



2H / FY 2025 Results Presentation

12 February 2026

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Financial Highlights



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Executive Summary for 2H 2025 – Performance vs LY

	2H 2025	2H 2024	Variance
	S\$'000	S\$'000	%
Gross Revenue	59,835	54,898	9.0
Hotels	45,020	40,581	10.9
<i>Singapore</i>	39,845	40,581	(1.8)
<i>Japan</i>	5,175	-	N.M.
Serviced Residences (“SR”)	5,521	5,605	(1.5)
Commercial Premises and Other Income	9,294	8,712	6.7
Net Property Income	50,943	49,871	2.1
Finance Expenses	(11,039)	(15,155)	27.2
Income Available for Distribution ¹	36,959	32,697	13.0

- Gross revenue for 2H 2025 increased 9.0% year-on-year to S\$59.8 million, driven by the maiden contribution from Four Points by Sheraton Nagoya (“FPN”) following its acquisition in April 2025, and continued growth in Commercial Premises and Other Income.
- Revenue from the Singapore Hotels and Serviced Residences stabilised in 2H 2025 with year-on-year declines narrowing significantly compared to 1H 2025. The upward momentum continued and turned positive in 4Q 2025.
- Net property income rose 2.1% year-on-year to S\$50.9 million, supported by higher gross revenue and contribution from FPN.
- Income available for distribution increased by 13.0% year-on-year to S\$37.0 million as a result of higher NPI and lower finance expenses.

¹ Based on income available for distribution and excluding distribution from other gains (from the divestment gains of Central Square).

Executive Summary for 2H 2025 – Performance vs LY

	2H 2025 S\$'000	2H 2024 S\$'000	Variance %
Income Available for Distribution ¹	36,959	32,697	13.0
Distribution to Stapled Securityholders	39,282	41,943	(6.3)
- From Taxable Income	36,818	32,062	14.8
- From Other Gains	2,464	9,881	(75.1)
Distribution per Stapled Security (“DPS”) (cents)	1.92 ²	2.08	(7.7)
<u>Excluding Other Gains:</u>			
Core Distribution	36,818	32,062	14.8
Core DPS (cents)	1.80 ²	1.59	13.2

- Income available for distribution increased by 13.0% year-on-year to S\$37.0 million.
- Distribution from taxable income (“Core Distribution”) increased 14.8% year-on-year to S\$36.8 million, reflecting stronger operational performance. Distribution from other gains was smaller year-on-year following the final distribution from the divestment of Central Square.
- Core DPS grew 13.2% year-on-year to 1.80 cents while total DPS was 1.92 cents for the period.

¹ Based on income available for distribution and excluding distribution from other gains (from the divestment gains of Central Square).

² Includes an advance distribution of 0.47 Singapore cents per stapled security for the period from 1 July to 19 August 2025, paid on 25 September 2025.

Executive Summary for FY 2025 – Performance vs LY

	FY 2025	FY 2024	Variance
	S\$'000	S\$'000	%
Gross Revenue	111,400	108,706	2.5
Hotels	82,402	80,252	2.7
<i>Singapore</i>	75,616	80,252	(5.8)
<i>Japan</i>	6,786	-	N.M.
Serviced Residences (“SR”)	10,522	11,111	(5.3)
Commercial Premises and Other Income	18,476	17,343	6.5
Net Property Income	96,581	99,337	(2.8)
Finance Expenses	(23,840)	(30,352)	21.5
Income Available for Distribution	67,874	66,587	1.9

- Gross revenue for FY 2025 rose 2.5% year-on-year to S\$111.4 million, driven by contribution from the newly acquired hotel in Japan and continued growth in Commercial Premises and Other Income.
- Net property income declined 2.8% to S\$96.6 million, primarily due to lower revenue from the Singapore Hotels and Serviced Residences. This was partially offset by contributions from the Commercial Premises and FPN.
- Income available for distribution increased 1.9% year-on-year to S\$67.9 million, supported by a S\$4.9 million year-on-year reduction in net finance expenses.



Executive Summary for FY 2025 – Performance vs LY

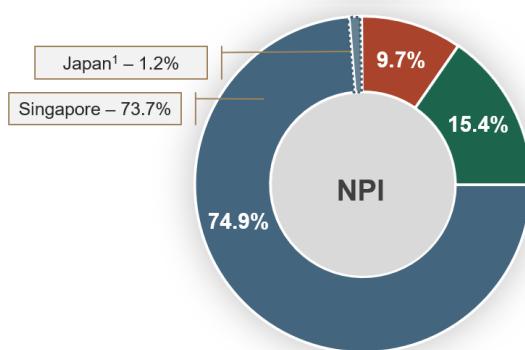
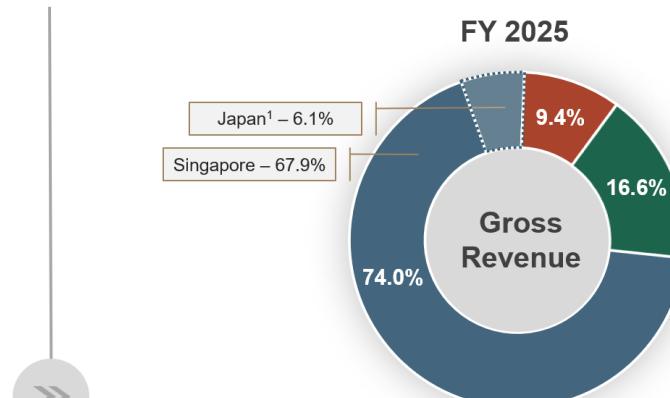
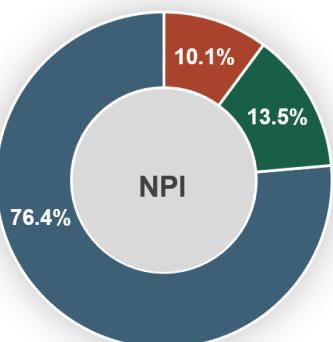
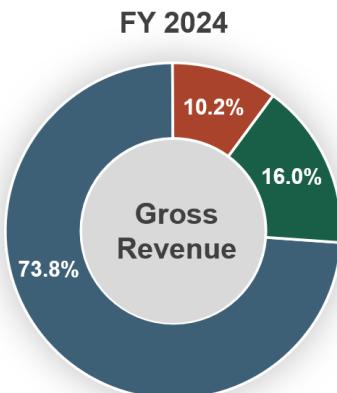
	FY 2025 S\$'000	FY 2024 S\$'000	Variance %
Income Available for Distribution ¹	67,874	66,587	1.9
Distribution to Stapled Securityholders	75,302	81,397	(7.5)
- From Taxable Income	67,374	65,276	3.2
- From Other Gains	7,928	16,121	(50.8)
Distribution per Stapled Security (“DPS”) (cents)	3.70	4.04	(8.4)
<u>Excluding Other Gains:</u>			
Core Distribution	67,374	65,276	3.2
Core DPS (cents)	3.31	3.24	2.2

- Income available for distribution increased 1.9% year-on-year to S\$67.9 million.
- Core Distribution increased 3.2% year-on-year to S\$67.4 million, reflecting stronger operational performance. Other gains of S\$7.9 million was much smaller as it was the final distribution from the divestment of Central Square.
- Core DPS grew 2.2% year-on-year to 3.31 cents, underpinned by higher distributions from taxable income. Total DPS for the year was 3.70 cents.

¹ Based on income available for distribution and excluding distribution from other gains (from the divestment gains of Central Square).

