

FAR EAST HOSPITALITY TRUST

Presentation on Far East Hospitality Trust

September 2026

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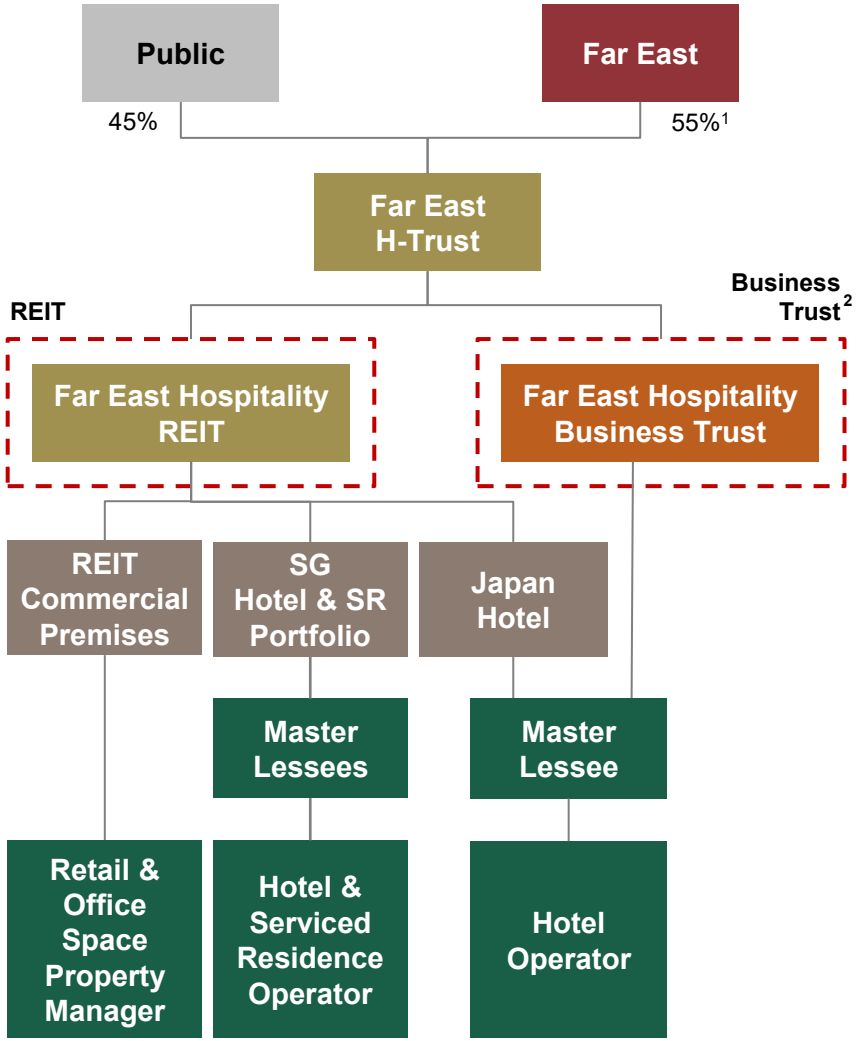
Overview of Far East Hospitality Trust



FAR EAST HOSPITALITY TRUST

Overview of Far East H-Trust

Issuer	Far East Hospitality Trust (A constituent of **FTSE EPRA Nareit Global Developed Index** since September 2021)
Sponsor	Far East Organization group of companies
Portfolio	13 properties valued at approximately S$2.56 billion[1] 10 hotel properties ("Hotels") and 3 serviced residences ("SR" or "Serviced Residences")
Operator	Singapore – Hotels & SRs: Far East Hospitality Management (S) Pte. Ltd. Japan – Four Points by Sheraton Nagoya: Marriott International, Inc.
Retail & Office Space Property Manager	Jones Lang LaSalle Property Consultants Pte. Ltd.
Master Lessees	Sponsor companies, part of the Far East Organization group of companies



1 As at 31 December 2025.
2 On 25 April 2025, Far East H-REIT completed the acquisition of Four Points by Sheraton Nagoya ("FPN"), and Far East H-BT was activated to acquire, CENTRAIR Hotel Systems, Ltd, which acts as the master lessee of FPN.

Combination of Downside Protection with Upside Potential

Master Lease Agreement (Singapore Hotels & SRs)

Tenure
- 20 years with the option to renew for an additional 20 years

Rental Structure
- Fixed Rent: **S$63.5m** per annum
  (S$57.0m for Hotels and S$6.5m for Serviced Residences)
- Variable Rent: (33% x GOR[1]) + (30%[3] x GOP[2]) - Fixed Rent
- Provides downside protection with upside potential

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

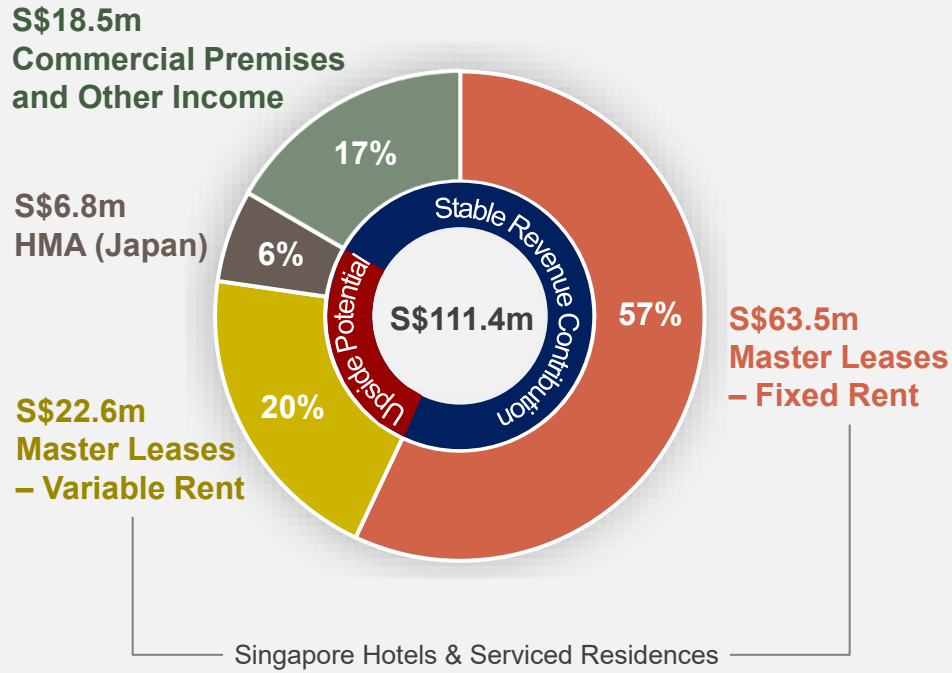
Hotel Management Agreement ("HMA") (Japan)

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

Commercial Premises and Other Income

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

Breakdown of Revenue (FY 2025)



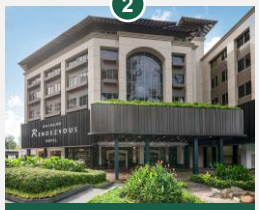
1 GOR refers to the Gross Operating Revenue of the Property.
2 GOP refers to the Gross Operating Profit of the Property.
3 Average for the whole portfolio; actual percentage for each property ranges between 23% and 37% for Hotels, and between 38% and 40% for Serviced Residences.

