

Store of value in its landbank

Investment Overview

Key proxy to Singapore tourism recovery. FEHT owns the only Singapore-focused hospitality portfolio within the S-REITs sector with a >95% exposure to the SG hospitality market by valuation. FEHT's portfolio leverage on the recovering Singapore tourism sector which is still below pre-COVID levels in terms of tourism recovery and a return of corporate MICE travelers to Singapore. FEHT's income has a high fixed income component from sponsor-held master leases, which ensures income stability to the REIT. It's maiden acquisition abroad in Nagoya should also see first year contributions in FY26 to add to DPU growth.

Store of value in its landbank. We see FEHT's hidden value in its land beneath its portfolio of legacy hotels. FEHT's SG assets are valued at below replacement costs at SGD 700-800k per key, against market transactions at c.SGD1.2m per key. Valuation for its land is even cheaper at sub SGD1,000k sqft per plot ratio (on a fresh 99-yr lease) and at attractive entry prices for redevelopment. We see opportunity to divest two assets, Village Hotel Albert Court and Village Robertson Quay, with potential to unlock c.60% premium to valuations with an estimated potential gain of 6.5 Scts / share. Alternatively, these old assets could be 'currency' for an asset swap for sponsor's ROFR assets, including The Clan Hotel, with yield accretion to the portfolio.

Maintain BUY with TP of SGD0.75 (previously SGD0.70). We like FEHT's for its stable income profile with acquisition opportunities, that will be naturally accretive to DPUs at its current cost of capital. Our evaluation of implied land cost shows that it's current book valuation is easily realizable, if not understated. We increase our TP to SGD0.75, implying a narrowing c.15% discount to book. Proceeds from divestment could be recycled to higher income producing assets, or potentially shared with investors via capital gain distributions.

Risks

Steepening supply a key risk. Supply landscape in Singapore will still see a 2% CAGR in new room growth across the island (FY25 - FY27), which could reduce ability to raise room rates.

Forecasts and Valuation

FY Dec (SGDmn)	FY2023(A)	FY2024(A)	FY2025(A)	FY2026(F)	FY2027(F)
Gross Revenue	106.8	108.7	111.4	120.6	124.9
Net Property Income	98.7	99.3	96.6	103.5	106.8
Total Return	130.3	46.7	29.6	65.7	66.9
Distribution Income	81.9	81.4	75.3	72.5	73.7
EPU (S cts)	2.65	2.93	2.81	3.23	3.27
EPU Gth (%)	(47.3)	10.7	(4.0)	14.8	1.4
DPU (S cts)	4.09	4.04	3.71	3.57	3.62
DPU Gth (%)	25.2	(1.3)	(8.2)	(3.7)	1.2
NAV per shr (S cts)	92.7	91.6	88.6	88.3	87.9
PE (x)	23.6	21.3	22.2	19.4	19.1
Distribution Yield (%)	5.5	5.4	4.9	4.8	4.8
P/NAV (x)	0.8	0.8	0.8	0.8	0.9
Aggregate Leverage (%)	30.4	30.0	31.8	32.0	32.1
ROAE (%)	2.9	3.2	3.1	3.7	3.7

Source: DBS

BUY

Last Traded Price: SGD0.56

Price Target 12-mth: SGD0.75

Analyst

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What's New

- Legacy assets valued at below replacement costs at 700-800k per key (vs transactions at c.SGD1.2m / key) and land at sub SGD1,000 /sqft ppr a significant discount to government land sales
- Old assets Village Hotel Albert Court and Village Robertson Quay could be 'currency' for an asset swap with sponsor's ROFR assets including The Clan Hotel, with yield accretion
- Divestments could lock in an attractive c.60% premium to vals or gains of c.6.5 scts / share
- Maintain BUY with TP of SGD0.75, a narrower 15% discount to book on value unlock

Key Financial Data (FY Dec)

