

**STRAITS  
TRADING**  
ESTABLISHED 1887

A MEMBER OF THE TECITY GROUP

FY2025

# Results Briefing

6 March 2026

# Programme Outline

<b>Time</b>	<b>Programme</b>	<b>Presenter</b>
10:00 AM	Introductory Remarks	Mr. Travis Tan Head, Investor Relations & Shareholders' Club
10:05 AM	FY2025 Financial Highlights	Ms. Wong Li Yan Financial Controller
10:15 AM	FY2025 Business Highlights <ul style="list-style-type: none"><li>▪ Property</li><li>▪ Hospitality</li><li>▪ Resources</li></ul>	Mr. Ng Kong Chiat Senior Manager, Investments
10:25 AM	Business Outlook	Mr. Eric Teng Group Chief Operating Officer
10:30 AM	Q&A Session	Key Management Team
11:00 AM	End of Session	

320 Pitt Street,  
Sydney, Australia

FY2025

# **Key Financial Highlights**

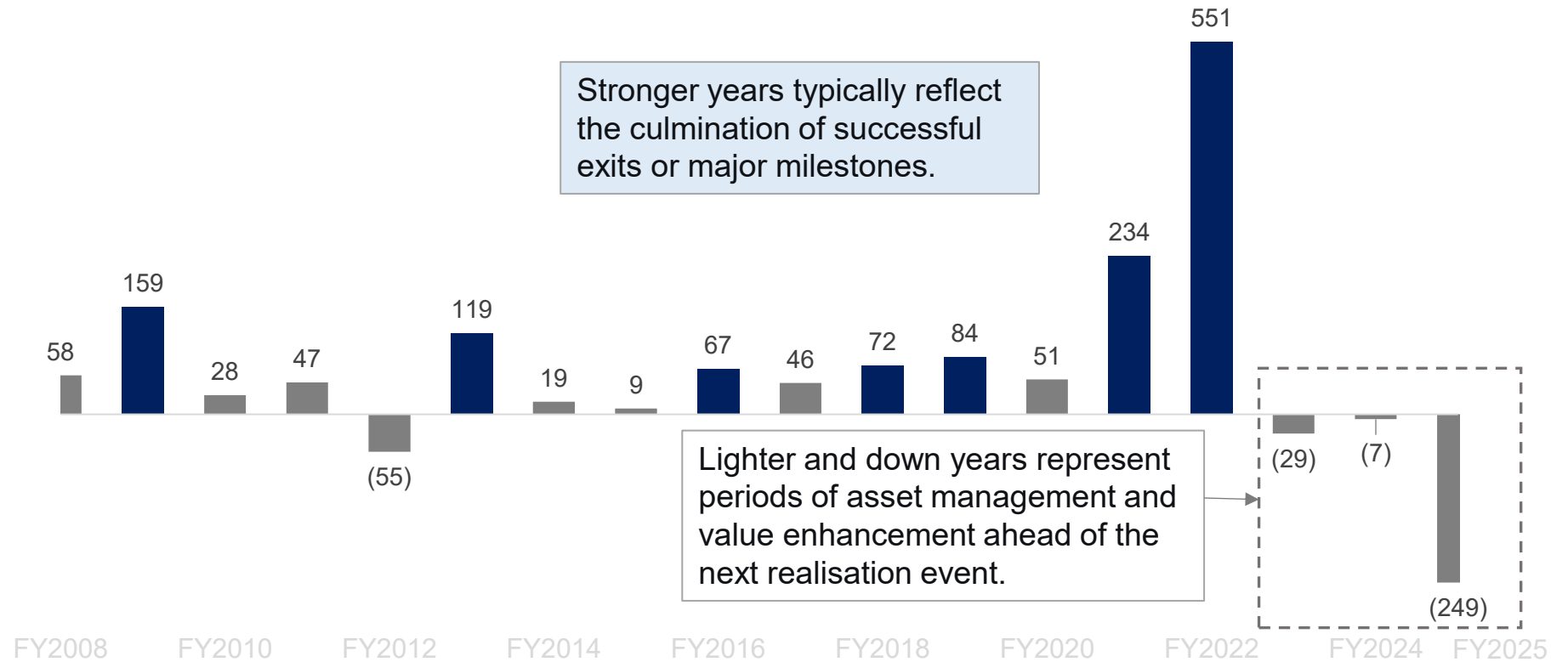
# Understanding our financial results

Our financial results are characterised by variability from year to year, which is a direct reflection of how value is created and harvested in our business.

The timing of value realisation in our business is inherently uneven.

Years with significant transactions or milestones produce outsized results, while other years reflect the underlying operational performance as we position assets for future exits.

**Profit attributable to owners since 2008 (\$'m)**



# Key Financial Highlights

## Revenue

**S\$623.3 m**

▲ 10.4%

- Mainly due to higher revenue contribution from Resources segment, driven by higher average tin prices and the appreciation of MYR against SGD
- Increase in property revenue is mainly attributable to higher contributions from Crowne Plaza Penang Straits City, as well as higher average rental and occupancy rates from certain office and logistics properties

## PATNCI

**-S\$249.1 m**

N.M

- Mainly due to loss from Property segment and lower profit from Hospitality segment, *partially offset by*
- Better performance from Resources and Others segments

## Property Net Profit

**-S\$225.8m**

▼ \$246.3m YoY

- Loss of control over SLJV
- Adverse fair value changes in properties located in China, South Korea and Australia, partially offset by a fair value gain from the UK properties
- Reclassification of foreign currency translation reserve and hedging reserve to profit/loss following the loss of control and disposal of certain foreign operations