Gross Revenue & Net Property Income Contribution

**Hotels Continue to Anchor Portfolio Revenue;
Contribution from Japan¹ Enhances Resilience Through Income Diversification**



Hotels

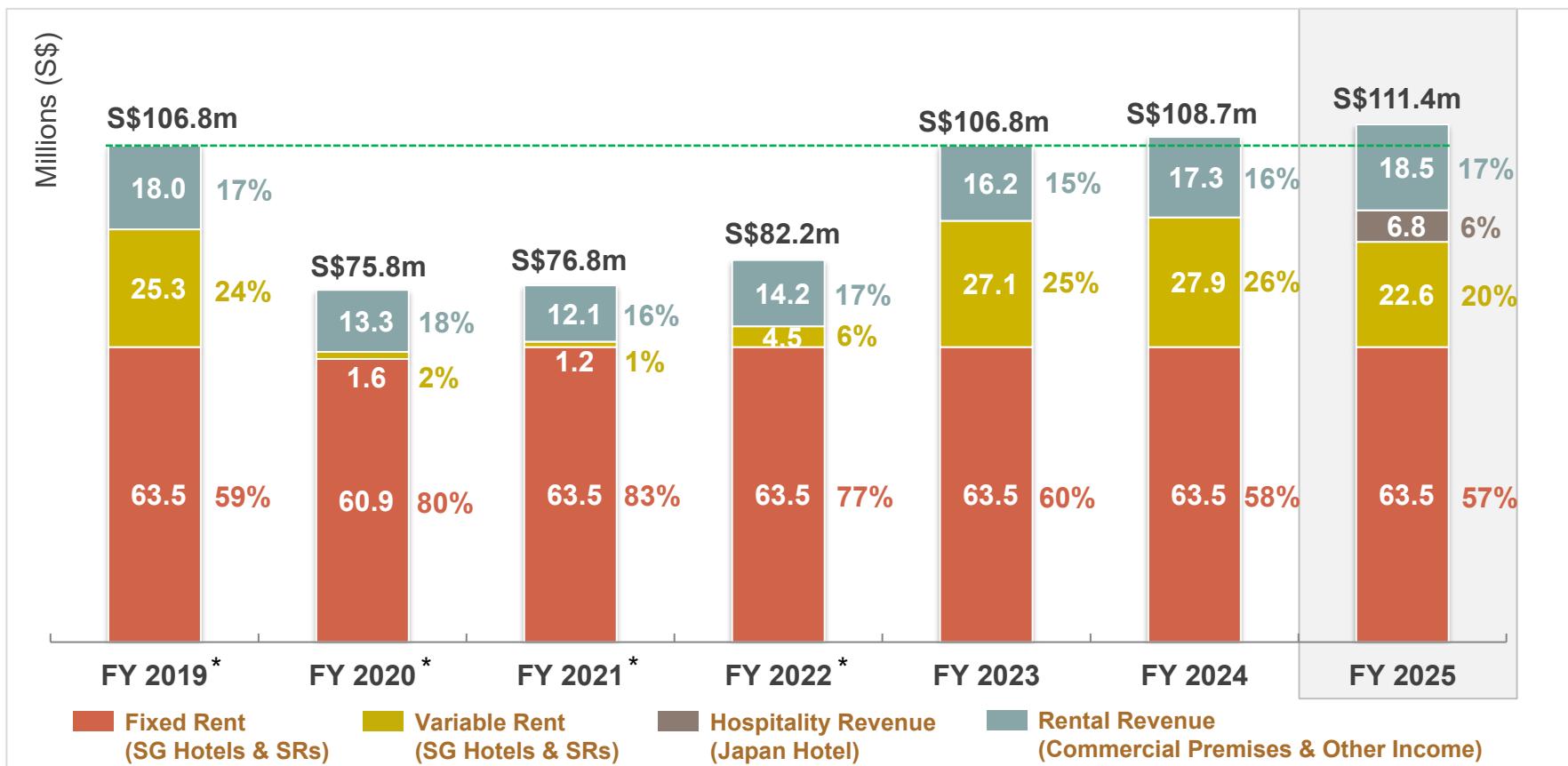
Serviced Residences

Commercial Premises & Other Income

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

Evolving Revenue Mix Supporting Portfolio Growth

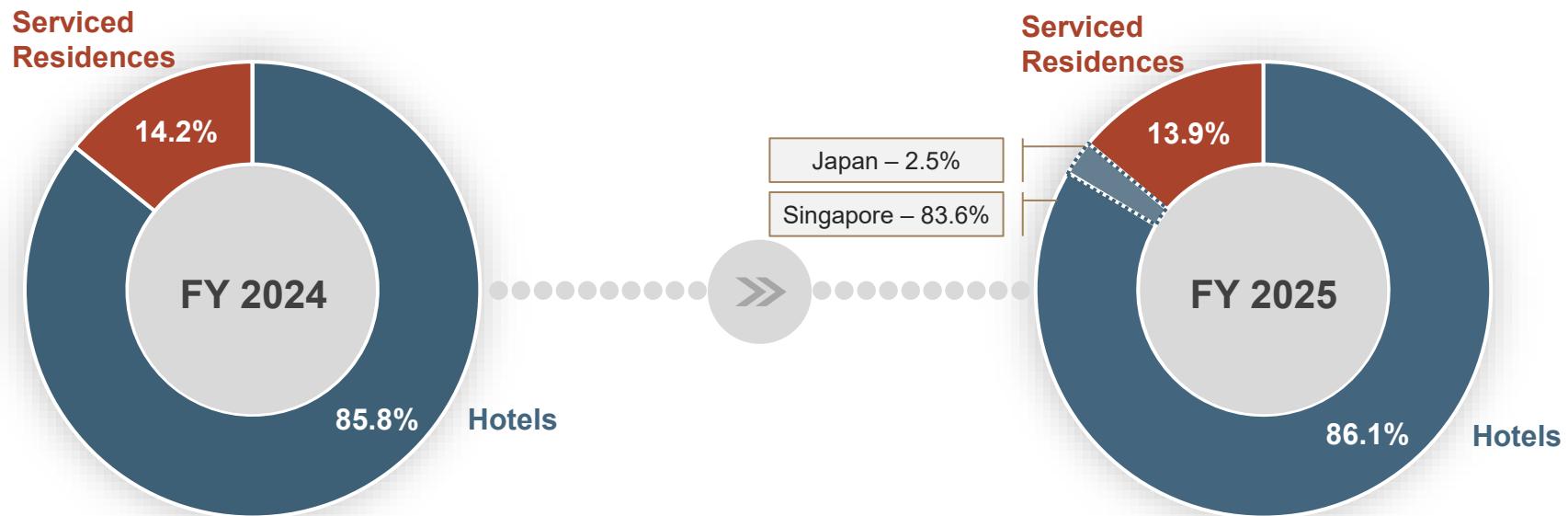
Maiden contribution from the Japan hotel supported portfolio revenue growth



* On a same-store-basis, excluding the effects of Central Square which was divested on 24 March 2022.