Bloomberg Ticker	FEHT SP
Sector	Equity Real Estate Investment
Market Cap (USDbn)	0.9
3m Avg. Daily Val (USDmn)	0.5
Major Shareholders	(%)
Golden Development	21.9
Golden Landmark Pte Ltd	10.1
Far East Organizatio	9.6
Free Float (%)	50.7

Closing Price as of 16/03/2026

Source: Twelve Data, DBS, Visible Alpha

Far East Hospitality Trust Share Price



Source: Twelve Data

Interim Income Statement (SGD, mn)

FY Dec	2H2024	1H2025	2H2025	% chg y/y	% chg h/h
Gross revenue	54.9	51.6	59.8	8.9	15.9
Property Expenses	(5.0)	(5.9)	(8.9)	78.0	50.8
Net Property Income	49.9	45.6	50.9	2.0	11.6
Other Operating expenses	(5.8)	(6.2)	(7.2)	24.1	16.1
Other Non Opg (Exp)/Inc	0.00	0.00	0.00	-	-
Associates & JV Inc	0.00	0.00	0.00	-	-
Net Interest (Exp)/Inc	(14.1)	(12.0)	(10.5)	(25.5)	(12.5)
Exceptional Gain/(Loss)	(1.1)	(3.4)	0.5	(145.5)	(114.7)
Net Income	28.8	24.1	33.7	17.0	39.8
Tax	(0.1)	(0.1)	(0.7)	600.0	600.0
Minority Interest	0.00	0.00	0.00	-	-
Net Income after Tax	28.7	24.0	33.0	15.0	37.5
Total Return	16.3	19.2	10.4	(36.2)	(45.8)
Non-tax deductible Items	15.7	11.2	25.7	63.7	129.5
Net Inc available for Dist	32.1	30.6	36.8	14.6	20.3
Net Prop Inc Margin (%)	90.8	88.5	85.1		
Dist. Payout Ratio (%)	130.8	117.9	106.7		

Source: DBS

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Hidden value in plain sight

- Legacy assets valued at below replacement costs at 700-800k per key (vs transactions at c.SGD1.2m / key) and land at sub SGD1,000 /sqft ppr a significant discount to government land sales
- Old assets Village Hotel Albert Court and Village Robertson Quay could be “currency” for an asset swap with sponsor’s ROFR assets including The Clan Hotel, with yield accretion
- Divestments could lock in an attractive c.60% premium to vals or gains of c.6.5 scets / share
- Maintain BUY with TP of SGD0.75, a narrower 15% discount to book on value unlock

Pure-play SG hospitality REIT. Far East Hospitality Trust has the unique positioning of being one of SGX’s only pure-play hospitality REITs. Its portfolio comprises 10 hospitality assets and 3 serviced residences, operated under the sponsor’s umbrella of hotel brands, including Oasia, Rendezvous and Quincy. The REIT remains positioned primarily in Singapore, with only a c.3% exposure to Japan, through its maiden overseas acquisition of Four Points by Sheraton Nagoya in early 2025.

Competitive landscape in Singapore. FEHTs portfolio comprises of properties that were constructed in the 1990s but have subsequently undergone several upgrades over time. That said, competition remains higher on the back of newer hotel supply in Singapore, posing a risk to FEHT’s ability to raise rates, with more competitive offerings in the various submarkets that it operates in. Its proposition within the mid-tier to upscale brand categories, however, remains resilient in attracting price-sensitive tourists and long-stay guest profiles in Singapore, with room occupancy still holding up well, but with below-submarket asking room rates.

Strategic focus to renew, recalibrate and diversify its portfolio. Over the years, FEHT has acquired assets to grow, refresh and diversify its portfolio, including Oasia Downtown and a 30% stake in three new Sentosa hotels from sponsor. The most recent strategic move is to unlock value within its portfolio, with the sale of Central Square (SGD 313.2mn) to City Developments for redevelopment into the current Union Square mixed development, **at a 58% premium to book.** This has reaped significant capital gains for the REIT, which allowed FEHT to deleverage and also reward shareholders with gains (SGD18 mn paid out) over the years. The property was divested to CDL after attaining URA planning approval for redevelopment under the Strategic Development Incentive Scheme with a 78% increase in GFA. The exit yield of 1.8% on the divestment price also reflects that the true store of value lies within its land. We see further avenues to unlock value in the coming quarters.

