,771)	(41,943)	-	-
Cash flows (used in) / generated from financing activities		**(43,964)**	**8,113**	**(43,950)**	**8,113**	**(11)**	**965**
Net (decrease) / increase in cash and cash equivalents		(84)	(7,142)	(55)	(9,186)	(29)	2,045
Cash and cash equivalents at beginning of the period		6,241	19,661	4,611	19,661	1,630	-
Effect of exchange rate changes on balances held in foreign currency		(100)	(112)	(54)	(36)	(46)	(77)
Cash and cash equivalents at end of the period		**6,057**	**12,407**	**4,502**	**10,439**	**1,555**	**1,968**

Notes:

(a) Acquisition of subsidiary (net of cash) relates to the acquisition of CENTRAIR hotel systems, Ltd. was completed on 25 April 2025.

(b) Acquisition of property, plant and equipment relates to the acquisitions of FPN and CENTRAIR hotel systems, Ltd. which were completed on 25 April 2025. For Far East H-REIT Group, the acquisition of FPN is classified as an acquisition of investment property.

(c) Proceeds from borrowings pertain mainly to the drawdown of RCF. Repayment of borrowings pertains to repayment of RCF and term loans of JPY440.4 million upon receipt of consumption tax refund in June 2026.

1(d) Statements of Movement in Stapled Securityholders' Funds

1(d)(i) Statements of Changes in Stapled Securityholders' Funds for the period from 1 January 2026 to 30 June 2026

	Far East H-Trust						Far East H-REIT Group						Far East H-BT Group			
	Attributable to Stapled Securityholders						Attributable to Stapled Securityholders						Attributable to Stapled Securityholders			
	Units in issue	**Accumulated profit/(loss)**	**Foreign currency translation reserve**	**Total**	**Non-controlling interest**	**Total**	**Units in issue**	**Accumulated profit/(loss)**	**Foreign currency translation reserve**	**Total**	**Non-controlling interest**	**Total**	**Units in issue**	**Accumulated loss**	**Foreign currency translation reserve**	**Total**
	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
Balance at 1 January 2026	**1,816,952**	**(16,678)**	**(26)**	**1,800,248**	**140**	**1,800,388**	**1,816,924**	**(12,351)**	**(37)**	**1,804,536**	**140**	**1,804,676**	**28**	**(99)**	**(64)**	**(135)**
Operations																
Increase/(Decrease) in net assets resulting from operations	-	30,978	-	30,978	1	30,979	-	32,026	-	32,026	1	32,027	-	(27)	-	(27)
	-	**30,978**	**-**	**30,978**	**1**	**30,979**	**-**	**32,026**	**-**	**32,026**	**1**	**32,027**	**-**	**(27)**	**-**	**(27)**
Other comprehensive income/(loss)																
Exchange differences on translating foreign operations	-	-	(634)	(634)	(3)	(637)	-	-	(729)	(729)	(3)	(732)	-	-	(40)	(40)
Exchange differences on hedge of net investment in foreign operations	-	-	648	648	-	648	-	-	624	624	-	624	-	-	25	25
Total other comprehensive income / (loss)	**-**	**-**	**14**	**14**	**(3)**	**11**	**-**	**-**	**(105)**	**(105)**	**(3)**	**(108)**	**-**	**-**	**(15)**	**(15)**
Stapled Securityholders' transactions																
Contributions by and distributions to owners																
Issuance of Stapled Securities:																
- REIT Manager's fees [a]	3,054	-	-	3,054	-	3,054	3,054	-	-	3,054	-	3,054	-	-	-	-
Distribution to Stapled Securityholders [b]	-	(29,771)	-	(29,771)	-	(29,771)	-	(29,771)	-	(29,771)	-	(29,771)	-	-	-	-
Total contributions by and distributions to owners	**3,054**	**(29,771)**	**-**	**(26,717)**	**-**	**(26,717)**	**3,054**	**(29,771)**	**-**	**(26,717)**	**-**	**(26,717)**	**-**	**-**	**-**	**-**

1(d) Statements of Movement in Stapled Securityholders' Funds

1(d)(i) Statements of Changes in Stapled Securityholders' Funds for the period from 1 January 2026 to 30 June 2026