## Hospitality Net Profit

**S\$0.9m**

▼ \$4.7m YoY

- Refurbishment works in its Australia-owned hotel
- Absence of contribution from a hotel disposed of in December 2024
- Lower share of results from its associates and joint venture due to softer market demand
- Absence of a reversal of impairment cost recognised in FY2024

## Resources Net Profit

**S\$30.7m**

▲ \$3.0m YoY

- Higher revenue, *partially offset by*
- A one-off additional tax recognition raised by the Inland Revenue Board of Malaysia on RHT, an 80% owned subsidiary of MSC

## Others Net Profit

**-S\$39.8m**

▲ \$3.0m YoY

- Net fair value gain from derivative components of Exchangeable Bond ("EB") compared to a fair value loss in prior year, partially offset by net loss arising from remeasurement of EB

# Balance Sheet

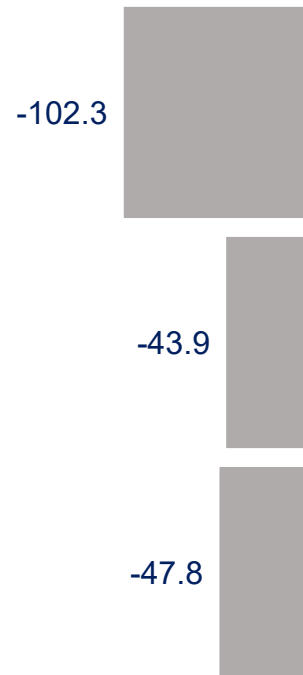
Adequate financial resilience to navigate macroeconomic volatility or capture growth opportunities

Balance Sheet	31 Dec 2025	31 Dec 2024	Change	Remarks
Cash and Bank Balances	488.4	448.8	▲ 8.8%	<ul style="list-style-type: none"> <li>Increase mainly due to cash proceeds from the privatisation of ESR, capital return and repayment of amounts due from associates, cash received from partial sale of ALPL, partially offset by repayment of borrowings</li> <li>Operating cash flows before changes in working capital: FY2025 \$81.3m (compared to FY2024: \$77.5m)</li> </ul>
Total Borrowings	1,376.8	1,745.2	▼ 21.1%	<ul style="list-style-type: none"> <li>Decrease in borrowings was mainly due to the redemption of the EB and repayment of loans and borrowings</li> </ul>
- Current	639.5	703.0		
- Non-current	737.4	1,042.2		
Total Equity	1,436.9	1,580.1	▼ 9.1%	<ul style="list-style-type: none"> <li>Decrease mainly due to net losses for the current period and cash dividends paid for FY2024</li> </ul>
Net Debt / Total Equity	61.8%	82.0%		<ul style="list-style-type: none"> <li>Decreased from 82% to 62% following net cash proceeds from ESR privatisation and redemption of EB on 8 August 2025, proceeds from partial divestment of JVFI and sale of 19.9% interest in ALPL</li> </ul>

# Understanding our FY2025 financial position

PATNCI decline driven by **non-cash accounting losses** totaling significant one-off impacts.

These items have no cash flow effect and do not impact our operational capabilities.



## 1 Loss of control from investment in Sanlin

- As a result of the appointment of receivers and managers over the mortgaged property in December 2025, the Group lost control over a joint venture and no longer meets the criteria for equity accounting

## 2 Net FV losses on investment properties

- Adverse fair value changes for properties in China, Australia and South Korea
- Partially offset by fair value gain from properties in the UK

## 3 Reclassification of FX translation and hedging reserves, and reversal of deferred tax assets ("DTA")

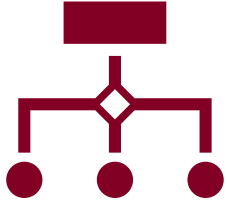
- FX reserve reclassified to P/L following capital return from a Japan associate
- FX and hedging reserve reclassified to P/L following loss of control over Sanlin
- Reversal of DTA for Bourne, Gloucester, and Dockland due to uncertain recoverability

Deliberate decision to reset balance sheet conservatively and avoid prolonged overhangs on future results.

FY2025

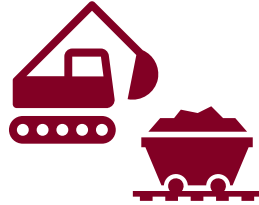
# **Key Business Highlights**

## Group



- Remeasurement on the derivative component of EB, most of which were already redeemed in August 2025
- The Group's underlying assets and financial position remain healthy, with sufficient liquidity to meet commitments

## Resources



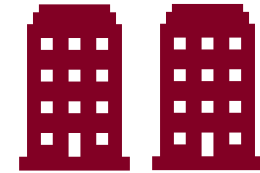
- Stronger performance due to higher average tin prices and stronger Ringgit, partially offsetting lower tin sales quantity
- Focus on improving operational efficiency at Pulau Indah smelter which offers superior efficiency and lower operational and manpower requirements
- Butterworth smelter on track for full closure by Dec 2026
- Appointed Mr. Nicolas Chen Seong Lee and Mr. Lam Hoi Khong as Co-Group Chief Executive Officers, effective 1 January 2026

## Property



- Loss recognised from loss of control over a joint venture
- Revaluation losses and gains on investment properties
- Formed strategic partnership with Cromwell to strengthen Australian industrial and logistics platform
- Divesting South Korean property at IRR > 20% and equity multiple (EM) > 3.0X, as part of the strategy to recycle capital from matured assets
- Higher occupancy and improved operating performance at Crowne Plaza Penang Straits City hotel
- Higher rental and occupancy rates driving higher revenue from certain office/ logistics properties