Core Far East Hospitality Brands



Source: Company

Redevelopment of Central Square

Central Square (pre-development)



Central Square (post-development)
Under SDI, with 78% GFA uplift



Source: Company

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Viewing the portfolio with a new lens

Selected portfolio assets still below replacement cost and land cost. In land-scarce Singapore, redevelopment offers a key pathway for value creation, particularly for older or underutilised assets in prime locations. Government incentive schemes further strengthen the case by improving redevelopment economics and encouraging urban rejuvenation. This allows for unlocking higher and better use, optimising plot potential, and repositioning assets for stronger income and capital value growth over time. We see further low hanging 'gems' in FEHT's portfolio, which we believe are trading below replacement cost and land cost and could replicate a divestment similar to Village Residences Central Square. Across FEHT's SG properties, we find that the average cost per key is in the range of SGD700 – 800k per key, and potentially lower on a like-for-like basis given their larger average room size at c.524 sqft as opposed to brand new hotels which are built at an average size of c. 200 - 350 sqft.

Book values imply assets are held at sub SGD1,000 psf ppr for prime localities. The comparison is even more stark on a GFA basis, where older assets under the Village brand are valued as low as SGD400 – 900 on a GFA basis, with further upside from GFA maximization or uplift. On a per plot ratio perspective, the acquisition of these older assets could be seen as an alternative to secure prime central land as opposed to government land sales. Similar land cost in River Valley (VRRQ), Rocher (VHAC) and Hougang (VRH) could come in at minimally SGD1,300 psf ppr in today's market.

FEHT's land held via assets c.27% cheaper than comparable GLS. A tender process to developers, including sponsor, could invite bidders that are interested to buy out FEHT's assets for redevelopment at attractive land cost, where we estimate that the latest asset valuation (on GFA) comes at an average of 27% cheaper on a psf ppr (per sqft per plot ratio) basis compared to GLS (government land sales) that hit the market in recent years.

Government land sale prices for similar localities

Property Name	Valuation on GFA (LH adj)	GLS (SGD psf ppr)	Comments	Disc (%)
VR Hougang	482	1,331	Chuan Grove site (2025)	64%
VR Robertson Quay	1,018	1,420	River Valley Parcel B (2025)	28%
VH Albert Court	1,158	1,535	Midtown Modern site (2019)	25%
VH Bugis	1,262	1,535		18%
VH Changi	912	930	Tanah Merah Kechil Link (2020)	2%
Average				27%

Source: company, DBS Bank

Recent hotel transactions in Singapore

Year	Property Name	No of rooms	Transaction price (SGDm)	Price / key (SGD'000)
2024	Capri by Fraser Changi City	313	170	543
2024	Concorde Hotel	407	285	699
2024	Hotel G Singapore	308	240	779
2024	Hotel Telegraph	134	180	1,343
2024	Lyf Funan	329	263	799
2025	21 Carpenter	48	100	2083
2025	Duxton Reserve	49	80	1633
Average				1126

Source: company, DBS Bank

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Summary of key assets that could be crystallised

	Village Residence Hougang (VRH)	Village Residence Robertson Quay (VRRQ)	Village Hotel Albert Court (VHAC)	Village Hotel Changi (VHC)	Village Hotel Bugis (VHB)
Market Segment	Mid-tier	Mid-tier	Mid-tier	Mid-tier	Mid-tier
Date of Completion	30-Dec-99	12-Jul-96	03-Oct-94	30 Jan 1990 ¹	19-Oct-88
Number of Rooms	78	72	210	380	393
Lease Tenure	68 years	65 years	62 years	52 years	53 years
GFA mix (sqm)					
GFA / Strata Area	14,257	10,570	11,426	22,826	21,761
Retail NLA	-	1,179	1,003	805	1,164
Office NLA	-	-	-	-	-
Est. average room size (sqft)	975	835	397	463	419
Valuation (SGD/mn)					
Valuation 2025	64.5	115.9	132.5	187.8	247.5
Commercial Valuation (DBS est)	-	27.7	23.5	18.9	27.3
Valuation (SGD psf)					
Price per key (SGD)	826,923	1,225,335	518,836	444,483	560,245
Valuation / GFA (sqft)	424	880	980	719	1,002
Valuation / GFA (sqft) - LH adj	482	1,018	1,158	912	1,262