	Far East H-Trust						Far East H-REIT Group						Far East H-BT Group			
	Attributable to Stapled Securityholders						Attributable to Stapled Securityholders						Attributable to Stapled Securityholders			
	Units in issue	Accumulated profit/(loss)	Foreign currency translation reserve	Total	Non-controlling interest	Total	Units in issue	Accumulated profit/(loss)	Foreign currency translation Reserve	Total	Non-controlling interest	Total	Units in issue	Accumulated loss	Foreign currency translation reserve	Total
	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
Net increase/(decrease) in net assets resulting from Stapled Securityholders' transactions	**3,054**	**(29,771)**	**-**	**(26,717)**	**-**	**(26,717)**	**3,054**	**(29,771)**	**-**	**(26,717)**	**-**	**(26,717)**	**-**	**-**	**-**	**-**
Balance at 30 June 2026	**1,820,006**	**(15,471)**	**(12)**	**1,804,523**	**138**	**1,804,661**	**1,819,978**	**(10,096)**	**(142)**	**1,809,740**	**138**	**1,809,878**	**28**	**(126)**	**(79)**	**(177)**

Notes:

(a) This represents the Stapled Securities issued and to be issued as partial satisfaction of the base and performance management fees incurred for the financial period of 1 January 2026 to 30 June 2026. The Stapled Securities relating to base management fee will be issued within 30 days from quarter end. Stapled Securities relating to performance management fee for FY 2026 will be issued in April 2027.

(b) Distribution to Stapled Securityholders relates to distribution paid in respect of financial period from 20 August 2025 to 31 December 2025.

1(d) Statements of Movement in Stapled Securityholders' Funds

1(d)(i) Statements of Changes in Stapled Securityholders' Funds for the period from 1 January 2025 to 30 June 2025

	Far East H-Trust						Far East H-REIT Group						Far East H-BT Group			
	Attributable to Stapled Securityholders						Attributable to Stapled Securityholders						Attributable to Stapled Securityholders			
	Units in issue	**Accumulated profit/(loss)**	**Foreign currency translation reserve**	**Total**	**Non-controlling interest**	**Total**	**Units in issue**	**Accumulated profit/(loss)**	**Foreign currency translation reserve**	**Total**	**Non-controlling interest**	**Total**	**Units in issue**	**Accumulated loss**	**Foreign currency translation reserve**	**Total**
	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
Balance at 1 January 2025	**1,810,627**	**41,176**	**-**	**1,851,803**	**-**	**1,851,803**	**1,810,599**	**41,214**	**-**	**1,851,813**	**-**	**1,851,813**	**28**	**(38)**	**-**	**(10)**
Operations																
Increase in net assets resulting from operations	-	19,238	-	19,238	-	19,238	-	19,663	-	19,663	-	19,663	-	(83)	-	(83)
	-	**19,238**	**-**	**19,238**	**-**	**19,238**	**-**	**19,663**	**-**	**19,663**	**-**	**19,663**	**-**	**(83)**	**-**	**(83)**
Other comprehensive income																
Exchange differences on translating foreign operations	-	-	(989)	(989)	(5)	(994)	-	-	(942)	(942)	(5)	(947)	-	-	(50)	(50)
Exchange differences on hedge of net investment in foreign operations	-	-	970	970	-	970	-	-	944	944	-	944	-	-	26	26
Total other comprehensive income/(loss)	**-**	**-**	**(19)**	**(19)**	**(5)**	**(24)**	**-**	**-**	**2**	**2**	**(5)**	**(3)**	**-**	**-**	**(24)**	**(24)**
Stapled Securityholders' transactions																
Contributions and distributions by owners																
Issuance of Stapled Securities:																
- REIT Manager's fees [(a)]	3,039	-	-	3,039	-	3,039	3,039	-	-	3,039	-	3,039	-	-	-	-
Distribution to Stapled Securityholders [(b)]	-	(41,943)	-	(41,943)	-	(41,943)	-	(41,943)	-	(41,943)	-	(41,943)	-	-	-	-
Total contributions by and distributions to owners	**3,039**	**(41,943)**	**-**	**(38,904)**	**-**	**(38,904)**	**3,039**	**(41,943)**	**-**	**(38,904)**	**-**	**(38,904)**	**-**	**-**	**-**	**-**

1(d) Statements of Movement in Stapled Securityholders' Funds

1(d)(i) Statements of Changes in Stapled Securityholders' Funds for the period from 1 January 2025 to 30 June 2025

