



## ACROPHYTE HOSPITALITY TRUST

A stapled group comprising:

### ACROPHYTE HOSPITALITY PROPERTY TRUST

(a real estate investment trust constituted on 24 September 2018 under the laws of the Republic of Singapore) managed by Acrophyte Hospitality Trust Management Pte. Ltd.

### ACROPHYTE HOSPITALITY MANAGEMENT TRUST

(a business trust constituted on 29 October 2018 under the laws of the Republic of Singapore) managed by Acrophyte Hospitality Business Trust Management Pte. Ltd.

## PRESS RELEASE

### ACRO-HT POSTS Q1 METRICS THAT REFLECT CHANGES TO PORTFOLIO SIZE AND OPERATIONAL DISTRUPTIONS

#### Key Highlights

- *Gross revenue for the portfolio declined by 7.7% due to an 8.3% reduction in portfolio size.*
- *On a same-store basis, gross revenues actually remained stable, down just 0.1%.*
- *Operating metrics declined as a result of the transition to new property managers at several hotels, and higher utility costs due to weather conditions.*

Portfolio Overview	As at 31 Mar 2025	As at 31 Mar 2024*	Change (%)
No. of hotels	33	36	-8.3%
No. of rooms	4,315	4,700	-8.2%

\*Note: Includes Hyatt Place Pittsburgh Airport which was sold on 25 March 2024

(US\$m)	1Q 2025	1Q 2024	Change (%)
Revenue	33.5	36.2	-7.7%
Gross Operating Profit ("GOP")	9.3	10.7	-12.8%
GOP Margin	27.9%	29.5%	-1.6pp
Net Property Income ("NPI")	5.3	6.4	-18.1%
NPI Margin	15.8%	17.8%	-2.0pp

**Singapore, 7 May 2025** – Acrophyte Hospitality Trust Management Pte. Ltd, in its capacity as manager of Acrophyte Hospitality Property Trust (“**ACRO-REIT**”), and Acrophyte Hospitality Business Trust Management Pte. Ltd, as trustee-manager of Acrophyte Hospitality Management Trust (“**ACRO-BT**”) (collectively known as the “**Managers**”), today reported the business and operational update of Acrophyte Hospitality Trust (“**ACRO-HT**”) for the first quarter ended 31 March 2025 (“**1Q 2025**”).

### **Financial and Portfolio Performance**

ACRO-HT achieved gross revenue of US\$33.5 million in 1Q 2025, down 7.7% year on year, primarily due to an 8.3% reduction in portfolio size. As compared to the same period last year, both GOP and NPI were lower at US\$9.3 million and US\$5.3 million, respectively. The operational performance for 1Q 2025 was impacted by seven properties that underwent property management transitions in January 2025 and extreme weather abnormalities, which led to higher utility expenses.

On the same-store basis, gross revenue remained relatively stable, down marginally at 0.1%. In addition, NPI declined 18.1%, primarily due to increases in property taxes and insurance costs.

Despite a 0.3% contraction in the United States (“**U.S.**”) GDP during the first quarter of 2025, largely driven by a surge in imports ahead of anticipated tariffs, the overall pace of economic growth remains healthy. The labour market continues to show resilience, with 185,000 jobs added in March 2025. Inflation has eased to 2.4% for the 12 months ending in March 2025, aligning more closely with the Federal Reserve’s target. However, the economic data for the first quarter of 2025 has yet to fully reflect the effects of the recent tariffs. The broader outlook remains cloudy, weighted down by uncertainties surrounding trade wars, immigration crackdowns, government restructuring, and geopolitical risks.

Meanwhile, the U.S. lodging market has stabilized, with hotel occupancy projected to grow as demand outpaces supply. Furthermore, the recovery in domestic business and group demand is expected to drive increases in average daily rates (“**ADR**”), contributing to the lodging industry's continued stability.

Mr. Lee Jin Yong, CEO of the Managers, said, "Our operational performance during the first quarter of 2025 was affected by the absence of contribution from three disposed hotels in FY2024. Furthermore, seven hotels transitioned to new management, and utility expenses increased due to severe winter weather conditions. Nevertheless, despite these challenges, our hotel metrics continued to demonstrate positive growth, highlighting the resilience of our business."

### **Proactive Capital Management**

As at 31 March 2025, ACRO-HT had approximately US\$25.7 million in cash and cash equivalents, which included reserves earmarked for upcoming capital expenditures.

Mr. Lee concluded, "Amid the macroeconomic uncertainties, we are cautiously optimistic about the demand outlook for the lodging sector. We remain committed to strengthening our portfolio by divesting underperforming and non-core assets and strategically re-deploying capital to higher-yielding core assets to build resilience. For FY2025, we have identified asset enhancement opportunities for the next tranche of seven properties, including two Marriott-branded and five Hyatt-branded hotels. Our goal is to maintain the competitiveness and relevance of our hotels, driving long-term value creation for our stapled securityholders.

Lee Jin Yong  
Chief Executive Officer  
7 May 2025

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## ABOUT ACROPHYTE HOSPITALITY TRUST

Listed on the Singapore Exchange on 9 May 2019, Acrophyte Hospitality Trust (“**ACRO-HT**”) is a hospitality stapled group comprising Acrophyte Hospitality Property Trust and Acrophyte Hospitality Management Trust. ACRO-HT invests in income-producing real estate assets used primarily for hospitality purposes located in the United States. As at the date of this announcement, ACRO-HT’s portfolio comprises 33 select-service hotels with a total of 4,315 rooms across 17 states in the United States.

ACRO-HT is managed by Acrophyte Hospitality Trust Management Pte. Ltd. and Acrophyte Hospitality Business Trust Management Pte. Ltd, (“collectively known as the “**Managers**”). The Managers are wholly-owned subsidiaries of Acrophyte Asset Management Pte Ltd (“**Acrophyte AM**”).

## ABOUT THE SPONSOR

Acrophyte AM is a wholly-owned subsidiary of Acrophyte Pte. Ltd. (“**Acrophyte**”), the sponsor of ACRO-HT.

Acrophyte (formerly known as Chip Eng Seng Corporation Ltd.) is a multinational conglomerate company with businesses in property development and investment, construction (building construction, civil infrastructure, environmental and sustainability, prefabrication technology and procurement), hospitality, as well as education.

Acrophyte established itself as a prominent real estate player in the 1990s and has since grown into a multinational conglomerate that includes capabilities (i) across the real estate value chain, comprising real estate construction, real estate development, property investment and asset management, and (ii) in the hospitality industry. As an established player in the hospitality industry, Acrophyte is an owner of hotels in Singapore, Maldives, and Australia, as well as a hotel and serviced residence operator in Singapore.

For more information, please visit [www.singhaiyi.com](http://www.singhaiyi.com).

## IMPORTANT NOTICE

The value of the stapled securities in Acrophyte Hospitality Trust (“**Stapled Securities**”) (where each Stapled Security comprises 1 unit in ACRO-REIT stapled to 1 unit in ACRO-BT), and the income derived from them may fall as well as rise. Stapled Securities are not obligations of, deposits in, or guaranteed by, the Managers, DBS Trustee Limited, in its capacity as trustee of ACRO-REIT, or any of their respective affiliates.

An investment in the Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested. Stapled Securityholders have no right to request that the Managers redeem or purchase 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 Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

This announcement may contain forward-looking statements that involve assumptions, 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. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of Acrophyte Hospitality Trust. The forecast financial performance of Acrophyte Hospitality Trust is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Managers’ current view of future events.