Source: company, DBS Bank

Where will redevelopment opportunities be? We believe that Village Hotel Albert Court (VHAC) and Village Residences Robertson Quay (VRRQ) are potential candidates that could attract developers (or their sponsor to look at a potential asset repositioning exercise.) Village Residence Hougang (VRH), Village Hotel Bugis (VHB) and Orchard Rendezvous Hotel (ORH) while attractively priced, could see hurdles for a “value-unlock exercise”. VRH, although situated in a residential catchment surrounded by good schools, sits above Hougang Mall, a shopping mall owned by Frasers Centrepoint Trust. On the other hand, Village Hotel Bugis is situated above Golden Landmark Shopping Centre, a strata-titled shopping mall with diversified owners. ORH could potentially come under the SDI scheme for redevelopment with neighbouring plots, including Hotel Properties Limited site and Tanglin Shopping Centre, but will also involve sister entity Far East Orchard who holds the freehold title for the land below ORH.

Watch out for VHAC and VRRQ. The more straight forward redevelopment candidates will be VHAC and VRRQ in our view. In our scenario analysis, we estimate that development opportunities involving both VHAC and VRRQ offer decent upside of c.60% for a developer, with the maximisation of plot ratio at both sites. We estimate that a reasonable gross development value (“GDV”) for the more sizeable VHAC site, with plot ratio potential (3.5x max) from the current 2.7x, could range at about c.SGD410m, while VRRQ (max plot ratio of 3.37x, taking reference to the pricing for nearby The Robertson Opus redevelopment) could come in at SGD387m, on our calculations, with limited room for GFA expansion.

Divestment gains can unlock c.6.5 scts / share, or c.12% of current price per share. Assuming a development margin of c. 20%-25%, we see up to 60% upside to book values (or potentially c.20 scts / share) if FEHT sells VHAC at a 50% premium to book and VRRQ at a 60% premium to book valuations. These divestments can unlock c.6.5 scts per share in divestment gains, or c.12% of the current share price of FEHT (56 scts).

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Scenario analysis of a redevelopment of Village Albert Court is redeveloped?

Existing property metrics						
	Land (sqm)	GFA (sqm)	NLA (70%)	Val (FY25A), SGDm	Remaining LH	Plot Ratio
Village Albert Court	4282	11,426	7,998	132.5	62	2.7
Redevelopment uplift -> chng in use from hotel to mixed residential + commercial						
GFA intensity	Total	Hotel	Commercial	Residential		
Current GFA	11,426	10,423	1,003	-		
New GFA - on max 3.5x plot ratio	14,987		2,997	11,990		
GDV on redevelopment						
Gross development value	GFA (sqm) - on max 3.5x plot ratio		% GFA	NLA (sqm)	GDV psf (SGD)	GDV (SGD'm)
Hotel			0%			0.0
Residential		11,990	80%	12,095	2,800	361.4
Retail		2,997	20%	1,512	3,000	48.4
Office			0%	-	2,276	0.0
Total		14,987	100%	13,607	-	409.8
Development costs						
(-) construction cost						82.3
(-) land betterment charge						24.0
(-) Interest expense						16.9
(-) land cost at valuation						132.5 valuation
Development profits						130.8
Development upside (on costs)						62%

Source: company, DBS Bank

Scenario analysis: Redevelopment upside for Village Robertson Quay (on 3.37x plot ratio)