Portfolio Valuation

Valuation of the investment properties¹ increased S\$42 million, driven mainly by the acquisition of Four Points by Sheraton Nagoya, bringing the total portfolio value to S\$2,558 million



	FY 2024 (S\$'m)	FY 2025 (S\$'m)	YoY%
Singapore	2,515.5	2,494.3	(0.8)
<i>Hotels</i>	2,157.7	2,138.4	(0.9)
<i>Serviced Residences</i>	357.8	355.9	(0.5)
Japan Hotel	-	64.0	N.M.
Total	2,515.5	2,558.3	1.7

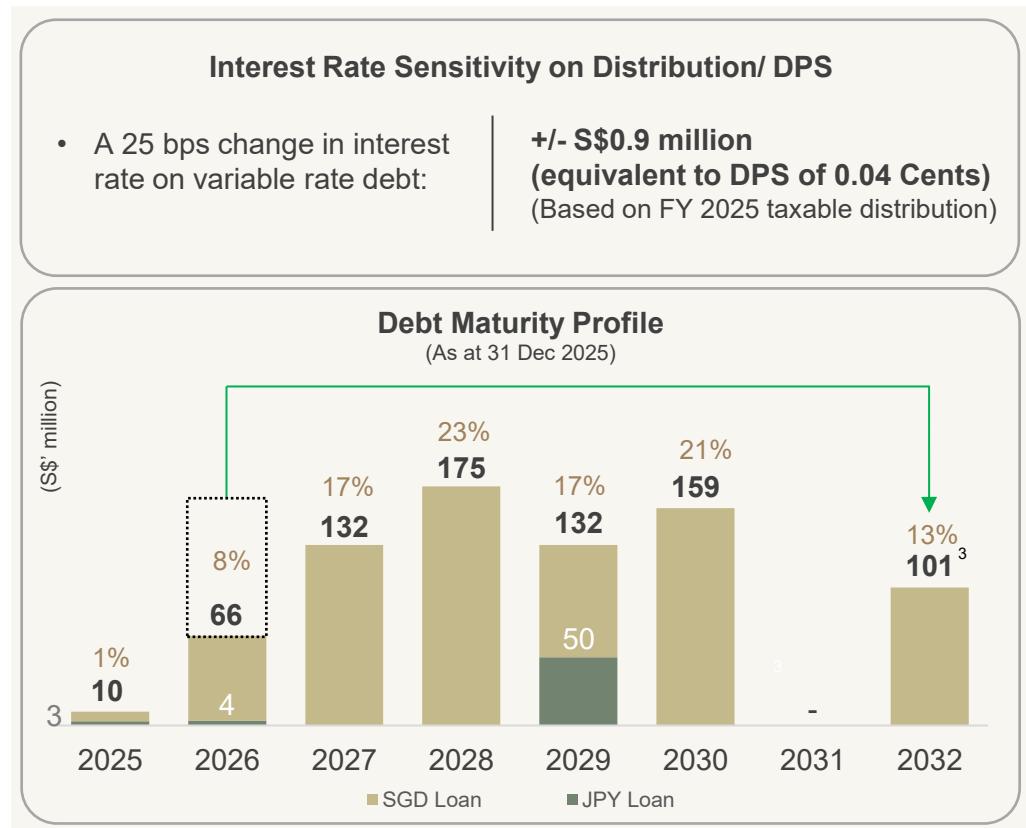
Note:

1. Investment properties under Far East H-REIT and its subsidiaries.

Healthy Balance Sheet with Prudent Capital Management

**One of the lowest geared S-REITs at 33.0% aggregate leverage.
Average cost of debt declined to 3.1% from 4.1% in the previous year.**

As at 31 Dec 2025	
Total Debt	S\$774.8m
Available Revolving Facility	S\$264.8m
Aggregate Leverage¹	33.0%
Unencumbered Property as % of Total Property Portfolio Value	97.5%
Proportion of Fixed Rate	53.5%
Weighted Average Debt Maturity	3.6 years
Average Cost of Debt	3.1%
Interest Coverage Ratio²	3.6x



¹ Aggregate Leverage is computed in accordance with Appendix 6 of the Code on Collective Investment Schemes for Far East H-REIT and its subsidiaries. Aggregate leverage for Far East H-Trust was 33.0%.

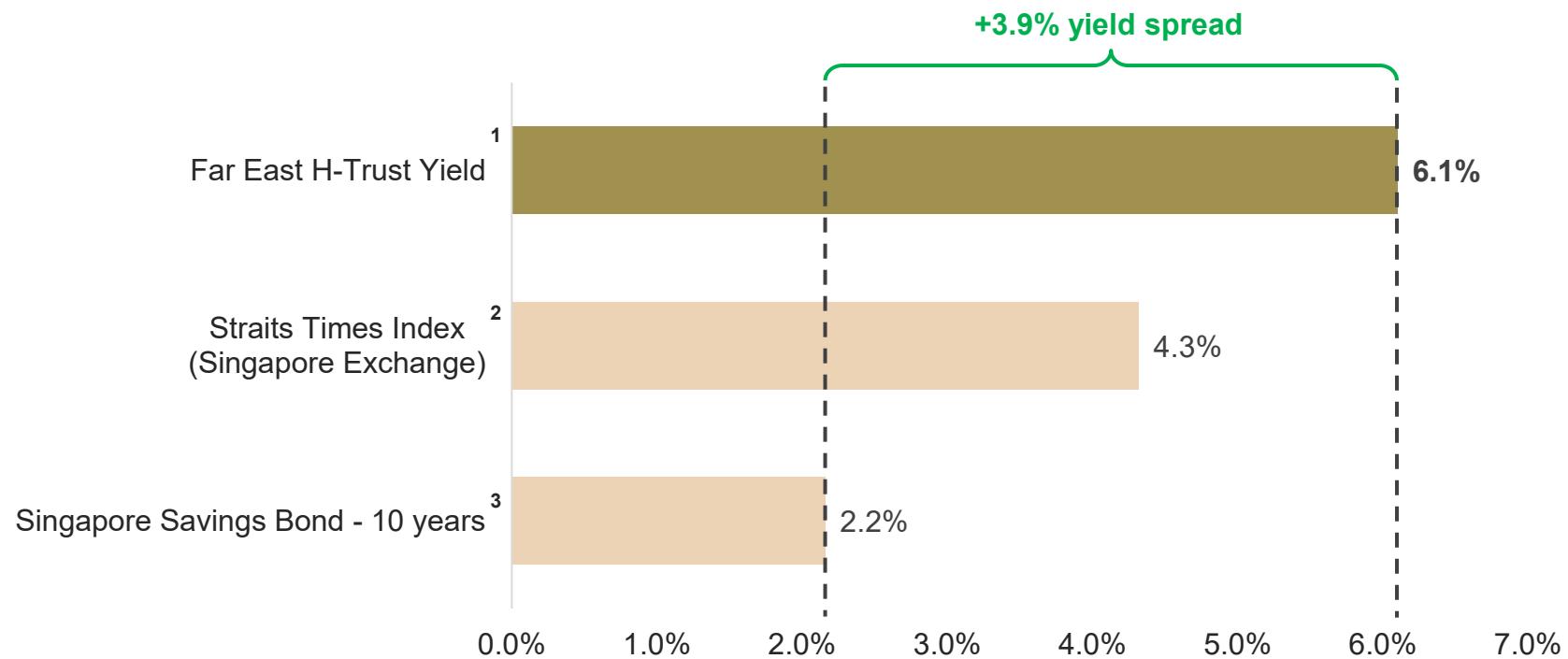
² Interest coverage ratio is computed based on EBITDA over interest expense as per the definition in the loan covenants. This would be 3.6x based on the definition prescribed by Appendix 6 of the Code on Collective Investment Schemes.

³ Early refinancing of a S\$101.4 million term loan was completed in December 2025 with sustainability-linked facilities, ahead of its maturity in March 2026.