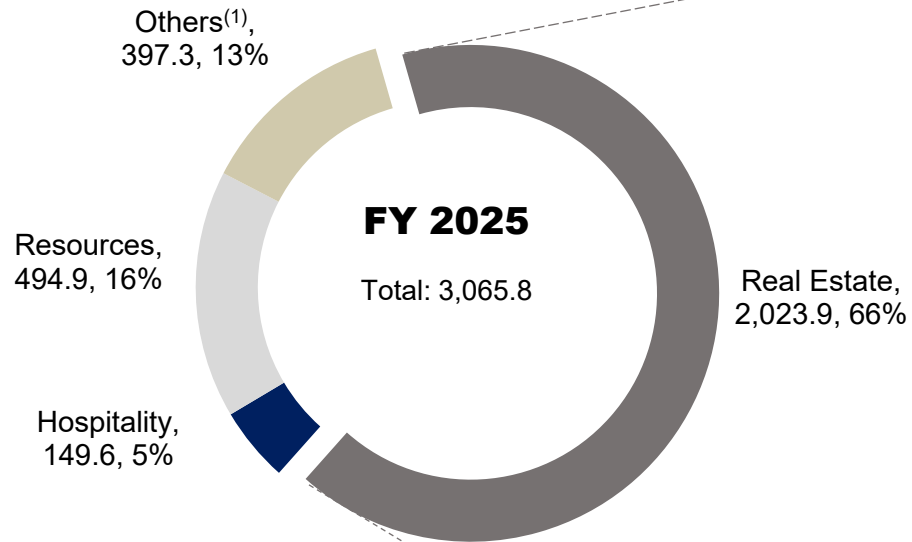
## Hospitality



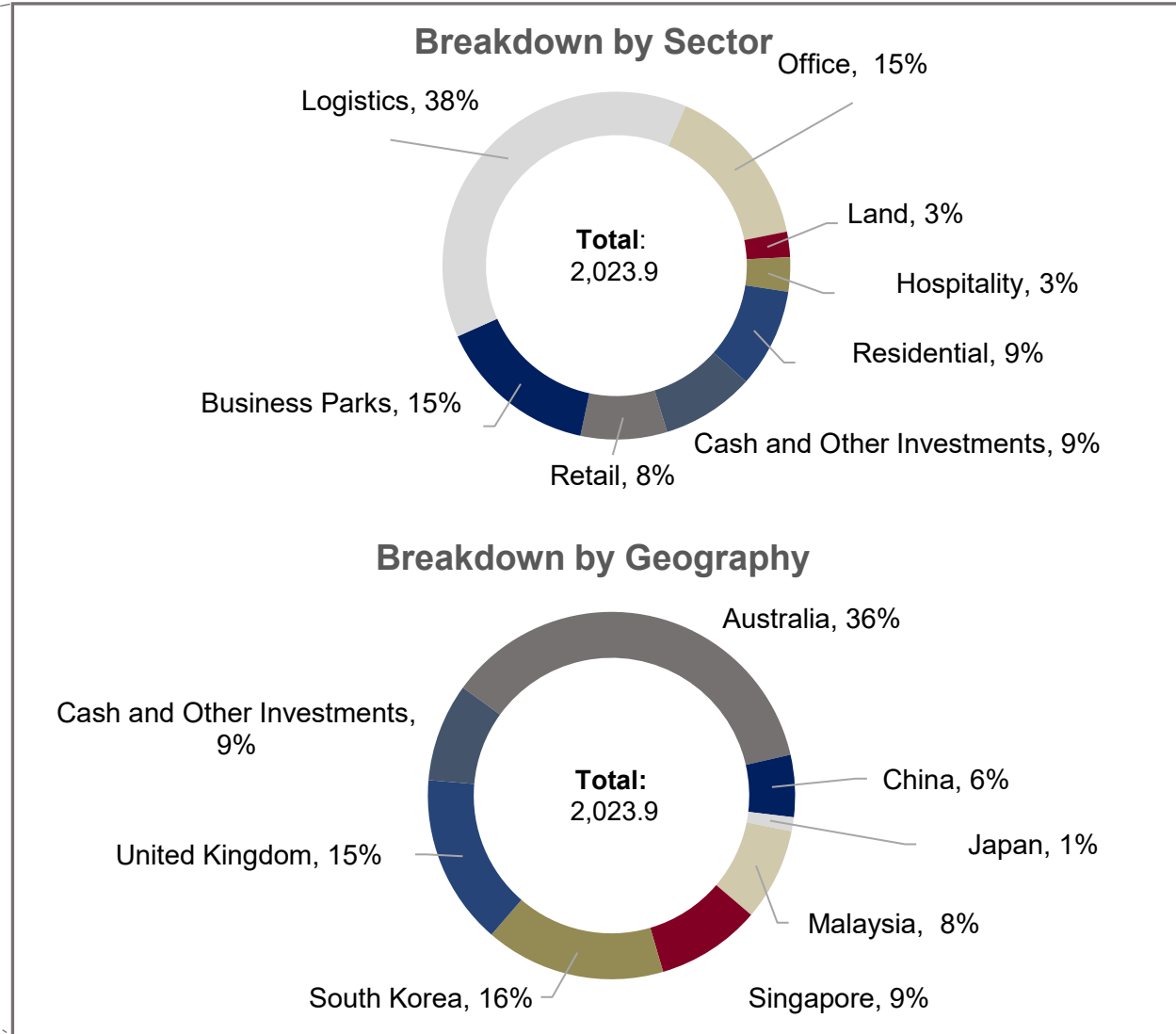
- Weaker performance attributable to softer market conditions and the March 2025 TFE cyber incident, partially offset by resilient Japan demand
- Portfolio expanded with six hotel openings in 2025 across Japan, Australia, Austria and the UK, including two Osaka properties strengthening the Japan platform
- Ongoing refurbishment at Rendezvous Perth Scarborough, Adina Apartment Hotel Sydney and Adina Apartment Hotel Frankfurt

# Group Asset Segmentation

## Total Assets (S\$m)



<sup>1</sup> Others comprise of mainly Group-level corporate and treasury services, securities and other investment.





