Existing property metrics						
	Land (sqm)	GFA (sqm)	NLA (70%)	Val (FY25A), SGDm	Remaining LH	Plot Ratio
VR Robertson Quay	3,410	10,570	7,399	115.9	65	3.1
Redevelopment uplift -> chng in use from hotel to mixed residential + commercial						
GFA intensity	Total	Hotel	Commercial	Residential		
Current GFA	10,570		1,179	9,391		
New GFA - on 3.37x plot ratio	11,491		2,298	9,193		
GDV on redevelopment						
Gross development value	GFA (sqm) - on 3.37x plot ratio		% GFA	NLA (sqm)	GDV psf (SGD)	GDV (SGD'm)
Hotel			0%			0.0
Residential		9,193	80%	9,274	3,200.0	316.7
Retail		2,298	20%	1,159	3,300.0	40.8
Office						0.0
Total		11,491		10,433	-	357.5
Development costs						
(-) construction cost						63.1
(-) land betterment charge						30.7
(-) Interest expense						15.2
(-) land cost						115.9
Development profits						132.5
Development upside (on costs)						59%

Source: company, DBS Bank

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What does it mean for FEHT?

An asset swap with sponsor make sense? With deep value within the portfolio, we believe that FEHT could potentially look to its sponsor Far East Organization who could be interested to partake in the development of these sites themselves, where we foresee the possibility of an asset swap in exchange for these sites. In return, Sponsor has ROFR assets for FEHT, including The Clan Hotel, remaining 70% stake in Sentosa JV hotels and Oasia Residence West Coast. Amongst the three, we see The Clan Hotel as the best addition to FEHT's portfolio with its diversified appeal to both tourists and business travelers, given its central prime CBD location.

Based on our estimates, our deemed market value for these properties could be worth up to SGD 400mn, which translates to potential divestment proceeds of upto 20 Scts per share, if executed.

A swap for The Clan will be accretive addition to the portfolio. While the valuation for the asset is not publicly disclosed, we estimate that the hotel valuation could be at c.SGD324m, approximating SGD1m per key for its central 5-star hotel profile. An asset swap for one or both sites (VHAC, VRRQ) with The Clan Hotel will be accretive to FEHT. We estimate that master lease income (fixed + variable) is on the relatively low end for both VHAC and VRRQ at sub 3%. These assets could be divested at yields close to 2% or lower as seen in the Central Square divestment and based on our exit calculations. This could be recycled to The Clan Hotel, where yields could reach the high 3% - 4% range. This, however, would depend on the rent structure with hotel operator FEOR.

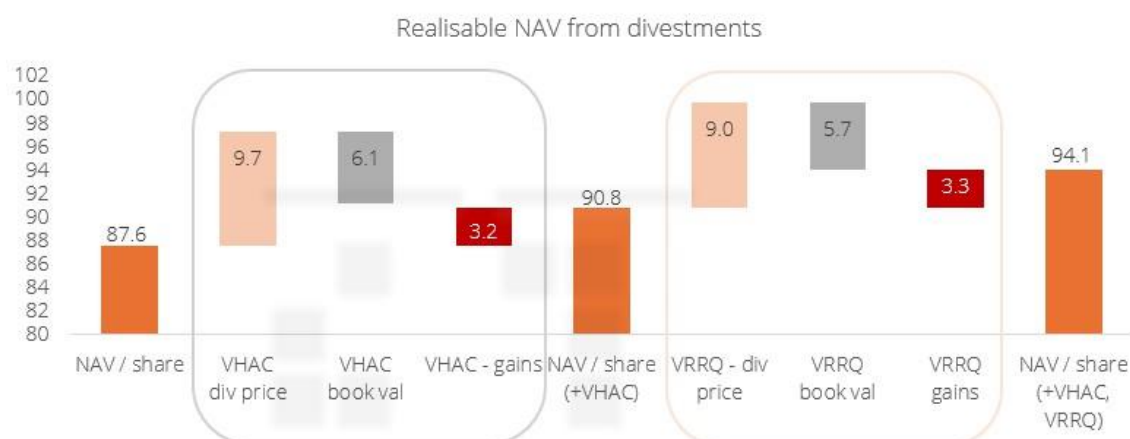
Maintain BUY with a higher TP of SGD0.75 (previously SGD0.70). We maintain our BUY recommendation on FEHT with a TP of SGD0.75, implying a target price-to-book of 15% discount to book, and above historical trading price-to-book range of c.0.7x price-to-book. Our evaluation of implied land cost for FEHT's properties shows that current price-to-book of SGD0.88 / share is more than realisable, if not slightly understated. Divestment of assets could come earlier than expected, which will re-rate over book value per share for FEHT. Proceeds from the divestment could be recycled to higher income producing assets with higher valuation upside in the longer run, potentially supporting FEHT's ambitions to expand overseas, or shared with investors via capital gain distributions.