Attractive DPS Yield

Attractive dividend yield of 6.1%¹ based on FY 2025 DPS of 3.70 cents



¹ Based on the DPS payout for FY 2025 divided by the closing price of S\$0.610 on 31 December 2025.

² SET Monthly Market Report – 30 January 2026.

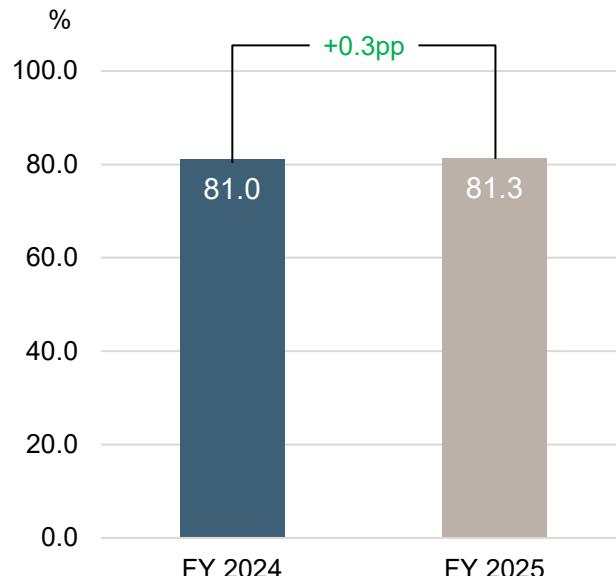
³ MAS Singapore Savings Bond (Average return over 10 years) – March 2026 issue.

Portfolio Performance

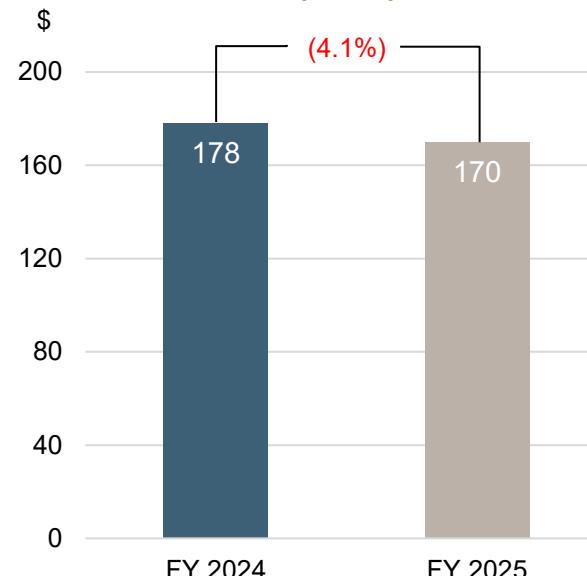


Portfolio Performance FY 2025 – Singapore Hotels

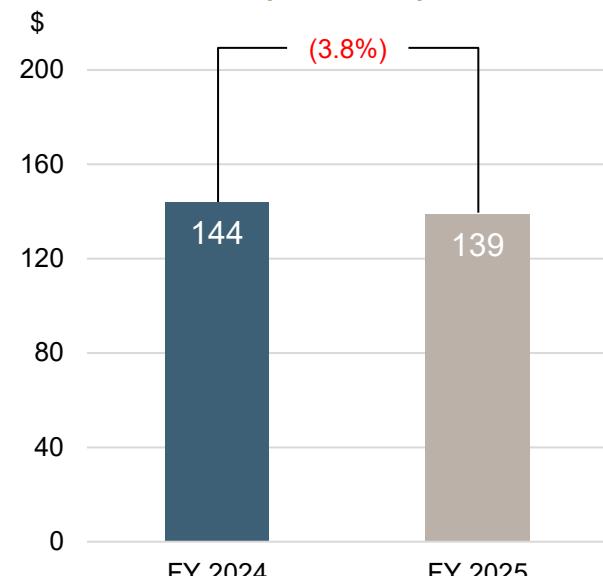
Average Occupancy



Average Daily Rate (ADR)



Revenue Per Available Room (RevPAR)

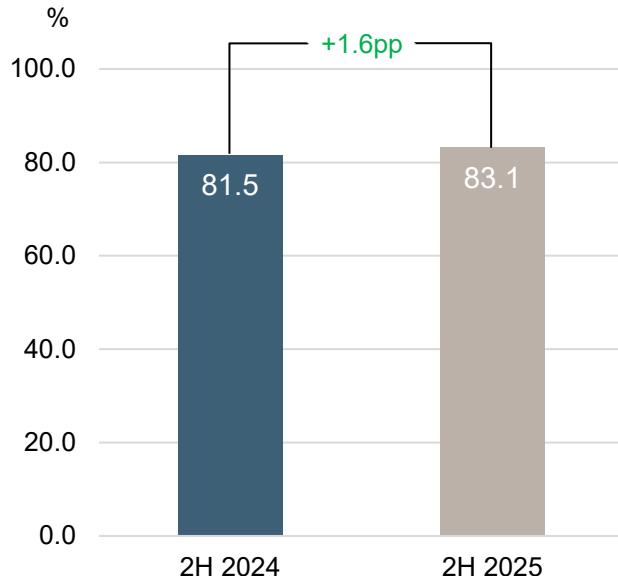


- Uncertain market conditions in the first half as well as a high base in the previous year with a number of mega events weighed on the full-year performance. Demand and performance improved in the second half of the year.
- A diversified mix of corporate and wholesale channels was utilised to support occupancy, resulting in a 0.3pp increase in occupancy while ADR declined 4.1% to \$170.

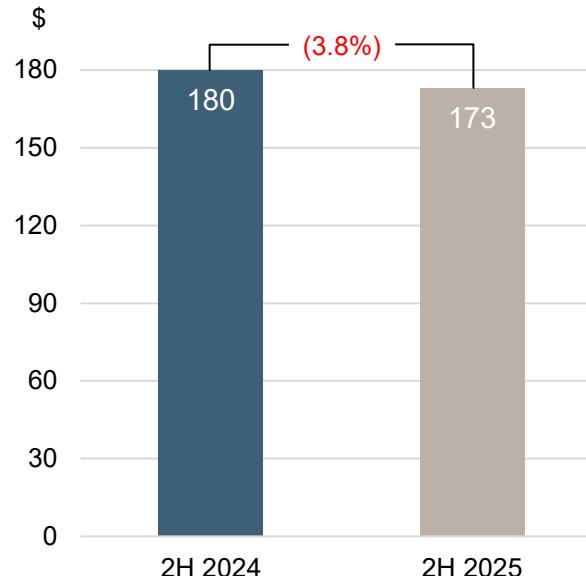


Portfolio Performance 2H 2025 – Singapore Hotels

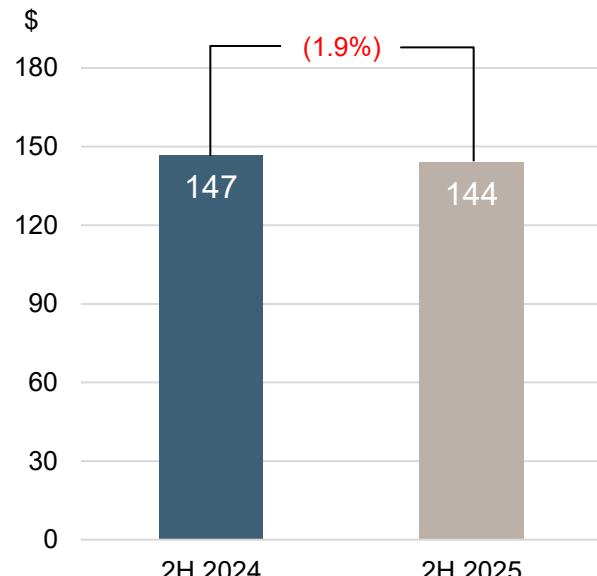
Average Occupancy



Average Daily Rate (ADR)