FY2025  
**Property Highlights**

885 Mountain Highway, Bayswater  
Melbourne, Australia

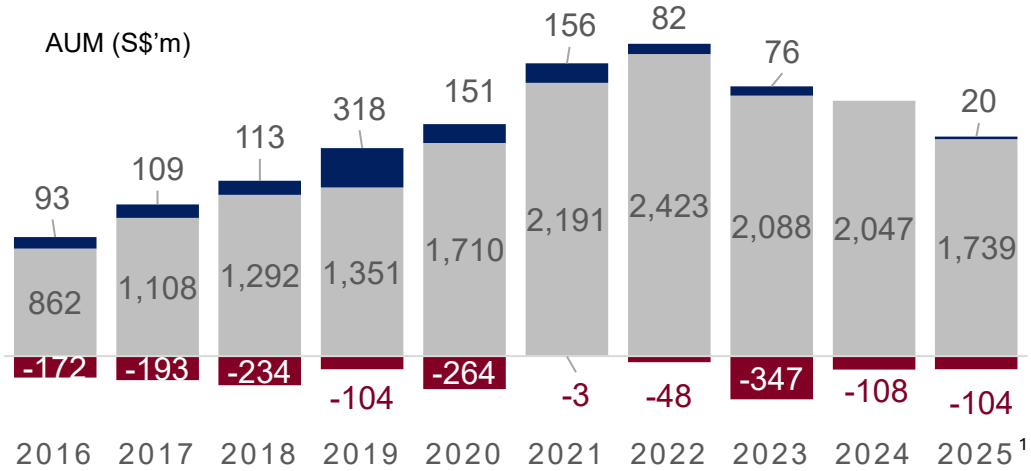
# Invested in a Portfolio of Attractive Real Assets

Our business model is to create value – directly and with partners – and recycle capital at the appropriate time.

<p><b>Singapore</b></p> <p>Exclusive Freehold Residential</p>  <p>Good Class Bungalows</p>	<p><b>Malaysia</b></p> <p>Retail &amp; Mixed-Use Development</p>   <p>Malaysia Retail      Straits City</p>	<p><b>United Kingdom</b></p> <p>Business &amp; Warehouse Retail Parks</p>  <p>Bourne Business Park</p>  <p>UK Warehouse Retail Parks</p>  <p>Gloucester Business Park</p>	<p><b>Australia</b></p> <p>Office &amp; Logistics</p>  <p>1010 La Trobe Building 1 &amp; 2, Melbourne</p>  <p>45 St. Georges Terrace, Perth</p>  <p>320 Pitt Street, Sydney</p>  <p>Logistics Portfolio in Victoria &amp; South Australia</p> 	<p><b>China</b></p> <p>Retail, Leisure, Entertainment</p>  <p>Chongqing Yuedi My Place</p> 
<p><b>Japan</b></p> <p>Office</p>  <p>Japan Value Fund II</p>	<p><b>South Korea</b></p> <p>State-of-the-art Modern Logistics</p>  <p>Arenas Yeongjong Logistics (Proposed divestment/ capital recycling)</p>  <p>Arenas Anseong Logistics</p>			

# Straits Real Estate

## Cumulative AUM of S\$1.7 billion as at 31 Dec 2025



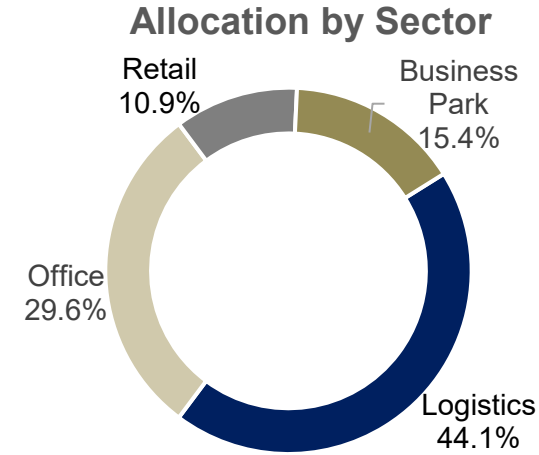
- Assets Invested
- Committed Investment
- Assets Divested

- Continued divestment program to return capital
- Focusing on value-add initiatives to sustain asset performance

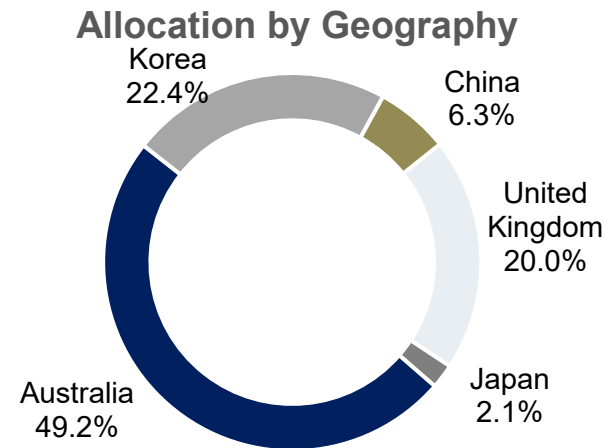
<sup>1</sup> Excluding S\$198.5M (Asset Value) due to loss of control from Sanlin investment

