



Frasers Hospitality Trust
(Constituted in the Republic of Singapore pursuant to a
stapling deed dated 20 June 2014)

Condensed Interim Financial Statements
For the six months ended 31 March 2024

CONDENSED INTERIM STATEMENTS OF TOTAL RETURN OF FHT AND THE FH-REIT GROUP AND STATEMENT OF PROFIT OR LOSS OF THE FH-BT GROUP

Six months ended 31 March 2024

	Note	FHT		FH-REIT Group		FH-BT Group	
		6 months ended	6 months ended	6 months ended	6 months ended	6 months ended	6 months ended
		31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023
		S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Revenue	4	63,286	62,220	53,402	52,539	15,873	16,227
Property tax		(4,974)	(3,943)	(4,974)	(3,943)	-	-
Property insurance		(759)	(615)	(707)	(563)	(52)	(52)
Property management fees		(2,378)	(2,700)	(2,378)	(2,700)	-	-
Other property expenses		(1,154)	(1,090)	(1,154)	(1,090)	-	-
Reversal of impairment loss on trade receivables		-	367	-	367	-	-
Operations and maintenance expenses		(3,615)	(3,485)	(26)	(28)	(4,048)	(3,919)
Energy and utilities expenses		(460)	(322)	(104)	-	(356)	(322)
Hotel management fee		(384)	(409)	-	-	(384)	(409)
Rental expense		-	-	-	-	(3,399)	(3,867)
Staff costs		(3,156)	(3,041)	-	-	(3,156)	(3,041)
Marketing expenses		(1,353)	(1,336)	-	-	(1,353)	(1,336)
Administrative expenses		(387)	(402)	(1)	-	(386)	(402)
Property operating expenses		(18,620)	(16,976)	(9,344)	(7,957)	(13,134)	(13,348)
Net property income		44,666	45,244	44,058	44,582	2,739	2,879
Depreciation		(2,067)	(1,949)	-	-	(1,940)	(2,037)
REIT Manager's management fees	5	(2,918)	(3,076)	(2,918)	(3,076)	-	-
Trustee-Manager's management fees	5	(24)	(22)	-	-	(24)	(22)
Other management fees	5	(1,476)	(1,476)	(1,476)	(1,476)	-	-
Trustees' fees		(220)	(215)	(220)	(215)	-	-
Other trust expenses	6	(1,654)	(1,835)	(1,613)	(1,798)	(41)	(37)
Finance income		1,093	617	968	557	125	60
Amortisation of debt upfront costs		(455)	(430)	(455)	(430)	-	-
Finance costs		(12,504)	(9,047)	(12,504)	(9,047)	(930)	(1,021)
Total return/(Loss) before foreign exchange differences, fair value changes and tax		24,441	27,811	25,840	29,097	(71)	(178)
Foreign exchange (loss)/gain, net		(85)	(1,011)	(86)	(980)	1	(31)
Net change in fair value of derivative financial instruments		(117)	(15)	(117)	(15)	-	-
Realised gain/(loss) on derivative financial instruments, net		71	(181)	71	(181)	-	-
Total return/(Loss) for the period before tax		24,310	26,604	25,708	27,921	(70)	(209)
Taxation	7	(3,673)	(3,118)	(3,543)	(3,009)	(130)	(109)
Total return/(Loss) for the period after tax		20,637	23,486	22,165	24,912	(200)	(318)
Total return/(Loss) for the period after tax attributable to:							
– Stapled Securityholders		20,637	23,486	22,165	24,912	(200)	(318)
Earnings per Stapled Security (cents)							
Basic	8	<u>1.07</u>	<u>1.22</u>				
Diluted	8	<u>1.07</u>	<u>1.22</u>				

The accompanying notes form an integral part of these financial statements.

CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME OF THE FH-BT GROUP

Six months ended 31 March 2024

	FH-BT Group	
	6 months ended 31 Mar 2024 S\$'000	6 months ended 31 Mar 2023 S\$'000
Loss for the period after tax	(200)	(318)
Other comprehensive income		
Items that may be reclassified to statement of profit or loss:		
Foreign currency translation differences	(1)	(37)
Total comprehensive income for the period, net of tax	<u>(201)</u>	<u>(355)</u>
Total comprehensive income for the period attributable to		
– Stapled Securityholders	<u>(201)</u>	<u>(355)</u>

The accompanying notes form an integral part of these financial statements.

CONDENSED INTERIM DISTRIBUTION STATEMENTS

Six months ended 31 March 2024

	FHT		FH-REIT Group		FH-BT Group	
	6 months ended 31 Mar 2024	6 months ended 31 Mar 2023	6 months ended 31 Mar 2024	6 months ended 31 Mar 2023	6 months ended 31 Mar 2024	6 months ended 31 Mar 2023
Note	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Reconciliation of total return/(loss) to income available for distribution						
Total return/(Loss) for the period after tax, attributable to Stapled Securityholders	20,637	23,486	22,165	24,912	(200)	(318)
Non-tax deductible/(non-taxable) items and other adjustments:						
Amortisation of debt upfront costs	455	430	455	430	-	-
Depreciation	2,067	1,949	-	-	1,940	2,037
Foreign exchange loss/(gain), net	82	1,011	83	980	(1)	31
Net change in fair value of derivative financial instruments	117	15	117	15	-	-
Realised (gain)/loss on derivative financial instrument	(71)	181	(71)	181	-	-
Trustee's fee in relation to FH-REIT	130	126	130	126	-	-
Interest expense on lease liabilities	61	60	61	60	930	1,021
Lease payments	-	-	-	-	(2,590)	(2,679)
Other adjustments	(128)	(186)	331	276	-	-
Net effect of non-tax deductible/(non-taxable) items and other adjustments	2,713	3,586	1,106	2,068	279	410
Income available for distribution	23,350	27,072	23,271	26,980	79	92
Income available for distribution attributable to:						
- Stapled Securityholders	23,350	27,072	23,271	26,980	79	92

The accompanying notes form an integral part of these financial statements.

CONDENSED INTERIM DISTRIBUTION STATEMENTS

Six months ended 31 March 2024

	FHT		FH-REIT Group		FH-BT Group	
	6 months ended 31 Mar 2024	6 months ended 31 Mar 2023	6 months ended 31 Mar 2024	6 months ended 31 Mar 2023	6 months ended 31 Mar 2024	6 months ended 31 Mar 2023
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Amount available for distribution to Stapled Securityholders at the beginning of the period	22,685	17,949	22,685	17,948	-	1
Income available for distribution attributable to Stapled Securityholders	23,350	27,072	23,271	26,980	79	92
Distribution to Stapled Securityholders during the period						
Distribution of 0.9316 cents per Stapled Security for the period from 1 April 2022 to 30 September 2022	-	(17,949)	-	(17,949)	-	-
Distribution of 1.2649 cents per Stapled Security for the period from 1 April 2023 to 30 September 2023	(22,683)	-	(22,683)	-	-	-
	(22,683)	(17,949)	(22,683)	(17,949)	-	-
Amount retained for working capital purposes	(2,337)	(2,707)	(2,258)	(2,614)	(79)	(93)
Amount available for distribution to Stapled Securityholders at the end of the period	21,015	24,365	21,015	24,365	-	-
Distribution per Stapled Security (cents)	1.0910	1.2649	1.0910	1.2649	-	-

The accompanying notes form an integral part of these financial statements.

CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

As at 31 March 2024

	Note	FHT		FH-REIT Group		FH-BT Group	
		31 Mar 2024 S\$'000	30 Sep 2023 S\$'000	31 Mar 2024 S\$'000	30 Sep 2023 S\$'000	31 Mar 2024 S\$'000	30 Sep 2023 S\$'000
Non-current assets							
Investment properties	9	1,758,309	1,720,676	1,967,779	1,929,908	-	-
Property, plant and equipment	10	208,578	210,009	-	-	47,218	49,100
Derivative financial instruments		6,279	35,605	6,279	35,605	-	-
Rental deposits		-	-	-	-	1,978	1,976
Deferred expense		-	-	-	-	1,290	1,288
Deferred tax assets		621	620	-	-	2,029	2,028
		<u>1,973,787</u>	<u>1,966,910</u>	<u>1,974,058</u>	<u>1,965,513</u>	<u>52,515</u>	<u>54,392</u>
Current assets							
Inventories		29	26	-	-	29	26
Prepayments		2,131	1,728	1,966	1,544	165	184
Trade and other receivables		18,243	12,925	20,671	15,031	837	1,837
Derivative financial instruments		30,219	3,263	30,219	3,263	-	-
Cash and cash equivalents		102,530	88,134	95,740	81,395	6,790	6,739
		<u>153,152</u>	<u>106,076</u>	<u>148,596</u>	<u>101,233</u>	<u>7,821</u>	<u>8,786</u>
Total assets		<u>2,126,939</u>	<u>2,072,986</u>	<u>2,122,654</u>	<u>2,066,746</u>	<u>60,336</u>	<u>63,178</u>
Current liabilities							
Trade and other payables		21,565	20,345	17,737	16,144	8,352	9,338
Rental deposits		7,148	6,080	7,148	6,080	-	-
Lease liabilities		-	-	-	-	3,403	3,340
Deferred income		83	83	83	83	-	-
Derivative financial instruments		4,156	494	4,156	494	-	-
Borrowings	11	246,980	149,050	246,980	149,050	-	-
Income tax payables		3,379	3,666	3,263	3,513	116	153
		<u>283,311</u>	<u>179,718</u>	<u>279,367</u>	<u>175,364</u>	<u>11,871</u>	<u>12,831</u>
Net current liabilities		<u>(130,159)</u>	<u>(73,642)</u>	<u>(130,771)</u>	<u>(74,131)</u>	<u>(4,050)</u>	<u>(4,045)</u>
Non-current liabilities							
Rental deposits		15,169	14,570	17,147	16,546	-	-
Other payables		205	227	-	-	205	227
Lease liabilities		3,056	2,992	3,056	2,992	48,954	50,613
Deferred income		3,843	3,817	5,133	5,105	-	-
Derivative financial instruments		1,704	1,392	1,704	1,392	-	-
Borrowings	11	505,629	552,407	505,629	552,407	-	-
Deferred tax liabilities		39,282	39,406	39,282	39,406	-	-
		<u>568,888</u>	<u>614,811</u>	<u>571,951</u>	<u>617,848</u>	<u>49,159</u>	<u>50,840</u>
Total liabilities		<u>852,199</u>	<u>794,529</u>	<u>851,318</u>	<u>793,212</u>	<u>61,030</u>	<u>63,671</u>
Net assets/(liabilities)		<u>1,274,740</u>	<u>1,278,457</u>	<u>1,271,336</u>	<u>1,273,534</u>	<u>(694)</u>	<u>(493)</u>
Represented by:							
Stapled Securityholders' funds							
Stapled Securities in issue	12	1,539,879	1,539,879	1,530,288	1,530,288	9,591	9,591
Issue costs		(25,764)	(25,764)	(25,759)	(25,759)	(5)	(5)
Revenue reserves		(47,433)	(45,387)	(30,141)	(29,623)	(9,594)	(9,394)
Hedging reserve		6,006	10,195	6,006	10,195	-	-
Foreign currency translation reserve		(209,280)	(211,798)	(209,058)	(211,567)	(686)	(685)
Revaluation reserve		11,332	11,332	-	-	-	-
		<u>1,274,740</u>	<u>1,278,457</u>	<u>1,271,336</u>	<u>1,273,534</u>	<u>(694)</u>	<u>(493)</u>
Number of Stapled Securities in issue ('000)		<u>1,926,074</u>	<u>1,926,074</u>	<u>1,926,074</u>	<u>1,926,074</u>	<u>1,926,074</u>	<u>1,926,074</u>
Net asset value per Stapled Security (cents)		<u>66.18</u>	<u>66.38</u>	<u>66.01</u>	<u>66.12</u>	<u>-</u>	<u>-</u>
Net tangible assets/(liabilities) attributable to Stapled Securityholders		<u>1,274,740</u>	<u>1,278,457</u>	<u>1,271,336</u>	<u>1,273,534</u>	<u>(694)</u>	<u>(493)</u>
Net tangible asset per Stapled Security (cents)		<u>66.18</u>	<u>66.38</u>	<u>66.01</u>	<u>66.12</u>	<u>-</u>	<u>-</u>

The accompanying notes form an integral part of these financial statements.

CONDENSED INTERIM STATEMENTS OF CHANGES IN STAPLED SECURITYHOLDERS' FUNDS

Six months ended 31 March 2024

FHT	Attributable to Stapled Securityholders						
	Stapled Securities in issue S\$'000	Issue costs S\$'000	Revenue reserves S\$'000	Hedging reserve S\$'000	Foreign currency translation reserve S\$'000	Revaluation reserve S\$'000	Total S\$'000
At 1 October 2023	1,539,879	(25,764)	(45,387)	10,195	(211,798)	11,332	1,278,457
<u>Operations</u>							
Total return for the period	-	-	20,637	-	-	-	20,637
<u>Other reserves</u>							
Effective portion of changes in fair value of cash flow hedges	-	-	-	(701)	-	-	(701)
Net change in fair value of cash flow hedges reclassified to total return	-	-	-	(3,488)	-	-	(3,488)
Foreign currency translation differences	-	-	-	-	2,518	-	2,518
Movements in other reserves	-	-	-	(4,189)	2,518	-	(1,671)
<u>Transactions with Stapled Securityholders</u>							
Distributions to Stapled Securityholders	-	-	(22,683)	-	-	-	(22,683)
At 31 March 2024	1,539,879	(25,764)	(47,433)	6,006	(209,280)	11,332	1,274,740
At 1 October 2022	1,539,879	(25,764)	(94,978)	18,404	(197,091)	5,484	1,245,934
<u>Operations</u>							
Total return for the period	-	-	23,486	-	-	-	23,486
<u>Other reserves</u>							
Effective portion of changes in fair value of cash flow hedges	-	-	-	(4,719)	-	-	(4,719)
Net change in fair value of cash flow hedges reclassified to total return	-	-	-	(4,233)	-	-	(4,233)
Foreign currency translation differences	-	-	-	-	(6,099)	-	(6,099)
Movements in other reserves	-	-	-	(8,952)	(6,099)	-	(15,051)
<u>Transactions with Stapled Securityholders</u>							
Distributions to Stapled Securityholders	-	-	(17,949)	-	-	-	(17,949)
At 31 March 2023	1,539,879	(25,764)	(89,441)	9,452	(203,190)	5,484	1,236,420

The accompanying notes form an integral part of these financial statements.

