

FRASERS HOSPITALITY TRUST REGISTERS DPS OF 1.0910 CENTS FOR 1H FY2024

- Gross revenue grew by 1.7% YoY due to slight improvement in the hospitality portfolio performance of Frasers Hospitality Trust (“FHT”) in 1H FY2024 following further travel recovery in most of FHT’s operating markets and revenue contribution from retail component of ANA Crowne Plaza Kobe.
- Net Property Income declined by 1.3% due mainly to higher Singapore property taxes and a general increase in operating expenses.
- Distribution to Stapled Securityholders declined by 13.7% due mainly to higher finance costs as borrowings were refinanced in a higher interest rate environment.

Singapore, 9 May 2024 – Frasers Hospitality Asset Management Pte. Ltd., as manager of Frasers Hospitality Real Estate Investment Trust (“FH-REIT” and in such capacity, the “REIT Manager”) and Frasers Hospitality Trust Management Pte. Ltd., as the trustee-manager of Frasers Hospitality Business Trust (“FH-BT” and together with the REIT Manager, the “Managers”), today announced the financial results of Frasers Hospitality Trust, a stapled group comprising FH-REIT and FH-BT, for the first half of the financial year ended 31 March 2024 (“1H FY2024”).

Financial Highlights

S\$ million	1H FY2024	1H FY2023	YoY Variance
Gross revenue (“GR”)	63.3	62.2	1.7%
Net property income (“NPI”)	44.7	45.2	-1.3%
Income available for distribution (“DI”)	23.4	27.1	-13.7%
Distribution to Stapled Securityholders	21.0 ¹	24.4	-13.7%
Distribution per Stapled Security (“DPS”) (cents)	1.0910	1.2649	-13.7%

Financial Performance in 1H FY2024

FHT’s GR grew by 1.7% year-on-year (“YoY”) due to slight improvement in its hospitality portfolio performance in 1H FY2024 following further travel recovery in most of its operating markets. In addition, with effect from 1 March 2024, FHT has assumed the economic interest of Koto no Hako Kobe², the retail component of ANA Crowne Plaza Kobe. NPI decreased by 1.3% YoY to S\$44.7 million due mainly to the rise in Singapore property taxes, alongside increased labour and utilities cost driven by inflation across the portfolio.

¹ Distribution to Stapled Securityholders of FHT (“Stapled Securityholders”) is based on 90% payout of the income available for distribution

² As at 31 Mar 2024, Koto no Hako Kobe comprises 22,431 sqm of Net Lettable Area (“NLA”), with occupancy at 47.2% of NLA and committed occupancy at 60.7% of NLA

FHT incurred higher finance costs as borrowings were refinanced in a higher interest rate environment. Consequently, FHT recorded a lower DI of S\$23.4 million and DPS of S\$1.0910 cents in 1H FY2024, both of which declined by 13.7% compared to the same period last year.

Mr Eric Gan, Chief Executive Officer of the Managers said, “Our globally diversified portfolio enables us to capture further recovery opportunities whilst maintaining resilience amidst a challenging operating landscape. As we navigate through the macroeconomic and geopolitical uncertainties and challenges ahead, we remain cautiously optimistic about the continued recovery of the hospitality industry in the year ahead and committed to delivering long-term sustainable returns to our Staped Securityholders.”

1H FY2024 Hospitality Portfolio Update

Singapore

The Singapore Tourism Board reported an 18.8% YoY decline in average length of stay to 3.45 days for the period October 2023 to March 2024 despite a growth in tourism arrival numbers³. The Singapore portfolio's revenue per available room (“**RevPAR**”) declined 6.7% YoY in 1H FY2024. Average daily rate (“**ADR**”) grew 3.4% YoY in 1H FY2024, while occupancy fell 7.5 percentage points (“**pp**”). Supported by major events, InterContinental Singapore occupancy was in tandem with market for 1H FY2024. The pent-up demand that drove Fraser Suites Singapore's strong performance in 1H FY2023 began to normalize in 1H FY2024 due to easing of relocation demand and a slowdown in long-stay market, impacted by a decline in the average length of stay. Despite an increase in tourism arrivals, a strong Singapore dollar caused Singapore to become a relatively more expensive destination for business and leisure, impacting price sensitive segments. Consequently, the portfolio's Gross Operating Revenue (“**GOR**”) declined 4.4% YoY and Gross Operating Profit (“**GOP**”) dropped further at 20.6% due to increase in operating costs.