<sup>2</sup> Investment value weighted as of 31 Dec 2025

## Well-diversified property portfolio providing stability<sup>2</sup>



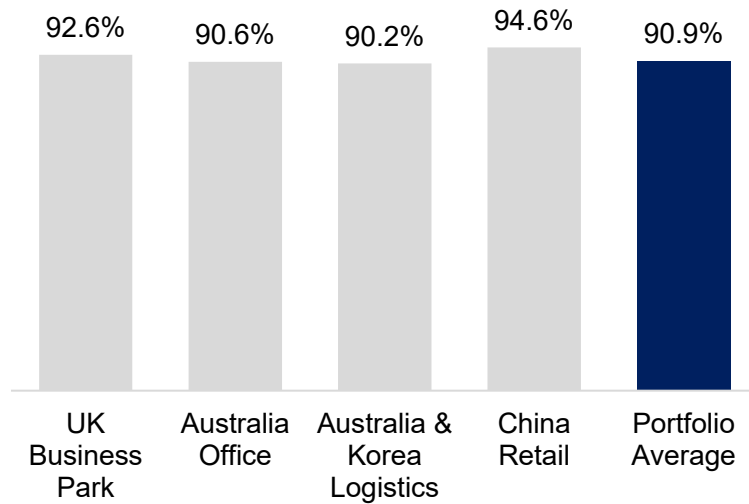
- Well diversified portfolio across asset classes
- Building scale in the industrial logistics sector



- Geographically diversified across cities in APAC and the UK

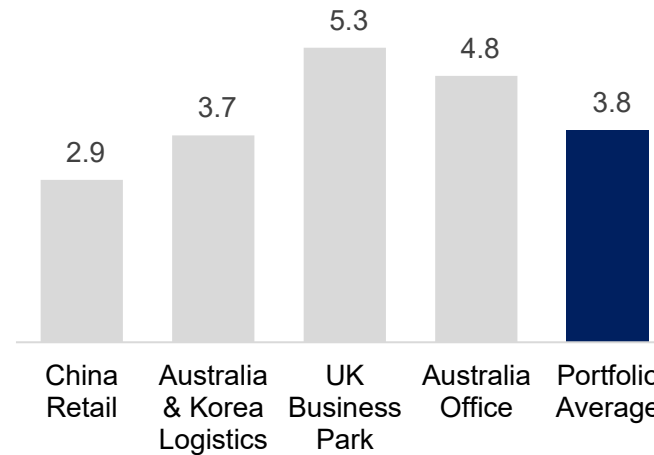
# Straits Real Estate

## Committed Occupancy (%)



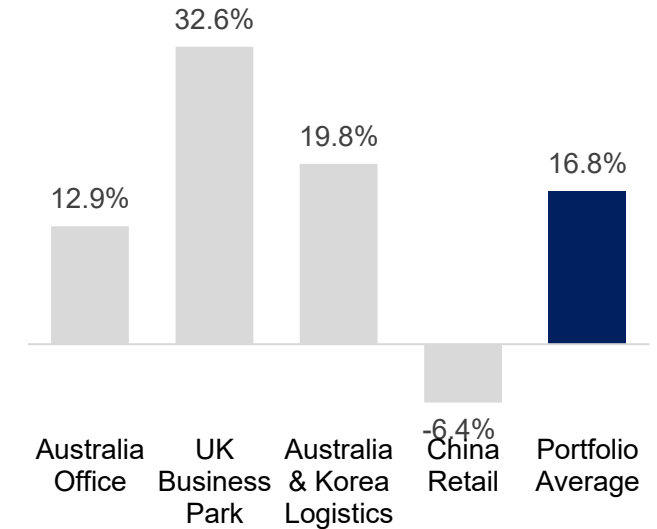
- Portfolio occupancy at 90.9%
- Stable occupancy across the logistics and retail assets
- Improved leasing at the UK business parks, Korea logistics and Australia office

## Weighted Average Lease Expiry (yrs)



- Portfolio WALE of 3.8 years
- Lease expiry is well spread, extending beyond 2028
- Long term leases secured at UK business parks

## Portfolio Rent Reversion <sup>1</sup> (%)



- Achieved strong rental reversion of 16.8% for the portfolio
- Strong rental reversion on lease renewals at the UK business parks

<sup>1</sup> Rent reversion for new leases and renewals over the last 12 months ending December 2025

# STC Property Management Sdn Bhd (STCPM)

STCPM is a wholly-owned subsidiary of Straits Trading that spearheads the development of Straits City – a smart and sustainable integrated development in Butterworth, Penang.



## Straits City Future City

Multi-phase integrated mixed-use development, comprising, retail, offices, hotels and residential apartments; Co-owned by Straits Trading and Malaysia Smelting Corporation Berhad.

40-acre development in Malaysia, located at the heart of Seberang Prai Utara, along Butterworth's prime waterfront.

Well-connected to Penang Island and major towns via the two bridges, Butterworth Outer Ring Road and major highways.

## Key Development

Phase 2 Development Progress:

- Planning and design for residential and retail components actively underway
- Exploring a senior living component in response to demographic trends and increasing healthcare demand



## Straits City Outlook

- Malaysia's GDP growth was 4.9% in 2025 compared to 5.1% in 2024. All main sectors registered a positive growth, led by the Services sector at 5.1%, followed by the Manufacturing (4.5%) and Construction (12.4%) sectors. (DOSM)
- Penang continues to attract investment and talent with its diversified economic base and improving connectivity. Its economy is expected to be supported by:
  - Strong tourism growth, supported by robust Visit Malaysia 2026 campaigns
  - The future Mutiara LRT Line is expected to enhance connectivity between Penang Island, George Town and the mainland.
  - Growth in the global semiconductor market, driven primarily by AI and advanced packaging technology
  - Expansion of Kulim Hi Tech Park and Batu Kawan, bolstered by the state's reputation as a technology hub.
  - Strategic geographical position as a logistics and shipping hub
  - Competitive labour costs and skilled workforce
  - High-quality business infrastructure, robust manufacturing ecosystem and strong governance

# Straits Investment Management

SIM is a global fund management firm with capabilities in equities, fixed income, and real estate alternative investments.

