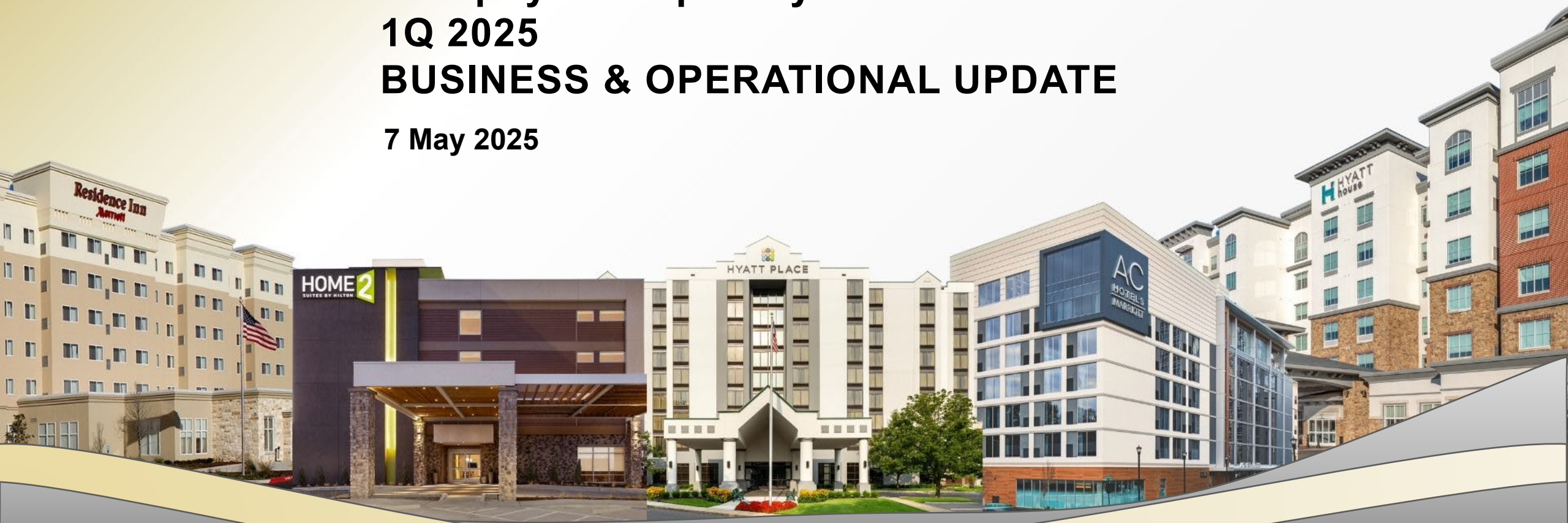


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Acrophyte Hospitality Trust 1Q 2025 BUSINESS & OPERATIONAL UPDATE

