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FAR EAST HOSPITALITY TRUST

A stapled group comprising:

Far East Hospitality Real Estate Investment Trust
(a real estate investment trust constituted on 1 August 2012 under the laws of the Republic of Singapore)

Far East Hospitality Business Trust
(a business trust constituted on 1 August 2012 under the laws of the Republic of Singapore)

ANNOUNCEMENT

Annual General Meeting on 20 April 2026
Responses to Substantial and Relevant Questions

FEO Hospitality Asset Management Pte. Ltd., as manager of Far East Hospitality Real Estate Investment Trust ("**Far East H-REIT**", and the manager of Far East H-REIT, the "**REIT Manager**"), and FEO Hospitality Trust Management Pte. Ltd. as trustee-manager of Far East Hospitality Business Trust ("**Far East H-BT**", and the trustee-manager of Far East H-BT, the "**Trustee-Manager**", and together with the REIT Manager, the "**Managers**", and Far East H-REIT and Far East H-BT together, "**Far East H-Trust**" or the "**Trust**") would like to thank all stapled securityholders of Far East H-Trust ("**Stapled Securityholders**") who have submitted their questions in advance of our Annual General Meeting ("**AGM**") to be held at Antica Ballroom, Orchard Rendezvous Hotel, 1 Tanglin Road, Singapore 247905 on Monday, 20 April 2026 at 2.30 p.m.. The Managers have also received a set of questions from the Securities Investors Association (Singapore) ("**SIAS**") in relation to Far East H-Trust's annual report for the financial year ended 31 December 2025.

Questions that are similar in nature are grouped together as shown below. Certain questions have been rephrased for clarity while preserving their original intent. Please refer to the subsequent pages for responses to the list of substantial and relevant questions.

A. Investment mandate and Japan acquisition

1. **How does the Board assess the timing of the revised investment mandate relative to the Nagoya acquisition, and how did it ensure that the acquisition was undertaken in accordance with its investment mandate, with sufficient visibility provided to stapled securityholders?**

Response: The Board carefully considered the refinement of Far East H-Trust's investment mandate as part of its broader review of long-term strategy and growth opportunities, to ensure that the Trust remains relevant and positioned to capture suitable growth opportunities over time.

The Trust's interest in geographic diversification is not a recent development. As early as September 2023, the Chief Executive Officer ("CEO") publicly articulated, on the record in The Business Times, that Far East H-Trust was ready to explore overseas acquisitions and was specifically examining Japan, Australia and the United Kingdom — markets characterised by clear regulatory frameworks and mature hospitality sectors. The CEO also indicated that any overseas expansion would be carried out in a measured and disciplined manner, with Singapore remaining the core of the portfolio. This strategic direction was also publicly disclosed and discussed at the AGM held in 2023. This public articulation of strategic intent predates the Nagoya acquisition and reflects the Board's considered, long-standing view that selective geographic expansion within the lodging asset class could enhance portfolio resilience and deliver long-term value to stapled securityholders.

The revised mandate was formally approved prior to the announcement made on 20 February 2025, consistent with this longer-term strategic direction. This was done after the Managers had completed their due diligence and evaluation. No binding commitment was entered into for the acquisition until the investment mandate had been broadened and publicly disclosed.

	The announcements relating to the revised investment mandate and the proposed acquisition were made on the same day as part of a coordinated and transparent disclosure. This ensured that stapled securityholders were informed of both concurrently, allowing them to assess the change in investment strategy alongside the merits of the transaction on a fully informed basis. Concurrent disclosure was a deliberate governance decision — providing securityholders with complete strategic context rather than presenting a mandate change in isolation. The Board also considered that the acquisition represents an extension of Far East H-Trust's existing strategy, remaining within the lodging asset class while expanding geographically. The investment was evaluated based on its strategic fit, earnings quality and ability to contribute positively to stapled securityholders over the longer term. The Board remains focused on ensuring adherence to the Trust's investment mandate, with all acquisitions subject to rigorous evaluation and approval processes.