CONDENSED INTERIM STATEMENTS OF CHANGES IN STAPLED SECURITYHOLDERS' FUNDS

Six months ended 31 March 2024

FH-REIT Group	Attributable to Stapled Securityholders					Total S\$'000
	Stapled Securities in issue S\$'000	Issue costs S\$'000	Revenue reserves S\$'000	Hedging reserve S\$'000	Foreign currency translation reserve S\$'000	
At 1 October 2023	1,530,288	(25,759)	(29,623)	10,195	(211,567)	1,273,534
<u>Operations</u>						
Total return for the period	-	-	22,165	-	-	22,165
<u>Other reserves</u>						
Effective portion of changes in fair value of cash flow hedges	-	-	-	(701)	-	(701)
Net change in fair value of cash flow hedges reclassified to total return	-	-	-	(3,488)	-	(3,488)
Foreign currency translation differences	-	-	-	-	2,509	2,509
Movements in other reserves	-	-	-	(4,189)	2,509	(1,680)
<u>Transactions with Stapled Securityholders</u>						
Distributions to Stapled Securityholders	-	-	(22,683)	-	-	(22,683)
At 31 March 2024	1,530,288	(25,759)	(30,141)	6,006	(209,058)	1,271,336
At 1 October 2022	1,530,288	(25,759)	(84,751)	18,404	(197,010)	1,241,172
<u>Operations</u>						
Total return for the period	-	-	24,912	-	-	24,912
<u>Other reserves</u>						
Effective portion of changes in fair value of cash flow hedges	-	-	-	(4,719)	-	(4,719)
Net change in fair value of cash flow hedges reclassified to total return	-	-	-	(4,233)	-	(4,233)
Foreign currency translation differences	-	-	-	-	(5,937)	(5,937)
Movements in other reserves	-	-	-	(8,952)	(5,937)	(14,889)
<u>Transactions with Stapled Securityholders</u>						
Distributions to Stapled Securityholders	-	-	(17,949)	-	-	(17,949)
At 31 March 2023	1,530,288	(25,759)	(77,788)	9,452	(202,947)	1,233,246

The accompanying notes form an integral part of these financial statements.

CONDENSED INTERIM STATEMENTS OF CHANGES IN STAPLED SECURITYHOLDERS' FUNDS

Six months ended 31 March 2024

FH-BT Group	Attributable to Stapled Securityholders					
	Stapled Securities in issue S\$'000	Issue costs S\$'000	Revenue reserves S\$'000	Hedging reserve S\$'000	Foreign currency translation reserve S\$'000	Total S\$'000
At 1 October 2023	9,591	(5)	(9,394)	-	(685)	(493)
Loss for the period	-	-	(200)	-	-	(200)
<u>Other comprehensive income</u>						
Foreign currency translation differences	-	-	-	-	(1)	(1)
Movements in other reserves	-	-	-	-	(1)	(1)
<u>Transactions with Stapled Securityholders</u>						
Distributions to Stapled Securityholders	-	-	-	-	-	-
At 31 March 2024	9,591	(5)	(9,594)	-	(686)	(694)
At 1 October 2022	9,591	(5)	(9,026)	-	(632)	(72)
Loss for the period	-	-	(318)	-	-	(318)
<u>Other comprehensive income</u>						
Foreign currency translation differences	-	-	-	-	(37)	(37)
Movements in other reserves	-	-	-	-	(37)	(37)
<u>Transactions with Stapled Securityholders</u>						
Distributions to Stapled Securityholders	-	-	-	-	-	-
At 31 March 2023	9,591	(5)	(9,344)	-	(669)	(427)

The accompanying notes form an integral part of these financial statements.

CONDENSED INTERIM STATEMENTS OF CASH FLOWS

Six months ended 31 March 2024

Note	FHT		FH-REIT Group		FH-BT Group	
	6 months ended 31 Mar 2024	6 months ended 31 Mar 2023	6 months ended 31 Mar 2024	6 months ended 31 Mar 2023	6 months ended 31 Mar 2024	6 months ended 31 Mar 2023
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
CASH FLOWS FROM OPERATING ACTIVITIES						
Total return/(Loss) for the period before tax	24,310	26,604	25,708	27,921	(70)	(209)
Adjustments for:						
Amortisation of debt upfront costs	455	430	455	430	-	-
Depreciation	2,067	1,949	-	-	1,940	2,037
Finance costs	12,504	9,047	12,504	9,047	930	1,021
Finance income	(1,093)	(617)	(968)	(557)	(125)	(60)
Reversal of impairment loss on trade receivables	-	(367)	-	(367)	-	-
Net change in fair value of derivative financial instruments	117	15	117	15	-	-
Property, plant and equipment written off	-	8	-	-	-	8
Unrealised (gain)/loss on foreign exchange, net	(79)	(27)	(78)	(58)	(1)	31
Cash generated from operations before working capital changes	38,281	37,042	37,738	36,431	2,674	2,828
Changes in working capital:						
Inventories	(3)	(2)	-	-	(3)	(2)
Prepayments	(403)	(471)	(422)	(357)	19	(114)
Trade and other receivables	(5,318)	(3,189)	(5,640)	(3,780)	1,000	(837)
Trade and other payables	191	(277)	589	(1,428)	(1,013)	2,740
Rental deposits	(383)	-	(383)	-	-	-
Cash generated from operations	32,365	33,103	31,882	30,866	2,677	4,615
Tax paid	(3,272)	(1,520)	(3,105)	(1,514)	(167)	(6)
Interest income received	1,093	617	968	557	125	60
Net cash generated from operating activities	30,186	32,200	29,745	29,909	2,635	4,669

The accompanying notes form an integral part of these financial statements.

CONDENSED INTERIM STATEMENTS OF CASH FLOWS

Six months ended 31 March 2024

	FHT		FH-REIT Group		FH-BT Group	
	6 months ended	6 months ended	6 months ended	6 months ended	6 months ended	6 months ended
	Note 31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
CASH FLOWS FROM INVESTING ACTIVITIES						
Capital expenditure on investment properties	(38,249)	(1,059)	(38,249)	(1,059)	-	-
Capital expenditure on property, plant and equipment	(396)	(301)	-	-	-	-
Settlement of hedging instruments designated as net investment hedge	3,184	7,022	3,184	7,022	-	-
Rental deposits received	2,089	-	2,089	-	-	-
Net cash (used in)/generated from investing activities	(33,372)	5,662	(32,976)	5,963	-	-
CASH FLOWS FROM FINANCING ACTIVITIES						
Distributions paid to Stapled Securityholders	(22,683)	(17,949)	(22,683)	(17,949)	-	-
Finance costs paid	(12,185)	(9,091)	(12,185)	(9,091)	-	-
Payment of lease liabilities	-	-	-	-	(2,590)	(2,679)
Proceeds from borrowings, net of debt upfront costs	163,822	154,903	163,822	154,903	-	-
Repayment of borrowings	(111,252)	(205,000)	(111,252)	(205,000)	-	-
Net cash generated from/(used in) financing activities	17,702	(77,137)	17,702	(77,137)	(2,590)	(2,679)
Net increase/(decrease) in cash and cash equivalents	14,516	(39,275)	14,471	(41,265)	45	1,990
Cash and cash equivalents at the beginning of the financial period	88,134	123,883	81,395	118,775	6,739	5,108
Effect of exchange rate changes on cash and cash equivalents	(120)	(1,564)	(126)	(1,402)	6	(162)
Cash and cash equivalents at the end of the financial period	102,530	83,044	95,740	76,108	6,790	6,936

	FHT		FH-REIT Group		FH-BT Group	
	As at	As at	As at	As at	As at	As at
	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<u>Cash and cash equivalents at the end of the period comprise the following:</u>						
Cash and bank balances	86,921	70,889	80,131	63,953	6,790	6,936
Fixed deposits	15,609	12,155	15,609	12,155	-	-
Cash and cash equivalents	102,530	83,044	95,740	76,108	6,790	6,936

The accompanying notes form an integral part of these financial statements.

CONDENSED INTERIM PORTFOLIO STATEMENTS

As at 31 March 2024

Property	Acquisition date	Tenure	Location	Existing use	FHT			
					31 March 2024		30 September 2023	
					At carrying amount S\$'000	Percentage of net assets %	At carrying amount S\$'000	Percentage of net assets %
Investment properties								
InterContinental Singapore	14 July 2014	75 period leasehold expiring in 2089	80 Middle Road, Singapore 188966	Hotel	515,000	40.40	515,000	40.28
Fraser Suites Singapore	14 July 2014	75 period leasehold expiring in 2089	491A River Valley Road, Singapore 248372	Serviced Residences	300,143	23.55	300,000	23.47
The Westin Kuala Lumpur	14 July 2014	Freehold	199, Jalan Bukit Bintang, Kuala Lumpur, 55100, Malaysia	Hotel	125,356	9.83	128,216	10.03
ANA Crowne Plaza Kobe	14 July 2014	Freehold	1-Chome, Kitano-Cho Chuo-Ku, Kobe, 650-0002, Japan	Hotel	152,002	11.92	156,927	12.27
Koto no Hako Kobe ⁽¹⁾	1 March 2024	Freehold	1-Chome, Kitano-Cho Chuo-Ku, Kobe, 650-0002, Japan	Retail	32,712	2.57	-	-
Novotel Sydney Darling Square	14 July 2014	84 period leasehold expiring in 2098	17 Little Pier Street, Darling Harbour, NSW 2000, Australia	Hotel	104,194 ⁽²⁾	8.17	104,042 ⁽²⁾	8.14
Fraser Suites Sydney	14 July 2014	75 period leasehold expiring in 2089	488 Kent Street, Sydney, NSW 2000, Australia	Serviced Residences	125,836	9.87	123,018	9.62
Park International London	14 July 2014	75 period leasehold expiring in 2089	117-129 Cromwell Road, South Kensington, London, SW7 4DS, United Kingdom	Hotel	72,565	5.69	71,018	5.55
ibis Styles London Gloucester Road	14 July 2014	75 period leasehold expiring in 2089	108, 110 and 112 Cromwell Road, London, SW7 4ES, United Kingdom	Hotel	37,475	2.94	36,676	2.87
Fraser Place Canary Wharf London	14 July 2014	75 period leasehold expiring in 2089	80 Boardwalk Place, London E14 5SF, United Kingdom	Serviced Residences	63,571	4.99	62,183	4.86

The accompanying notes form an integral part of these financial statements.

CONDENSED INTERIM PORTFOLIO STATEMENTS

As at 31 March 2024

Property	Acquisition date	Tenure	Location	Existing use	FHT			
					31 March 2024		30 September 2023	
					At carrying amount S\$'000	Percentage of net assets %	At carrying amount S\$'000	Percentage of net assets %
Investment properties								
Fraser Suites Queens Gate London	14 July 2014	75 period leasehold expiring in 2089	39B Queens Gate Gardens, London SW7 5RR, United Kingdom	Serviced Residences	98,767	7.75	96,525	7.55
Fraser Suites Glasgow	14 July 2014	75 period leasehold expiring in 2089	1-19 Albion Street Glasgow G1 1LH, Scotland, United Kingdom	Serviced Residences	17,574	1.38	17,004	1.33
Fraser Suites Edinburgh	14 July 2014	75 period leasehold expiring in 2089	12-26 St Giles Street, Edinburgh EH1 1 PT, Scotland, United Kingdom	Serviced Residences	31,272	2.45	29,341	2.30
Maritim Hotel Dresden	15 June 2016	Freehold	Devrientstrasse 10-12, 01067 Dresden, Germany	Hotel	81,842	6.42	80,726	6.31
Investment properties					1,758,309	137.93	1,720,676	134.58
Property, plant and equipment								
Novotel Melbourne on Collins	19 October 2016	Freehold	270 Collins Street and 233-239 Collins Street, Melbourne Victoria, Australia	Hotel	208,578 ⁽³⁾	16.36	210,009 ⁽³⁾	16.43
Property, plant and equipment					208,578	16.36	210,009	16.43
Other net liabilities					(692,147)	(54.29)	(652,228)	(51.01)
Net assets of FHT					1,274,740	100.00	1,278,457	100.00

⁽¹⁾ This relates to the retail component of ANA Crown Plaza Kobe. Refer to Note 9 for more details.

⁽²⁾ Includes the right-of-use ("ROU") asset recognised on leases of land.

⁽³⁾ Includes the net book value of capitalised furniture, fittings and equipment.

The accompanying notes form an integral part of these financial statements.