Singapore Focus with Strategic Diversification

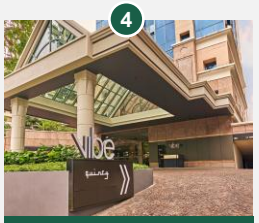
13 Properties | **3,334** Hotel rooms and serviced residence units | **180** Retail units and office spaces housed in 8 of 13 properties

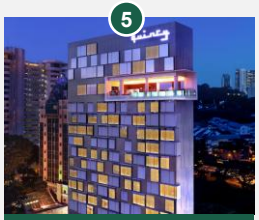
Building on a Strong Singapore Foundation

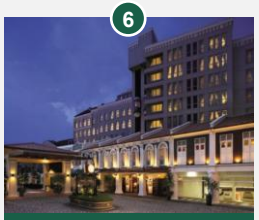

1 Oasia Hotel Novena

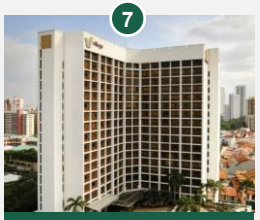

2 Orchard Rendezvous Hotel


3 Rendezvous Hotel Singapore


4 Vibe Hotel Singapore Orchard

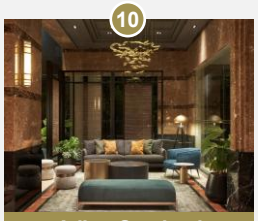

5 Quincy Hotel Singapore


6 Village Hotel Albert Court

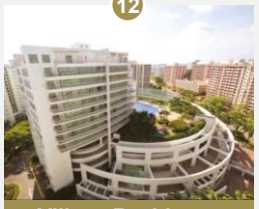

7 Village Hotel Bugis


8 Village Hotel Changi


9 Oasia Hotel Downtown


10 Adina Serviced Apartments Singapore


11 Village Residence Robertson Quay


12 Village Residence Hougang

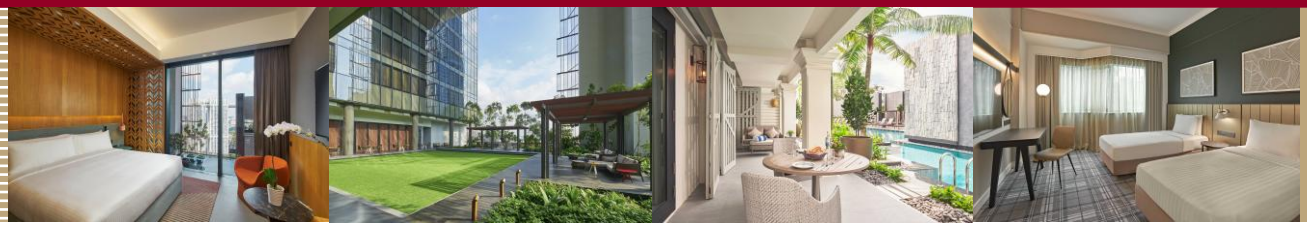
Strategic Expansion into Japan


13 Four Points by Sheraton Nagoya

1. **Diversified Income** Mitigates concentration risk and strengthens resilience
2. **Broader Opportunities** Provides access to a large developed market across multiple cities
3. **Strategic Expansion** Balances overseas growth while maintaining Singapore as core focus

Upscale and upper midscale hospitality portfolio anchored in Singapore with overseas growth

Financial Highlights



FAR EAST HOSPITALITY TRUST

Executive Summary for 1H 2026 – Performance vs LY

	1H 2026 S$'000	1H 2025 S$'000	Variance %
Gross Revenue	**53,791**	**51,565**	**4.3**
Hotels	39,306	37,381	5.1
Singapore	*34,794*	*35,770*	*(2.7)*
Japan	*4,512*	*1,611*	*>100.0*
Serviced Residences ("SR")	5,340	5,002	6.8
Commercial Premises and Other Income	9,145	9,182	(0.4)
Net Property Income	**45,360**	**45,638**	**(0.6)**
Finance Expenses	(9,194)	(12,801)	28.2
Income Available for Distribution	**33,678**	**30,915**	**8.9**

- Gross revenue for 1H 2026 increased by 4.3% year-on-year 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 remained broadly stable. In addition, Four Points by Sheraton Nagoya ("FPN") contributed for the full six-month period in 1H 2026, following its acquisition on 25 April 2025.
- Net property income declined marginally by 0.6% year-on-year to S$45.4 million, as higher property expenses offset the increase in gross revenue.
- Income available for distribution increased by 8.9% year-on-year to S$33.7 million, supported by lower finance expenses.