B. Business Performance and Market Environment	
2.	**For the Hotels, how are the Managers working with the Operator to optimise the balance between occupancy and the Average Daily Rate ("ADR") to drive Revenue per Available Room ("RevPAR"), and how does the Board assess performance relative to the market?** **Response:** The Managers work closely with the Operators to review hotel performance and discuss revenue strategy, including the balance between occupancy and ADR, as well as channel mix and demand trends, with the objective of optimising overall revenue performance. In FY 2025, while average occupancy increased marginally, ADR moderated in a more competitive operating environment and in the absence of large-scale events that had supported stronger rate performance in the prior year. Performance was softer in the earlier part of the year, before improving in the second half as demand strengthened. During the year, the Operator responded with calibrated pricing strategies, alongside channel mix optimisation and tactical promotions to support occupancy. The operating environment has also seen the addition of new hotel supply in recent years, including projects that were delayed during the COVID-19 period and completed more recently. These newer hotels have contributed to a more competitive landscape. The Managers are actively progressing asset enhancement and refurbishment plans for selected properties within the portfolio to ensure they remain competitive in product quality and are well-positioned to support ADR recovery. The Board assesses performance on a holistic basis, taking into account operating metrics such as occupancy, ADR and RevPAR, alongside competitive set benchmarking data. The Board acknowledges that RevPAR performance in FY 2025 was below market in certain segments and properties, and continues to work with the Managers to explore levers to improve performance over time, including asset enhancement and refurbishment to strengthen product competitiveness and support ADR recovery.
3.	**For the Serviced Residences, what are the key challenges faced, and are these structural?** **Manager's Response:** The Serviced Residences faced a softer operating environment in FY 2025, primarily due to weaker corporate demand, particularly in the first half of the year. This was partially offset by stronger leisure demand in the second half, which supported a recovery in occupancy and overall performance. Despite the year-on-year moderation, performance of the Serviced Residence portfolio remains above pre-pandemic levels, reflecting the resilience of the longer-stay accommodation segment in Singapore. The challenges observed during the year are not considered structural. These include near-term factors such as softer corporate demand resulting from uncertainties over U.S. trade policy and tariffs, as well as operational considerations, including necessary lift modernisation works which