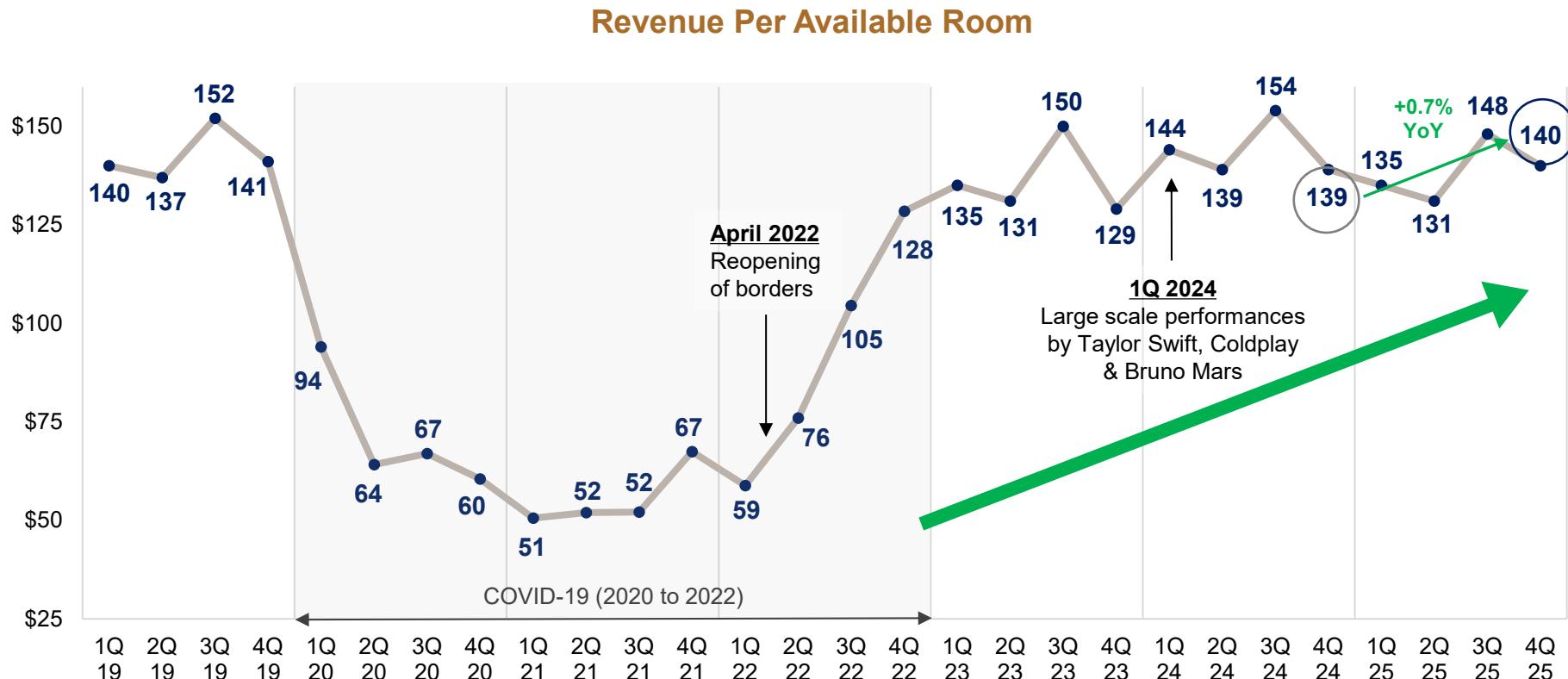


Revenue Per Available Room (RevPAR)



- Average occupancy rose 1.6 pp to 83.1%, with stronger bookings by corporate and leisure travellers, driven in part by major large-scale events such as the World Aquatics Championship and Blackpink's world tour.
- ADR moderated to S\$173 as a result of tactical promotions efforts to optimise occupancy.

Hotel Portfolio RevPAR: Soft First Half with Signs of Stabilisation

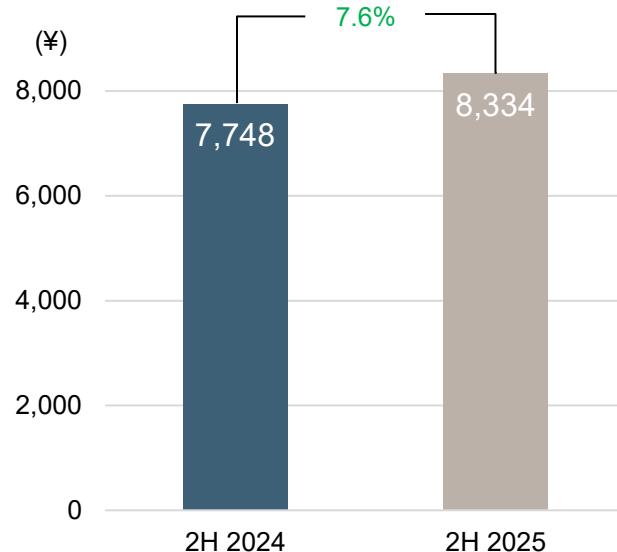


- The RevPAR performance for the fourth quarter was 0.7% higher year-on-year.

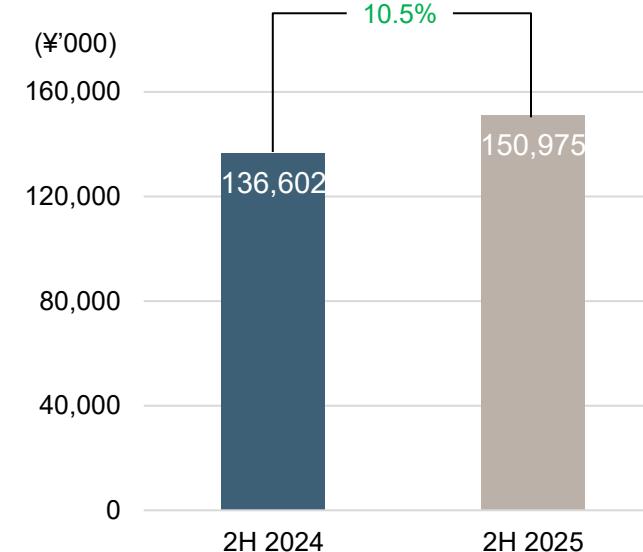


Portfolio Performance 2H 2025 – Japan Hotel

Revenue Per Available Room (RevPAR)¹



Gross Operating Profit (GOP)¹



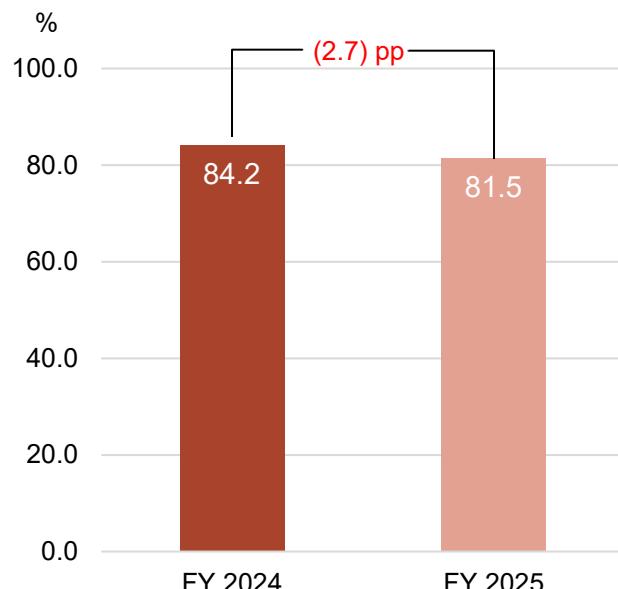
- RevPAR rose 7.6% YoY to ¥8,334 in 2H 2025 on higher room revenue supported by MICE-related demand at the nearby Aichi Sky Expo and the continued recovery in arrivals at Chubu Centrair International Airport.
- For the period, GOP increased by 10.5%, underpinned by higher room and F&B revenue and disciplined cost management.
- Passenger volumes increased 10% YoY in 2H 2025 (but still 23% below 2019 levels).