Executive Summary for 1H 2026 – Performance vs LY

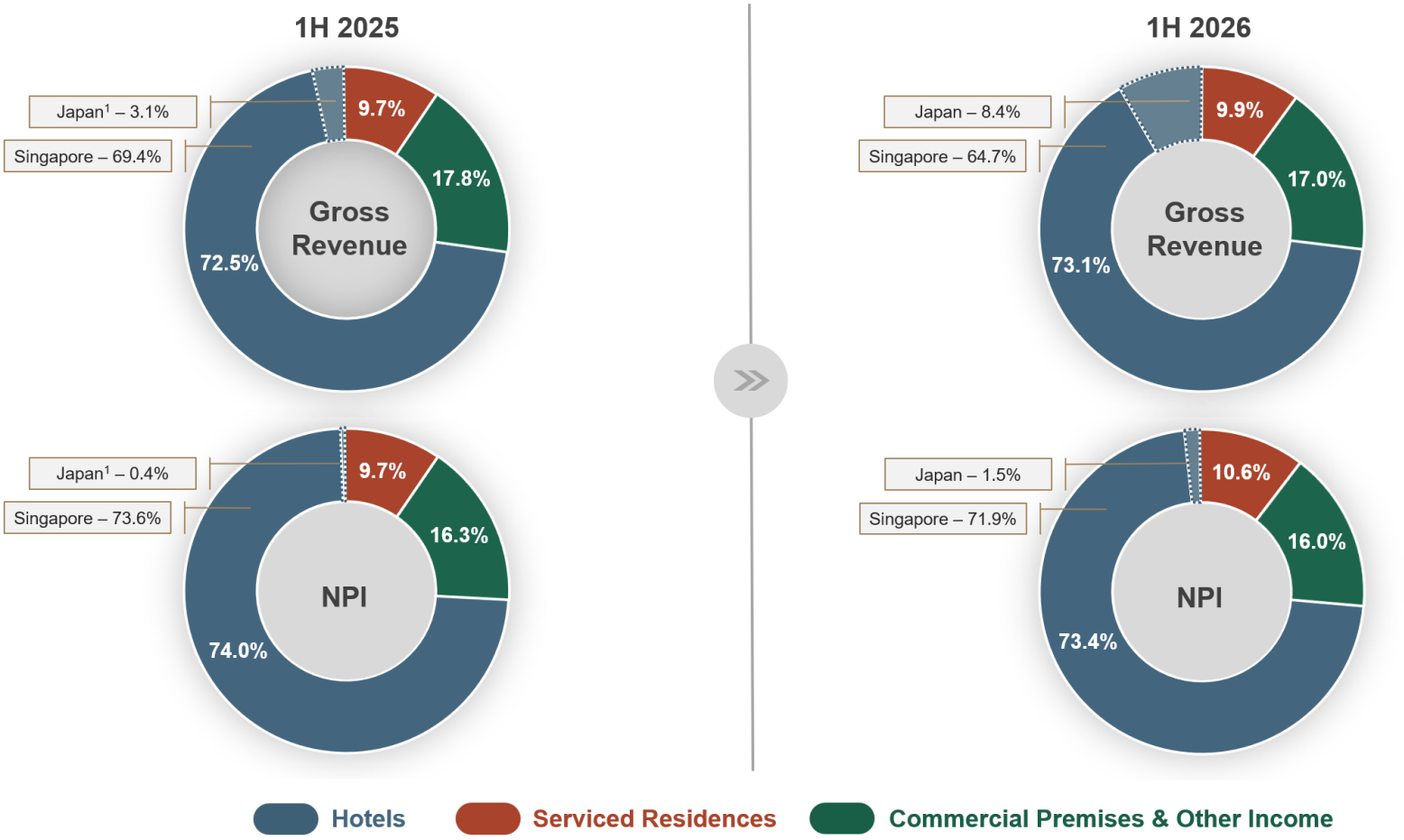
	1H 2026 S$'000	1H 2025 S$'000	Variance %
Income Available for Distribution	**33,678**	**30,915** [1]	**8.9**
Distribution to Stapled Securityholders	**33,580**	**36,020**	**(6.8)**
- From Taxable Income	33,580	30,556	9.9
- From Other Gains	-	5,464	(100.0)
Distribution per Stapled Security ("DPS") (cents)	**1.63**	**1.78**	**(8.4)**
Excluding Other Gains:			
Core Distribution	**33,580**	**30,556**	**9.9**
Core DPS (cents)	**1.63**	**1.51**	**7.9**

- Income available for distribution increased 8.9% YoY to S$33.7 million, mainly due to lower finance expenses arising from lower borrowing costs.
- DPS was 8.4% lower year-on-year as the prior-year period included distribution of other gains from the divestment of Central Square.
- Excluding other gains, distribution from taxable income ("Core Distribution") increased 9.9% year-on-year to S$33.6 million, and Core DPS grew 7.9% to 1.63 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

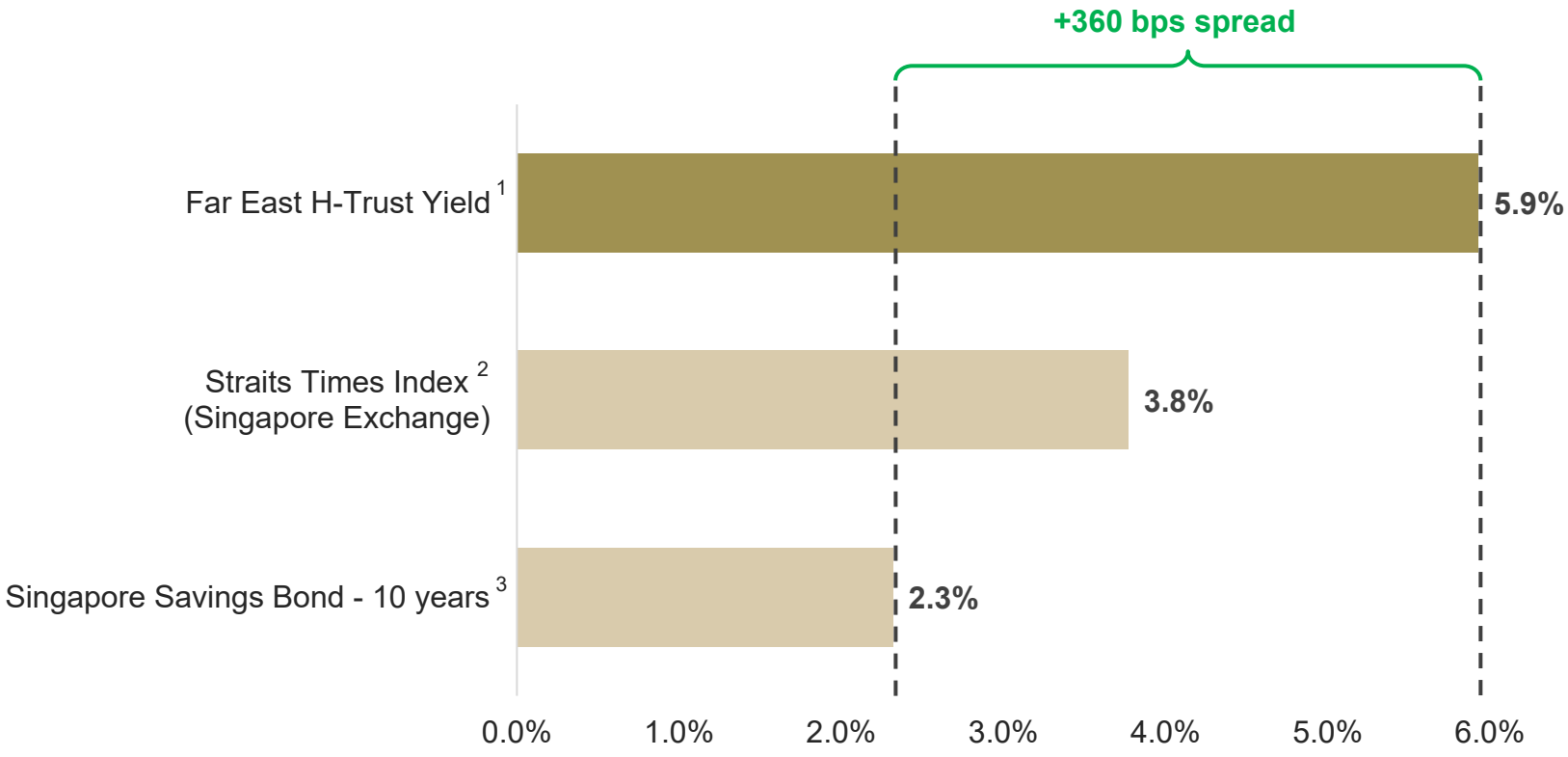
Hotels Continue to Anchor Portfolio Revenue;
Contribution from Japan[1] Enhances Resilience Through Income Diversification



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

Attractive DPS Yield

Attractive dividend yield of 5.9%[1] based on 1H 2026 DPS of 1.63 cents



1 Based on the annualised DPS derived from the actual DPS payout for 1H 2026, divided by the closing price of S$0.550 on 8 September 2026.
2 SET Monthly Market Report – 31 August 2026.
3 MAS Singapore Savings Bond (Average return over 10 years) – October 2026 issue.