	Far East H-Trust						Far East H-REIT Group						Far East H-BT Group			
	Attributable to Stapled Securityholders						Attributable to Stapled Securityholders						Attributable to Stapled Securityholders			
	Units in issue	Accumulated profit	Foreign currency translation reserve	Total	Non-controlling interest	Total	Units in issue	Accumulated profit	Foreign currency translation reserve	Total	Non-controlling interest	Total	Units in issue	Accumulated loss	Foreign currency translation reserve	Total
	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
Change in ownership interests in subsidiaries																
Acquisition of subsidiary with non-controlling interests	-	-	-	-	139	139	-	-	-	-	139	139	-	-	-	-
Total change in ownership interests in subsidiaries	**-**	**-**	**-**	**-**	**139**	**139**	**-**	**-**	**-**	**-**	**139**	**139**	**-**	**-**	**-**	**-**
Net increase/(decrease) in net assets resulting from Stapled Securityholders' transactions	**3,039**	**(41,943)**	**-**	**(38,904)**	**139**	**(38,765)**	**3,039**	**(41,943)**	**-**	**(38,904)**	**139**	**(38,765)**	**-**	**-**	**-**	**-**
Balance at 30 June 2025	**1,813,666**	**18,471**	**(19)**	**1,832,118**	**134**	**1,832,252**	**1,813,638**	**18,934**	**2**	**1,832,574**	**134**	**1,832,708**	**28**	**(121)**	**(24)**	**(117)**

Notes:

(c) This represents the Stapled Securities issued and to be issued as partial satisfaction of the base and performance management fees incurred for the financial period of 1 January 2025 to 30 June 2025. The Stapled Securities relating to base management fee will be issued within 30 days from quarter end. Stapled Securities relating to performance management fee for FY 2025 were issued on 28 April 2026.

(d) Distribution to Stapled Securityholders relates to distribution paid in respect of financial period from 1 July 2024 to 31 December 2024.

1(e) Notes to the interim financial information

1. Corporate information

Far East Hospitality Trust ("Far East H-Trust" or the "Stapled Group") is a stapled group comprising Far East Hospitality Real Estate Investment Trust ("Far East H-REIT") and its subsidiaries (the "Far East H-REIT Group") and Far East Hospitality Business Trust ("Far East H-BT") and its subsidiaries (the "Far East H-BT Group").

Far East H-REIT is a Singapore-domiciled real estate investment trust constituted in Singapore pursuant to the trust deed dated 1 August 2012, the first supplemental deed dated 19 October 2012, the second supplemental deed dated 18 April 2016, the third supplemental deed dated 17 April 2019, the fourth supplemental deed dated 23 March 2020 and the fifth supplemental deed dated 29 April 2020 (collectively, the "Far East H-REIT Trust Deed") between FEO Hospitality Asset Management Pte. Ltd. (the "REIT Manager") and DBS Trustee Limited (the "REIT Trustee"). The REIT Trustee is under a duty to take into custody and hold the assets of Far East H-REIT in trust for the unitholders of Far East H-REIT.

Far East H-BT is a Singapore-domiciled business trust constituted in Singapore by a trust deed dated 1 August 2012 and the first supplemental deed dated 17 April 2019 ("Far East H-BT Trust Deed") and is managed by FEO Hospitality Trust Management Pte. Ltd. (the "Trustee-Manager").

The registered office of the REIT Manager and the Trustee-Manager (collectively, the "Managers") is located at 1 Tanglin Road, #05-01 Orchard Rendezvous Hotel, Singapore 247905.

The securities in each of Far East H-REIT and Far East H-BT are stapled together under the terms of a stapling deed dated 1 August 2012 and the first supplemental 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 Far East Hospitality Trust (the "Stapled Security") comprises a unit in Far East H-REIT and a unit in Far East H-BT.

Far East H-Trust was formally admitted to the Official List of Singapore Exchange Securities Trading Limited ("SGX-ST") on 27 August 2012.

The principal activity of Far East H-REIT and its subsidiaries is to invest in income producing real estate in Singapore and globally, used primarily for hospitality, hospitality-related and other accommodation and/or lodging purposes, as well as real estate-related assets in connection to the foregoing, with the primary objective of achieving an attractive level of return from rental income and for long-term capital growth.

The principal activity of Far East H-BT and its subsidiaries is to invest in income producing real estate in Singapore and globally, used primarily for hospitality, hospitality-related and other accommodation and/or lodging purposes, as well as real estate-related assets in connection to the foregoing, and also includes the operation and management of the real estate assets held by Far East H-REIT and Far East H-BT, with the primary objective of achieving an attractive level of return from rental income and for long-term capital growth.