¹ RevPAR and GOP comparisons assume ownership of FPN during the same period in 2H 2024 to reflect comparable post-acquisition periods after the deal's completion on 25 April 2025.

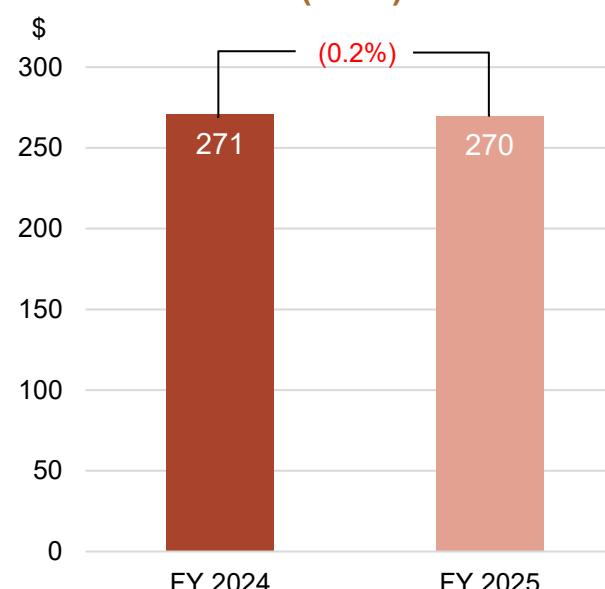


Portfolio Performance FY 2025 – Singapore Serviced Residences

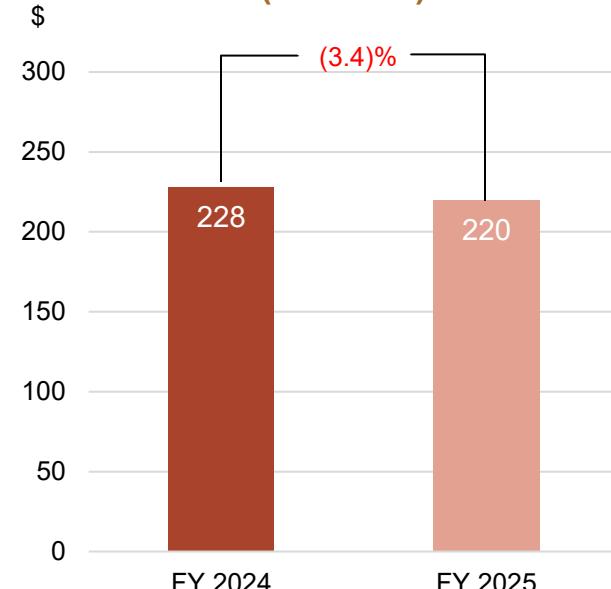
Average Occupancy



Average Daily Rate (ADR)



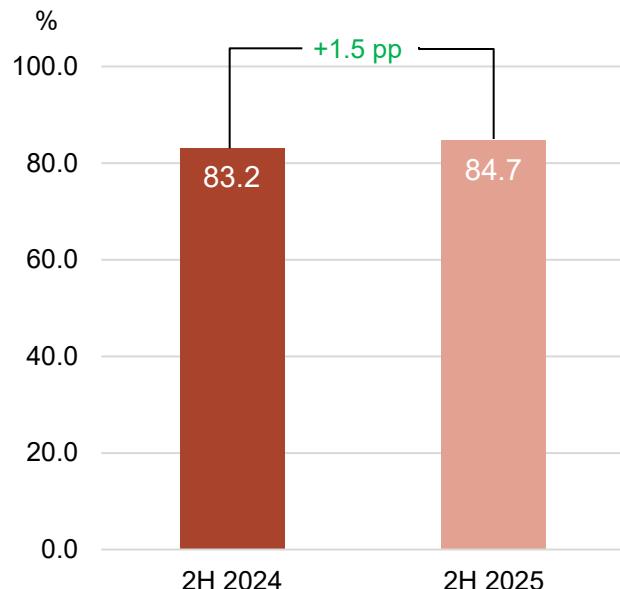
Revenue Per Available Unit (RevPAU)



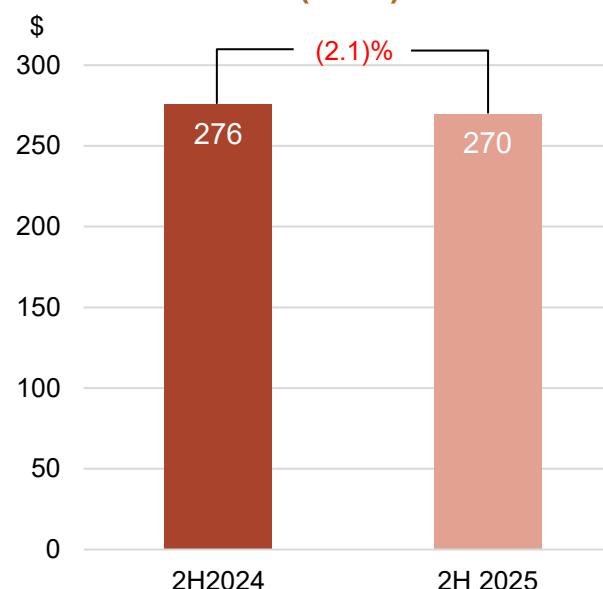
- For the year, average occupancy was 81.5%, reflecting softer corporate demand, particularly in the first half of the year.
- ADR held steady at S\$270 as a higher share of leisure and short-stay guests partially offset weaker long-stay corporate bookings, resulting in a 3.4% decline in RevPAU to S\$220.