Sensitivity analysis: Potential value unlocking of both VRRQ and VHAC at premium to book

Scenario 1:	Village Hotel Albert Court (SGD'mn)	SGD psf (with LBC)	Scts per share	Village Hotel Robertson Q (SGD'mn)	SGD psf (with LBC)	Scts per share
Book	133	981	6.5	116	921	5.7
10% premium	146	1,064	7.1	127	993	6.2
20% premium	159	1,147	7.8	139	1,066	6.8
50% premium	199	1,396	9.7	174	1,284	8.5
60% premium	212	1,479	10.3	185	1,357	9.0
Our deemed "Market price"						

Source: company, DBS Bank

How will book value change if sold at this premium



Source: company, DBS Bank

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Company profile

Company Background.

Far East Hospitality Trust ("Far East H-Trust") is a Singapore-focused hotel and serviced residence hospitality trust listed on the SGX-ST.

With a portfolio of 13 quality properties valued at approximately S\$2.5 billion, Far East H-Trust has one of the largest Singapore focused hospitality portfolio by asset value.

Business Segments.

Pure play hospitality REIT. With a portfolio that is >95% Singapore hospitality asset, the fortunes of the REIT depends on the health of the Singapore tourism industry. FEHT hotels are within the 4 star hotel category which caters to a diverse group of travelers, ranging from corporate to leisure guests. The trust derives its rental income through a revenue formula that is pegged to the higher of (i) variable hotel/serviced residence income or (ii) fixed rent. This arrangement allows the REIT to provide unit-holders some form of downside protection, even in times of pandemic like the Covid-19 outbreak where occupancy rates are low and sub-optimal. With the rental income paid by its sponsor, which is a major shareholder, we believe that FEHT provides an attractive 5.8% FY26F yield.

Balance Sheet:

Gearing to remain around c.33%. FEHT's gearing now stands at c.33% (as at 31 December 2025) after the debt funded acquisition of FPN (Four Point Nagoya), FEHT's first acquisitions outside of Singapore.

Further interest rate reduction. Around 53% of FEHT's borrowings are under fixed rates, to leverage on the current low floating rates for SGD loans. There is the ability to capture a further 30 bps reduction in average borrowing cost for FY26.

Key Risks:

Interest rate risk. Any increase in interest rates will result in higher interest payments that the REIT makes annually to service its loans. This reduces the income available for distribution, which will result in lower DPU for unitholders.

Competitive landscape. If supply pressures should increase going forward, the Singapore hospitality market remains competitive and should demand turn weaker than expected, FEHT's earnings may be impacted.