The consolidated financial statements of the Far East H-REIT Group relate to Far East H-REIT and its subsidiaries. The consolidated financial statements of the Far East H-BT Group relate to Far East H-BT and its subsidiaries. The consolidated financial statements of the Stapled Group relate to the Far East H-REIT Group and the Far East H-BT Group.

2. Basis of preparation

The interim financial information of Far East H-REIT Group and the Stapled Group for the six months ended 30 June 2026 has been prepared in accordance with the recommendations of Statement of Recommended Accounting Practice ("RAP") 7 *Reporting Framework for Unit Trusts* issued by the Institute of Singapore Chartered Accountants, the applicable requirements of the Code on Collective Investment Schemes (the "CIS Code") issued by the Monetary Authority of Singapore ("MAS") and the provisions of the Far East H-REIT Trust Deed and the Stapling Deed. RAP 7 requires the accounting policies to generally comply with the principles relating to recognition and measurement under the Financial Reporting Standards in Singapore ("FRS").

The financial statements of Far East H-BT Group have been prepared in accordance with Singapore Financial Reporting Standards (International) (“SFRS(I)”).

The interim financial information does not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Far East H-REIT Group, Far East H-BT Group and the Stapled Group’s financial position and performance of Far East H-REIT Group, Far East H-BT Group and the Stapled Group since the most recent audited annual financial statements for the year ended 31 December 2025. The accounting policies and methods of computation adopted in the interim financial information for the current reporting period are consistent with those applied in the audited financial statements for the year ended 31 December 2025 except for the adoption of new and amended standards as set out in Note 2.1.

The financial information is presented in Singapore dollars, which is the functional currency of Far East H-REIT and Far East H-BT. All financial information presented in Singapore dollars has been rounded to the nearest thousand (S$’000), unless otherwise stated.

2.1 ***New and amended standards adopted by Far East H-REIT Group, Far East H-BT Group and the Stapled Group***

A number of amendments to Standards have become applicable for the current reporting period. Far East H-REIT Group, Far East H-BT Group and the Stapled Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards.

3. Investment properties

	As at 30 June 2026		As at 31 December 2025	
	Far East H-Trust	Far East H-REIT Group	Far East H-Trust	Far East H-REIT Group
	S$'000	S$'000	S$'000	S$'000
At 1 January	2,494,300	2,558,268	2,515,500	2,515,500
Acquisition of investment property	-	-	-	56,455
Capital expenditure capitalised	679	682	6,171	6,177
Adjusted purchase consideration for acquisition of investment property	-	-	-	10,511
Fair value change recognised in statement of total return	-	-	(27,371)	(24,389)
Translation differences	-	(1,822)	-	(5,986)
At 30 June / 31 December	2,494,979	2,557,128	2,494,300	2,558,268

Investment properties are stated at fair value based on valuations performed by independent professional valuers as at 31 December 2025, adjusted for capital expenditure incurred subsequent to the valuation date. The REIT Manager has assessed that the fair value of the investment properties as at 30 June 2026 has not materially changed from the 31 December 2025 valuation except to the extent of capital expenditure incurred during the six-month period ended 30 June 2026.

As at 31 December 2025, the independent valuations of the Singapore investment properties were undertaken by SG&R Singapore Pte Ltd (“HVS”) based on the discounted cash flow analysis for the hotels; and Savills Valuation And Professional Services (S) Pte Ltd based on the income capitalisation approach, discounted cash flow analysis and direct comparison approach for the serviced residences. The independent valuation of the Japan hotel was undertaken by CBRE K.K. based on discounted cashflow analysis. The REIT Manager believes that these independent valuers possess appropriate professional qualifications and recent experience in the location and category of the investment properties being valued.

The fair value of the investment properties is categorised as Level 3 of the fair value measurement hierarchy and is determined by key assumptions which include market-corroborated capitalisation yields, discount rates, revenue per available room/unit, price per room and price per square foot. A significant increase or decrease in the discount rate and/or capitalisation rate would result in a significantly lower or higher fair value measurement. The higher the comparable sales price, the higher the fair value.