	resulted in downtime for a block of units over a period of time. The Managers seek to manage such works in a phased manner, during traditionally lull periods, to minimise disruption to operations and guest experience. The Managers continue to work closely with the Operator to monitor demand trends and optimise the positioning and performance of the portfolio. At the same time, the Managers remain open to evaluating opportunities to enhance competitiveness, including reviewing asset configuration, space utilisation and operating approaches (e.g. co-living residences), where appropriate, to support long-term value creation.
4.	**For the Nagoya hotel, can the Managers explain how a 5.7 percentage point increase in occupancy and 4.2% decline in ADR resulted in a 6.0% increase in RevPAR, and provide further details on (i) the hotel's 2025 occupancy, (ii) its positioning to capture growth in passenger traffic from Chubu International Airport, and (iii) the guidance given to the Operator?** **Response:** The Managers wish to clarify that the original question mentions a 5.7% increase in occupancy, which is incorrect. Instead, the Managers reported a 5.7 percentage point ("pp") increase in occupancy rate as disclosed in the Annual Report. The occupancy uplift of 5.7pp translates to an increase of over 10%, which more than offset the 4.2% moderation in ADR in absolute revenue terms, resulting in a net increase in RevPAR of 6.0%. This outcome reflects a deliberate strategy by the Operator to prioritise occupancy during the hotel's ramp-up phase, accepting some moderation in ADR in order to build a stronger base of recurring demand. As the hotel continues to stabilise, the focus will progressively shift towards ADR recovery and optimisation. The hotel is well-positioned to benefit from increasing passenger traffic at Chubu International Airport, given its close proximity and connectivity to both the airport and Aichi Sky Expo, a key venue for trade shows and large-scale events. This enables the hotel to capture both transit and event-driven demand. As the only upscale airport hotel in the immediate vicinity, it holds a unique and differentiated position in serving guests across these demand segments. The Managers continue to work closely with the Operator to enhance the hotel's revenue and profitability, with a focus on optimising contributions from relevant channels and group contracts.
5.	**In light of rising energy costs, how are the Managers working with the Operators to manage these pressures, and what measures have been taken to mitigate the impact?** **Response:** The Managers work closely with the Operators to monitor energy consumption and utility cost trends across the portfolio. In Singapore, electricity procurement is undertaken with the Sponsor, which provides pricing efficiencies. The majority of the portfolio is on fixed-rate electricity contracts, providing cost visibility over the near to medium term, thereby reducing exposure to price volatility. For the Japan hotel, electricity is currently secured under a fixed-rate contract, which provides near-term cost stability, although certain components such as fuel adjustment charges remain variable. The Operator continues to actively engage the suppliers and review available options to ensure cost competitiveness upon contract renewal. At the operational level, the Operators continue to optimise energy usage, including improving chiller plant efficiency. In parallel, the Managers will continue to undertake asset enhancement initiatives to improve energy efficiency over time as part of the Trust's decarbonisation roadmap. This includes the recent completion of a chiller replacement at Village Hotel Changi in December 2025, which is expected to reduce electricity consumption. The Managers are also evaluating further opportunities to replace inefficient chiller plants at selected properties, as well as replacing older air-conditioning fan-coil units. Overall, while energy prices remain subject to external factors, the above measures help to mitigate the impact on operating expenses over the near to medium term, while supporting a reduction in the portfolio's carbon footprint.

C. Capital Management and Financial Ratios

6. **What are the key drivers of the decline in Net Asset Value ("NAV") per stapled security over the past two years, and how does the Board assess this decline?**

   Response: The decline in NAV per stapled security over the past two years is primarily attributable to movements in property valuations, reflecting changes in market conditions as well as asset-level performance. In FY 2025, softer operating performance contributed to the moderation in property valuations.

   NAV per stapled security was further impacted by an increase in the number of stapled securities in issue over the period. This includes units issued as part of the Managers' management fees, as well as the issuance of stapled securities in connection with the earn-out arrangement for Oasia Hotel Downtown.

   Notwithstanding this, the Managers remain focused on maintaining a strong balance sheet and adopting a disciplined approach to capital deployment. This includes pursuing accretive investment opportunities, enhancing the quality and performance of the portfolio, and identifying opportunities to unlock value from mature assets over time to support sustainable long-term returns for stapled securityholders.

7. **How do the Managers manage foreign currency risk in relation to the Nagoya acquisition, including the purchase consideration and the potential earn-out component?**

   Response: The Managers adopt a prudent approach to managing foreign currency risk arising from the Nagoya acquisition. The asset has been financed with Japanese Yen-denominated debt, which provides a natural hedge.

   The earn-out component associated with the acquisition is linked to the future performance of the asset over a three-year financial period.

   As the associated income streams are dependent on actual operating performance and are not yet fully visible, the Managers have not entered into hedging arrangements at this stage. The position will be reviewed as earnings visibility improves over time.

   Overall, foreign exchange exposure is monitored on an ongoing basis, with the objective of managing volatility in distributable income while maintaining flexibility in response to market conditions.

By Order of the Board

Gerald Lee Hwee Keong
Chief Executive Officer and Executive Director
FEO Hospitality Asset Management Pte. Ltd.
(Company Registration No. 201102629K)

14 April 2026

By Order of the Board

Gerald Lee Hwee Keong
Chief Executive Officer and Executive Director
FEO Hospitality Trust Management Pte. Ltd.
(Company Registration No. 201210698W)

14 April 2026