The firm holds a Capital Markets Services (CMS) license for fund management issued by the Monetary Authority of Singapore (MAS).



## Strategic partnership with Amova AM and UBS

- Amova-Straits Trading Asia Ex-Japan REIT ETF
- Amova Global Property Securities Fund
- Amova-Straits Trading MSCI China Electric Vehicles and Future Mobility ETF
- Straits Investment Holdings
- CSOP FTSE Asia Pacific Select REITs ETF **New**

<sup>1</sup> As of 31 December 2025



**FY2025  
Hospitality Highlights**

# Far East Hospitality Holdings (FEHH)

## Unlocking opportunities across key global destinations

Far East Hospitality Holdings Pte. Ltd is Straits Trading's 30%-owned joint venture formed in 2013 with Far East Orchard Limited. FEHH has a stable of 10 unique and complementary brands, including Oasia, Quincy, Rendezvous, Village, Far East Collection, A by Adina, Adina Hotels, Vibe Hotels, Travelodge Hotels and Collection by TFE Hotels.

### FY2025 Key Developments

#### New Openings

- The EVE Hotel Sydney (Feb 2025)
- A by Adina Vienna Danube (Apr 2025)
- Far East Village Hotel Osaka, Namba South (Apr 2025)
- Far East Village Hotel Osaka, Honmachi (Jul 2025)
- The Hobson Cambridge by Adina (Nov 2025)
- The Wellington Glasgow by Adina (Dec 2025)



Far East Village Hotel Osaka,  
Namba South



Far East Village Hotel Osaka,  
Honmachi

#### Upcoming Openings

- By 2030, aim to grow to 2,000 rooms across Japan's key gateway cities of Tokyo, Osaka, Kyoto, and Fukuoka.

#### Ongoing Portfolio Refurbishment

- Adina Apartment Hotel Sydney  
Expected completion: 2026
- Adina Apartment Hotel Frankfurt  
Expected completion: 2026
- Rendezvous Hotel Melbourne  
Expected completion: 2027
- Rendezvous Hotel Perth Scarborough  
Expected completion: 2028

### Market Outlook

- **Singapore** – Visitor arrivals in 2025 grew 2.3% to 16.9 million, reaching 88% of 2019 levels
- **Australia** – Gradually recovering arrivals are supported by major sporting events, but with uneven demand across different cities in Australia
- **Japan** – Visitor arrivals in 2025 grew 15.8% to 42.7<sup>1</sup> million reflecting strong international demand and favourable currency dynamics

Source: Far East Orchard Limited, Far East Hospitality and TFE websites, and Colliers, Savills, Tourism Research Australia, Japan National Tourism Organisations and Singapore Tourism Board

<sup>1</sup> Preliminary December 2025 visitor arrival data

FY2025

# Resources Highlights



# Malaysian Smelting Corporation

World's leading producer of tin metal and a global leader in custom tin smelting since 1887; Our tin brand is registered on London Metal Exchange.



## FY2025 Key Developments

- Installing a new rotary furnace at Pulau Indah to sustain tin production using cleaner energy sources like natural gas and solar, reducing carbon footprint
- Completion and commission of E-plant at Pulau Indah to replace the existing process at Butterworth
- Constructing a new processing plant to extract tin from the mine's sandy tailings and exploring new mining methods which will enhance tin ore recovery and yield
- Old Butterworth smelter on track for full closure by Dec 2026

## Outlook

- Challenging tin ore supply, global economic environment, shaped by ongoing policy uncertainties, inflationary pressures and evolving trade dynamics
- Remain focused on strengthening competitiveness through operational improvements, technological adoption, workforce efficiency and new growth opportunities

Profit After Tax (RM'mil)	FY2025	FY2024	Change (%)	Remarks
Tin Mining	76.2	78.5	(2.9)	Mainly due to higher average tin price despite slightly lower tin production quantity as a result of the temporary suspension of mining operations for 3 weeks
Tin Smelting	23.3	23.4	(0.4)	Consistent with previous year despite higher average tin price due to: <ul style="list-style-type: none"> <li>▪ Lower incoming feedstock from third-party sources due to China's accumulation</li> <li>▪ Production disruption at Pulau Indah Smelter as a result of gas supply interruption from Apr to Jun 2025, arising from gas pipeline fire incident at Putra Heights</li> <li>▪ Partially offset by the contribution from higher encashment of tin intermediates with higher margin</li> </ul>
<b>Total profit before tax<sup>1</sup></b>	<b>138.3</b>	<b>132.0</b>	<b>4.8</b>	
<b>Total profit after tax<sup>1</sup></b>	<b>96.4</b>	<b>93.5</b>	<b>3.1</b>	
Average tin prices / MT (RM)	146,100	138,500	5.5	

<sup>1</sup> After Others and Inter-segment (Eliminations) / Adjustments.

# Business Outlook



# FY2025: A Watershed Year

From opportunistic roots to a future built on megatrends. The strategic repositioning lays our foundation for scalable, sustainable growth.

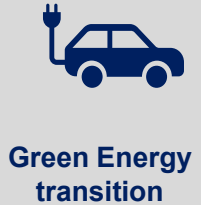
## Logistics

Leveraging In-house local development platforms to expand the existing portfolio and capitalise on demand drivers.



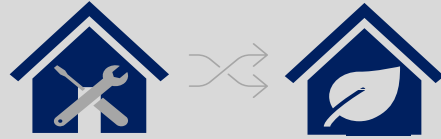
## Resources

Tin demand continues to grow with digitalisation, AI & data centres, and the green energy transition.