Australia

According to the Australian Bureau of Statistics, international tourist arrivals in the second half of 2023 reached 4.5 million or approximately 91.1% of pre-pandemic levels⁴. In 1H FY2024, Australia portfolio's RevPAR improved by 7.8% YoY, supported by growth in occupancy. The Australia portfolio's RevPAR performance continued its upwards trajectory driven by increased major city events and stronger demand for corporate, group, and leisure segments. Consequently, the Australia portfolio's GOR and GOP increased by 8.4% and 5.3% YoY respectively.

United Kingdom (“UK”)

In 2023, inbound tourism to the UK reached 37.8 million arrivals, marking an increase from the 31.2 million arrivals recorded in 2022⁵. However, this figure still falls slightly below the pre-pandemic levels of 40.9 million arrivals observed in 2019. FHT's UK portfolio's RevPAR declined 4.4% YoY in 1H FY2024, weighed down by the dip in ADR. ADR softened moderately by 4.4% YoY to maintain optimal occupancy levels, aligning with broader market trends. As such, the portfolio's GOR and GOP declined 3.5% and 7.6% respectively YoY in 1H FY2024.

³ Source: Singapore Tourism Board, Singapore Tourism analytics – visitor arrivals, April 2024

⁴ Source: Australia Bureau of Statistics, February 2024

⁵ Source: VisitBritain, 2024 inbound tourism forecast

Japan

According to Japan National Tourism Organisation, the international tourist arrivals in 2023 reached 25.1 million, or 78.9% of pre-pandemic levels⁶. In 1H FY2024, ANA Crowne Plaza Kobe's RevPAR improved 15.3% YoY, supported by the spillover demand from the strong inbound tourism into Japan with the weakening of the Japanese Yen. Accordingly, ADR and occupancy improved 4.7% and 5.9pp YoY respectively in 1H FY2024 in tandem with the recovery of the Kobe hospitality market. The portfolio's GOR and GOP increased by 24.3% and 55.7% YoY respectively.

Malaysia

According to Tourism Malaysia, the country received 20.1 million foreign tourists in 2023, an increase of 100% over the same period last year, and 22.8% below pre-pandemic levels. Malaysia is aiming for 27.3 million tourist arrivals in 2024⁷. The recovery in travel outlook in Malaysia has led to improved performance for The Westin Kuala Lumpur. The Westin Kuala Lumpur's RevPAR grew 20.9% YoY in 1H FY2024, supported by both strong occupancy and ADR growth. ADR and occupancy grew by 12.8% and 5.6 pp YoY respectively in 1H FY2024, on the back of strong corporate and leisure demand. The portfolio's GOR increased by 19.8% YoY, while GOP improved by 30.1% YoY.

Germany

Germany reported a total of 487.2 million overnight stays by domestic and foreign visitors in 2023, an increase of 8.1% YoY and only 1.7% below pre-pandemic levels⁸. Maritim Hotel Dresden showed further improvement YoY in 1H FY2024, supported by a recovery in domestic travel following lifted travel restrictions. Its performance continued to surpass last year's performance, underpinned by a stronger ADR growth. The portfolio's GOR and GOP increased by 20.5% and 31.5% YoY respectively.

Financial Position

As at 31 March 2024, FHT's gearing stood at 35.5% and the weighted average debt to maturity at 2.08 years. FHT has S\$127 million in loans due for refinancing in FY2024, or 16.8% of its total gross borrowings.

FHT's effective cost of borrowing was 3.4% per annum, and interest coverage ratio was 3.1 times as at 31 March 2024. The proportion of its fixed-rate borrowings to total borrowings was 75.1%. The net asset value per stapled security was S\$0.6618.

FHT continues to have ample headroom and adequate liquidity to meet its operational needs and financial commitments.