Healthy Balance Sheet with Prudent Capital Management

One of the lowest geared S-REITs at 32.8% aggregate leverage.
Average cost of debt declined to 2.3% from 3.4% a year ago (30 June 2025).

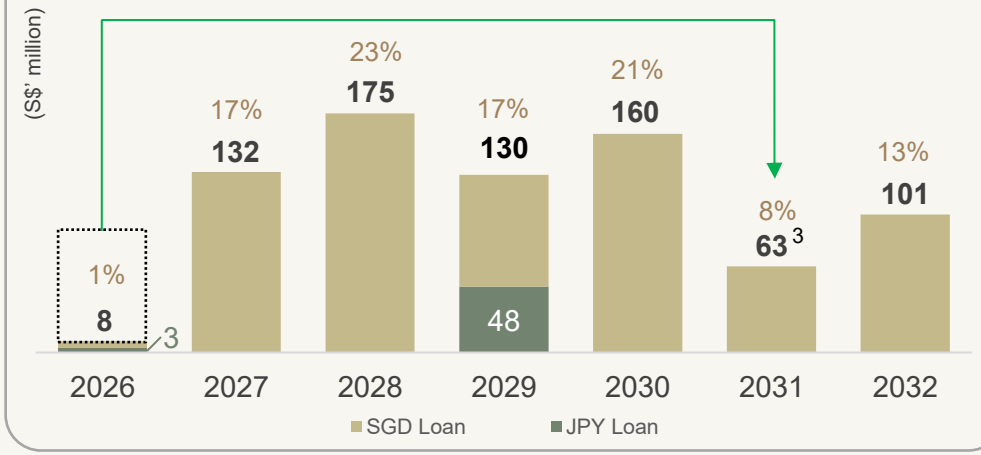
	As at 30 June 2026
Total Debt	S$769.3m
Available Revolving Facility	S$266.6m
Aggregate Leverage[1]	32.8%
Unencumbered Property as % of Total Property Portfolio Value	97.6%
Proportion of Fixed Rate	57.0%
Weighted Average Debt Maturity	3.5 years
Average Cost of Debt	2.3%
Interest Coverage Ratio[2]	4.3x

Interest Rate Sensitivity on Distribution/ DPS

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

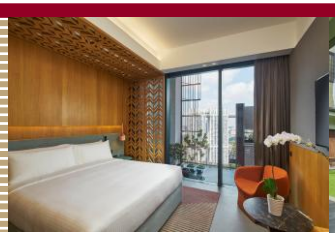
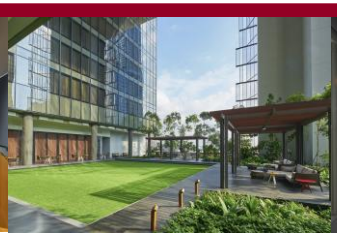
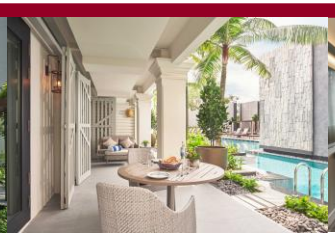
+/- S$0.8 million (equivalent to DPS of 0.04 Cents)
(Based on FY 2025 taxable distribution)

Debt Maturity Profile
(As at 30 Jun 2026)



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 32.9%.
2 Interest coverage ratio is computed based on EBITDA over interest expense as per the definition in the loan covenants. This would be 4.2x based on the definition prescribed by Appendix 6 of the Code on Collective Investment Schemes.
3 Extension of S$62.5 million term loan was completed in June 2026 ahead of its maturity in December 2026.