## Brown-to-Green

Creating aspirational spaces through asset enhancement and repositioning



## Hospitality

Riding on tourism revival and Penang's industrialisation.



## Senior Living

Investing in the active senior living sector and tapping on changing demographic and societal needs



## Investment Solutions

Launching innovative solutions to serve wider demographic segment





## **Reminder**

Use the 'Raise Hand' function and wait for the Host to call you.

Please click unmute when prompted and state your name and organisation before asking your question.

Alternatively, you can type your question in the **Q&A** box.

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# Appendix

# Organisation Structure <sup>1</sup>

TECITY GROUP

66.97%



## Resources

## Property

## Hospitality

**Malaysia Smelting Corporation Berhad ("MSC")**  
52.0% Stake

Largest independent custom tin smelter in the world

**Straits Developments Private Limited ("SDPL")**  
100% Stake

Corporate and operational arm for the Group; new business and property business

**STC Property Management Sdn. Bhd. ("STCPM")**  
100% Stake

Developer of Straits City Project Penang

**Straits Investment Management Pte. Ltd. ("SIM")**  
100% Stake

Fund management specialising in global real estate securities

**Straits Real Estate Pte. Ltd. ("SRE")**  
100% Stake

Investment vehicle seeking out real estate related opportunities globally

**Far East Hospitality Holdings Pte. Ltd. ("FEHH")**  
30.0% Stake

An established international hospitality owner and operator

**SDAX Financial Pte. Ltd.**  
11.89% Stake

An integrated digital financial services platform

<sup>1</sup> As of 31 December 2025

# Sustainability at Straits Trading

Creating sustainable value for stakeholders

## 1 Through Purpose-driven Leadership

### Sustainability approach and management

- Responsible business practices are essential for the Group’s continued success
- Straits Trading adopts **global standards, frameworks and guidelines** to promote transparency and accountability



### Ambitious targets

#### Renewable Energy:

In FY2025, we purchased about **16% of our electricity from renewable sources, up from the 7% achieved in FY2024**, marking strong progress toward 30% renewable energy target by 2030.

#### Green Building Certification:

In FY2025, **12 of our properties achieved green building certifications, up from 10 in FY2024**, progressing toward our goal of certifying all buildings under operational control by 2030.

## 2 Through our Managed Assets

### Green Certified Buildings

Australia | 320 Pitt Street  
 NABERS Energy 5 Stars  
 NABERS Water 4.5 stars



China | Yuedi My Place  
 LEED Platinum®



South Korea  
 Arenas Yeongjong & Arenas Anseong  
 LEED BD+C Gold®



Malaysia | Crowne Plaza Penang  
 Green Building Index Certified



# Sustainability at Straits Trading

Creating sustainable value for stakeholders

## 3 Through Industry Partnership

### Corporate member of Singapore Green Building Council



Being a corporate member of the Singapore Green Building Council **strengthens our sustainability leadership**, provides access to green building expertise and networks, and supports our journey toward achieving certified, high-performance green buildings.

### Go 25 Pledge



Straits Trading pledged to the "Go 25" initiative, **joining Singapore's national movement for sustainable cooling** by transitioning to a 25°C setpoint for enhanced efficiency and comfort.

## 4 Through Corporate Social Responsibility

### Level Up Seberang Perai Artisan Incubator Programme



Level Up Seberang Perai – **Straits Trading partners with Think City's Penang initiative, hosting artisan workshops at Straits City Concept Centre** to preserve cultural heritage, and build vibrant, inclusive and sustainable communities.

### Yong-en Care Centre – Dementia Day Care



Straits Trading's employees **volunteered at programmes serving seniors with dementia at Yong-en Care Centre**. This initiative strengthened communities and positioned us as a proactive contributor to societal well-being.

# Key markets outlook

Market conditions remain shaped by elevated rates, costs and geopolitical uncertainty

## Global & geopolitical environment

- Global growth remains moderate to around 3.2% in 2025 amid elevated interest rates and uneven economic recovery.
- Higher for longer interest rates continue to impact real estate valuations, financing costs and transaction activity.
- Geopolitical tensions and energy price volatility contribute to inflationary pressures and market uncertainty.
- Elevated energy and input costs may affect construction costs, operating expenses and consumer sentiment.
- Commodity markets remain sensitive to global manufacturing demand and supply disruptions.

Source: IMF, World Bank, OECD Global Economic Outlook 2025.



## Malaysia

- GDP grew 4.9% in 2025, supported by services, investment and resilient domestic demand.
- Household spending rose ~5%, supported by stable employment and tourism recovery.
- Tourism recovery continues to support footfall in urban retail locations.
- Mixed use assets in well connected urban centres are expected to remain more resilient.

Source: DOSM, CBRE, JLL Malaysia Market Reports 2025.

## Singapore

- GDP growth came in at 5.0% for 2025
- Private residential prices rose 3.4% in 2025, moderating from 3.9% in 2024.
- Price growth slowed in 4Q2025 to 0.6% QoQ, indicating stabilising market conditions.
- Demand remains supported by underlying owner-occupier demand and right-sizing activity.

Sources: URA, CBRE, JLL Singapore Market Reports 2025.

# Key markets outlook

Growth in North Asia is mixed, with structural adjustments in China's property sector. Stable conditions in Japan and South Korea supported by exports and tourism.

## China

- China GDP grows 5% in 2025, lowered target to 4.5% to 5% for 2026
- Total real estate investment fell 17.2% YoY in 2025, reflecting weak development activity.
- Home sales by floor area declined 8.7% in 2025, indicating subdued demand.
- Developer financing conditions remained tight amid continued defaults and bond downgrades.
- Retail markets remained under pressure, with prime retail in first tier cities performing relatively better.