Market Outlook

The International Monetary Fund ("IMF") projected global growth at 3.2% in 2024, an upward revision of 0.1pp from the previous World Economic Outlook in January 2024 on account of a significant improvement in the United States outlook⁹. The pace of growth remains slow, owing to both near-term factors such as the high

⁶ Source: Japan National Tourism Organisation, Japan Tourism Statistics, April 2024

⁷ Source: Tourism Malaysia, 2023

⁸ Source: Statista "Number of tourist overnight stays in German travel accommodation establishments from 1992 to 2023"

⁹ Source: IMF "World Economic Outlook", April 2024

interest rates and longer-term effects from the pandemic and elevated geopolitical tensions. The global economy continues to display resilience with growth holding steady and inflation declining, but many challenges still lie ahead. Global headline inflation is expected to fall to 5.9% in 2024 and 4.5% in 2025 from 6.8% in 2023. As global inflation descended from its peak in 2022, economic activity grew steadily, defying warnings of stagflation and global recession.

The World Tourism Organisation anticipates international tourism to fully recover to pre-pandemic levels in 2024, subject to the pace of recovery in Asia and to the evolution of existing economic and geopolitical downside risks¹⁰. Persisting inflation, high interest rates, volatile oil prices and disruptions to trade can continue to impact costs in 2024. The economic and geopolitical headwinds could pose significant challenges to the sustained recovery of international tourism and confidence levels as tourists are expected to increasingly seek value for money and travel closer to home.

1H FY2024 Distribution

Distribution period	1 Oct 2023 – 31 Mar 2024
DPS	1.0910 Singapore cents per Stapled Security
Last day of trading on “cum” basis	15 May 2024
First date of trading on “ex” basis	16 May 2024
Record date	17 May 2024
Distribution payment date	28 Jun 2024

END

¹⁰ Source UNWTO, World Tourism Barometer, January 2024

About Frasers Hospitality Trust

FHT is a global hotel and serviced residence trust that is listed on the SGX-ST and is a stapled group comprising FH-REIT and FH-BT. FHT invests globally (excluding Thailand) on a long-term basis in income-producing real estate assets used predominantly for hospitality purposes. FHT's portfolio includes 14 quality assets in prime locations in nine key cities in Asia, Australia and Europe, with a combined appraised value of approximately S\$1.9 billion as at 30 September 2023.

For more information on FHT, please visit www.frasershospitalitytrust.com.

About Frasers Property Limited

Frasers Property Limited ("**Frasers Property**") and together with its subsidiaries, the "**Frasers Property Group**" or the "**Group**", is a multinational developer-manager-investor of real estate products and services across the property value chain. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") and headquartered in Singapore, the Group has total assets of approximately S\$39.8 billion as at 30 September 2023.

Frasers Property's multinational businesses operate across five asset classes, namely, residential, retail, commercial & business parks, industrial & logistics as well as hospitality. The Group has businesses in Southeast Asia, Australia, the EU, the UK and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels which span 70 cities in over 20 countries across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property is also the sponsor of two real estate investment trusts ("**REITs**") and one stapled trust listed on the SGX-ST. Frasers Centrepoint Trust and Frasers Logistics & Commercial Trust are focused on retail, and industrial & commercial properties, respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) is a stapled trust focused on hospitality properties. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Frasers Property (Thailand) Public Company Limited is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial & logistics properties in Thailand, and Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

As a purpose-led organisation, the Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on its people, Frasers Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It is committed to be a net-zero carbon corporation by 2050. Building on its heritage as well as leveraging its knowledge and capabilities, the Group aims to create lasting shared value for its people, the businesses and communities it serves. Frasers Property believes in the diversity of its people and is invested in promoting a progressive, collaborative and respectful culture.

For more information on Frasers Property, please visit www.frasersproperty.com or follow us on [LinkedIn](https://www.linkedin.com/company/frasers-property).

IMPORTANT NOTICE

This publication 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 property rental income, 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 on 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 Managers' 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 Managers, Perpetual (Asia) Limited (the Trustee of FH-REIT) or any of their 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 Managers 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 publication 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 FHT and the Managers is not necessarily indicative of the future performance of FHT and the Managers.

This advertisement has not been reviewed by the Monetary Authority of Singapore.

Any discrepancies in the figures included herein between the listed amounts and total thereof are due to rounding.

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