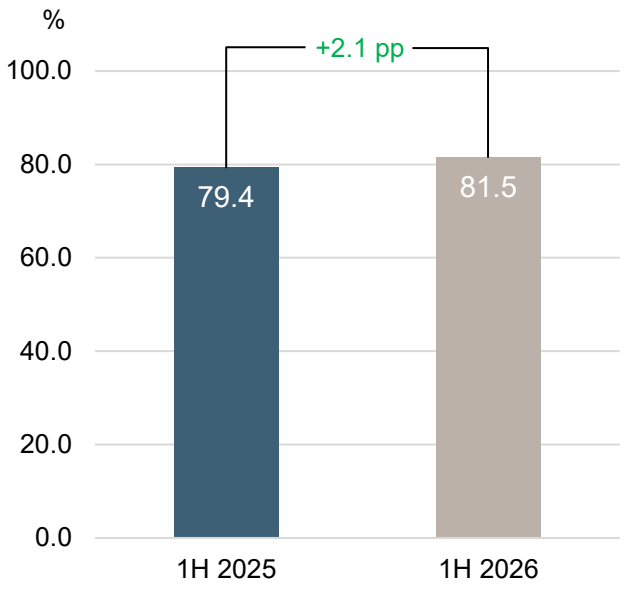
Portfolio Performance

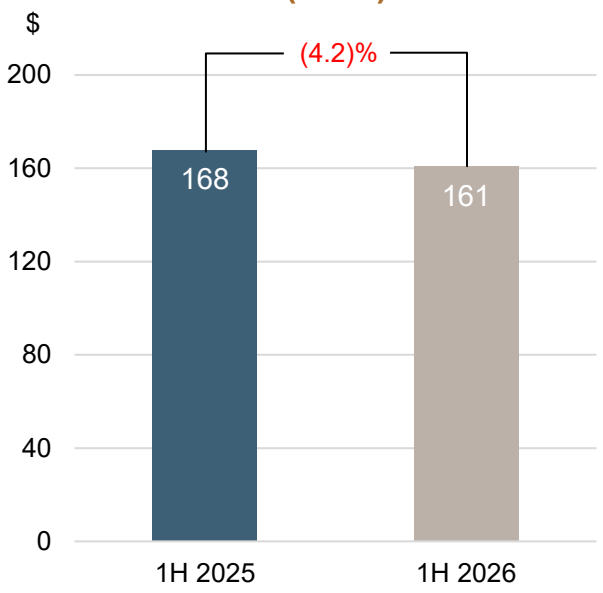

FAR EAST HOSPITALITY TRUST

Portfolio Performance 1H 2026 – Singapore Hotels

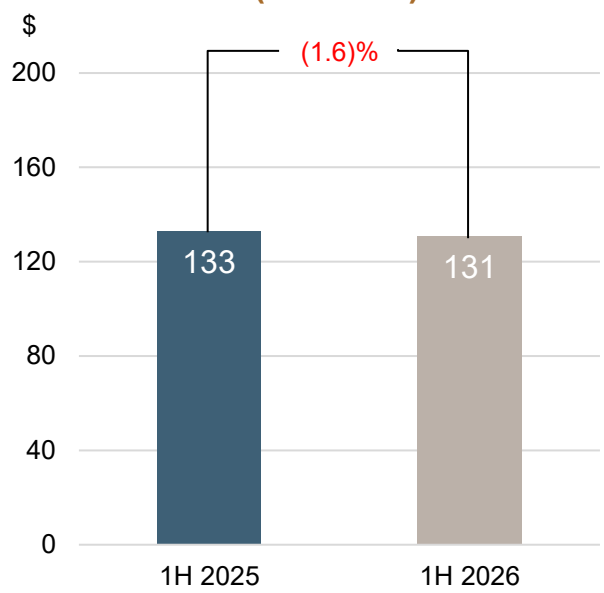
Average Occupancy



Average Daily Rate (ADR)



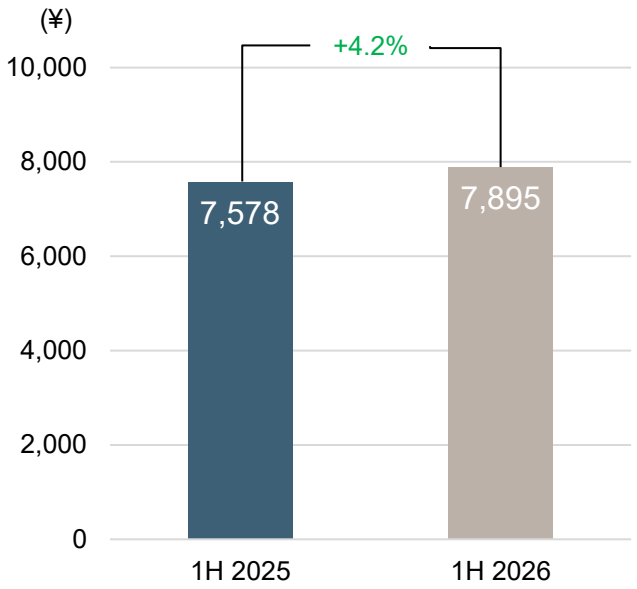
Revenue Per Available Room (RevPAR)



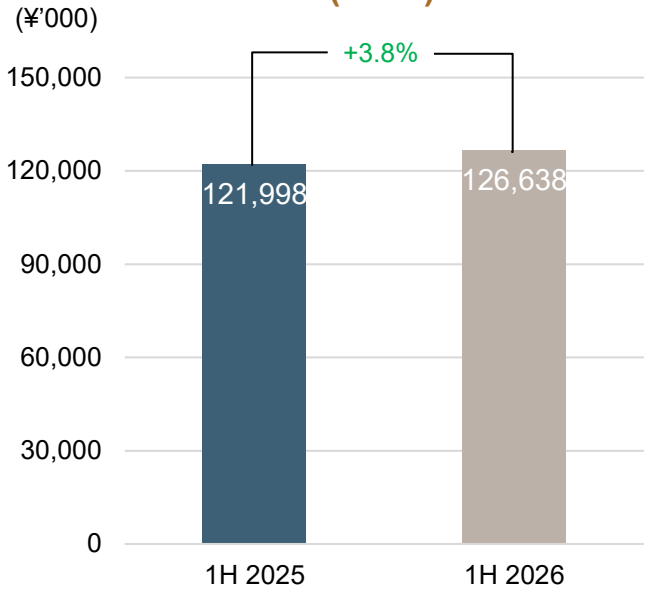
- The Singapore Hotels delivered a mixed performance in 1H 2026, with the improvement in the first quarter offset by softer demand in the second quarter of the year following the onset of the conflict in the Middle East.
- Occupancy remained healthy at 81.5%, increasing 2.1 percentage points while ADR declined 4.2% to S$161.
- As a result, RevPAR eased 1.6% year-on-year to S$131.

Portfolio Performance 1H 2026 – Japan Hotel

Revenue Per Available Room (RevPAR) [1]



Gross Operating Profit (GOP) [1]

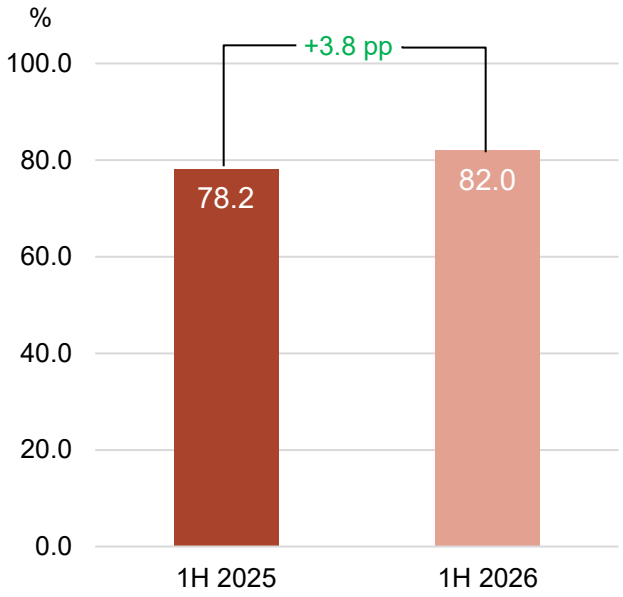


- FPN delivered RevPAR growth of 4.2% year-on-year to ¥7,895, supported by a more stable segment mix as incremental airline crew business provided a reliable base amidst softer leisure group demand.
- GOP grew 3.8% year-on-year to ¥126.6 million, underpinned by higher room and F&B revenue.
- Passenger traffic at Chubu Centrair International Airport declined 7% year-on-year in 1H 2026 due mainly to reduced air capacity from China.

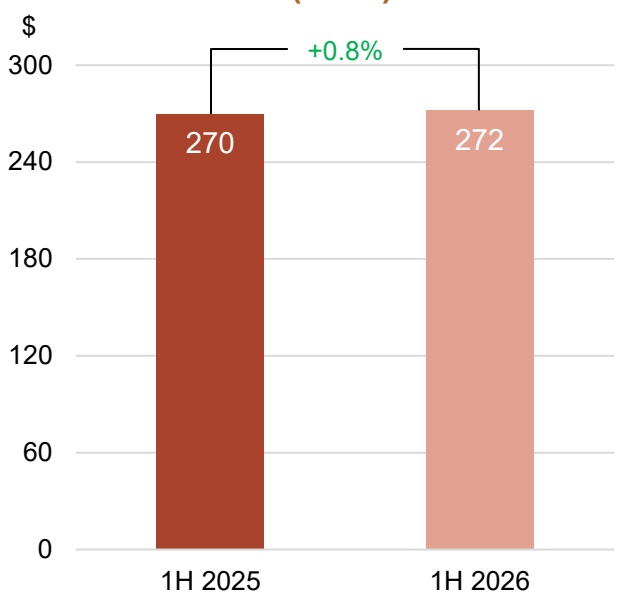
1 The acquisition of FPN was completed on 25 April 2025. For comparability, RevPAR and GOP reflect FPN's operating performance for the full six-month periods of 1H 2025 and 1H 2026.