Source: National Bureau of Statistics of China, CBRE, JLL China Market Reports 2025.

## Japan

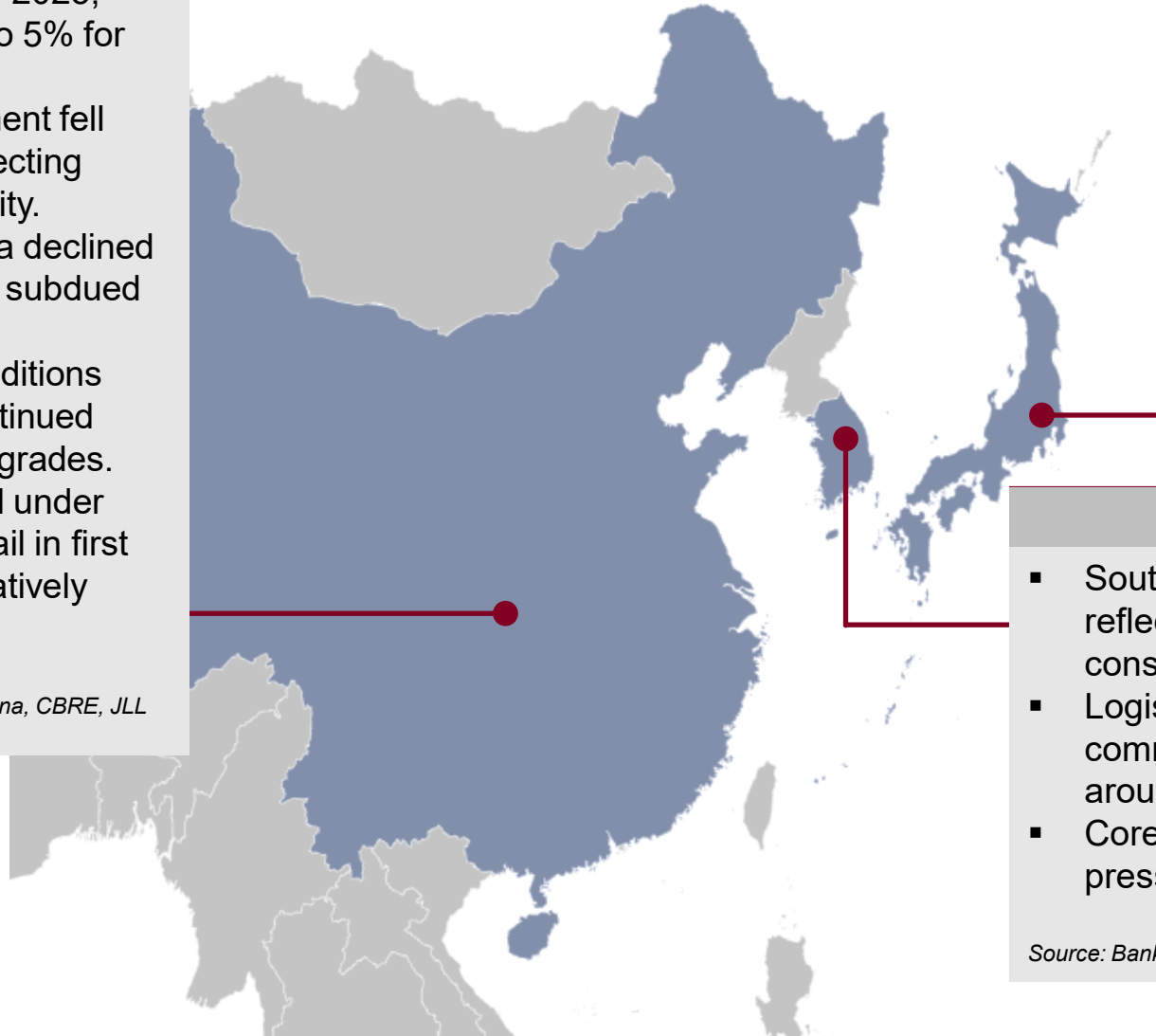
- National office vacancy in major cities remained ~4 to 6% in 2025, with Tokyo Grade A vacancy around 3 to 4%.
- Prime office rents were generally stable with low growth.
- Total real estate investment reached ~JPY 4 to 5 trillion in 2025, supported by strong domestic institutional demand.

Source: Ministry of Land, Infrastructure, Transport and Tourism (MLIT), JLL, CBRE Japan Market Reports 2025.

## South Korea

- South Korea GDP growth ~1.0% in 2025, reflecting slower domestic demand and weaker construction activity.
- Logistics demand remains supported by e-commerce growth, with Greater Seoul vacancy around ~17% in 2025.
- Core logistics rents show modest upward pressure as leasing activity stabilises.

Source: Bank of Korea, CBRE, JLL Korea Market Reports 2025.



# Key markets outlook

Property markets remain cautious under higher interest rates, with resilience observed in prime and logistics sectors

## United Kingdom

- UK GDP grew ~1.3% in 2025, reflecting modest economic expansion.
- Retail park vacancy remains low (~6%), supported by resilient occupier demand.
- Commercial real estate investment showing early recovery as investor confidence improves.

*Source: ONS, CBRE, Colliers 2025 reports.*

## Australia

- Australia GDP grew ~1.6% in 2025, reflecting slower domestic demand amid higher interest rates.
- Logistics demand remains supported by e-commerce and supply chain expansion, with vacancy remaining relatively tight in core markets.
- Office markets remain two tiered, with stronger demand for prime assets while secondary offices face higher vacancy.

*Source: Australian Bureau of Statistics, CBRE, JLL 2025 reports.*