Portfolio Performance 2H 2025 – Singapore Serviced Residences

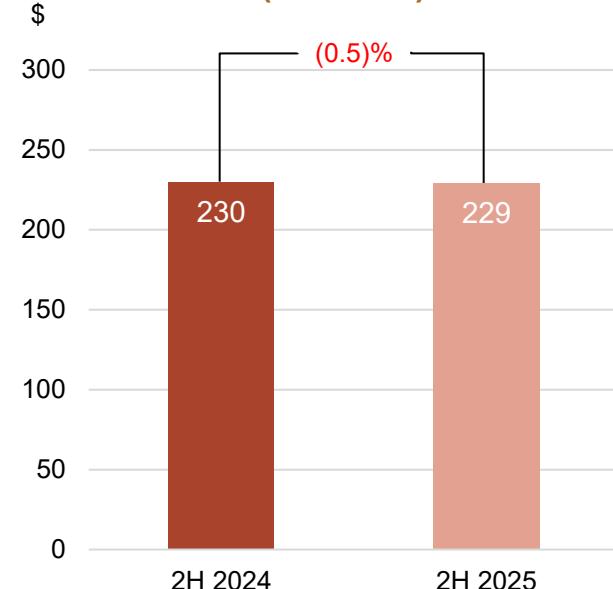
Average Occupancy



Average Daily Rate (ADR)

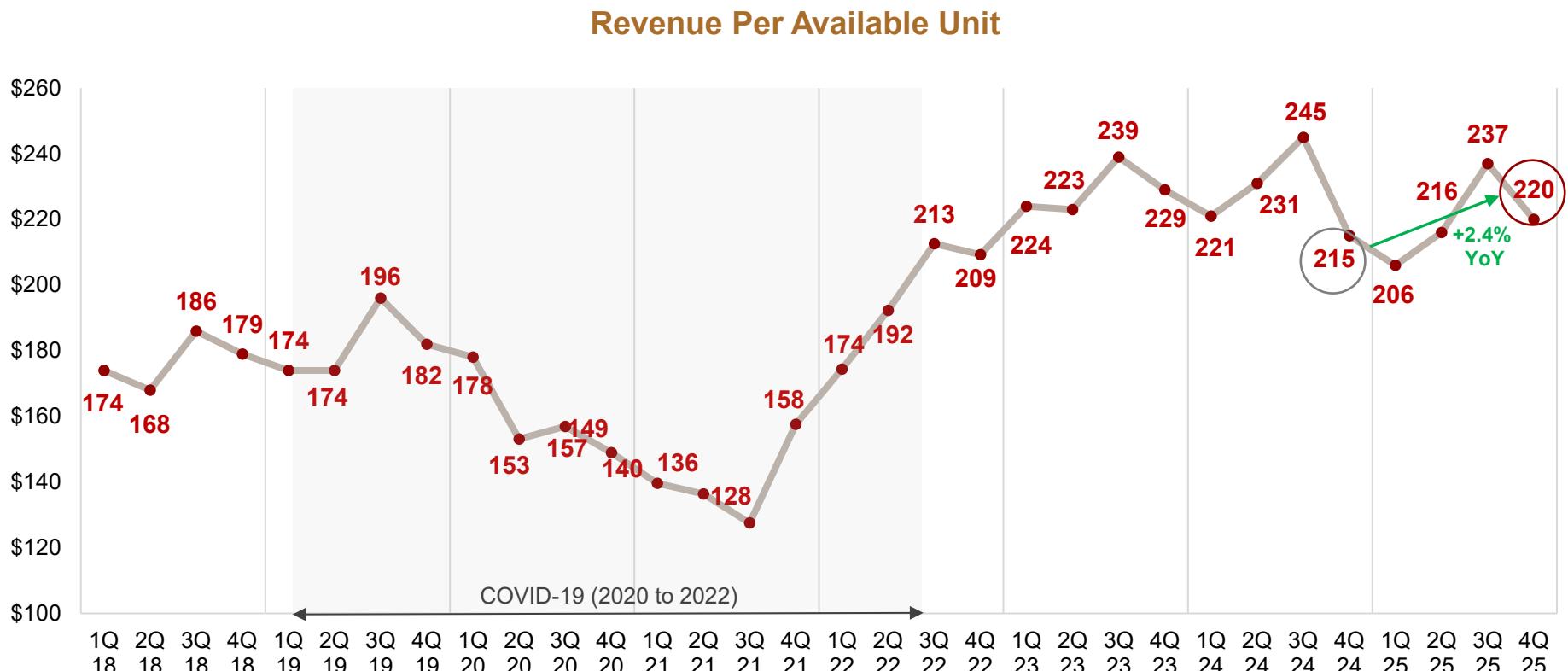


Revenue Per Available Unit (RevPAU)



- For 2H 2025, RevPAU remained broadly stable at S\$229.
- Average occupancy increased 1.5 pp to 84.7%, driven by a targeted focus on leisure segments amidst weaker corporate demand.
- Blended average rate moderated due to uneven performance across the serviced residences.

Serviced Residence RevPAU Performance

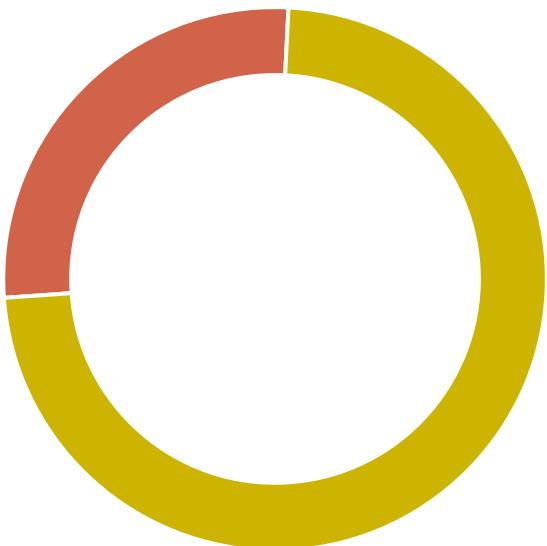


- The SR portfolio's RevPAU for 4Q 2025 increased 2.4% year-on-year as a result better performances at ASO and VRH.



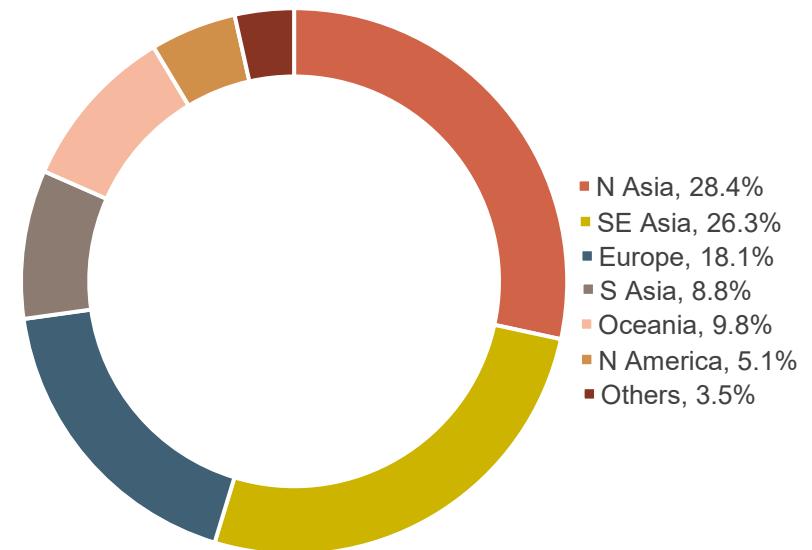
FY 2025 Revenue Contribution – Singapore Hotels

By Market Segment



- Corporate, 26.9%
- Leisure/Independent, 73.1%

By Country of Residence

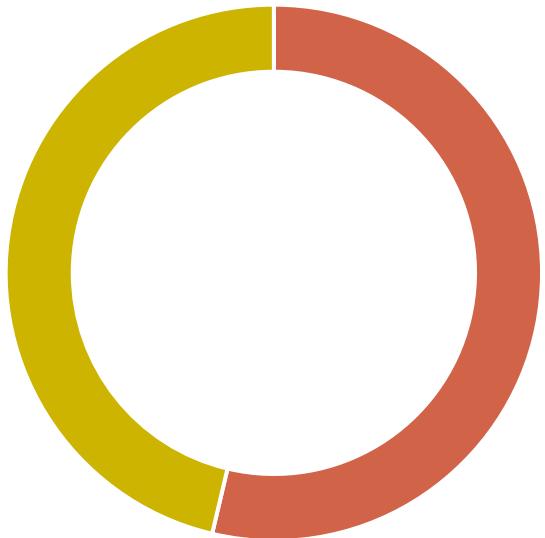


- The Leisure/Independent remained the primary driver, contributing 73.1% of room revenue (FY2024: 75.6%), due to shift in booking channel mix within the segment.
- North Asia remained the largest source market at 28.4% of room revenue, driven by Chinese and Japanese guests, followed by Southeast Asia (26.3%) and Europe (18.1%).