CONDENSED INTERIM PORTFOLIO STATEMENTS

As at 31 March 2024

Property	Acquisition date	Tenure	Location	Existing use	FH-REIT Group			
					31 March 2024		30 September 2023	
					At carrying amount S\$'000	Percentage of net assets %	At carrying amount S\$'000	Percentage of net assets %
Investment properties								
InterContinental Singapore	14 July 2014	75 period leasehold expiring in 2089	80 Middle Road, Singapore 188966	Hotel	515,000	40.51	515,000	40.44
Fraser Suites Singapore	14 July 2014	75 period leasehold expiring in 2089	491A River Valley Road, Singapore 248372	Serviced Residences	300,143	23.61	300,000	23.56
The Westin Kuala Lumpur	14 July 2014	Freehold	199, Jalan Bukit Bintang, Kuala Lumpur, 55100, Malaysia	Hotel	125,356	9.86	128,216	10.07
ANA Crowne Plaza Kobe	14 July 2014	Freehold	1-Chome, Kitano-Cho Chuo-Ku, Kobe, 650-0002, Japan	Hotel	152,002	11.96	156,927	12.32
Koto no Hako Kobe ⁽¹⁾	1 March 2024	Freehold	1-Chome, Kitano-Cho Chuo-Ku, Kobe, 650-0002, Japan	Retail	32,712	2.57	-	-
Novotel Sydney Darling Square	14 July 2014	84 period leasehold expiring in 2098	17 Little Pier Street, Darling Harbour, NSW 2000, Australia	Hotel	104,194 ⁽²⁾	8.20	104,042 ⁽²⁾	8.17
Fraser Suites Sydney	14 July 2014	75 period leasehold expiring in 2089	488 Kent Street, Sydney, NSW 2000, Australia	Serviced Residences	125,836	9.90	123,018	9.66
Park International London	14 July 2014	75 period leasehold expiring in 2089	117-129 Cromwell Road, South Kensington, London, SW7 4DS, United Kingdom	Hotel	72,565	5.71	71,018	5.58
ibis Styles London Gloucester Road	14 July 2014	75 period leasehold expiring in 2089	108, 110 and 112 Cromwell Road, London, SW7 4ES, United Kingdom	Hotel	37,475	2.95	36,676	2.88
Fraser Place Canary Wharf London	14 July 2014	75 period leasehold expiring in 2089	80 Boardwalk Place, London E14 5SF, United Kingdom	Serviced Residences	63,571	5.00	62,183	4.88

The accompanying notes form an integral part of these financial statements

CONDENSED INTERIM PORTFOLIO STATEMENTS

As at 31 March 2024

Property	Acquisition date	Tenure	Location	Existing use	FH-REIT Group			
					31 March 2024		30 September 2023	
					At carrying amount S\$'000	Percentage of net assets %	At carrying amount S\$'000	Percentage of net assets %
Investment properties								
Fraser Suites Queens Gate London	14 July 2014	75 period leasehold expiring in 2089	39B Queens Gate Gardens, SW7 5RR, United Kingdom	Serviced Residences	98,767	7.77	96,525	7.58
Fraser Suites Glasgow	14 July 2014	75 period leasehold expiring in 2089	1-19 Albion Street Glasgow G1 1LH, Scotland, United Kingdom	Serviced Residences	17,574	1.38	17,004	1.34
Fraser Suites Edinburgh	14 July 2014	75 period leasehold expiring in 2089	12-26 St Giles Street, Edinburgh EH1 1 PT, Scotland, United Kingdom	Serviced Residences	31,272	2.46	29,341	2.30
Maritim Hotel Dresden	15 June 2016	Freehold	Devrientstrasse 10-12, 01067 Dresden, Germany	Hotel	81,843	6.44	80,726	6.34
Novotel Melbourne on Collins	19 October 2016	Freehold	270 Collins Street and 233-239 Collins Street, Melbourne Victoria, Australia	Hotel	209,469	16.48	209,232	16.43
Investment properties					1,967,779	154.80	1,929,908	151.55
Other net liabilities					(696,443)	(54.80)	(656,374)	(51.55)
Net assets of FH-REIT Group					1,271,336	100.00	1,273,534	100.00

⁽¹⁾ This relates to the retail component of ANA Crown Plaza Kobe. Refer to Note 9 for more details.

⁽²⁾ Includes the right-of-use ("ROU") asset recognised on leases of land.

The accompanying notes form an integral part of these financial statements.

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS

1. General

Frasers Hospitality Trust (“FHT”) is a stapled trust comprising Frasers Hospitality Real Estate Investment Trust (“FH-REIT”) and its subsidiaries (collectively, “FH-REIT Group”) and Frasers Hospitality Business Trust (“FH-BT”) and its subsidiaries (collectively, “FH-BT Group”).

FH-REIT is a Singapore-domiciled real estate investment trust constituted in Singapore pursuant to the Trust Deed dated 12 June 2014 (as amended, restated and supplemented) (the “FH-REIT Trust Deed”). The FH-REIT Trust Deed was entered between Frasers Hospitality Asset Management Pte. Ltd. (the “REIT Manager”) and Perpetual (Asia) Limited as trustee of FH-REIT (the “REIT Trustee”). The REIT Trustee is under a duty to take into custody and hold the assets of FH-REIT in trust for the Stapled Securityholders of FH-REIT.

FH-BT is a Singapore-domiciled business trust constituted in Singapore by a Trust Deed dated 20 June 2014 (as supplemented) (the “FH-BT Trust Deed”) and is managed by Frasers Hospitality Trust Management Pte. Ltd. (the “Trustee-Manager”).

The units in each of FH-REIT and FH-BT are stapled together under the terms of a stapling deed dated 20 June 2014 (as supplemented) entered into between the REIT Manager, the REIT Trustee and the Trustee-Manager (the “Stapling Deed”) and cannot be traded separately. Each stapled security in FHT (the “Stapled Security”) comprises a unit of FH-REIT (the “FH-REIT unit”) and a unit of FH-BT (the “FH-BT unit”).

The principal activity of FH-REIT Group is to invest in income-producing real estate which are used for hospitality purposes, with the primary objective of achieving an attractive level of return from rental income and for long-term capital growth. FH-BT functions as master lessee and may also undertake certain hospitality and hospitality-related development projects, acquisitions and investments which may not be suitable for FH-REIT.

These condensed interim consolidated financial statements as at and for the six months ended 31 March 2024 comprise the FH-REIT Group, the FH-BT Group and FHT. The condensed interim consolidated financial statements of FH-REIT Group relates to FH-REIT and its subsidiaries. The condensed interim consolidated financial statements of FH-BT Group relates to FH-BT and its subsidiaries. The condensed interim consolidated financial statements of FHT relates to FH-REIT Group and FH-BT Group.

2. Basis of preparation

The condensed interim financial statements of the FH-REIT Group and FHT for the six months ended 31 March 2024 have been prepared in accordance with the recommendations of Statement of Recommended Accounting Practice (“RAP”) 7 Reporting Framework for Investment Funds issued by the Institute of Singapore Chartered Accountants, the applicable requirements of the Code of Collective Investment Schemes (the “CIS Code”) issued by the Monetary Authority of Singapore (“MAS”) and the provisions of the FH-REIT Trust Deed and the Stapling Deed. RAP 7 requires the accounting policies to generally comply with the principles relating to recognition and measurement under the Singapore Financial Reporting Standards in Singapore (“FRSs”).

The condensed interim financial statements of the FH-BT Group for the six months ended 31 March 2024 have been prepared in accordance with SFRS(I) 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore, the applicable requirements of the Business Trust Act, Chapter 31A of Singapore and the provisions of FH-BT Trust Deed.

The condensed interim financial statements do not include all the information required for a complete set of financial statements prepared in accordance with RAP7/FRSs/SFRS(I)s and should be read in conjunction with FHT’s annual consolidated financial statements as at and for the period ended 30 September 2023. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the FH-REIT Group, the FH-BT Group and FHT’s financial position and performance since the last annual consolidated financial statements for the year ended 30 September 2023.

The accounting policies applied in these condensed interim financial statements are the same as those applied in FHT’s annual consolidated financial statements as at and for the year ended 30 September 2023, except for the adoption of new and amendments to FRSs/SFRS(I)s that are effective for annual periods beginning on 1 October 2023. The adoption of these new and revised standards did not have any material impact on FHT’s condensed interim financial statements.

The condensed interim financial statements of the FH-REIT Group, the FH-BT Group and FHT are presented in Singapore Dollars (“S\$”), which is the functional currency of FH-REIT and FH-BT, and rounded to the nearest thousand (S\$’000), unless otherwise stated.

Going concern

The consolidated financial statements of FHT, the FH-REIT Group and the FH-BT Group have been prepared on a going concern basis. FH-REIT Group has net current liabilities of S\$130.8 million as at 31 March 2024, primarily due to borrowings maturing within the next 12 months. The REIT Manager has assessed that FH-REIT Group will be able to discharge its obligations as and when they fall due in the next 12 months, having regard to its ongoing operational cash flows, cash reserves of S\$95.7 million as at 31 March 2024, unutilised S\$107.0 million committed revolving credit facilities and are in advanced discussions with lenders to refinance maturing borrowings and additional credit facilities to further strengthen financial flexibility. FH-BT Group has net current liabilities of S\$4.1 million and net liabilities of S\$0.7 million as at 31 March 2024. The Trustee-Manager has assessed that FH-BT Group will be able to discharge its obligations as and when they fall due in the next 12 months, as it has access to an unutilised S\$10.0 million committed revolving credit facility from FH-REIT to FH-BT. With both FH-REIT Group and FH-BT Group being able to meet their obligations as and when they fall due, the REIT Manager and the Trustee-Manager (collectively, the “Managers”) are of the view that FHT, being the stapled trust comprising FH-REIT Group and FH-BT Group, is able to meet its obligations as and when they fall due.

2.1 Use of judgements and estimates

The preparation of the financial statements in conformity with SFRS(I) requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are revised on an ongoing basis. Revisions to accounting estimates are recognised in the period in which estimates are revised, if the revisions affect only that period, or in the period of the revisions and future periods, if the revision affect both current and future periods.

The significant judgements made by management in applying the FHT's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements of FHT as at and for the year ended 30 September 2023.

Information about critical judgements in applying accounting policies and assumptions and estimation uncertainties that have the most significant effect on the amounts recognised in the financial statements are described in the following notes:

- Note 7 Taxation
- Note 9 Valuation of investment properties
- Note 10 Valuation of property, plant and equipment

3. Seasonal operations

FHT's businesses are not affected significantly by seasonal or cyclical factors during the financial period.

4. Revenue

	FHT		FH-REIT Group		FH-BT Group	
	6 months ended	6 months ended	6 months ended	6 months ended	6 months ended	6 months ended
	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Rental revenue from investment properties						
- Fixed rent	23,720	23,877	26,310	26,556	-	-
- Variable rent	23,476	22,116	26,875	25,983	-	-
Revenue from contract with customers						
- Room revenue	12,532	12,620	-	-	12,532	12,620
- Food and beverage revenue	2,465	2,414	-	-	2,465	2,414
- Other income	1,093	1,193	217	-	876	1,193
	63,286	62,220	53,402	52,539	15,873	16,227

5. Management fees

	FHT		FH-REIT Group		FH-BT Group	
	6 months ended	6 months ended	6 months ended	6 months ended	6 months ended	6 months ended
	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
(a) REIT Manager's management fees						
- Base fee	2,302	2,219	2,302	2,219	-	-
- Performance fee	616	857	616	857	-	-
	2,918	3,076	2,918	3,076	-	-
(b) Trustee-Manager's management fees						
- Base fee	20	17	-	-	20	17
- Performance fee	4	5	-	-	4	5
	24	22	-	-	24	22
(c) Other management fees						
- MIT Manager's base fee	701	693	701	693	-	-
- MIT Manager's performance fee	664	653	664	653	-	-
- Kobe Asset Manager's management fee	60	75	60	75	-	-
- ABS Servicer fee	51	55	51	55	-	-
	1,476	1,476	1,476	1,476	-	-

6. Other trust expenses

	FHT		FH-REIT Group		FH-BT Group	
	6 months ended	6 months ended	6 months ended	6 months ended	6 months ended	6 months ended
	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Audit fees paid and payable to auditor of the Trusts	252	245	218	213	34	32
Non-audit fees paid and payable to:						
- Auditor of the Trusts	158	134	157	132	1	2
- Other auditors	30	70	29	70	1	-
Valuation fees	124	64	124	64	-	-
Other expenses	1,090	1,322	1,085	1,319	5	3
	1,654	1,835	1,613	1,798	41	37

7. Taxation

Income tax expense has been calculated at rates of taxation prevailing in the territories in which FHT operates.

The major components of tax expense in the condensed interim statements of total return for the interim period ended 31 March 2024 are:

	FHT		FH-REIT Group		FH-BT Group	
	6 months ended	6 months ended	6 months ended	6 months ended	6 months ended	6 months ended
	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Current tax expense						
- Current period income tax	1,820	2,466	1,704	2,363	116	103
- Under/(Over) provision in respect of prior period	464	(154)	464	(154)	-	-
	2,284	2,312	2,168	2,209	116	103
Withholding tax expense	1,389	806	1,375	800	14	6
	3,673	3,118	3,543	3,009	130	109

FHT has exposure to income taxes in numerous jurisdictions. Assumptions are required in determining the group-wide provision for income taxes. The ultimate determination of taxability of income and deductibility of expenses from certain transactions are uncertain during the ordinary course of business. The tax computations arising from business combinations would also be subjected to uncertainty and formal assessment by tax authorities. FHT recognises the liabilities for expected tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

Uncertain tax position

Since 2018, FHT has relied on a private ruling granted by the Inland Revenue Board of Malaysia (“IRBM”) which allows FHT Malaysia Pte Ltd (“FHTM”), a subsidiary of FH-REIT to receive interest from its investment in medium term notes issued by Notable Vision Sdn. Bhd. (“NVSB”) to be exempted from Malaysia withholding tax. In an IRBM letter dated 29 June 2021, the IRBM revoked the private ruling. Consequently, the IRBM may require withholding tax on these interest payments from NVSB to FHTM. If the private ruling applied in the past is retrospectively revoked, the potential additional withholding tax to be paid from 1 October 2017 to 31 March 2024 approximates Malaysian Ringgit (“MYR”) 7.6 million (approximately S\$2.2 million).