7 May 2025



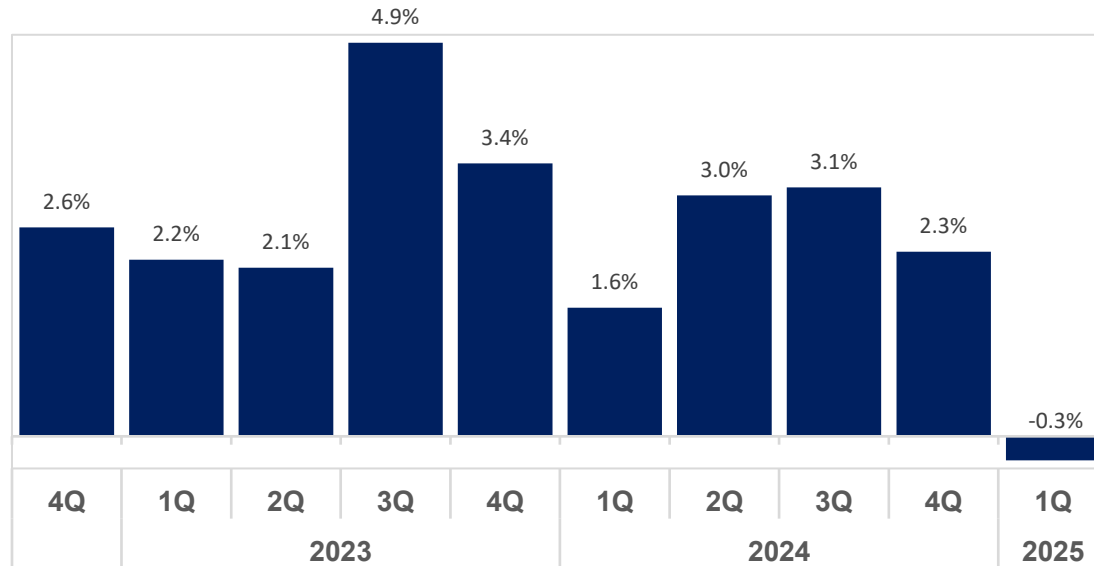


U.S. MARKET UPDATE

U.S. ECONOMY HAS BEEN STEADY AND HEALTHY

Steady economic growth despite recent heightened uncertainty

U.S. Real GDP % Change



U.S. Unemployment Rate (Seasonally Adjusted)



- 1Q2025 GDP decline of -0.3% was driven by a surge in imports ahead of anticipated tariffs. Otherwise, consumer spending, business investment and inventories remained healthy. The economic outlook is tempered by rising uncertainty from tariffs, immigration crackdowns, government restructuring and geopolitical risks.
- The U.S. job market remained healthy, with a slight unemployment rate uptick to 4.2% in March 2025.
- Inflation eased to 2.4% for 12 months ending March 2025, which is closer to the Fed's target. However, effects of the tariffs are not yet reflected.