FY 2025 Revenue Contribution – Singapore Serviced Residences

By Market Segment



By Industry



Services	32.1%
Banking & Finance	21.5%
Electronics & Manufacturing	15.1%
Oil & Gas	12.0%
FMCG	3.0%
Logistics	2.2%
Others	14.1%

- The Corporate segment remained the primary driver, contributing 53.7% of revenue (FY 2024: 68.0%).
- Greater focus on leisure travellers contributed to an increased share of Leisure/ Independent revenue contribution.
- The top three segments, Services, Banking & Finance, and Electronics & Manufacturing, contributed 68.7% of the Corporate segment's total revenue.

Asset Enhancement Initiatives & New Tenants



Asset Enhancement at Village Hotel Bugis – Escalator Upgrade

Enhancing guest experience through improved safety and reliability with installation of new escalators.
The upgrade also resulted in greater energy efficiency.



Notable New Tenancies in Commercial Premises

Curated F&B, lifestyle and wellness concepts enhancing vibrancy and services for guests while improving occupancy

9 Yards Cafe @ Village Hotel Changi



Blonde Boudoir @ Orchard Rendezvous Hotel



Natureland @ Village Residence Robertson Quay

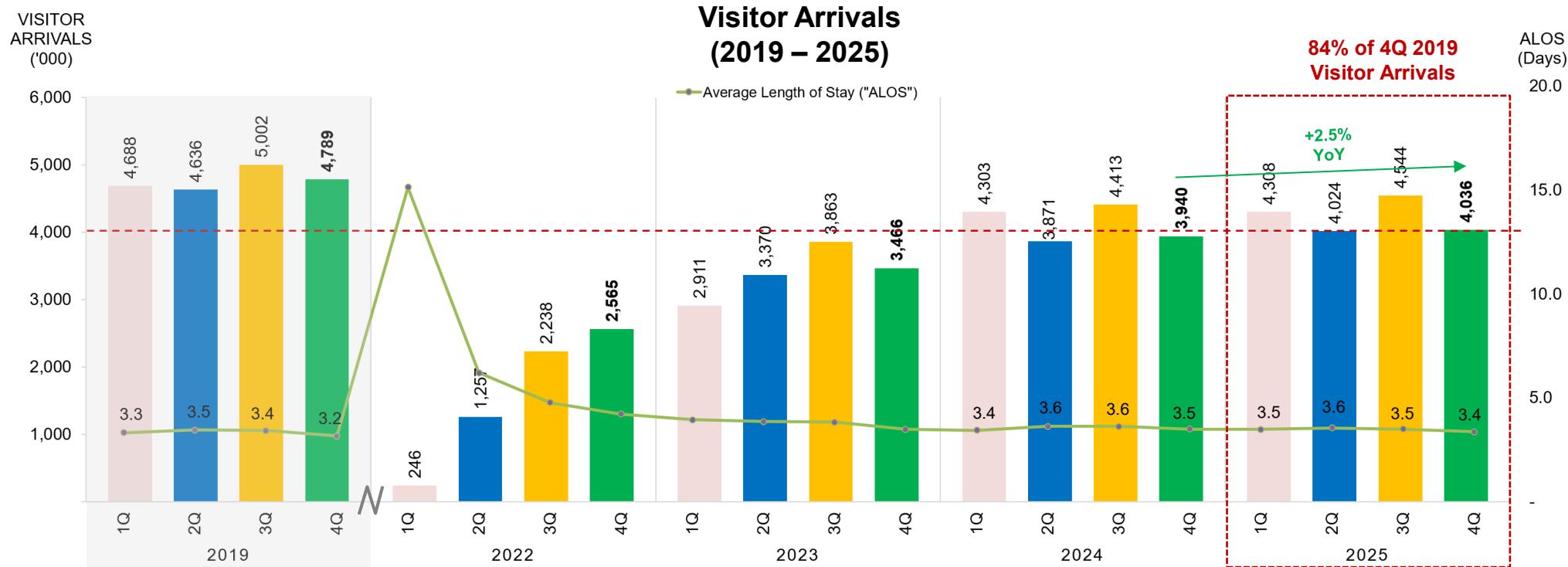


Outlook



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Recovering Visitor Arrivals with Potential for Further Growth



- Visitor arrivals continued to recover throughout 2025, although arrivals remained below 90% of pre-pandemic 2019 levels.
- Average length of stay shortened from 3.50 days in 3Q 2025 to 3.38 days in 4Q 2025, reducing overall visitor days and moderating room night demand, which contributed to a more competitive environment.



Driving Tourism Through Business, MICE and Sporting 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%

Business & Corporate Travel

- Singapore continues to demonstrate strong appeal as a stable and trusted base for companies amidst ongoing geopolitical uncertainty.
- Foreign **fixed asset investment** commitments **rose 5.2% YoY** to **S\$14.2 billion in FY 2025**, up from S\$13.5 billion in FY 2024, reflecting **continued long-term capital deployment** by multinational companies.

Key MICE and Sporting Events

• **Singapore Airshow**

- HSBC Women's World Championship
- Liv Golf Singapore
- AIA HYROX Singapore

• **Food & Hospitality Asia**

• **Herbalife Extravaganza**

- Medical Fair Asia
- Singapore Tennis Open (WTA 500)

• **Formula 1 Singapore Grand Prix**



Source: Economic Development Board of Singapore and Singapore Tourism Board.



Elevating Singapore's Leisure and Attractions Offerings



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 scheduled to open in 2026, completing the Mandai Wildlife Reserve.



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.



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.



In Summary

Positive Tourism Developments Amidst Macroeconomic Uncertainty

Macroeconomic Environment

Global growth to moderate amidst persistent uncertainty

- The IMF expects global growth to remain subdued at around **3.1% in 2026**, as elevated debt levels, trade frictions and geopolitical risks continue to weigh on sentiment. **Asia is expected to remain a key growth driver**, providing a relatively resilient backdrop for regional and intra-Asia travel demand.

Singapore Dollar expected to stay firm

- MAS kept its monetary policy settings unchanged in January 2026, maintaining the existing rate and slope of the Singapore Dollar policy band. 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%.



Details of Distribution

For Period from 20 August to 31 December 2025

Distribution per Stapled Security (“DPS”)	1.45 cents ¹
Ex-Date	23 February 2026
Book Closure Date	24 February 2026
Distribution Payment Date	16 March 2026

¹ Excluding advanced distribution of 0.47 Singapore cents per stapled security for the period from 1 July to 19 August 2025, paid on 25 September 2025. Total DPS for 2H 2025 is 1.92 cents.

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'pore 189971	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	62 years	52 years	62 years	53 years	79 years	37 years	62 years	58 years	57 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			Total / Weighted Average
				
Village Residence Hougang	Village Residence Robertson Quay	Adina Serviced Apartments Singapore Orchard		
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	68 years	65 years	68 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	