In addition, the IRBM completed its tax audit of NVSB for the period 2014 to 2019 and had issued a notice of assessment for income tax and penalties amounting to an aggregate of MYR 2.6 million (approximately S\$0.8 million) which comprise (i) disallowed income tax deductions previously claimed on the interest payments made by NVSB to FHTM and (ii) penalties for claiming such income tax deductions when NVSB had not originally withheld tax on such payments.

On 8 September 2021, NVSB filed an appeal to Special Commissioner of Income Tax in Malaysia, and further applied for judicial review with Courts of Malaysia on 23 September 2021. The High Court of Malaysia had on 24 May 2022 delivered its decision to allow NVSB’s application for leave to commence judicial review proceedings.

On 17 July 2023, the High Court heard the application for judicial review. On 7 November 2023, the High Court delivered its decision in the judicial review proceedings in favour of NVSB. On 14 November 2023, NVSB received notice from IRBM that it had filed an appeal with the Malaysia Court of Appeal.

The Managers believes that the private ruling granted in the past was in compliance with the applicable tax laws and the management believes that NVSB has valid legal grounds to defend its position in Court.

Global minimum top-up tax

FHT operates in several jurisdictions where statutory corporate income tax rates are above 15%. These jurisdictions intend to enact or have enacted new legislation to implement the global minimum top-up tax from 31 December 2023. FHT is closely monitoring the progress of the legislative process in each jurisdiction that FHT operates in.

8. Earnings per Stapled Security

The calculation of basic earnings per Stapled Security is based on:

	FHT	
	6 months ended 31 Mar 2024	6 months ended 31 Mar 2023
Total return for the period attributable to Stapled Securityholders (\$’000)	20,637	23,486
Weighted average number of Stapled Securities used in arriving at basic earnings per Stapled Security (’000):		
Issued Stapled Securities at beginning of the period (’000)	1,926,074	1,926,074
Basic Earnings per Stapled Security (cents)	1.07	1.22

The calculation of diluted earnings per Stapled Security is based on:

	FHT	
	6 months ended 31 Mar 2024	6 months ended 31 Mar 2023
Total return for the period attributable to Stapled Securityholders (\$’000)	20,637	23,486
Weighted average number of Stapled Securities used in arriving at diluted earnings per Stapled Security (’000):		
Weighted average number of Stapled Securities (basic) (’000)	1,926,074	1,926,074
Diluted Earnings per Stapled Security (cents)	1.07	1.22

9. Investment properties

	FHT		FH-REIT Group		FH-BT Group	
	31 Mar 2024	30 Sep 2023	31 Mar 2024	30 Sep 2023	31 Mar 2024	30 Sep 2023
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Investment properties						
At beginning of period/year	1,720,676	1,683,220	1,929,908	1,898,078	-	-
Capital expenditure ⁽¹⁾	38,249	3,890	38,249	3,890	-	-
Net change in fair value	-	50,725	-	54,560	-	-
Translation differences	(616)	(17,159)	(378)	(26,620)	-	-
At end of period/year	1,758,309	1,720,676	1,967,779	1,929,908	-	-

⁽¹⁾Included in the capital expenditure is the termination sum of JPY 3.68 billion ("Termination Sum") paid to the previous master tenant, Y.K. Toranomom Properties ("YKTP") of the retail component of ANA Crowne Plaza Kobe (known as "Koto no Hako Kobe"), pursuant to the retail master lease agreement between Apex Group Trust (Japan) Company Limited ("Lessor"), which holds the legal title to ANA Crowne Plaza Kobe and acting as trustee for the benefit of Kobe Excellence TMK (a Japanese trust in which FH-REIT holds all the beneficial interest) and YKTP ("Retail MLA") whereby YKTP will undertake asset enhancement initiatives of up to JPY 4.25 billion to uplift Koto no Hako Kobe and the Lessor is obliged to issue a termination notice no later than 31 December 2023 to terminate the Retail MLA, in accordance with the terms and conditions of the Retail MLA. The Retail MLA was terminated on 1 March 2024 and the Termination Sum is based on the fair value of the retail master lease relating to Koto no Hako Kobe, which was determined by a qualified independent valuer, taking into consideration the terms as stipulated in the Retail MLA.

	FHT		FH-REIT Group		FH-BT Group	
	6 months ended 31 Mar 2024	6 months ended 31 Mar 2023	6 months ended 31 Mar 2024	6 months ended 31 Mar 2023	6 months ended 31 Mar 2024	6 months ended 31 Mar 2023
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Rental revenue from investment properties						
- Minimum lease payments	23,720	23,877	26,310	26,556	-	-
- Variable rent	23,476	22,116	26,875	25,983	-	-
	47,196	45,993	53,185	52,539	-	-

Measurement of fair value

	FHT		FH-REIT Group	
	31 Mar 2024	30 Sep 2023	31 Mar 2024	30 Sep 2023
	S\$'000	S\$'000	S\$'000	S\$'000
Fair value of investment properties	1,755,253	1,717,684	1,964,723	1,926,916
Add: Carrying amount of lease liabilities	3,056	2,992	3,056	2,992
Carrying amount of investment properties	1,758,309	1,720,676	1,967,779	1,929,908

Except for Koto no Hako Kobe, the carrying amount of the investment properties as at 31 March 2024 were based on valuations determined by independent external valuers as at 30 September 2023, adjusted for capital expenditure incurred and translation differences. The carrying amount of Koto no Hako Kobe as at 31 March 2024 was based on the valuation of the Termination Sum as determined by an independent external valuer and adjusted for translation differences as at 31 March 2024. FHT has assessed that the carrying amount of the investment properties as at 31 March 2024 approximate their fair values.

The fair value of the investment properties as at 30 September 2023 were based on independent valuations undertaken by Jones Lang LaSelle Property Consultants Pte Ltd for the Singapore properties, Knight Frank Malaysia Sdn Bhd for the Malaysia property, Daiwa Real Estate Appraisal Co. Ltd. for the Japan property, Jones Lang LaSelle Advisory Services Pty Limited for the Australia properties, Knight Frank LLP for the UK properties and Jones Lang LaSelle SE for the Germany property, as at the date. The fair value of properties as at 30 September 2023 were determined using discounted cash flow, capitalisation, direct comparison and core and top-slice methods.

The fair value of Koto no Hako Kobe for the Termination Sum was based on independent valuation undertaken by Japan Valuers Co., Ltd. as at the effective date of termination of the Retail MLA and were determined using discounted cash flow method.

These fair values may differ from the prices at which FHT's properties could be sold at a particular time, since actual selling prices are negotiated between willing buyers and sellers. Also, certain estimates require an assessment of factors not within FHT's control, such as overall market conditions. As a result, actual results of operations and realisation of these properties could differ from the estimates set forth in these financial statements, and the difference could be significant.

Fair value hierarchy

The fair value measurement for investment properties has been categorised as a Level 3 fair value based on the inputs to the valuation techniques used.

10. Property, plant and equipment

FHT	Freehold land and building S\$'000	Furniture, fittings and equipment S\$'000	Total S\$'000
Cost			
At 1 October 2022	213,295	8,366	221,661
Capital expenditure	-	439	439
Written off	-	(114)	(114)
Net change in revaluation recognised in Stapled Securityholders' funds	6,880	-	6,880
Elimination of accumulated depreciation on revaluation	(3,307)	-	(3,307)
Translation differences	(9,236)	(372)	(9,608)
At 30 September 2023	<u>207,632</u>	<u>8,319</u>	<u>215,951</u>
At 1 October 2023	207,632	8,319	215,951
Capital expenditure	-	396	396
Elimination of accumulated depreciation on revaluation	(1,826)	-	(1,826)
Translation differences	238	9	247
At 31 March 2024	<u>206,044</u>	<u>8,724</u>	<u>214,768</u>
Accumulated depreciation			
At 1 October 2022	-	(5,743)	(5,743)
Depreciation	(3,307)	(524)	(3,831)
Written off	-	65	65
Elimination of accumulated depreciation on revaluation	3,307	-	3,307
Translation differences	-	260	260
At 30 September 2023	<u>-</u>	<u>(5,942)</u>	<u>(5,942)</u>
At 1 October 2023	-	(5,942)	(5,942)
Depreciation	(1,826)	(241)	(2,067)
Elimination of accumulated depreciation on revaluation	1,826	-	1,826
Translation differences	-	(7)	(7)
At 31 March 2024	<u>-</u>	<u>(6,190)</u>	<u>(6,190)</u>
Carrying amounts			
At 1 October 2022	213,295	2,623	215,918
At 30 September 2023	<u>207,632</u>	<u>2,377</u>	<u>210,009</u>
At 31 March 2024	<u>206,044</u>	<u>2,534</u>	<u>208,578</u>

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	Building S\$'000	Furniture, fittings and equipment S\$'000	Total S\$'000
FH-BT Group			
Cost			
At 1 October 2022	69,232	5,564	74,796
Written off	-	(114)	(114)
Translation differences	(3,022)	(240)	(3,262)
At 30 September 2023	<u>66,210</u>	<u>5,210</u>	<u>71,420</u>
At 1 October 2023	66,210	5,210	71,420
Written off	-	-	-
Translation differences	75	6	81
At 31 March 2024	<u>66,285</u>	<u>5,216</u>	<u>71,501</u>
Accumulated depreciation			
At 1 October 2022	(14,816)	(4,504)	(19,320)
Depreciation	(3,801)	(193)	(3,994)
Written off	-	65	65
Translation differences	730	199	929
At 30 September 2023	<u>(17,887)</u>	<u>(4,433)</u>	<u>(22,320)</u>
At 1 October 2023	(17,887)	(4,433)	(22,320)
Depreciation	(1,863)	(77)	(1,940)
Written off	-	-	-
Translation differences	(18)	(5)	(23)
At 31 March 2024	<u>(19,768)</u>	<u>(4,515)</u>	<u>(24,283)</u>
Carrying amounts			
At 1 October 2022	<u>54,416</u>	<u>1,060</u>	<u>55,476</u>
At 30 September 2023	<u>48,323</u>	<u>777</u>	<u>49,100</u>
At 31 March 2024	<u>46,517</u>	<u>701</u>	<u>47,218</u>

Measurement of fair value

The carrying amounts of freehold land and building of FHT are stated at their revalued amounts less accumulated depreciation and impairment losses. The freehold land and building were last revalued as at 30 September 2023.

The carrying amounts of the freehold land and building of FHT as at 30 September 2023 were based on independent valuations undertaken by Jones Lang LaSelle Advisory Services Pty Limited for the Australia properties as at the date. In relying on the valuation reports, the REIT Manager has exercised its judgement and is satisfied that the valuation methods and estimates used are reflective of market conditions prevailing at the end of the financial year.

The fair value of the freehold land and building as 30 September 2023 were determined using discounted cash flow and capitalisation methods. These fair values may differ from the prices at which FHT's freehold land and building could be sold at a particular time, since actual selling prices are negotiated between willing buyers and sellers. Also, certain estimates require an assessment of factors not within FHT's control, such as overall market conditions. As a result, actual results of operations and realisation of these properties could differ from the estimates set forth in these financial statements, and the difference could be significant.

The carrying amount of the FHT's freehold land and building as at 31 March 2024 would be S\$185.1 million (30 September 2023: S\$186.3 million) if the properties had been measured using the cost model.

The carrying amount of the FH-BT Group's building as at 31 March 2024 and 30 September 2023 pertains to right-of-use asset.

Fair value hierarchy

The fair value measurement for freehold land and building has been categorised as a Level 3 fair value based on the inputs to the valuation techniques used.

11. Borrowings

	FHT		FH-REIT Group		FH-BT Group	
	31 Mar 2024 S\$'000	30 Sep 2023 S\$'000	31 Mar 2024 S\$'000	30 Sep 2023 S\$'000	31 Mar 2024 S\$'000	30 Sep 2023 S\$'000
Non-current						
Fixed rate notes (unsecured)	-	120,000	-	120,000	-	-
Bonds (unsecured)	58,667	-	58,667	-	-	-
Bank loans (unsecured)	448,978	433,903	448,978	433,903	-	-
	507,645	553,903	507,645	553,903	-	-
Less: unamortised debt upfront costs	(2,016)	(1,496)	(2,016)	(1,496)	-	-
	505,629	552,407	505,629	552,407	-	-
Current						
Medium term notes (secured)	27,066	27,683	27,066	27,683	-	-
Fixed rate notes (non-secured)	120,000	-	120,000	-	-	-
Bonds (unsecured)	-	21,565	-	21,565	-	-
Bank loans (unsecured)	100,000	100,000	100,000	100,000	-	-
	247,066	149,248	247,066	149,248	-	-
Less: unamortised debt upfront costs	(86)	(198)	(86)	(198)	-	-
	246,980	149,050	246,980	149,050	-	-
Total borrowings	752,609	701,457	752,609	701,457	-	-

Medium Term Notes (secured)

A Medium Term Note – Senior Bond of MYR 95.0 million (equivalent to S\$27.1 million) (30 September 2023: MYR 95.0 million (equivalent to S\$27.7 million)) is secured by The Westin Kuala Lumpur with a carrying amount of S\$125.4 million (30 September 2023: S\$128.2 million).

Aggregate leverage and interest coverage ratios

As at 31 March 2024, FHT's aggregate leverage was 35.5% (30 September 2023: 34.0%). The interest coverage ratio ("ICR")⁽¹⁾ and the adjusted interest coverage ratio ("Adjusted-ICR")⁽²⁾ for the trailing twelve-months period ended 31 March 2024 was 3.1 times (30 September 2023: 3.6 times).