4. Property, plant and equipment

	Far East H-Trust				Far East H-REIT Group		Far East H-BT Group		
	Land and Buildin g	**Motor vehicles**	**Furniture and Fittings, Equipment and Computer**	**Total**	**Furniture and Fittings and Equipment**	**Total**	**Motor vehicles**	**Furniture and Fittings, Equipment and Computer**	**Total**
	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
At cost									
At 1 January 2026	60,383	84	107	60,574	97	97	84	10	94
Additions	10	-	15	25	15	15	-	-	-
Reclassifications	(7)	-	7	-	7	7	-	-	-
Translation differences	(1,736)	(3)	(4)	(1,743)	(4)	(4)	(3)	-	(3)
At 30 June 2026	58,650	81	125	58,856	115	115	81	10	91
Accumulated depreciation									
At 1 January 2026	1,172	6	5	1,183	3	3	6	2	8
Depreciation	1,021	8	24	1,053	22	22	8	2	10
Translation differences	(51)	-	-	(51)	-	-	-	-	-
At 30 June 2026	2,142	14	29	2,185	25	25	14	4	18
Carrying amounts									
At 1 January 2026	59,211	78	102	59,391	94	94	78	8	86
At 30 June 2026	56,508	67	96	56,671	90	90	67	6	73

	Far East H-Trust				Far East H-REIT Group		Far East H-BT Group		
	Land and Building	Motor vehicles	Furniture and Fittings, Equipment and Computer	Total	Furniture and Fittings and Equipment	Total	Motor vehicles	Furniture and Fittings, Equipment and Computer	Total
	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
At cost									
At 1 January 2025	-	-	-	-	-	-	-	-	-
Acquisition of property	55,852	-	133	55,985	-	-	-	133	133
Additions	10,517	89	111	10,717	97	97	89	14	103
Disposal	-	-	(122)	(122)	-	-	-	(122)	(122)
Translation differences	(5,986)	(5)	(15)	(6,006)	-	-	(5)	(15)	(20)
At 31 December 2025	60,383	84	107	60,574	97	97	84	10	94
Accumulated depreciation									
At 1 January 2025	-	-	-	-	-	-	-	-	-
Depreciation	1,247	6	32	1,285	3	3	6	29	35
Disposal	-	-	(25)	(25)	-	-	-	(25)	(25)
Translation differences	(75)	-	(2)	(77)	-	-	-	(2)	(2)
At 31 December 2025	1,172	6	5	1,183	3	3	6	2	8
Carrying amounts									
At 1 January 2025	-	-	-	-	-	-	-	-	-
At 31 December 2025	59,211	78	102	59,391	94	94	78	8	86

5. Borrowings

	As at 30 June 2026		As at 31 December 2025	
	Far East H-Trust	Far East H-REIT Group	Far East H-Trust	Far East H-REIT Group
	S$'000	S$'000	S$'000	S$'000
Secured				
Amounts repayable in one year or less, or on demand	–	–	3,616	3,616
Amounts repayable after one year	28,594	28,594	29,415	29,415
Unsecured				
Amounts repayable in one year or less, or on demand	8,370	8,370	72,635	72,635
Amounts repayable after one year	730,834	730,834	667,382	667,382
	767,798	767,798	773,048	773,048

Details of borrowings and collateral:

The total facilities of Far East H-REIT Group as at 30 June 2026 are as follows:
- Unsecured term loan facilities of S$715.7 million and JPY2.4 billion;
- Secured term loan facilities and bonds of JPY3.6 billion
- S$275.0 million of uncommitted RCF.

On 30 June 2026, a S$62.5 million sustainability-linked term loan due to mature in December 2026 was extended for another 5 years well ahead of its maturity. There are no other term loans maturing in 2026.

The Stapled Group's weighted average cost of debt was approximately 2.3% per annum and weighted average debt-to-maturity was 3.5 years. Gearing of the Stapled Group and REIT Group as of 30 June 2026 was 32.9% and 32.8% (31 December 2025: 33.0%) respectively. Interest coverage ratio[1] as at 30 June 2026 was 4.3x (31 December 2025: 3.6x).

The REIT Manager manages the REIT Group's aggregate leverage and interest coverage ratio by ensuring the aggregate leverage is less than 50% and hedges interest rate risks, where appropriate. With a 10% decrease in EBITDA and interest expense and borrowing-related fees held constant, interest coverage ratio[2] would be 3.8x. With a 100 basis points increase in the weighted average interest rate and EBITDA held constant, interest coverage ratio would be 3.0x.