Income Statement (SGD, mn)

FY Dec	FY2023(A)	FY2024(A)	FY2025(A)	FY2026(F)	FY2027(F)
Gross revenue	106.8	108.7	111.4	120.6	124.9
Property expenses	(8.06)	(9.37)	(14.8)	(17.1)	(18.2)
Net Property Income	98.7	99.3	96.6	103.5	106.8
Other Operating expenses	(11.8)	(11.8)	(13.3)	(15.2)	(17.2)
Other Non Opg (Exp)/Inc	0.00	0.00	0.00	0.00	0.00
Associates & JV Inc	0.00	0.00	0.00	0.04	0.08
Net Interest (Exp)/Inc	(21.3)	(27.4)	(22.6)	(22.2)	(22.2)
Exceptional Gain/(Loss)	(12.3)	(0.77)	(2.89)	0.00	0.00
Net Income	53.4	59.4	57.8	66.1	67.4
Tax	(0.28)	(0.27)	(0.78)	(0.40)	(0.50)
Minority Interest	0.00	0.00	0.00	0.00	0.00
Preference Dividend	0.00	0.00	0.00	0.00	0.00
Net Income After Tax	53.2	59.1	57.0	65.7	66.9
Total Return	130.3	46.7	29.6	65.7	66.9
Non-tax deductible Items	(56.9)	18.3	37.0	6.74	6.77
Net Inc available for Dist.	81.9	81.4	75.3	72.5	73.7
Revenue Gth (%)	27.8	1.8	2.5	8.3	3.6
N Property Inc Gth (%)	27.7	0.6	(2.8)	7.2	3.1
Net Inc Gth (%)	(47.0)	11.2	(3.6)	15.3	1.8
Dist. Payout Ratio (%)	100.0	100.0	100.0	100.0	100.0
Net Prop Inc Margins (%)	92.4	91.4	86.7	85.8	85.5
Net Income Margins (%)	49.8	54.4	51.2	54.5	53.6
Dist to revenue (%)	76.7	74.9	67.6	60.1	59.0
Managers & Trustee's fees to sales (%)	11.0	10.8	12.0	12.6	13.8
ROAE (%)	2.9	3.2	3.1	3.7	3.7
ROA (%)	2.1	2.3	2.2	2.5	2.6
ROCE (%)	3.4	3.4	3.2	3.4	3.5
Int. Cover (x)	4.1	3.2	3.7	4.0	4.0

Source: DBS

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Interim Income Statement (SGD, mn)

FY Dec	2H2023	1H2024	2H2024	1H2025	2H2025
Gross revenue	54.8	53.8	54.9	51.6	59.8
Property Expenses	(5.0)	(4.3)	(5.0)	(5.9)	(8.9)
Net Property Income	49.8	49.5	49.9	45.6	50.9
Other Operating expenses	(6.0)	(5.9)	(5.8)	(6.2)	(7.2)
Other Non Opg (Exp)/Inc	0.00	0.00	0.00	0.00	0.00
Associates & JV Inc	0.00	0.00	0.00	0.00	0.00
Net Interest (Exp)/Inc	(11.1)	(13.4)	(14.1)	(12.0)	(10.5)
Exceptional Gain/(Loss)	(5.2)	0.4	(1.1)	(3.4)	0.5
Net Income	27.5	30.6	28.8	24.1	33.7
Tax	(0.1)	(0.1)	(0.1)	(0.1)	(0.7)
Minority Interest	0.00	0.00	0.00	0.00	0.00
Net Income after Tax	27.3	30.4	28.7	24.0	33.0
Total Return	86.6	30.4	16.3	19.2	10.4
Non-tax deductible Items	(46.7)	2.7	15.7	11.2	25.7
Net Inc available for Dist	39.9	33.3	32.1	30.6	36.8
Net Prop Inc Margin (%)	90.9	91.9	90.8	88.5	85.1
Dist. Payout Ratio (%)	100.4	118.6	130.8	117.9	106.7

Source: DBS

Balance Sheet (SGD, mn)