Portfolio Performance 1H 2026 – Singapore Serviced Residences

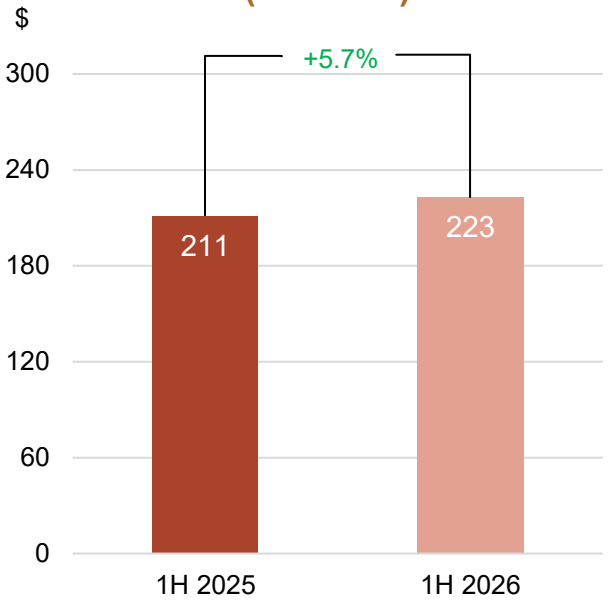
Average Occupancy



Average Daily Rate (ADR)



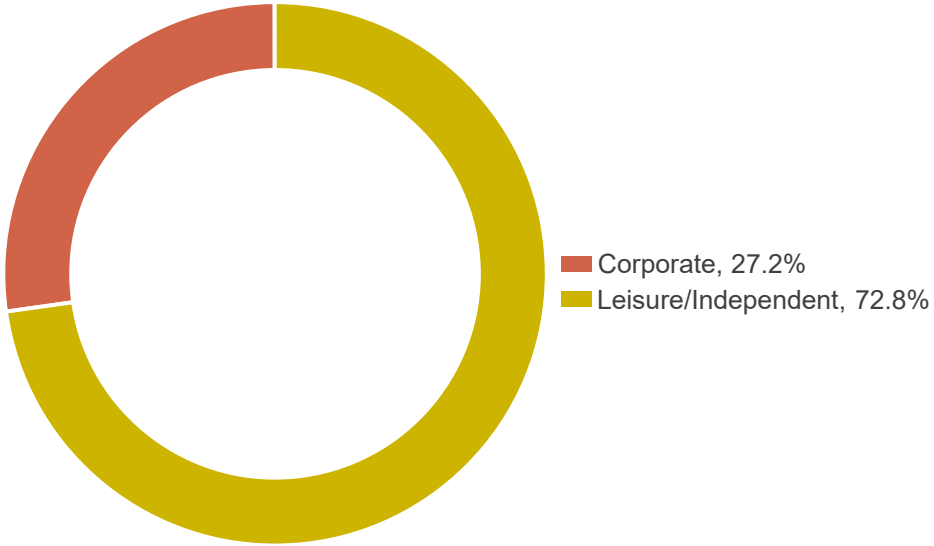
Revenue Per Available Unit (RevPAU)



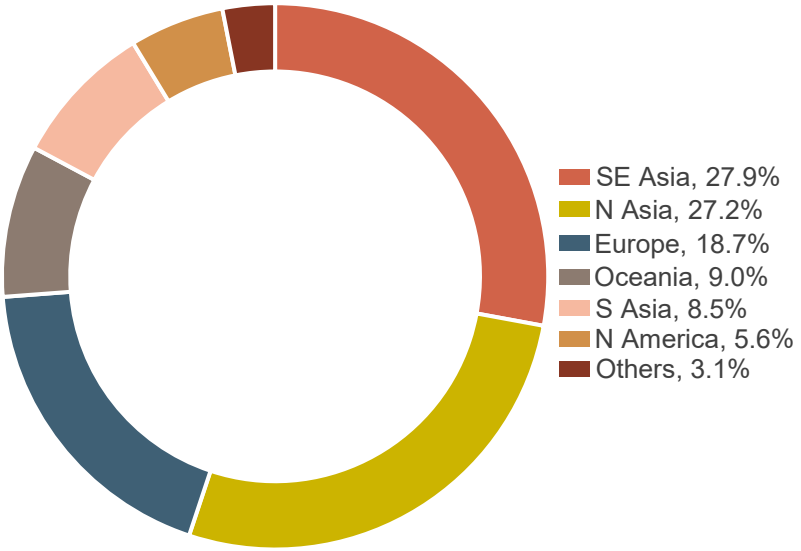
- The SRs delivered stronger operating performance in 1H 2026 compared to the previous year.
- Occupancy rose 3.8 percentage points to 82.0% and ADR increased 0.8% to S$272.
- As a result, RevPAU increased 5.7% year-on-year to S$223, supported by both higher occupancy and firmer rates.