[1] Interest coverage ratio is computed based on the REIT Group's earnings before interest, tax, depreciation and amortisation ("EBITDA") over interest expense as per the definition in the loan covenants. This would be 4.2x (31 December 2025: 3.6x) based on the definition prescribed by Appendix 6 of the Code on Collective Investment Schemes.

[2] Based on the definition prescribed by Appendix 6 of the Code on Collective Investment Schemes for the trailing 12-month period ended 30 June 2026.

6. Stapled Securities/ Units in issue

A Stapled Security means a security comprising one unit of Far East H-REIT and one unit of Far East H-BT stapled together under the terms of the Stapling Deed.

Details of Changes in Stapled Securities

		Far East H-Trust	
		1H 2026 **No. of Stapled Securities** '000	**1H 2025** **No. of Stapled Securities** '000
Stapled Securities in issue at beginning of period		**2,051,142**	**2,014,670**
Issuance of Stapled Securities:			
- REIT Manager's fees		7,002	6,978
Stapled Securities in issue		**2,058,144**	**2,021,648**
Stapled Securities to be issued:			
- REIT Manager's fees – Base fees		1,961	1,937
- REIT Manager's fees – Performance fees	(a)	1,430	1,564
- Earn-out Amount for acquisition of investment property	(b)	–	24,863
Stapled Securities in issue and to be issued at end of period		**2,061,535**	**2,050,012**

Footnotes:

(a) Stapled Securities to be issued to the REIT Manager as partial satisfaction of REIT Manager's performance fee for the period from 1 January 2026 to 30 June 2026 are not entitled to 1H 2026 distribution.

(b) Stapled Securities to be issued to Far East SOHO Pte. Ltd. or its nominee as satisfaction of the Earn-out Event Condition (whereby the net property income of Oasia Hotel Downtown is at least S$9.9 million per annum for two full consecutive years) were not entitled to 1H 2025 distribution.

7. Earnings per Stapled Security ("EPS") and Distribution per Stapled Security ("DPS")

	Far East H-Trust	
	1H 2026	1H 2025
Weighted average number of Stapled Securities ('000)	2,054,599	2,018,160
Basic EPS (cents)	1.51	0.95
Weighted average number of Stapled Securities ('000) [1]	2,057,990	2,046,524
Diluted EPS (cents)	1.51	0.94
Number of Stapled Securities in issue at end of period ('000)	2,058,144	2,021,648
Number of Stapled Securities to be issued before Books Closure Date ('000)	1,961	1,937
Total number of Stapled Securities entitled to distribution ('000)	2,060,105	2,023,585
DPS (cents)	1.96	1.78

(1) The weighted average number of Stapled Securities is adjusted to take into account the number of Stapled Securities to be issued to the REIT Manager as partial payment of the REIT Manager's management fee incurred and for 1H 2025, to Far East SOHO Pte. Ltd. or its nominee for Earn-Out Amount in relation to the acquisition of Oasia Hotel Downtown.

8. Net Asset Value ("NAV") / Net Tangible Asset ("NTA") per Stapled Security

	Far East H-Trust	
	30 June 2026	31 December 2025
Stapled Securities in issue and to be issued at end of period ('000)	2,061,535	2,056,185
NAV / NTA per Stapled Security (cents)	87.53	87.55

9. Financial ratios

	1H 2026 Far East H-Trust %	1H 2026 Far East H-REIT Group %	1H 2025 Far East H-Trust %	1H 2025 Far East H-REIT Group %
Expense ratio [1]				
- Including performance component of the REIT Manager's management fees	0.67	0.67	0.65	0.65
- Excluding performance component of the REIT Manager's management fees	0.50	0.50	0.48	0.48
Turnover ratio [2]	–	–	–	–

(1) The expense ratios are computed in accordance with the guidelines of the Investment Management Association of Singapore. The expenses used in the computation relate to expenses of Far East H-REIT and the Stapled Group, excluding property expenses, interest expense and income tax expense of each entity, where applicable.

(2) The turnover ratio is computed based on the lesser of purchases or sales of underlying investment properties of Far East H-REIT and the Stapled Group expressed as a percentage of daily average net asset value.

10. Subsequent events

On 28 July 2026, Far East H-Trust issued 1,961,000 new Stapled Securities at a price of $0.5725 per Stapled Security in payment of 60% of the REIT Manager's fees (base fees) for the period of 1 April 2026 to 30 June 2026.