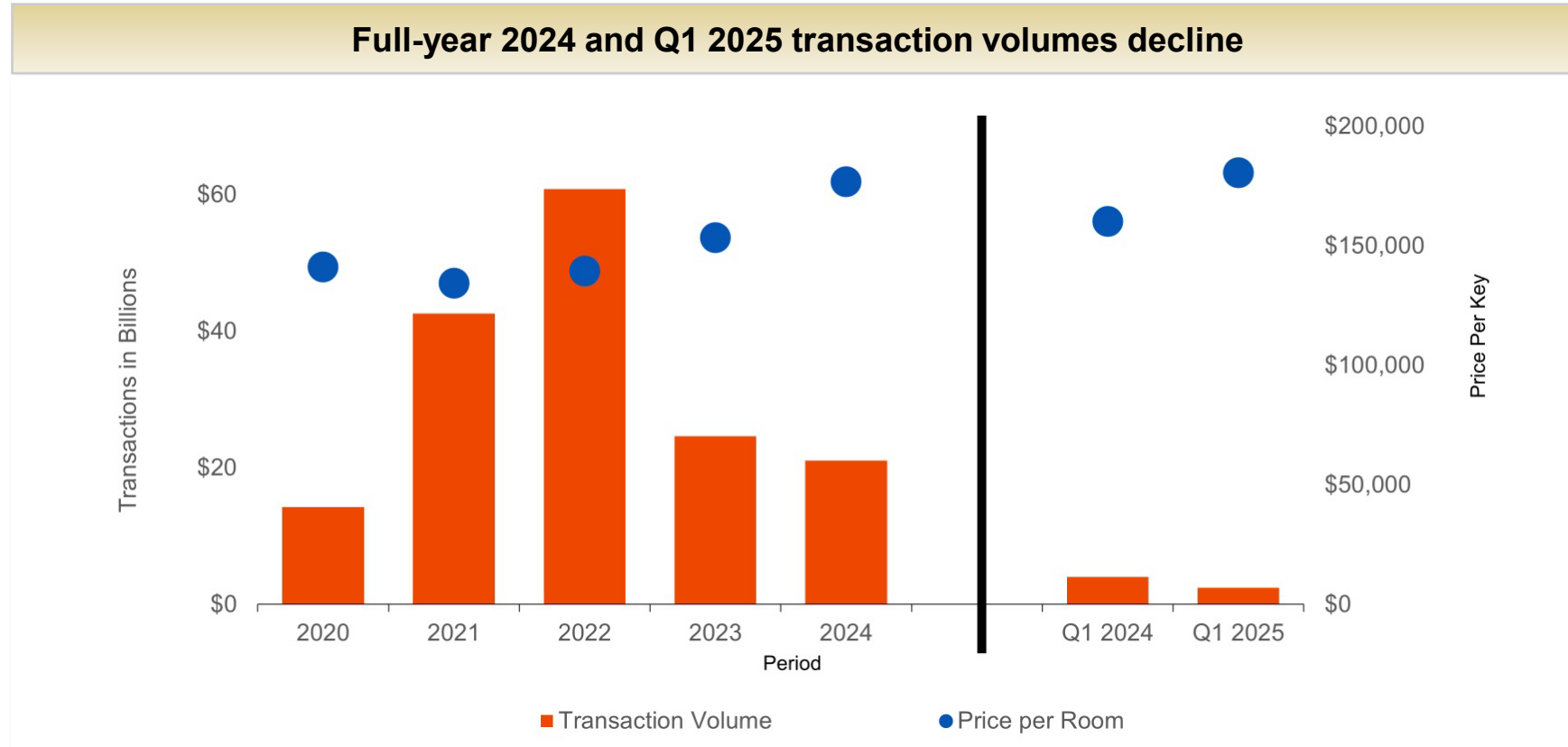
U.S. LODGING MARKET OUTLOOK

Moderate RevPAR growth forecast for 2025-2026

	2019	2020	2021	2022	2023	2024	2025F	2026F	1Q24	1Q25
Occupancy	65.9%	44.0%	57.6%	62.7%	63.0%	63.0%	63.1%	63.1%	58.2%	58.4%
ADR	\$131	\$103	\$125	\$149	\$155	\$158	\$161	\$164	\$155	\$158
ADR Y-o-Y Change		-21%	+21%	+19%	+4%	+2%	+2%	+2%		+2%
RevPAR	\$87	\$45	\$72	\$93	\$98	\$100	\$102	\$104	\$90	\$92
RevPAR Y-o-Y Change		-48%	+60%	+29%	+5%	+2%	+2%	+2%		+2%

- The U.S. lodging market has normalized, and the outlook remains positive. The U.S. lodging industry entered the stabilized phase in 2024, year-on-year growth has begun to taper.
- Trade wars are beginning to have a chilling effect on international tourism, particularly in major gateway cities.
- U.S. hotel occupancy is expected to grow as hotel demand growth exceeds supply growth; meanwhile the recovery in domestic business and group demand is expected to drive ADR increases.

U.S. HOTEL INVESTMENT VOLUME



- Hotel transaction volumes fell in 2023 and 2024 due to the elevated cost of debt.
- Transaction volumes continued to drop in Q1 2025 from US\$4 billion to US\$2.7 billion year-on-year, as interest rates remain elevated.
- However, U.S. hotel transaction volumes are forecasted to increase 20-30% beginning in the latter half of 2025, driven by loan maturities.

PORTFOLIO PERFORMANCE

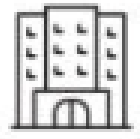
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Hyatt Place Tampa Busch Gardens