1H 2026 Revenue Contribution – Singapore Hotels

By Market Segment



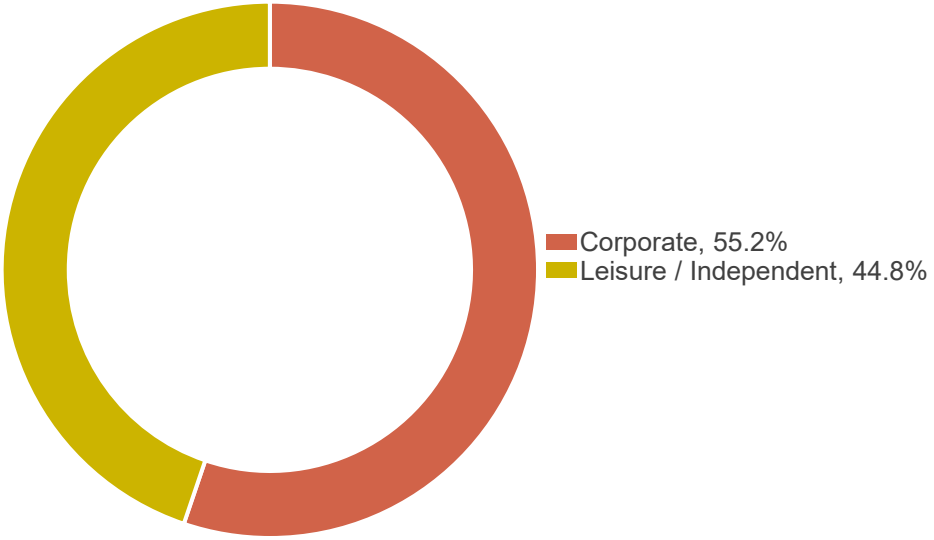
By Country of Residence



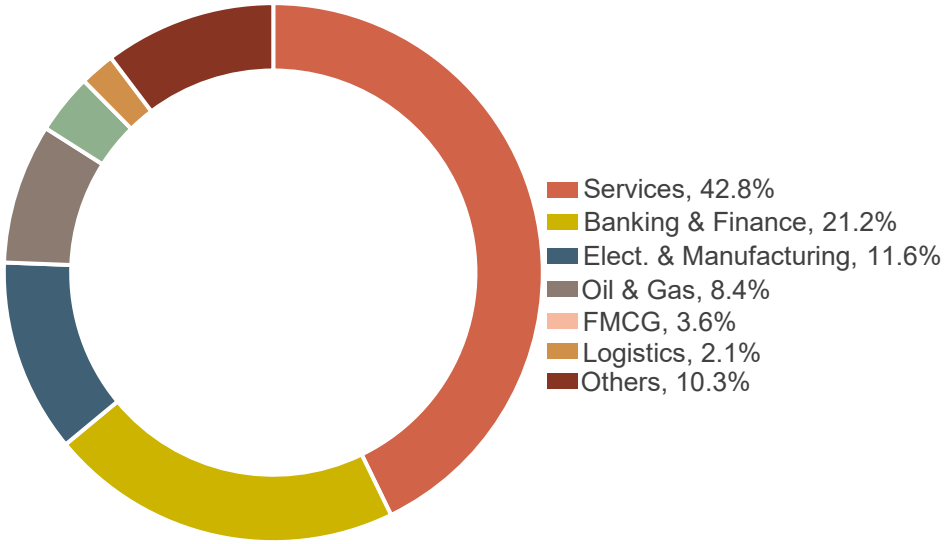
- Corporate revenue increased year-on-year, partially offsetting softer leisure demand. Consequently, the Corporate segment's revenue contribution increased to 27.2% from 26.0% in the prior year.
- Revenue contribution from markets such as South-East Asia and North America recorded notable increases year-on-year.
- Guests from South-East Asia, North Asia and Europe formed the top 3 markets, contributing 73.8% of overall revenue.

1H 2026 Revenue Contribution – Singapore Serviced Residences

By Market Segment

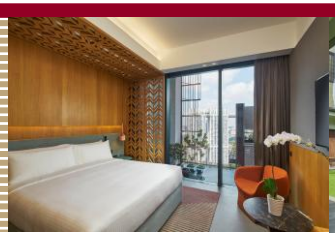
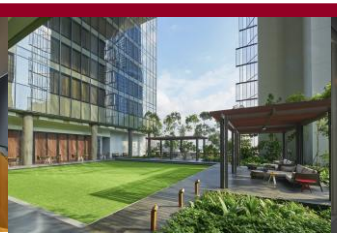
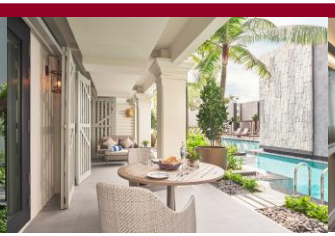


By Industry



- The Corporate segment contributed 55.2%, up from 54.1% a year ago, led by higher contributions from the services sector.
- The top three segments, Services, Banking & Finance, and Electronics & Manufacturing, contributed 75.6% of the Corporate segment's total revenue.

Growth Strategies


FAR EAST HOSPITALITY TRUST

Portfolio Strategy for Value Creation and Growth

Our portfolio of mature, well-located assets provides opportunities to enhance value, unlock capital and selectively reinvest for long-term growth

ENHANCE EXISTING ASSETS

Asset Enhancement Initiatives (2022 – 2023)



Orchard Rendezvous Hotel | **Adina Serviced Apartments** | **Vibe Hotel Singapore Orchard**

Refresh and reposition mature assets to preserve competitiveness and enhance income potential.

UNLOCK / CRYSTALLISE VALUE

Divestment of Central Square (March 2022)



1.7%
Exit Yield[1]

S$331.2m
Sale Consideration

S$130.3m
Total Net Gain

Unlock value from mature assets where appropriate, creating financial flexibility to support future portfolio opportunities.

REINVEST & DIVERSIFY

Acquisition of Four Points by Sheraton Nagoya (April 2025)



23%
Discount to Valuation

Freehold
319-room Upscale Hotel

First overseas footprint at an attractive JPY6.0 billion entry price, adding geographic income diversification and longer-term growth potential.

1 Exit yield is calculated based on FY 2020 Net Property Income over purchase consideration in March 2022 (plus additional incentive fee in March 2023).

Future Growth Through Sponsor and Third-party Opportunities

Pursuing opportunities that enhance portfolio quality and returns, while keeping Singapore at the core

Sources of Growth Opportunities

1

Sponsor Opportunities

- Access to a pipeline of Sponsor-owned hospitality assets.
- Leverage the Sponsor's hospitality and real estate expertise.

2

Third-party Opportunities

- Selectively pursue Singapore or overseas assets offering attractive returns and strategic fit.
- Focus on quality assets in key gateway cities in developed markets.

Flexible Approach to Structuring Opportunities

• Performance-linked consideration • Lease structure optimisation • Potential Asset swaps

Examples of Sponsor-owned Assets

Singapore

1. AMOY Hotel



37 Rooms

2. The Clan Hotel



324 Rooms

3. Sentosa Cluster



839 Rooms

4. Oasia Residences



140 Units

5. Quincy House



255 Units

Japan

6. Far East Village Hotel Tokyo Ariake



306 Rooms

7. Far East Village Hotel Yokohama



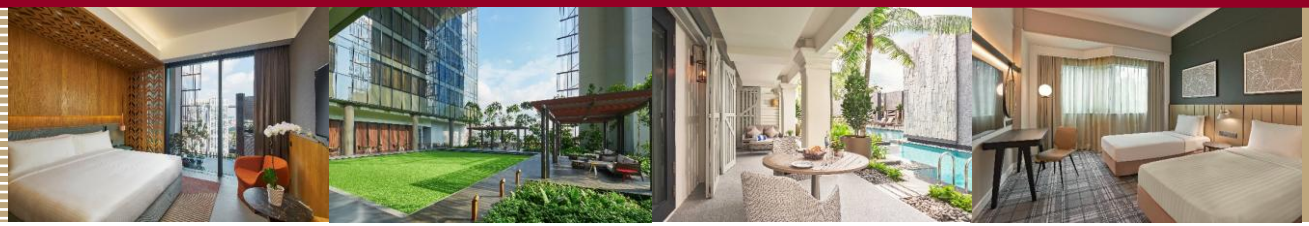
277 Rooms

8. Moxy Osaka Shin Umeda



288 Rooms

Outlook



FAR EAST HOSPITALITY TRUST

Driving Tourism Through Business, MICE and Events

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

Business & Corporate Travel

- Singapore continues to appeal as a stable and trusted base for companies amidst ongoing geopolitical uncertainty.
- **Fixed asset investment** commitments increased **36.5%** year-on-year to **S$7.8 billion** in **1H 2026**, driven mainly by investments in **electronics manufacturing,** reflecting continued **long-term capital deployment** in Singapore.
- **Major investment projects opened in 2026:**