12. Stapled Securities in issue

	FHT		FH-REIT Group		FH-BT Group	
	Number of Stapled Securities '000	S\$'000	Number of Stapled Securities '000	S\$'000	Number of Stapled Securities '000	S\$'000
Total Stapled Securities in issue as at						
1 October 2022, 30 September 2023,						
1 October 2023 and 31 March 2024	1,926,074	1,539,879	1,926,074	1,530,288	1,926,074	9,591

(1) ICR is calculated by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), by the trailing 12 months interest expense and borrowing-related fees as defined in the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore.

(2) Adjusted-ICR means a ratio that is calculated by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), by the trailing 12 months interest expense, borrowing related fees and distributions on hybrid securities as defined in the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore. As FHT does not have any outstanding hybrid securities, the aforementioned Adjusted-ICR is identical to the ICR of FHT for the trailing twelve-month period ended 31 March 2024 and 30 September 2023.

13. Significant related party transactions

	FHT		FH-REIT Group		FH-BT Group	
	6 months ended	6 months ended	6 months ended	6 months ended	6 months ended	6 months ended
	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
With related companies of the Managers						
- Rental income received and receivable	41,842	42,684	41,842	42,685	-	-
- Reimbursement of expenses paid on behalf	(1,191)	(452)	(1,191)	(452)	-	-
- Other fees paid and payable	(25)	(25)	(25)	(25)	-	-
- Refund of rental deposits	(383)	-	(383)	-	-	-
- Termination sum paid to YKTP	(33,282)	-	(33,282)	-	-	-
With the REIT Manager						
- Base management fee paid and payable	(2,302)	(2,219)	(2,302)	(2,219)	-	-
- Performance management fee paid and payable	(616)	(857)	(616)	(857)	-	-
- Reimbursement of expenses paid on behalf	(52)	(727)	(52)	(727)	-	-
- Servicer fee paid and payable	(51)	(55)	(51)	(55)	-	-
With the MIT Manager						
- Base management fee paid and payable	(701)	(693)	(701)	(693)	-	-
- Performance management fee paid and payable	(664)	(653)	(664)	(653)	-	-
With the Trustee-Manager						
- Base management fee paid and payable	(20)	(17)	-	-	(20)	(17)
- Performance management fee paid and payable	(4)	(5)	-	-	(4)	(5)
With the Property Managers						
- Property management fees paid and payable	(2,353)	(2,700)	(2,353)	(2,700)	-	-
With the Trustee						
- FH-REIT Trustee fees paid and payable	(130)	(126)	(130)	(126)	-	-
- Other trustee fees paid and payable	(90)	(89)	(90)	(89)	-	-
Between FH-REIT Group and FH-BT Group						
- Master lease rental received and receivable/(paid and payable)	-	-	5,989	6,546	(5,989)	(6,546)
- Reimbursement of expenses (paid on behalf)/received	-	-	(5)	(206)	5	206

* Denotes amount less than S\$1,000

14. Capital commitments

Capital expenditures contracted for as at the end of the reporting period but not recognised in the financial statements are as follows:

	FHT		FH-REIT Group		FH-BT Group	
	31 Mar 2024	30 Sep 2023	31 Mar 2024	30 Sep 2023	31 Mar 2024	30 Sep 2023
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Commitments in respect of:						
- Contracted capital expenditure for properties	7,116	5,053	6,862	4,907	253	146

15. Fair value of assets and liabilities

(a) Fair value hierarchy

A number of FHT's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

Significant changes in fair value measurements from period to period are evaluated for reasonableness. Key drivers of the changes are identified and assessed for reasonableness against relevant information from independent sources, or internal sources, if necessary and appropriate.

In accordance with FHT's reporting policies, the valuation process and the results of the independent valuations are reviewed at least once a year by the Audit, Risk and Compliance Committee before the results are presented to the Board of Directors for approval.

FHT classifies fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 – Inputs other than quoted prices included within Level 1 that are observable from the asset or liability, either directly (i.e. as price) or indirectly (i.e. derived from prices); and
- Level 3 – Inputs from the asset or liability that are not based on observable market data (unobservable inputs).

(b) Classifications and fair values

The following tables show the carrying amounts and fair values of financial assets and financial liabilities, including their levels of hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value when the carrying amount is a reasonable approximation of fair value. The fair value disclosure of lease liabilities is not required.

	Carrying amount			Fair value	
	Derivatives used for hedging S\$'000	Fair value through profit or loss S\$'000	Amortised cost S\$'000	Level 2 S\$'000	Level 3 S\$'000
FHT					
31 March 2024					
Financial assets measured at fair value:					
Derivative financial instruments					
- interest rate swaps	6,555	-	-	6,555	-
- cross currency swaps	29,936	-	-	29,936	-
- foreign exchange forward contracts	-	7	-	7	-
	<u>36,491</u>	<u>7</u>	<u>-</u>		
Financial assets not measured at fair value:					
Trade and other receivables*	-	-	18,302		
Cash and cash equivalents	-	-	102,530		
	<u>-</u>	<u>-</u>	<u>120,832</u>		
Financial liabilities measured at fair value:					
Derivative financial instruments					
- interest rate swaps	(369)	-	-	(369)	-
- cross currency swaps/cross currency interest rate swaps	(5,483)	-	-	(5,483)	-
- foreign currency forward contracts	-	(8)	-	(8)	-
	<u>(5,852)</u>	<u>(8)</u>	<u>-</u>		
Financial liabilities not measured at fair value:					
Trade and other payables**	-	-	(18,724)		
Borrowings	-	-	(752,609)	(752,609)	-
Rental deposits	-	-	(22,317)	-	(16,403)
	<u>-</u>	<u>-</u>	<u>(793,650)</u>		

* excluding net VAT/GST receivables

** excluding net VAT/GST payable and advanced deposits

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	Carrying amount			Fair value	
	Derivatives used for hedging S\$'000	Fair value through profit or loss S\$'000	Amortised cost S\$'000	Level 2 S\$'000	Level 3 S\$'000
FHT					
30 September 2023					
Financial assets measured at fair value:					
Derivative financial instruments					
- interest rate swaps	10,486	-	-	10,486	-
- cross currency swaps	28,259	-	-	28,259	-
- foreign currency forward contracts	-	123	-	123	-
	<u>38,745</u>	<u>123</u>	<u>-</u>		
Financial assets not measured at fair value:					
Trade and other receivables*	-	-	12,472		
Cash and cash equivalents	-	-	88,134		
	<u>-</u>	<u>-</u>	<u>100,606</u>		
Financial liabilities measured at fair value:					
Derivative financial instruments					
- interest rate swaps	(24)	-	-	(24)	-
- cross currency swaps/cross currency interest rate swaps	(1,855)	-	-	(1,855)	-
- foreign currency forward contracts	-	(7)	-	(7)	-
	<u>(1,879)</u>	<u>(7)</u>	<u>-</u>		
Financial liabilities not measured at fair value:					
Trade and other payables**	-	-	(17,379)		
Borrowings	-	-	(701,457)	(700,259)	-
Rental deposits	-	-	(20,650)	-	(15,151)
	<u>-</u>	<u>-</u>	<u>(739,486)</u>		

* excluding net VAT/GST receivables

** excluding net VAT/GST payable and advanced deposits

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	Carrying amount			Fair value	
	Derivatives used for hedging S\$'000	Fair value through profit or loss S\$'000	Amortised cost S\$'000	Level 2 S\$'000	Level 3 S\$'000
FH-REIT Group					
31 March 2024					
Financial assets measured at fair value:					
Derivative financial instruments					
- interest rate swaps	6,555	-	-	6,555	-
- cross currency swaps	29,936	-	-	29,936	-
- foreign exchange forward contracts	-	7	-	7	-
	<u>36,491</u>	<u>7</u>	<u>-</u>		
Financial assets not measured at fair value:					
Trade and other receivables*	-	-	20,481		
Cash and cash equivalents	-	-	95,740		
	<u>-</u>	<u>-</u>	<u>116,221</u>		
Financial liabilities measured at fair value:					
Derivative financial instruments					
- interest rate swaps	(369)	-	-	(369)	-
- cross currency swaps/cross currency interest rate swaps	(5,483)	-	-	(5,483)	-
- foreign currency forward contracts	-	(8)	-	(8)	-
	<u>(5,852)</u>	<u>(8)</u>	<u>-</u>		
Financial liabilities not measured at fair value:					
Trade and other payables**	-	-	(15,812)		
Borrowings	-	-	(752,609)	(752,609)	-
Rental deposits	-	-	(24,295)	-	(17,924)
	<u>-</u>	<u>-</u>	<u>(792,716)</u>		
FH-REIT Group					
30 September 2023					
Financial assets measured at fair value:					
Derivative financial instruments					
- interest rate swaps	10,486	-	-	10,486	-
- cross currency swaps	28,259	-	-	28,259	-
- foreign currency forward contracts	-	123	-	123	-
	<u>38,745</u>	<u>123</u>	<u>-</u>		
Financial assets not measured at fair value:					
Trade and other receivables*	-	-	14,578		
Cash and cash equivalents	-	-	81,395		
	<u>-</u>	<u>-</u>	<u>95,973</u>		
Financial liabilities measured at fair value:					
Derivative financial instruments					
- interest rate swaps	(24)	-	-	(24)	-
- cross currency swaps/cross currency interest rate swaps	(1,855)	-	-	(1,855)	-
- foreign currency forward contracts	-	(7)	-	(7)	-
	<u>(1,879)</u>	<u>(7)</u>	<u>-</u>		
Financial liabilities not measured at fair value:					
Trade and other payables**	-	-	(14,758)		
Borrowings	-	-	(701,457)	(700,259)	-
Rental deposits	-	-	(22,626)	-	(16,569)
	<u>-</u>	<u>-</u>	<u>(738,841)</u>		

* excluding net VAT/GST receivables

** excluding net VAT/GST payable and advanced deposits

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	Carrying amount			Fair value	
	Derivatives used for hedging S\$'000	Fair value through profit or loss S\$'000	Amortised cost S\$'000	Level 2 S\$'000	Level 3 S\$'000
FH-BT Group					
31 March 2024					
Financial assets not measured at fair value:					
Trade and other receivables*	-	-	837		
Cash and cash equivalents	-	-	6,790		
Rental deposits	-	-	1,978	-	1,521
	-	-	<u>9,605</u>		
Financial liabilities not measured at fair value:					
Trade and other payables**	-	-	<u>(7,436)</u>		
FH-BT Group					
30 September 2023					
Financial assets not measured at fair value:					
Trade and other receivables*	-	-	1,837		
Cash and cash equivalents	-	-	6,739		
Rental deposits	-	-	1,976	-	1,408
	-	-	<u>10,552</u>		
Financial liabilities not measured at fair value:					
Trade and other payables**	-	-	<u>(7,758)</u>		

* excluding net VAT/GST receivables

** excluding net VAT/GST payable and advanced deposits

16. Segment information

Segment information is presented in respect of FHT's operating segments from two dimensions: (a) geographical; and (b) line of business.

Major Customers

Revenue from related companies of the Managers accounted for approximately S\$41.8 million (1H 2023: S\$42.7 million) of the revenue of the FH-REIT Group. Such revenue is attributable to all geographical segments of the FH-REIT Group except for Germany.

Information regarding FHT's reportable segments is presented in the following tables:

(a) By geographical segments

FHT 1 October 2023 to 31 March 2024	Singapore S\$'000	Australia S\$'000	Malaysia S\$'000	Japan S\$'000	United Kingdom S\$'000	Germany S\$'000	Total S\$'000
Revenue from external parties (outside FHT)	14,469	25,388	4,260	5,169	8,794	5,206	63,286
Property operating expenses	(2,879)	(11,850)	(255)	(1,615)	(2,342)	321	(18,620)
Segment net property income	11,590	13,538	4,005	3,554	6,452	5,527	44,666
Depreciation	-	(2,067)	-	-	-	-	(2,067)
Total reportable segment return							42,599
Unallocated items:							
Finance income							1,093
Trust expenses							(6,292)
Amortisation of debt upfront costs							(455)
Finance costs							(12,504)
Foreign exchange loss, net							(85)
Net change in fair value of derivative financial instruments							(117)
Realised loss on derivative financial instruments, net							71
Total return for the period, before tax							24,310
Taxation							(3,673)
Total return for the period							20,637
Reportable segmental non-current assets	821,422	439,229	125,356	184,713	321,223	81,844	1,973,787
Reportable segmental current assets	49,662	39,941	14,249	22,586	18,700	8,014	153,152
Total assets for reportable segments	871,084	479,170	139,605	207,299	339,923	89,858	2,126,939
Capital expenditure	143	3,110	-	33,282	1,651	459	38,645

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FHT 1 October 2022 to 31 March 2023	Singapore S\$'000	Australia S\$'000	Malaysia S\$'000	Japan S\$'000	United Kingdom S\$'000	Germany S\$'000	Total S\$'000
Revenue from external parties (outside FHT)	17,959	24,855	3,494	3,402	9,201	3,309	62,220
Property operating expenses	(1,926)	(11,469)	(253)	(1,200)	(2,460)	332	(16,976)
Segment net property income	16,033	13,386	3,241	2,202	6,741	3,641	45,244
Depreciation	-	(1,949)	-	-	-	-	(1,949)
Total reportable segment return							43,295
Unallocated items:							
Finance income							617
Trust expenses							(6,624)
Amortisation of debt upfront costs							(430)
Finance costs							(9,047)
Foreign exchange loss, net							(1,011)
Net change in fair value of derivative financial instruments							(15)
Realised gain on derivative financial instruments, net							(181)
Total return for the period, before tax							26,604
Taxation							(3,118)
Total return for the period							23,486
Reportable segmental non-current assets	829,036	426,596	114,456	165,167	299,801	85,263	1,920,319
Reportable segmental current assets	16,804	40,947	8,919	16,208	16,310	8,205	107,393
Total assets for reportable segments	845,840	467,543	123,375	181,375	316,111	93,468	2,027,712
Capital expenditure	290	562	-	103	298	107	1,360

