

## MEDIA RELEASE

# STRAITS TRADING REPORTS 1H2025 RESULTS

- *Total comprehensive loss of S\$20.4 million mainly attributable to, inter alia, loss from share of results of an associate and remeasurement of Exchangeable Bonds due to Relevant Redemption Event of the Bonds.*
- *Fair value losses are non-cash in nature and do not impact the Group's operating cash flow.*
- *The Group remains committed to streamlining its portfolio and to recycle capital in a systematic and prudent approach as it pursues new investment opportunities.*

**SINGAPORE – 14 August 2025** - The Straits Trading Company Limited ("**Straits Trading**" or the "**Group**") today reported a total comprehensive loss of S\$20.4 million for the six months ended 30 June 2025 ("**1H2025**") compared to a total comprehensive profit of S\$1.1 million for the six months ended 30 June 2024 ("**1H2024**").

The Group's loss was primarily attributed to two factors – 1) Loss from share of results of an associate due to adverse change in fair value of the investment properties in the UK portfolio which arose mainly due to higher capitalisation rates and weaker market sentiments; and 2) Net loss arising from the remeasurement of the Exchangeable Bonds due to the Relevant Redemption Event of the Bonds at par brought forward from its maturity date in February 2028, following the delisting of ESR Group Limited from the Main Board of The Stock Exchange of Hong Kong on 3 July 2025.

The aforesaid fair value losses are non-cash in nature and do not impact on the Group's operating cash flow. The Group's underlying assets and financial position remain healthy with sufficient liquidity to meet its operational and financial commitments.

### Property segment

Straits Trading's Property segment reported net loss of S\$13.2 million in 1H2025, a decline of S\$31.3 million compared to net profit of S\$18.1 million in 1H2024. This was primarily due to the absence of net fair value gains on investment properties recognised in 1H2024, partially offset by lower share of loss from associates. In the near-term, its property assets face strong headwinds from a confluence of external factors, including the strength of the Singapore dollar, uncertain interest rates trajectory, and ongoing geopolitical turmoil. As Straits Trading navigates this challenging landscape, it will streamline its portfolio and recycle capital in a systematic and prudent approach to pursue new investment

opportunities. Backed by resilient capital and a long-term perspective, the Group is actively exploring strategic opportunities in the senior living sector.

In Malaysia, Crowne Plaza Penang Straits City hotel has shown encouraging performance since the operations started in August 2024. Phase Two development, encompassing the planning and design for residential and retail components, is actively underway, positioning the Group to meet future demand from rising urbanisation and consumer spending in northern Malaysia. Despite recent headwinds from US tariffs, the Group remains optimistic about Straits City's prospects as a vibrant, integrated destination.

#### Resources segment

The Resources segment, through the Group's 52%-owned Malaysia Smelting Corporation Berhad ("MSC"), recorded a net profit of S\$8.4 million in 1H2025 compared to S\$11.3 million in 1H2024. While MSC benefited from higher average tin prices per metric tonne in 1H2025, its performance was impacted by a one-off additional tax recognition and lower tin sales quantity. Operations at the smelter were affected by lower ore intake from suppliers and disruption in the gas supply from the pipeline explosion incident at Putra Heights. MSC continues to focus on a two-pronged strategy to raise operational efficiencies at its Pulau Indah smelter while enhancing mining output and productivity through upgrades in its processing plants and processes as well as seeking new joint ventures. MSC's near-term focus will be on the planned closure of its old plant at Butterworth to optimise costs and minimise its carbon footprint.

#### Hospitality segment

The Hospitality segment, through the Group's 30% owned Far East Hospitality Holdings Pte. Ltd. ("FEHH"), reported a net loss of S\$1.7 million in 1H2025, from a net profit of S\$1.8 million in 1H2024, largely resulting from ongoing refurbishment works at its owned hotel in Australia and lower share of results from its associates due to softer market demand. Despite signs of resilience in 2025, the near-term hospitality outlook is tempered by rising costs, economic and geopolitical uncertainties which could dampen demand recovery. FEHH remains focused on enhancing key assets, expanding through asset-light management contracts, and maintaining financial discipline to navigate ongoing market volatility.

#### Group outlook

Global growth is expected to moderate amid rising trade tensions and persistent policy uncertainties, with inflation remaining elevated in several economies. Currency markets have seen shifts as countries

diversify away from US assets, contributing to a gradual decline in the US dollar's dominance. Despite expectations of easing at the short end, long-term bond yields in developed markets remain elevated, reflecting investor concerns over fiscal sustainability.

Commenting on the Group's first-half 2025 performance and outlook, Ms. Chew Gek Khim, Executive Chairman of Straits Trading said, "The Group's performance was affected by non-cash fair value losses, reflecting prevailing market headwinds and geopolitical uncertainties. We anticipate these challenges to persist in the near-term and remain focused on prudent capital recycling and portfolio management. Anchored by the strength of our assets and a disciplined approach to capital recycling, we are well-positioned to weather the market volatility."

#### **SUMMARY OF RESULTS:**

<b>S\$ million</b>	<b>1H2025</b>	<b>1H2024</b>	<b>% Chg</b>
EBITDA	<b>55.3</b>	66.3	(16.6)
(Loss)/Profit before tax	<b>(27.6)</b>	19.0	NM
(Loss)/Profit after tax	<b>(35.8)</b>	14.2	NM
Total comprehensive (loss) /income	<b>(20.4)</b>	1.1	NM
EPS (Singapore ¢)	<b>(9.0)</b>	1.2	NM

For the full STC Financial Statements, please visit our website: [www.straitstrading.com.sg](http://www.straitstrading.com.sg)

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**About The Straits Trading Company Limited**

Incorporated in 1887, The Straits Trading Company Limited is a conglomerate-investment company with operations and financial interests in resources, property, and hospitality. These include strategic stakes in one of the world's leading tin producer, Malaysia Smelting Corporation Berhad, which is dual listed on Bursa Malaysia and the Singapore Exchange Securities Trading Limited and Far East Hospitality Holdings as well as a diversified property portfolio that is wholly owned by the Group.

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