1Q 2025 KEY PERFORMANCE INDICATORS

Disposition of 3 hotels cloud Y-O-Y comparisons



33
Hotels

↓ **8.3%**
y-o-y



61.5%
Occupancy

↑ **2.0 pp**
y-o-y



US\$131
ADR

↑ **0.2%**
y-o-y



US\$81
RevPAR

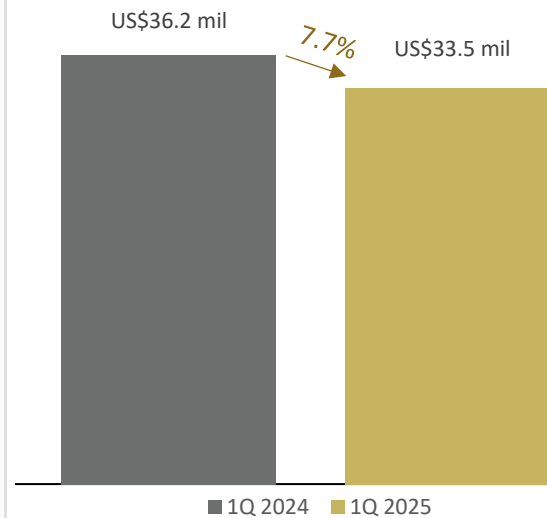
↑ **3.5%**
y-o-y



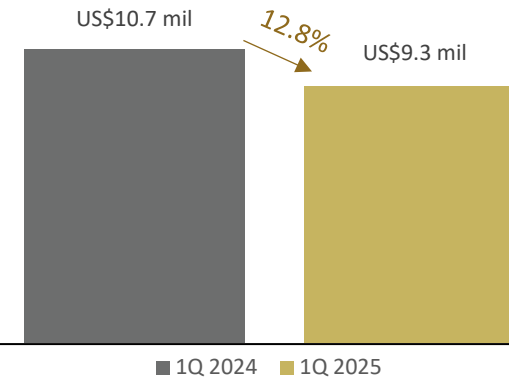
27.9%
GOP Margin

↓ **1.6 pp**
y-o-y

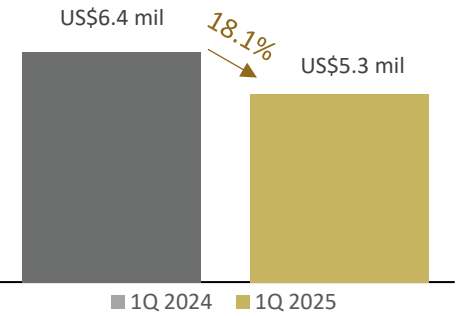
Gross Revenue
US\$33.5 mil



Gross Operating Profit
US\$9.3 mil

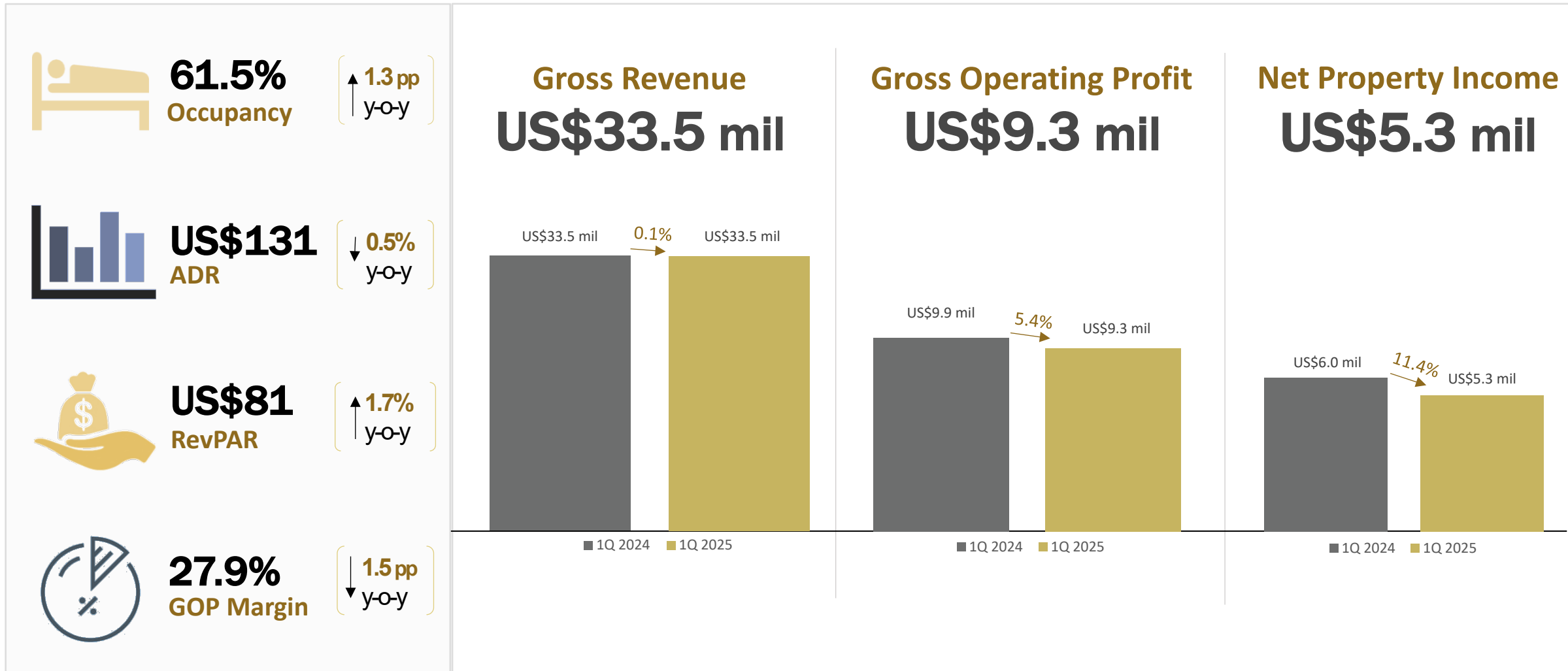


Net Property Income
US\$5.3 mil



1Q 2025 KEY PERFORMANCE INDICATORS (ADJUSTED – SAME STORE BASIS)

Property management transitions and harsh winter weather impacted operational performance



CAPITAL MANAGEMENT

Recent refinancing extends debt maturity

	As at 31 Dec 2024	As at 31 March 2025
NAV per Stapled Security	US\$0.73	US\$0.71
Cash Balance	US\$31.6 mil	US\$25.7 mil
Total Debt Outstanding	US\$324.5 mil	US\$324.5 mil
Aggregate Leverage Ratio ¹	41.6%	42.3%
Net Gearing	39.1%	40.3%
Interest Coverage Ratio ^{1,2}	1.8x	1.7x
Weighted Average Debt Maturity	1.5 years	2.0 years
Average Cost of Debt (p.a.)	6.7%	6.4%
% of Debt Hedged to Fixed Rates	47.5%	47.5%

- No refinancing risk for FY2025, as the US\$95 million loan has been successfully refinanced in February 2025.

¹ MAS revised the Code on Collective Investment Schemes, effective from 28 November 2024, the minimum interest coverage ratio of 1.5 times and a single aggregate leverage ratio of 50% to be applied to all REITs.

² Note that the computation excluded interest expense on lease liabilities, which is regarded as a component of finance cost under SFRS(I)16 which is an accounting classification and does not have a bearing on debt servicing ability.