On 29 July 2026, the REIT Manager declared a distribution of S$33,580,000 or 1.63 Singapore cents per Stapled Security to Stapled Securityholders in respect of the period from 1 January 2026 to 30 June 2026.

Other information required by Listing Rule Appendix 7.2

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

The interim financial information of the Far East H-REIT Group, Far East H-BT Group and Far East H-Trust have neither been audited or reviewed by the auditors.

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

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

Please refer to 1(e)(2) *Basis of preparation* for details.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

Please refer to 1(e)(2) *Basis of preparation* for details.

6 Earnings per Stapled Security and Distribution per Stapled Security

Please refer to Note 1(e)(7) *Earnings per Stapled Security and Distribution per Stapled Security* for details.

7 Net Asset Value / Net Tangible Asset per Stapled Security

Please refer to Note 1(e)(8) *Net Asset Value / Net Tangible Asset per Stapled Security* for details.

8 A review of the performance for the half year ended 30 June 2026

8(a) **Statement of net income and distribution of Far East Hospitality Trust**

	1H 2026 S$'000	**1H 2025** S$'000	**Better / (Worse)** %
Gross revenue	53,791	51,565	4.3
- Master lease rental	*40,134*	*40,772*	*(1.6)*
- Commercial premises and other income	*9,145*	*9,182*	*(0.4)*
- Hotel revenue	*4,512*	*1,611*	*>100.0*
Net property income	45,360	45,638	(0.6)
Net property income margin	*84.3%*	*88.5%*	*(4.2pp)*
Income available for distribution	33,678	30,915	8.9
Distribution to Stapled Securityholders	33,580	36,020	(6.8)
DPS (cents)	1.63	1.78	(8.4)

8(b) **Review of the performance of half year ended 30 June 2026**

1H 2026 vs 1H 2025

Gross revenue for 1H 2026 increased 4.3% YoY to S$53.8 million. Within the Singapore portfolio, the improved performance of the Serviced Residences partially cushioned the softer contribution from the Singapore Hotels, while Commercial Premises and Other Income remained broadly stable at S$9.1 million. In addition, FPN contributed for the full six-month period in 1H 2026, following its acquisition on 25 April 2025.

The Singapore Hotels delivered a mixed performance in 1H 2026, with the improvement in the first quarter offset by softer demand in the second quarter of the year following the onset of the conflict in the Middle East. Occupancy remained healthy at 81.5%, increasing 2.1 percentage points ("pp") YoY, while average daily rate ("ADR") declined 4.2% YoY to S$161. As a result, revenue per available room ("RevPAR") eased 1.6% YoY to S$131.

For the Serviced Residences, performance improved in the first half. Occupancy rose 3.8 pp to 82.0%, while ADR increased 0.8% YoY to S$272. As a result, revenue per available unit ("RevPAU") increased 5.7% YoY to S$223, supported by both higher occupancy and firmer rates.

A snapshot of the performance of the Hotels and SRs in Singapore for 1H 2026 is set out below.

	1H 2026		1H 2025		Better / (Worse)	
	Hotels	**SRs**	**Hotels**	**SRs**	**Hotels**	**SRs**
Average Occupancy (%)	81.5	82.0	79.4	78.2	2.1 pp	3.8 pp
Average Daily Rate (S$)	161	272	168	270	(4.2%)	0.8%
RevPAR / RevPAU (S$)	131	223	133	211	(1.6%)	5.7%

For FPN in Japan[3], occupancy increased 7.1 pp YoY to 63.2%, supported by incremental airline crew business which provided a stable base amidst softer leisure group demand due to geopolitical tensions. ADR declined 7.6% YoY to ¥12,486, but higher occupancy lifted RevPAR 4.2% YoY to ¥7,895. Consequently, gross operating revenue and gross operating profit increased 5.9% and 3.8% YoY respectively, supported by higher room occupancy and stronger food and beverage revenue.

Commercial Premises and Other Income declined marginally by 0.4% YoY. Revenue of the Commercial premises was slightly lower, with softer revenue from retail premises, while revenue from office premises remained stable. Car park revenue from FPN partially offset the decline in commercial premises revenue.

Net property income ("NPI") declined marginally by 0.6% YoY to S$45.4 million, as higher property expenses offset the increase in gross revenue. The contribution from FPN partially offset the softer contribution from the Singapore Hotels, underscoring the benefits of geographic diversification and supporting the resilience of the overall portfolio.