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(b) By business segments

FHT 1 October 2023 to 31 March 2024	Rental from investment properties S\$'000	Hotel under management contract S\$'000	Consolidation adjustments S\$'000	Total S\$'000
Revenue	53,402	15,873	(5,989)	63,286
Property operating expenses	(9,344)	(13,134)	3,858	(18,620)
Segment net property income	44,058	2,739	(2,131)	44,666
Depreciation	-	(1,940)	(127)	(2,067)
Finance income	968	125	-	1,093
Trust expenses	(6,227)	(65)	-	(6,292)
Amortisation of debt upfront costs	(455)	-	-	(455)
Finance costs	(12,504)	(930)	930	(12,504)
Foreign exchange (loss)/gain, net	(86)	1	-	(85)
Net change in fair value of derivative financial instruments	(117)	-	-	(117)
Realised gain on derivative financial instruments, net	71	-	-	71
Total return for the period, before tax				24,310
Taxation				(3,673)
Total return for the period				20,637
Inter-segment revenue	5,989	-	(5,989)	-
Revenue from external parties (outside FHT)	47,413	15,873	-	63,286
Total segment revenue	53,402	15,873	(5,989)	63,286
Reportable segmental non-current assets	1,974,058	52,515	(52,786)	1,973,787
Reportable segmental current assets	148,596	7,821	(3,265)	153,152
Total assets for reportable segments	2,122,654	60,336	(56,051)	2,126,939
Capital expenditure	38,249	396	-	38,645
FHT 1 October 2022 to 31 March 2023	Rental from investment properties S\$'000	Hotel under management contract S\$'000	Consolidation adjustments S\$'000	Total S\$'000
Revenue	52,539	16,227	(6,546)	62,220
Property operating expenses	(7,957)	(13,348)	4,329	(16,976)
Segment net property income	44,582	2,879	(2,217)	45,244
Depreciation	-	(2,037)	88	(1,949)
Finance income	557	60	-	617
Trust expenses	(6,565)	(59)	-	(6,624)
Amortisation of debt upfront costs	(430)	-	-	(430)
Finance costs	(9,047)	(1,021)	1,021	(9,047)
Foreign exchange loss, net	(980)	(31)	-	(1,011)
Net change in fair value of derivative financial instruments	(15)	-	-	(15)
Realised gain on derivative financial instruments, net	(181)	-	-	(181)
Total return for the period, before tax				26,604
Taxation				(3,118)
Total return for the period				23,486
Inter-segment revenue	6,546	-	(6,546)	-
Revenue from external parties (outside FHT)	45,993	16,227	-	62,220
Total segment revenue	52,539	16,227	(6,546)	62,220
Reportable segmental non-current assets	1,920,344	56,925	(56,950)	1,920,319
Reportable segmental current assets	102,905	8,523	(4,035)	107,393
Total assets for reportable segments	2,023,249	65,448	(60,985)	2,027,712
Capital expenditure	1,059	301	-	1,360

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17. Disaggregation of revenue

FHT 1 October 2023 to 31 March 2024	Singapore S\$'000	Australia S\$'000	Malaysia S\$'000	Japan S\$'000	United Kingdom S\$'000	Germany S\$'000	Total S\$'000
Rental revenue	14,469	9,515	4,260	4,952	8,794	5,206	47,196
Room revenue	-	12,532	-	-	-	-	12,532
Food & beverage revenue	-	2,465	-	-	-	-	2,465
Other income	-	876	-	217	-	-	1,093
Total revenue	14,469	25,388	4,260	5,169	8,794	5,206	63,286

FHT 1 October 2022 to 31 March 2023	Singapore S\$'000	Australia S\$'000	Malaysia S\$'000	Japan S\$'000	United Kingdom S\$'000	Germany S\$'000	Total S\$'000
Rental revenue	17,959	8,628	3,494	3,402	9,201	3,309	45,993
Room revenue	-	12,620	-	-	-	-	12,620
Food & beverage revenue	-	2,414	-	-	-	-	2,414
Other income	-	1,193	-	-	-	-	1,193
Total revenue	17,959	24,855	3,494	3,402	9,201	3,309	62,220

18. Financial ratios

	FHT		FH-REIT Group	
	6 months ended 31 Mar 2024 %	6 months ended 31 Mar 2023 %	6 months ended 31 Mar 2024 %	6 months ended 31 Mar 2023 %
Expense to weighted average net assets ⁽¹⁾				
- with performance fee of the Managers	0.49	0.53	0.49	0.53
- without performance fee of the Managers	0.39	0.41	0.39	0.41
Total operating expenses to net asset value ⁽²⁾	2.12	2.07	1.22	1.18
Portfolio turnover ratio ⁽³⁾	-	-	-	-

⁽¹⁾ The expense ratios are computed in accordance with the guidelines of the Investment Manager Association of Singapore. The expenses used in the computation relate to the expenses of FHT and the FH-REIT Group, excluding property expenses, interest expense and tax expense, where applicable.

⁽²⁾ The expense ratios are computed based on total operating expense of S\$26,979,000 and S\$15,571,000 (1H 2023: S\$25,549,000 and S\$14,522,000) of FHT and the FH-REIT Group respectively, as a percentage of its respective net asset value as at the end of March (including all fees and charges paid/payable to the Managers and the interested parties).

⁽³⁾ The portfolio turnover ratios are computed based on the lesser of purchases or sales of underlying properties of FHT and the FH-REIT Group expressed as a percentage of daily average net asset value.

19. Subsequent events

- On 9 May 2024, the REIT Manager and Trustee-Manager declared a distribution of 1.0910 cents per Stapled Security to Stapled Securityholders in respect of the period from 1 October 2023 to 31 March 2024.

OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2

1(a)(i) Consolidated Statements of Total Return for FHT and FH-REIT Group and Consolidated Statement of Comprehensive Income for FH-BT Group for 1H 2024 and 1H 2023

	FHT	FH-REIT Group	FH-BT Group	FHT	FH-REIT Group	FH-BT Group	FHT	FH-REIT Group	FH-BT Group
	1H 2024			1H 2023			Variance		
Note	1 Oct 2023 to 31 Mar 2024			1 Oct 2022 to 31 Mar 2023			Increase/(Decrease)		
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	%	%	%
Rental revenue	47,196	53,185	-	45,993	52,539	-	2.6	1.2	-
Room revenue	12,532	-	12,532	12,620	-	12,620	(0.7)	-	(0.7)
Food and beverage revenue	2,465	-	2,465	2,414	-	2,414	2.1	-	2.1
Other income	1,093	217	876	1,193	-	1,193	(8.4)	N.M	(26.6)
Revenue	63,286	53,402	15,873	62,220	52,539	16,227	1.7	1.6	(2.2)
Property tax	(4,974)	(4,974)	-	(3,943)	(3,943)	-	26.1	26.1	-
Property insurance	(759)	(707)	(52)	(615)	(563)	(52)	23.4	25.6	-
Property management fees	(2,378)	(2,378)	-	(2,700)	(2,700)	-	(11.9)	(11.9)	-
Other property expenses	(1,154)	(1,154)	-	(1,090)	(1,090)	-	5.9	5.9	-
Reversal of impairment loss on trade receivables	-	-	-	367	367	-	(100.0)	(100.0)	-
Operations and maintenance expenses	(3,615)	(26)	(4,048)	(3,485)	(28)	(3,919)	3.7	(7.1)	3.3
Energy and utilities expenses	(460)	(104)	(356)	(322)	-	(322)	42.9	N.M	10.6
Hotel management fee	(384)	-	(384)	(409)	-	(409)	(6.1)	-	(6.1)
Rental expense	-	-	(3,399)	-	-	(3,867)	-	-	(12.1)
Staff costs	(3,156)	-	(3,156)	(3,041)	-	(3,041)	3.8	-	3.8
Marketing expenses	(1,353)	-	(1,353)	(1,336)	-	(1,336)	1.3	-	1.3
Administrative expenses	(387)	(1)	(386)	(402)	-	(402)	(3.7)	N.M	(4.0)
Property operating expenses	(18,620)	(9,344)	(13,134)	(16,976)	(7,957)	(13,348)	9.7	17.4	(1.6)
Net property income	44,666	44,058	2,739	45,244	44,582	2,879	(1.3)	(1.2)	(4.9)
Depreciation	(2,067)	-	(1,940)	(1,949)	-	(2,037)	6.1	-	(4.8)
REIT Manager's management fees	(2,918)	(2,918)	-	(3,076)	(3,076)	-	(5.1)	(5.1)	-
Trustee-Manager's management fees	(24)	-	(24)	(22)	-	(22)	9.1	-	9.1
Other management fees	(1,476)	(1,476)	-	(1,476)	(1,476)	-	-	-	-
Trustees' fees	(220)	(220)	-	(215)	(215)	-	2.3	2.3	-
Other trust expenses	(1,654)	(1,613)	(41)	(1,835)	(1,798)	(37)	(9.9)	(10.3)	10.8
Finance income	1,093	968	125	617	557	60	77.1	73.8	>100.0
Amortisation of debt upfront costs	(455)	(455)	-	(430)	(430)	-	5.8	5.8	-
Finance costs	(12,504)	(12,504)	(930)	(9,047)	(9,047)	(1,021)	38.2	38.2	(8.9)
Total return/(Loss) before foreign exchange differences, fair value changes and tax	24,441	25,840	(71)	27,811	29,097	(178)	(12.1)	(11.2)	(60.1)
Foreign exchange (loss)/gain, net	(85)	(86)	1	(1,011)	(980)	(31)	(91.6)	(91.2)	N.M
Net change in fair value of derivative financial instruments	(117)	(117)	-	(15)	(15)	-	>100.0	>100.0	-
Realised gain/(loss) on derivative financial instruments, net	71	71	-	(181)	(181)	-	N.M	N.M	-
Total return/(Loss) for the period after tax	24,310	25,708	(70)	26,604	27,921	(209)	(8.6)	(7.9)	(66.5)
Taxation	(3,673)	(3,543)	(130)	(3,118)	(3,009)	(109)	17.8	17.7	19.3
Total return/(Loss) for the period after tax	20,637	22,165	(200)	23,486	24,912	(318)	(12.1)	(11.0)	(37.1)

N.M – Not meaningful

1(a)(i) Consolidated Statements of Total Return for FHT and FH-REIT Group and Consolidated Statement of Comprehensive Income for FH-BT Group for 1H 2024 and 1H 2023 (Cont'd)

Note	FH-BT Group		
	1H 2024	1H 2023	Variance
	1 Oct 2023 to 31 Mar 2024	1 Oct 2022 to 31 Mar 2023	Increase/(Decrease)
	S\$'000	S\$'000	%
Loss for the period after tax	(200)	(318)	(37.1)
Other comprehensive income			
Items that may be reclassified to statement of profit or loss:			
Foreign currency translation differences	(1)	(37)	(97.3)
Total comprehensive income for the period, net of tax	(201)	(355)	(43.4)
Total comprehensive income for the period attributable to – Stapled Securityholders	(201)	(355)	(43.4)

Consolidated Distribution Statements for 1H 2024 and 1H 2023

Reconciliation of Total return/(Loss) to income available for distribution

Note	FHT	FH-REIT Group	FH-BT Group	FHT	FH-REIT Group	FH-BT Group	FHT	FH-REIT Group	FH-BT Group
	1H 2024			1H 2023			Variance		
	1 Oct 2023 to 31 Mar 2024			1 Oct 2022 to 31 Mar 2023			Increase/(Decrease)		
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	%	%	%
Total return/(Loss) for the period after tax	20,637	22,165	(200)	23,486	24,912	(318)	(12.1)	(11.0)	(37.1)
Non-tax deductible/(non-taxable) items and other adjustments:									
Amortisation of debt upfront costs	455	455	-	430	430	-	5.8	5.8	-
Depreciation	2,067	-	1,940	1,949	-	2,037	6.1	-	(4.8)
Foreign exchange loss/(gain), net	82	83	(1)	1,011	980	31	(91.9)	(91.5)	N.M
Net change in fair value of derivative financial instruments	117	117	-	15	15	-	>100.0	>100.0	-
Realised (gain)/loss on derivative financial instruments	(71)	(71)	-	181	181	-	N.M	N.M	-
Trustee's fee in relation to FH-REIT	130	130	-	126	126	-	3.2	3.2	-
Interest expense on lease liabilities	61	61	930	60	60	1,021	1.7	1.7	(8.9)
Lease payments	-	-	(2,590)	-	-	(2,679)	-	-	(3.3)
Other adjustments	(128)	331	-	(186)	276	-	(31.2)	19.9	-
Net effect of non-tax deductible/(non-taxable) items and other adjustments	2,713	1,106	279	3,586	2,068	410	(24.3)	(46.5)	(32.0)
Income available for distribution	23,350	23,271	79	27,072	26,980	92	(13.7)	(13.7)	(14.1)
Income available for distribution attributable to: – Stapled Securityholders	23,350	23,271	79	27,072	26,980	92	(13.7)	(13.7)	(14.1)
Distribution to Stapled Securityholders	21,015	21,015	-	24,365	24,365	-	(13.7)	(13.7)	-

N.M – Not meaningful

Footnotes:

- (a) Other income comprises mainly carpark income from the hotel, other miscellaneous income from Koto no Hako Kobe and Gross Operating Profit ("GOP") guaranteed top-up arising from the terms in the hotel management contract with the hotel operator of NMOC. The decrease in other income is mainly due to the decrease in GOP guaranteed top-up.
- (b) Gross revenue comprises mainly master lease rental from master tenanted properties, hotel revenue from NMOC and rental from retail tenants of Koto no Hako Kobe. The master lease rental earned by FH-REIT Group from FH-BT Group is eliminated at FHT level.
- (c) The increase in property tax expense in 1H 2024 is attributable to the increase in property tax for Singapore properties, which arose from an uplift in annual property values.
- (d) Other property expenses largely relate to services charges incurred for the upkeep of certain investment properties.
- (e) This relates mainly to the write back of rental receivables upon receipt of previously impaired receivables from Maritim in 1H 2023. There is no such write-back in 1H 2024.
- (f) The higher operations and maintenance expenses, energy and utilities expenses, staff costs and marketing expenses under FH-BT Group is mainly due to the increase in operating expenses arising from higher occupancy of NMOC in 1H 2024 over 1H2023.
- (g) The decrease in rental expense in 1H 2024 as compared to 1H 2023 is in line with weaker GOP from NMOC in 1H 2024.
- (h) NMOC is being classified as property, plant and equipment in FHT's financial statements. The depreciation expense relates mainly to the depreciation of the building and furniture, fittings and equipment of NMOC.
- (i) Other management fees relate mainly to management fees payable to FHT Australia Management Pty Ltd (the "MIT Manager").
- (j) Other trust expenses relate mainly to professional fees, audit fees, tax fees and administrative expenses. The lower trust expenses largely relate to lower general expenses incurred.
- (k) Finance income relates to interest income received from fixed deposits and cash balances. The higher finance income is due to the increase in cash placed in fixed deposits at higher interest rates.
- (l) Finance costs comprise mainly interest expense on FH-REIT Group's borrowings in S\$, JPY, MYR and AUD, net interest expense or income arising from the interest rate swaps, cross currency swaps, cross currency interest rate swap, and interest expense on lease liabilities recognised under FRS 116/SFRS(I) 16 *Leases*. The higher finance costs are due to borrowings that matured in FY2023 being refinanced in a higher interest rate environment.
- (m) The net foreign exchange loss in 1H 2024 mainly relates to unrealised foreign exchange losses that arise from the appreciation of S\$. The appreciation of S\$ is lower in 1H 2024 over 1H 2023.
- (n) This relates mainly to net change in fair value of derivative financial instruments arising from the revaluation of foreign currency forward contracts.
- (o) This relates to net realised gain/(loss) arising from the settlement of foreign currency forward contracts.
- (p) This relates mainly to current tax and withholding tax. The increase is mainly due to higher tax expense for Europe and Australia segments.
- (q) This relates to master lease rental paid to FH-REIT Group and is eliminated at FHT level.
- (r) Other adjustments are in relation to other non-tax deductible and non-taxable items.
- (s) Distribution of FHT represents the aggregate of distributions by FH-REIT Group and FH-BT Group.

1(b)(i) Statements of Financial Position

Note	FHT	FH-REIT Group	FH-BT Group	FHT	FH-REIT Group	FH-BT Group
	31 Mar 2024			30 Sep 2023		
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets						
Investment properties	(a) 1,758,309	1,967,779	-	1,720,676	1,929,908	-
Property, plant and equipment	(b) 208,578	-	47,218	210,009	-	49,100
Derivative financial instruments	(c) 6,279	6,279	-	35,605	35,605	-
Rental deposits	-	-	1,978	-	-	1,976
Deferred expense	-	-	1,290	-	-	1,288
Deferred tax assets	(d) 621	-	2,029	620	-	2,028
	1,973,787	1,974,058	52,515	1,966,910	1,965,513	54,392
Current assets						
Inventories	29	-	29	26	-	26
Prepayments	2,131	1,966	165	1,728	1,544	184
Trade and other receivables	(e) 18,243	20,671	837	12,925	15,031	1,837
Derivative financial instruments	(c) 30,219	30,219	-	3,263	3,263	-
Cash and cash equivalents	(f) 102,530	95,740	6,790	88,134	81,395	6,739
	153,152	148,596	7,821	106,076	101,233	8,786
Total assets	2,126,939	2,122,654	60,336	2,072,986	2,066,746	63,178
Current liabilities						
Trade and other payables	(g) 21,565	17,737	8,352	20,345	16,144	9,338
Rental deposits	7,148	7,148	-	6,080	6,080	-
Lease liabilities	(h) -	-	3,403	-	-	3,340
Deferred income	83	83	-	83	83	-
Derivative financial instruments	(c) 4,156	4,156	-	494	494	-
Borrowings	(i) 246,980	246,980	-	149,050	149,050	-
Income tax payables	3,379	3,263	116	3,666	3,513	153
	283,311	279,367	11,871	179,718	175,364	12,831
Net current liabilities	(j) (130,159)	(130,771)	(4,050)	(73,642)	(74,131)	(4,045)
Non-current liabilities						
Rental deposits	15,169	17,147	-	14,570	16,546	-
Other payables	205	-	205	227	-	227
Lease liabilities	(h) 3,056	3,056	48,954	2,992	2,992	50,613
Deferred income	3,843	5,133	-	3,817	5,105	-
Derivative financial instruments	(c) 1,704	1,704	-	1,392	1,392	-
Borrowings	(i) 505,629	505,629	-	552,407	552,407	-
Deferred tax liabilities	(k) 39,282	39,282	-	39,406	39,406	-
	568,888	571,951	49,159	614,811	617,848	50,840
Total liabilities	852,199	851,318	61,030	794,529	793,212	63,671
Net assets/(liabilities)	1,274,740	1,271,336	(694)	1,278,457	1,273,534	(493)
Represented by:						
Stapled Securityholders' funds						
Stapled Securities in issue	1,539,879	1,530,288	9,591	1,539,879	1,530,288	9,591
Issue costs	(25,764)	(25,759)	(5)	(25,764)	(25,759)	(5)
Revenue reserves	(47,433)	(30,141)	(9,594)	(45,387)	(29,623)	(9,394)
Hedging reserve	6,006	6,006	-	10,195	10,195	-
Foreign currency translation reserve	(209,280)	(209,058)	(686)	(211,798)	(211,567)	(685)
Revaluation reserve	(l) 11,332	-	-	11,332	-	-
	1,274,740	1,271,336	(694)	1,278,457	1,273,534	(493)

Footnotes:

- (a) Investment properties as at 31 March 2024 include the recognition of Right-Of-Use (“**ROU**”) assets, amounting to approximately S\$3.0 million (30 September 2023: S\$3.0 million).
- (b) In FHT's financial statements, the property, plant and equipment relates to the land, building, furniture, fittings and equipment of NMOC. This hotel is classified as property held for own use instead of as an investment property. Accordingly, this hotel is treated as property, plant and equipment and applied the revaluation model of *FRS 16 Property, Plant and Equipment* where the asset is depreciated during the period and revalued at least once a year at the end of financial year. The lower net book value as at 31 March 2024 at FHT is mainly due to depreciation of the asset.
- In FH-BT Group's financial statements, property, plant and equipment as at 31 March 2024 includes the recognition of ROU assets, amounting to approximately S\$46.5 million (30 September 2023: S\$48.3 million), arising from the adoption of *SFRS(I) 16 Leases* in relation to the operating lease that meets the definition of property, plant and equipment.
- (c) Derivative financial instruments relate mainly to fair value of foreign currency forward contracts, cross currency swaps, cross currency interest rate swap and interest rate swaps. The movements from 30 September 2023 are largely due to reclassifications from non-current to current for derivatives maturing less than 12 months from 31 March 2024.
- (d) Deferred tax assets of FHT and FH-BT Group relate mainly to the excess of the tax written down value over the net book value of the property, plant and equipment of NMOC. For FH-BT Group, they also include deferred tax on the temporary differences arising from lease liabilities and ROU assets.
- (e) Trade and other receivables comprise mainly GST receivables, rental income receivables from master lessees, trade receivables from hotel operations and other receivables from third parties. The higher trade and other receivables is mainly due to the increase in rental income receivables from master lessees and other receivables from third parties.
- (f) For movement in cash balances, refer to the “Condensed Interim Statements of Cash Flows” on pages 9 and 10.
- (g) Trade and other payables comprise mainly trade creditors, GST payables, provision for withholding tax and property tax, interest expense payable to banks, and accruals for professional fees. The higher trade and other payables is due to the increase in GST payables in 1H 2024.
- (h) The lease liabilities represent lease payments to be made in relation to the ROU assets in respect of the ground lease for an investment property for FHT and FH-REIT Group and the building lease for NMOC for FH-BT Group.
- (i) For the breakdown of total borrowings, please refer to “Borrowings” note on page 22.
- (j) The net current liabilities position as at 31 March 2024 is mainly due to the current short-term borrowings of S\$247.0 million. Notwithstanding the net current liabilities position, FHT has S\$102.5 million in cash and cash equivalent and unutilised committed facilities of S\$107.0 million as at 31 March 2024, and has established a S\$1 billion Multicurrency Debt Issuance Programme, of which S\$880 million remains available to refinance its borrowings and meet its current obligations as and when they fall due.
- (k) Deferred tax liabilities of FHT relate mainly to deferred tax on the cumulative revaluation gains on the investment properties.
- (l) The revaluation reserve relates to revaluation of land and building of NMOC, net of deferred tax.

2 Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice.

The condensed interim statements of financial position of FHT, FH-REIT Group and FH-BT Group as at 31 March 2024 and the related condensed interim statements of total return of FHT and FH-REIT Group, the condensed interim statement of profit or loss and statement of comprehensive income of FH-BT Group, and the condensed interim distribution statements, statements of changes in Stapled Securityholders' funds and statements of cash flows of FHT, FH-REIT Group and FH-BT Group for the first half ended 31 March 2024 and certain explanatory notes have not been audited or reviewed.

3 Review of performance

(a) 1H 2024 VS 1H 2023

		FH-REIT Group			FH-BT Group		
		Master Lessees - Gross Operating Revenue			Gross Operating Revenue		
		1H 2024	1H 2023	Variance	1H 2024	1H 2023	Variance
		1 Oct 2023 to 31 Mar 2024	1 Oct 2022 to 31 Mar 2023		1 Oct 2023 to 31 Mar 2024	1 Oct 2022 to 31 Mar 2023	
		LC'000	LC'000	%	LC'000	LC'000	%
Singapore	S\$	48,338	50,567	(4.4)	-	-	N/A
Australia ^(a)	AUD	25,245	22,406	12.7	17,381	16,932	2.7
United Kingdom	GBP	12,693	13,154	(3.5)	-	-	N/A
Japan ^(b)	JPY	2,266,412	1,823,779	24.3	-	-	N/A
Malaysia	MYR	53,737	44,839	19.8	-	-	N/A
Germany	EUR	6,877	5,707	20.5	-	-	N/A

		FH-REIT Group			FH-BT Group		
		Master Lessees - Gross Operating Profit			Gross Operating Profit		
		1H 2024	1H 2023	Variance	1H 2024	1H 2023	Variance
		1 Oct 2023 to 31 Mar 2024	1 Oct 2022 to 31 Mar 2023		1 Oct 2023 to 31 Mar 2024	1 Oct 2022 to 31 Mar 2023	
		LC'000	LC'000	%	LC'000	LC'000	%
Singapore	S\$	17,332	21,831	(20.6)	-	-	N/A
Australia ^(a)	AUD	12,538	11,052	13.4	7,905	8,353	(5.4)
United Kingdom	GBP	5,057	5,474	(7.6)	-	-	N/A
Japan ^(b)	JPY	682,938	438,549	55.7	-	-	N/A
Malaysia	MYR	19,053	14,645	30.1	-	-	N/A
Germany	EUR	2,644	2,011	31.5	-	-	N/A

Footnote:

(a) The Gross Operating Revenue ("GOR") and Gross Operating Profit ("GOP") of NMOC are excluded from FH-REIT Group and reflected under FH-BT Group.

(b) Excluding contribution from Koto no Hako Kobe, retail component of ANA Crowne Plaza Kobe.

Operational Performance

Review of performance for 1H 2024 compared to 1H 2023

During the financial period under review from 1 October 2023 to 31 March 2024 (“1H 2024”), Gross Revenue (“GR”) increased 1.7% year-on-year (“YoY”) to S\$63.3 million due to maiden contribution from Koto no Hako Kobe and marginal improvement in the first half of FY2024 performance in the rest of the portfolio following further travel recovery in FHT’s operating markets. Net Property Income (“NPI”) decreased 1.3% YoY to S\$44.7 million because of elevated property taxes, alongside increased labour costs and utilities driven by inflation.

FHT recorded Distributable Income (“DI”) and Distribution per Stapled Security (“DPS”) of S\$23.4 million and 1.0910 cents respectively in 1H 2024, both of which declined by 13.7% compared to 1H 2023, mainly due to higher finance costs as borrowings were refinanced in a higher interest rate environment.

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 numbers¹. The Singapore portfolio’s revenue per available room (“RevPAR”) declined 6.7% YoY in 1H 2024. Average daily rate (“ADR”) grew 3.4% YoY in 1H 2024, while occupancy fell 7.5 percentage points (“pp”). Supported by major events, InterContinental Singapore occupancy was in tandem with market for 1H 2024. The pent-up demand that drove Fraser Suites Singapore’s strong performance in 1H 2023 began to normalize in 1H 2024 due to easing of relocation demand and a slowdown in long-stay market, impacted by decline in average length of stay. Despite an increase in tourism arrivals, a strong Singapore dollar rendered Singapore as a relatively more expensive destination for business and leisure impacting price sensitive segments. Consequently, the portfolio’s GOR declined 4.4% YoY and 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 levels². In 1H 2024, 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 2022³. 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 2024, weighed down by the dip in ADR. ADR softened moderately by 4.4% 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 2024.

Japan

According to Japan National Tourism Organisation, the international tourist arrivals in 2023 reached 25.1 million, or 78.9% of pre-pandemic levels⁴. In 1H 2024, 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 5.9 pp YoY respectively in 1H 2024 in tandem with the recovery of 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 2024⁵. 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 2024, supported by both strong occupancy and ADR growth. ADR and occupancy grew by 12.8% and 5.6 pp YoY respectively in 1H 2024, 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 levels⁶. Maritim Hotel Dresden showed further improvement YoY in 1H 2024, 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.