FY Dec	FY2023(A)	FY2024(A)	FY2025(A)	FY2026(F)	FY2027(F)
Investment Properties	2,510	2,516	2,494	2,498	2,502
Other LT Assets	0.95	3.17	59.5	59.5	59.5
Cash & ST Invts	63.1	19.7	6.24	17.7	17.7
Inventory	0.00	0.00	0.00	0.00	0.00
Debtors	47.5	47.9	51.2	34.0	34.2
Other Current Assets	1.36	0.00	0.00	0.00	0.00
Total Assets	2,622	2,587	2,611	2,609	2,613
ST Debt	0.00	0.00	76.3	76.3	76.3
Creditor	9.07	3.73	10.2	4.21	4.36
Other Current Liab	0.00	6.27	2.75	2.98	3.08
LT Debt	736.8	716.5	696.8	700.4	704.2
Other LT Liabilities	9.64	8.23	24.9	24.9	24.9
Unit holders' funds	1,867	1,852	1,800	1,800	1,800
Minority Interests	0.00	0.00	0.00	0.00	0.00
Total Funds & Liabilities	2,622	2,587	2,611	2,609	2,613
Non-Cash Wkg. Capital	39.5	38.2	38.3	26.8	26.8
Net Cash/(Debt)	(673.7)	(696.8)	(766.8)	(759.0)	(762.7)
Current Ratio (x)	12.0	6.8	0.6	0.6	0.6
Quick Ratio (x)	12.0	6.8	0.6	0.6	0.6
Aggregate Leverage (%)	30.4	30.0	31.8	32.0	32.1

Source: DBS

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Cash Flow Statement (SGD, mn)

FY Dec	FY2023(A)	FY2024(A)	FY2025(A)	FY2026(F)	FY2027(F)
Pre-Tax Income	130.6	47.0	30.4	66.1	67.4
Dep. & Amort.	0.00	0.00	0.00	0.00	0.00
Tax Paid	(0.15)	(0.28)	(0.82)	(0.17)	(0.40)
Associates & JV Inc/(Loss)	0.00	0.00	0.00	(0.04)	(0.08)
Chg in Wkg.Cap.	0.93	(0.43)	(3.49)	11.2	(0.10)
Other Operating CF	(34.1)	47.4	60.5	30.2	30.4
Net Operating CF	97.3	93.6	86.6	107.4	97.2
Net Invt in Properties	13.5	(3.45)	(4.81)	(3.62)	(3.75)
Other Invt (net)	0.00	0.00	0.00	0.00	0.00
Invt in Assoc. & JV	0.00	0.00	1.58	0.00	0.00
Div from Assoc. & JVs	0.00	0.00	0.00	0.04	0.08
Other Investing CF	2.05	3.10	(54.9)	0.00	0.00
Net Investing CF	15.6	(0.35)	(58.1)	(3.58)	(3.67)
Distribution Paid	(72.8)	(83.0)	(87.5)	(72.5)	(73.7)
Chg in Gross Debt	0.00	(23.6)	69.8	3.62	3.75
New units issued	0.00	0.00	0.00	0.00	0.00
Other Financing CF	(26.7)	(30.1)	(23.8)	(23.5)	(23.6)
Net Financing CF	(99.5)	(136.7)	(42.0)	(92.4)	(93.6)
Currency Adjustments	0.00	0.00	(0.45)	0.00	0.00
Chg in Cash	13.3	(43.4)	(13.4)	11.5	(0.01)
Operating CFPS (S cts)	4.80	4.66	4.45	4.72	4.76
Free CFPS (S cts)	5.52	4.47	4.04	5.10	4.57

Source: DBS

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Target Price & Ratings History - Far East Hospitality Trust (FEHT_SP_Equity)



#	Date of Report	Closing Price	12-m Target Price	Rating
1	12 Feb'25	0.61	0.75	BUY
2	31 Jul'25	0.61	0.70	BUY

Source: DBS

Analyst: Geraldine Wong

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- BUY** (>15% total return over the next 12 months for small caps, >10% for large caps)
- HOLD** (-10% to +15% total return over the next 12 months for small caps, -10% to +10% for large caps)
- FULLY VALUED** (negative total return, i.e., > -10% over the next 12 months)
- SELL** (negative total return of > -20% over the next 3 months, with identifiable share price catalysts within this time frame)

*Share price appreciation + dividends

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