Income available for distribution increased 8.9% YoY to S$33.7 million, mainly due to lower finance expenses, which declined by S$3.6 million to S$9.2 million as a result of lower borrowing costs. Distribution to Stapled Securityholders decreased 6.8% YoY to S$33.6 million, reflecting the absence of a distribution of other gains in 1H 2026, compared with S$5.5 million distributed in the corresponding period last year. Consequently, distribution per Stapled Security ("DPS") declined 8.4% YoY to 1.63 cents. Excluding the distribution of other gains, distribution on taxable income increased 9.9% YoY to S$33.6 million.

9 Variance between forecast and the actual results

No forecast has been disclosed.

10 Commentary on the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

Heightened geopolitical tensions and global economic uncertainty are expected to continue weighing on travel demand in the near term. Nevertheless, Singapore's hospitality sector is supported by a pipeline of major leisure, entertainment and MICE-related events in the second half of 2026, including the Formula 1 Singapore Grand Prix in October and the four-night BTS concert series in December.

Beyond these events, Singapore continues to strengthen its position as a leading business and leisure destination through ongoing investments in tourism infrastructure, attractions and experiences, including the completion of the five major parks at Mandai Wildlife Reserve and the further strengthening Singapore's position as a thriving cruise hub in Asia.

In addition, Singapore's position as a regional aviation hub continues to be reinforced by Changi Airport Group's efforts to expand air connectivity through new destinations and increased flight frequencies, further enhancing Singapore's accessibility for both business and leisure travellers.

In Japan, inbound tourism remains at historically high levels, supported by continued growth in visitor arrivals across a broad range of international markets, despite geopolitical tensions and reduced flight capacity from China. The 20th Asian Games and 5th Asian Para Games Aichi-Nagoya, to be held from September to October

[3] YoY comparisons assume ownership of FPN during the full six months in 1H 2025.

2026, are expected to support visitation and accommodation demand in Nagoya. Aichi Sky Expo, which is next to FPN, will serve as the competition venue for five sports during the Asian Games. Beyond these events, the Japanese Government continues to promote regional tourism as part of its strategy to achieve a more balanced distribution of tourism demand across the country.

Against this backdrop, the Managers will continue to focus on enhancing the quality and resilience of the Trust's portfolio while maintaining a disciplined approach to capital management amidst ongoing macroeconomic uncertainty, increased hotel supply and a strong Singapore dollar. The Trust's diversified portfolio of hotels and serviced residences caters to a broad spectrum of corporate and leisure guests across different price points and stay occasions, providing resilience across varying market conditions. Supported by a strong balance sheet and ample debt headroom, Far East H-Trust remains well positioned to pursue selective, yield-accretive acquisition opportunities while preserving financial flexibility.

11 DISTRIBUTIONS

Current financial period

Any distribution declared for the preceding period? Yes

Distribution period Distribution for the half year from 1 January 2026 to 30 June 2026

Distribution per stapled security

Distribution Type	Distribution Rate (cents)
Taxable income	1.63

Tax rate

Taxable income distribution

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

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

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

Date paid/payable 28 August 2026

Books closure date 7 August 2026

Stapled Securityholders must complete and return Form A or Form B, as applicable 19 August 2026

Corresponding period of the preceding financial period

Any distribution declared for the preceding period? Yes

Distribution period Distribution for the half year from 1 January 2025 to 30 June 2025

Distribution per stapled security

Distribution Type	Distribution Rate (cents)
Taxable income	1.51
Other gains	0.27
Total	1.78

Tax rate

Taxable income distribution

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

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

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

Other gains distribution

Other gains distribution is not taxable in the hands of all Stapled Securityholders.

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

Not applicable.

13 If the Group has obtained a general mandate from Stapled Securityholders for interested person transactions ("IPT"), 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.

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

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

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

15 Confirmation that the Issuer has procured undertakings from all of its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1)

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

By Order of the Board

Gerald Lee Hwee Keong
Chief Executive Officer and Executive Director
FEO Hospitality Asset Management Pte. Ltd.
(Company Registration No. 201102629K)
30 July 2026

By Order of the Board

Gerald Lee Hwee Keong
Chief Executive Officer and Executive Director
FEO Hospitality Trust Management Pte. Ltd.
(Company Registration No. 201210698W)
30 July 2026

Important Notice

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

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

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

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

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