ACROPHYTE HOSPITALITY TRUST

A stapled group comprising:

ACROPHYTE HOSPITALITY PROPERTY TRUST
(a real estate investment trust constituted on 24 September 2018 under the laws of the Republic of Singapore) managed by
Acrophyte Hospitality Trust Management Pte. Ltd.

ACROPHYTE HOSPITALITY MANAGEMENT TRUST
(a business trust constituted on 29 October 2018 under the laws of the Republic of Singapore) managed by
Acrophyte Hospitality Business Trust Management Pte. Ltd.

ACROPHYTE HOSPITALITY TRUST ("ACRO-HT")
PROPERTY VALUATIONS

Pursuant to Rule 703 of the SGX-ST Listing Manual, Acrophyte Hospitality Trust Management Pte. Ltd., in its capacity as manager of Acrophyte Hospitality Property Trust ("**ACRO-REIT**"), and Acrophyte Hospitality Business Trust Management Pte. Ltd., in its capacity as trustee-manager of Acrophyte Hospitality Management Trust ("**ACRO-BT**") (collectively known as the "**Managers**"), wish to announce that they have obtained independent valuations of 26 properties ("**Properties**") owned by ACRO-HT as at 30 June 2026.

The independent valuations were conducted by Newmark Valuation & Advisory Services, LLC and are as follows:

No.	Property	State	Valuation as at 30 June 2026 (US$ mil)
1.	Hyatt House Boston Burlington	Massachusetts	40.0
2.	Hyatt House Branchburg	New Jersey	24.6
3.	Hyatt House Fishkill	New York	24.4
4.	Hyatt House Morristown	New Jersey	32.9
5.	Hyatt House Parsippany	New Jersey	17.5
6.	Hyatt House Parsippany Whippany	New Jersey	20.7
7.	Hyatt House Raleigh Durham Airport	North Carolina	20.9
8.	Hyatt House Richmond Short Pump	Virginia	30.2
9.	Hyatt House Sterling Dulles Airport North	Virginia	22.7
10.	Hyatt Place Albuquerque Airport	New Mexico	15.4
11.	Hyatt Place Atlanta Alpharetta Windward Parkway	Georgia	8.2
12.	Hyatt Place Atlanta Norcross Peachtree	Georgia	7.5

No.	Property	State	Valuation as at 30 June 2026 (US$ mil)
13.	Hyatt Place Boise Towne Square	Idaho	21.0
14.	Hyatt Place Charlotte Airport Tyvola Road	North Carolina	19.4
15.	Hyatt Place Cincinnati Airport Florence	Kentucky	17.9
16.	Hyatt Place Denver Airport	Colorado	10.3
17.	Hyatt Place Lakeland Center	Florida	21.7
18.	Hyatt Place Louisville East	Kentucky	13.3
19.	Hyatt Place Mystic	Connecticut	21.8
20.	Hyatt Place Nashville Brentwood	Tennessee	15.6
21.	Hyatt Place Nashville Opryland	Tennessee	24.3
22.	Hyatt Place Omaha Downtown Old Market	Nebraska	34.4
23.	Hyatt Place Richmond Arboretum	Virginia	13.5
24.	Hyatt Place Sacramento Rancho Cordova	California	19.8
25.	Hyatt Place Secaucus Meadowlands	New Jersey	32.4
26.	Hyatt Place Tampa Busch Gardens	Florida	20.3
	Total Valuation of Hyatt Hotels		**550.7**

Copies of the valuation reports of the Properties are available for inspection, by appointment, at the Managers' registered office located at 10 Anson Road, International Plaza, #23-15, Singapore 079903 during business hours for a period of three months commencing from the date of this announcement.

BY ORDER OF THE BOARD
ACROPHYTE HOSPITALITY TRUST MANAGEMENT PTE. LTD.
(Company registration no. 201829676W)
As manager of Acrophyte Hospitality Property Trust

ACROPHYTE HOSPITALITY BUSINESS TRUST MANAGEMENT PTE. LTD.
(Company registration no. 201829682G)
As trustee-manager of Acrophyte Hospitality Management Trust

James Sung Jung
Chief Executive Officer
14 September 2026

For enquiries, please contact:
Investor Relations
Email: ir-enquiry@acrophyte.com

ABOUT ACROPHYTE HOSPITALITY TRUST

Listed on the Singapore Exchange on 9 May 2019, Acrophyte Hospitality Trust ("**ACRO-HT**") is a hospitality stapled group comprising Acrophyte Hospitality Property Trust ("**ACRO-REIT**") and Acrophyte Hospitality Management Trust ("**ACRO-BT**"). ACRO-HT invests in income-producing real estate assets used primarily for hospitality and/or hospitality-related purposes located in the United States. As at the date of this announcement, ACRO-HT's portfolio comprises 30 upscale select-service hotels with a total of 3,944 rooms across 16 states in the United States.

ACRO-HT is managed by Acrophyte Hospitality Trust Management Pte. Ltd. ("**REIT-Manager**") and Acrophyte Hospitality Business Trust Management Pte. Ltd. ("**Trustee-Manager**"), collectively known as the "**Managers**". The Managers are wholly-owned subsidiaries of Acrophyte Asset Management Pte. Ltd. ("**Acrophyte AM**").

ABOUT THE SPONSOR

Acrophyte AM is a wholly-owned subsidiary of Tang Organization Pte. Ltd. ("**Tang Organization**", or the "**Sponsor**"), the sponsor of ACRO-HT.

Tang Organization is a multinational conglomerate company with businesses in property development and property investment, construction (building construction, civil infrastructure, environmental and sustainability, prefabrication technology and procurement), hospitality, as well as education.

Tang Organization established itself as a prominent real estate player in the 1990s and has since grown into a multinational conglomerate that includes capabilities (i) across the real estate value chain, comprising real estate construction, real estate development, property investment and asset management, and (ii) in the hospitality industry. As an established player in the hospitality industry, Tang Organization is an owner of hotels in Singapore, Maldives, and Australia, as well as a hotel operator in Singapore.

IMPORTANT NOTICE

The value of the stapled securities in Acrophyte Hospitality Trust ("**Stapled Securities**") (where each Stapled Security comprises 1 unit in ACRO-REIT stapled to 1 unit in ACRO-BT), 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, DBS Trustee Limited, in its capacity as trustee of the ACRO-REIT, or any of their respective affiliates.

An investment in the Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested. Stapled Securityholders have no right to request that the Managers redeem or purchase their Stapled Securities while the Stapled Securities are listed. It is intended that Stapled Securityholders may only deal in their Stapled Securities through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

This announcement may contain forward-looking statements that involve assumptions, 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. Predictions, projections or forecasts of the economy or economic trends of the market are not necessarily indicative of the future or likely performance of Acrophyte Hospitality Trust. The forecast financial performance of Acrophyte Hospitality Trust is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

The directors of the Managers (including any director who may have delegated detailed supervision of the preparation of this announcement) have taken all reasonable care to ensure that the facts stated and opinions expressed in this announcement are fair and accurate and that there are no other material facts not contained in this announcement, the omission of which would make any statement in this announcement misleading. The directors of the Managers jointly and severally accept responsibility accordingly.