¹ Source: Singapore Tourism Board, Singapore Tourism analytics – visitor arrivals, April 2024

² Source: Australia Bureau of Statistics, February 2024

³ Source: VisitBritain, 2024 inbound tourism forecast

⁴ Source: Japan National Tourism Organisation, Japan Tourism Statistics, April 2024

⁵ Source: Tourism Malaysia, 2023

⁶ Source: Statista “Number of tourist overnight stays in German travel accommodation establishments from 1992 to 2023”

4. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual result

No forecast or prospect statement has been previously disclosed.

5. Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

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 outlook¹. The pace of growth remains slow, owing to both near-term factors such as the high 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 risks². 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.

¹ Source: IMF “World Economic Outlook”, April 2024

² Source UNWTO, World Tourism Barometer, January 2024

6. Distributions

(a) Current financial period

Any distribution declared for the current financial period?

Yes.

Name of Distribution

(i) Distribution for period from 1 October 2023 to 31 March 2024

Distribution Type / Rate

	Cents (Per Stapled Security)
(a) Taxable income distribution	0.1627
(b) Capital distribution	0.9283
	1.0910

Tax rate

Taxable income distribution component
 Qualifying investors and individuals (other than those who hold their Units through partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from carrying on of a trade, business or profession.

Capital distribution component
 The capital distribution component represents a return of capital to unitholders for Singapore income tax purposes. The amount of the capital distribution component will be applied to reduce the cost base of unitholders' Units for Singapore income tax purposes. For unitholders who are liable to Singapore income tax on profits from the sale of their Units, the reduced cost base of their Units will be used to calculate any taxable trading gains arising from the disposal of the Units.

(b) Corresponding period of the immediately preceding financial period

Any distribution declared for the current financial period? Yes.

Name of Distribution Distribution for period from 1 October 2022 to 31 March 2023

Distribution Type/Rate

Taxable income distribution
Tax-exempt income distribution

Cents (Per Stapled Security)
0.4429
0.8220
<hr/> <hr/> 1.2649

Tax rate

Taxable income distribution component

Qualifying investors and individuals (other than those who hold their Units through partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from carrying on of a trade, business or profession.

Capital distribution component

The capital distribution component represents a return of capital to unitholders for Singapore income tax purposes. The amount of the capital distribution component will be applied to reduce the cost base of unitholders' Units for Singapore income tax purposes. For unitholders who are liable to Singapore income tax on profits from the sale of their Units, the reduced cost base of their Units will be used to calculate any taxable trading gains arising from the disposal of the Units.

(c) Date payable

28 June 2024

(d) Record date

17 May 2024

7. If no dividend has been declared/recommended, a statement to that effect.

Not applicable.

8. If the Trust has obtained a general mandate from unitholders for Interested Parties Transactions ("IPT"), the aggregate value of such transactions are required under Rule 920(1)(A)(II). If no IPT mandate has been obtained, a statement to that effect.

FHT has not obtained any general mandate from Stapled Securityholders for IPTs.

9. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Please refer to Note 3 for the review of the actual performance.

10. Additional information

(i) FHT's interests in Australia Land Trust

Australia's foreign investment regime can apply to acquisitions of shares and units offshore. The rules are complex, particularly having regard to acquisitions in entities that are not in Australia but that have downstream Australian assets. The rules were amended significantly on 1 January 2021 (following previous reforms in December 2015, and July 2017 and March 2020). There is also administrative guidance from the Foreign Investment Review Board ("FIRB") as to how it interprets and applies these rules in practice.

Therefore, investors should seek their own legal advice on the application of the FIRB regime to their individual circumstances.

Noting the above, investors who are "foreign persons" that acquire Stapled Securities may be required under the Australian Foreign Acquisitions and Takeovers Act 1975 (Cth) ("FATA") to notify and receive a no objection notification ("FIRB Clearance") prior to their investment in FHT with effect from 1 January 2021. This may be the case if:

- (a) FHT is an Australian Land Trust⁽¹⁾ ("ALT") or a "national security business" and the investor is a "foreign person" who, together with its "associates", would hold a "direct interest", which is generally:
- (i) an interest of more than 10% in FHT;
 - (ii) an increase to an existing holding of 10% or more in FHT; or
 - (iii) an interest of less than 10% where the investor is in a position to influence or participate in the central management and control of the land entity or to influence, participate in or determine the policy of FHT or has a legal arrangement relating to the business of the investor or FHT;
- noting no monetary threshold applies in the above circumstances; or
- (b) the investor is a "foreign person" who, together with its "associates", would hold a "substantial interest", which is generally:
- (i) an interest of more than 20% in FHT;
 - (ii) an increase to an existing holding of 20% or more in FHT; or
 - (iii) an interest of less than 20% where the investor has veto power, and the interest being acquired is valued in excess of the applicable monetary threshold being:
 - (i) nil, if the investor is also a "foreign government investor";
 - (ii) nil, if FHT holds any "national security land";
 - (iii) nil, if FHT has a downstream Australian trust that is an ALT and more than 10% of the land in that trust is considered to be vacant land, residential land, mining or production tenements;
- or
- (iv) nil, if FHT has a downstream Australian trust that is an ALT and the ALT is valued in excess of A\$71.0 million if the trust holds sensitive commercial land or A\$330.0 million if the trust does not hold any sensitive commercial land, vacant land, residential land, mining or production tenements.

FHT has no reason to believe as at the date of this announcement that it is a "national security business" or that it holds any "national security land".

As at 31 March 2024, the value of the Australian assets comprised in FHT's portfolio is 22.5% of the total asset value of FHT. Consequently, FHT is not considered to be an ALT.

FHT has a number of downstream trusts that are ALTs in Australia and at least one of them holds interests in sensitive commercial land and is valued in excess of A\$71.0 million. Investors proposing to acquire an interest of 20% or more in FHT together with associates or to increase their interest to 20% or more are invited to inquire with FHT at the relevant time in respect of the composition of the assets held by FHT. While FHT does not expect that it will hold sufficient vacant land or residential land or any mining or production tenements in Australia to trigger a mandatory filing requirement, such investors will need to consider their position with respect to the broad 'tracing' provisions that apply to substantial interests.

Please note that, depending on which situation applies to an investor, prior notification to FIRB and FIRB Clearance may not be mandatory, but rather a voluntary notification may be made to the Australian Treasurer, either due to a "significant action", or where a "reviewable national security action" arises. Despite such notification being voluntary, the Australian Treasurer is able to call in and review such transactions that have not been cleared by FIRB for a period of up to 10 periods on national security grounds, even after they have completed. Accordingly, in some circumstances, it may be prudent for an investor to seek FIRB Clearance on a voluntary basis, as it will preclude the Australian Treasurer from using these call in powers. Nonetheless, the Australian Treasurer has also been given a 'last resort' power under the current FIRB regime to impose conditions, vary existing conditions, or even require the divestment, of an investment previously approved by FIRB in certain circumstances and where national security risks emerge.

The above is general guidance only and should not be relied on as definitive or as advice that is applicable to any investor's specific circumstances. Any investor acquiring Stapled Securities on the secondary market should seek their own advice on the FIRB requirements as they pertain to their specific circumstances.

10. Additional information (Cont'd)

(i) FHT's interests in Australia Land Trust (Cont'd)

The terms "foreign person", "foreign government investor", "direct interest", "associate", "reviewable national security action", "national security business", "vacant land", "residential land", "mining and production tenement", "national security land" and "substantial interest" have the meaning given to these terms in the FATA. Please note that these terms apply broadly and investors should seek their own legal advice regarding their application.

⁽¹⁾ An ALT is a unit trust in which the value of interests in Australian land exceeds 50% of the value of the total assets of the unit trust.

(ii) Update on FH-REIT's Managed Investment Trust ("MIT") Status

Since the initial public offering ("IPO") in July 2014, FH-REIT's wholly-owned subsidiary, FHT Australia Trust ("FHTAT"), had qualified as a withholding managed investment trust ("MIT") to enjoy a concessional withholding tax rate at 15% on FHTAT's distributions to FH-REIT. To qualify as a withholding MIT and to enjoy this concessional Australian withholding tax rate, there are several conditions that must be met and, among other requirements, no individual (who is not a tax resident of Australia, i.e. "Foreign Individual") can directly or indirectly hold, control, or have the right to acquire an interest of 10.0% or more in FH-REIT (and therefore, FHTAT) at any time during the income period. As mentioned in the prospectus at IPO, there are no stipulated limits on how many Stapled Securities an investor may acquire. FH-REIT therefore continuously monitors investor percentage holdings to determine whether this requirement is met in respect of each period in which FHTAT seeks to qualify as a withholding MIT. If FHTAT does not qualify as a withholding MIT, the distributions from FHTAT would be subject to Australian tax at 30.0% (where the unitholder is a company) or 45.0% (where the unitholder is a trust). As FHTAT is 50% directly held by FH-REIT and 50% directly held by a wholly-owned subsidiary of FH-REIT, this brings the effective tax rate to 37.5% on distributions made by FHTAT if it does not qualify as a withholding MIT. This will have an adverse impact on the income of FH-REIT which will in turn impact the income available for distribution to the Stapled Securityholders.

On 10 February 2021, Frasers Property Limited ("FPL") announced a proposed renounceable rights issue to issue up to 1,085,291,114 shares in FPL ("FPL Shares") at S\$1.18 per share (the "FPL Rights Issue"). On 5 April 2021, FPL completed the FPL Rights Issue with a subscription rate of 90.6%, and issued 982,866,444 new FPL Shares. TCC Assets Limited ("TCCA") and InterBev Investment Limited ("IBIL") jointly held 86.63% stake in FPL prior to the FPL Rights Issue. Pursuant to the irrevocable undertakings issued by each of TCCA and IBIL, TCCA and IBIL had subscribed for their prorata entitlements under the FPL Rights Issue and were allotted and issued an aggregate of 940,172,872 FPL Shares. As the overall subscription rate in the FPL Rights Issue was at 90.6%, TCCA and IBIL's joint effective stake in FPL, had increased from 86.63% to 88.89% as a result of the FPL Rights Issue. This increase in TCCA and IBIL's effective stake in FPL consequently resulted in two Foreign Individuals, each in their individual capacity, to hold an effective indirect interest of more than 10.0% in FH-REIT, and also an effective indirect interest of more than 10.0% in FHTAT. Prima facie, this caused FHTAT to breach the 10% foreign resident individual test, which is a requirement to qualify as a withholding MIT for the income period ended 30 September 2021. This failure to meet the 10% foreign resident individual test was beyond the control of FHTAT and FH-REIT as it arose from a corporate exercise at FPL shareholder's level.

On 14 May 2021, TCCA sold 70 million FPL Shares to TCC Group Investments Limited based on the closing market price as at 14 May 2021. The completion of the FPL Share Sale on 14 May 2021 (with settlement occurring on 18 May 2021) resulted in a decrease in TCCA and IBIL's effective stake in FPL, and the relevant Foreign Individuals' effective interest in FH-REIT was reduced to less than 10.0% each. Consequently, FHTAT no longer breached the 10% foreign resident individual test.

On 8 June 2021, FHTAT made an application for a private ruling to the Australian Tax Office ("ATO") to confirm that FHTAT is a withholding MIT for period ended 30 September 2021, on the basis that FHTAT's technical breach of the 10% foreign resident individual test was temporary and was unintended as it arose purely from a corporate exercise at FPL shareholder's level issue, which was beyond the control of FHTAT and FH-REIT. To date, FHTAT is awaiting the ATO's formal written confirmation that FHTAT is a withholding MIT for the income period ended 30 September 2021.

Nevertheless, as FHTAT is in a tax loss position and is not making any distribution to its unitholders for the income period ended 30 September 2021, there should not be any Australian withholding tax which is applicable to FHTAT. Accordingly, whether or not the withholding MIT concessional withholding tax rate of 15% is available or not should not have any practical implications for FHTAT or its unitholders.

As FHTAT's withholding MIT status is assessed every income period, the temporary breach in the 2021 income period should not impact the withholding MIT status of FHTAT for the income period ending 31 March 2024.

11. Confirmation pursuant to Rule 720(1) of the SGX-ST Listing Manual

The Managers confirm that they have procured undertakings from all their Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the SGX-ST Listing Manual.

12. Confirmation pursuant to Rule 705(5) of the SGX-ST Listing Manual

We confirm that to the best of our knowledge, nothing has come to the attention of the Board of Directors of each of Frasers Hospitality Asset Management Pte. Ltd. (as manager of FH-REIT) and Frasers Hospitality Trust Management Pte. Ltd. (as trustee-manager of FH-BT) which may render these financial results to be false or misleading, in any material aspect.

For and on behalf of the Board of Directors of
Frasers Hospitality Asset Management Pte. Ltd.
Frasers Hospitality Trust Management Pte. Ltd.

Panote Sirivadhanabhakdi
Chairman

Nagaraj Sivaram
Director

BY ORDER OF THE BOARD

Frasers Hospitality Asset Management Pte. Ltd.
(Company registration no. 201331351D)
As manager of Frasers Hospitality Real Estate Investment Trust

Frasers Hospitality Trust Management Pte. Ltd.
(Company registration no. 201401270M)
As trustee-manager of Frasers Hospitality Business Trust

Catherine Yeo
Company Secretary
9 May 2024

IMPORTANT NOTICE

This announcement 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 average daily room rates and occupancy, 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 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 the Stapled Securities 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, 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 have no right to request that the Managers redeem or purchase their Stapled Securities while the Stapled Securities are listed. It is intended that holders of Stapled Securities may only deal in their Stapled Securities through trading on SGX-ST. Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

The past performance of FHT is not necessarily indicative of the future performance of FHT.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.