OTHER HIGHLIGHTS

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Hyatt House Raleigh Durham Airport

ASSET ENHANCEMENT INITIATIVES – 2025

Active rejuvenation of portfolio to keep hotels relevant and competitive



**Hyatt House
Boston Burlington**



**Hyatt House
Fishkill**



**Hyatt House
Morristown**



**Hyatt House
Richmond Short Pump**



**Hyatt Place
Nashville Opryland**



**Courtyard San Antonio at
The Rim**



**Residence Inn San Antonio
at The Rim**

- To maintain competitiveness and brand standards, seven more hotels will undergo asset enhancement initiatives (“AEIs”) in 2025, following the six hotels completed in 2024.
- The two Marriott branded hotels are scheduled to begin work in June 2025. The subsequent phase of AEI works will involve five Hyatt-branded hotels, scheduled to begin work in November 2025.

KEY TAKEAWAYS

- 1 U.S. economy remains healthy despite recent uncertainty
- 2 U.S. hotel market growth has stabilized; recovering domestic business and group travel will continue to drive growth
- 3 Disposition of three hotels, property management transition and harsh winter weather at seven hotels impacted operational performance
- 4 Proactive capital management improved debt profile post refinancing
- 5 Our asset enhancement initiatives keep our hotels relevant and competitive
- 6 Hands-on asset management and portfolio optimization strategy aim towards building a resilient U.S. hotel portfolio over the long term

THANK YOU

For enquiries, please contact:
Investor Relations
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AC Hotel Marriott Raleigh North Hills