APPLIED MATERIALS

MAERSK

micron

GE Aerospace

Key MICE and Events

2H 2026

- Passenger Terminal Expo Asia
- Singapore Tennis Open (WTA 500)
- TOKEN2049 Singapore
- **Formula 1 Singapore Grand Prix**
- ITB Asia
- BYD Singapore International Marathon
- **BTS World Tour - Arirang**

2027

- Maroon 5 Asia
- **Bruno Mars - The Romantic Tour**
- 50th ASEAN Summit
- **Disney's D23 Asia: The Ultimate Fan Event**
- **Pokémon World Championship**

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

Passion Made Possible

Singapore Tourism Board

Long-term Structural Drivers Supporting Singapore Tourism

Tourism 2040 targets S$47–50 billion in tourism receipts (~1.5x 2025), supported by S$740 million in fresh tourism funding

Marina Bay – Creating an Integrated MICE, Entertainment & Wellness Hub



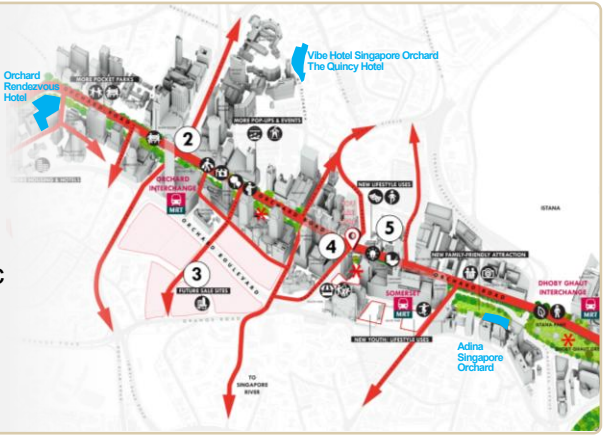
2028 – 2031+: New attractions and capacity, including **Wetlands by the Bay, Therme Singapore and Marina Bay Sands expansion, alongside plans for a Downtown MICE Hub** and **integrated cruise/ferry terminal**.

Greater Sentosa – Transforming the Leisure & Destination Offering



From 2030:
RWS expansion and the **20+ year transformation of Greater Sentosa**, integrating Sentosa and Brani, will introduce new attractions and experiences, with **visitorship projected to double**.

Orchard Road – Rejuvenating Singapore's Premier Tourism Precinct



Progressive multi-year rejuvenation: New **entertainment and mixed-use developments**, enhanced public spaces and a **destination park**, boosting **connectivity, precinct vibrancy and destination appeal**.

Changi Terminal 5 – Expanding Aviation Capacity & Global Connectivity



Mid-2030s: Expected to **add capacity** for **~50 million passengers annually (>50% increase)**, and supporting Changi's target of **200+ city links** worldwide.

Image Credits: Marina Bay Sands, Sentosa Development Corporation, Urban Redevelopment Authority of Singapore and Changi Airport Group.

In Summary

Far East Hospitality Trust offers…

1. **Exposure to Structural Tourism Growth Drivers in Singapore**
   - **>50%** Air Passenger Capacity[1] by 2035
   - **~50%** Tourism Receipts[2] by 2040
2. **Stable Income Base with Upside Potential from Variable Rents**
   - **74%** Large Stable Revenue Contribution
3. **Strong Singapore Core with Strategic Diversification into Japan**
   - **5.9%** High DPS yield[3]
4. **Healthy Balance Sheet with Ample Debt Headroom**
   - **32.8%** Low Aggregate Leverage
5. **Portfolio of Mature, Well-located Assets with Underlying Value**
   - **0.63x P/B** Underlying Asset Value Not Fully Reflected

1 Based on Changi Airport's annual passenger handling capacity of about 90 million currently, increasing by c.50 million with Terminal 5 by the mid-2030s.
2 Based on Singapore Tourism Board's tourism receipts of S$32.8 billion in 2025, increasing to a target of S$47–50 billion by 2040.
3 Based on the closing price of S$0.550 on 8 September 2026. Annualised DPS yield is derived from the actual DPS payout for 1H 2026 divided by the closing price, while P/B ratio is calculated using the closing price divided by NAV per stapled security as at 30 June 2026.

Thank You

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

Far East H-Trust Asset Portfolio Overview

Hotels	Singapore									Japan	
											
	Village Hotel Albert Court	Village Hotel Changi	Vibe Hotel Singapore Orchard	Village Hotel Bugis	Oasia Hotel Novena	Orchard Rendezvous Hotel	The Quincy Hotel	Rendezvous Hotel Singapore	Oasia Hotel Downtown	Four Points by Sheraton Nagoya, Chubu International Airport	Total / Weighted Average
Market Segment	Mid-tier	Mid-tier	Mid-tier	Mid-tier	Mid-tier / Upscale	Mid-tier / Upscale	Upscale	Upscale	Upscale	Upscale	NA
Address	180 Albert Street, S'pore189971	1 Netheravon Road, S'pore 508502	24 Mount Elizabeth, S'pore 228518	390 Victoria Street, S'pore 188061	8 Sinaran Drive, S'pore 307470	1 Tanglin Road, S'pore 247905	22 Mount Elizabeth Road, S'pore 228517	9 Bras Basah Road, S'pore 189559	100 Peck Seah St, S'pore 079333	4-10-5 Centrair, Tokoname, Aichi	
Date of Completion	3 Oct 1994	30 Jan 1990[2]	3 May 1993	19 Oct 1988	2 Jun 2011	20 Jun 1987[2]	27 Nov 2008	5 Jun 2000[2]	30 Dec 2015	22 Aug 2018	
Number of Rooms	210	380	256	393	428	388	108	298	314	319	3,094
Lease Tenure[1]	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 As at 31 December 2025
2 Date of acquisition by Sponsor, as property was not developed by Sponsor

Far East H-Trust Asset Portfolio Overview

Serviced Residences	Singapore			
				
	Village Residence Hougang	Village Residence Robertson Quay	Adina Serviced Apartments Singapore Orchard	Total / Weighted Average
Market Segment	Mid-tier	Mid-tier	Upscale	NA
Address	1 Hougang Street 91, S'pore 538692	30 Robertson Quay, S'pore 238251	121 Penang House, S'pore 238464	
Date of Completion	30 Dec 1999	12 July 1996	24 Oct 2000	
Number of Rooms	78	72	90	240
Lease Tenure[1]	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	