



## ARA US HOSPITALITY TRUST

A stapled group comprising:

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

**ARA US HOSPITALITY MANAGEMENT TRUST**  
(a business trust constituted on 29 October 2018 under the laws of the Republic of Singapore) managed by  
**ARA Business Trust Management (USH) Pte. Ltd.**

DBS Bank Ltd. ("**DBS**") was the Sole Issue Manager for the initial public offering of ARA US Hospitality Trust (the "**Offering**") (the "**Sole Issue Manager**"). DBS, Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited were the Joint Financial Advisers and Joint Global Coordinators for the Offering (collectively, the "**Joint Financial Advisers and Joint Global Coordinators**"). DBS, Oversea-Chinese Banking Corporation Limited, United Overseas Bank Limited and Credit Suisse (Singapore) Limited were the Joint Bookrunners and Underwriters for the Offering (collectively, the "**Joint Bookrunners and Underwriters**").

### Entry into US\$75,000,000 Unsecured Loan Facilities

*Capitalized terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of ARA US Hospitality Trust dated 6 November 2019 titled "Acquisition of a Portfolio of Three Premium Marriott-Branded Upscale Select-Service Hotels in United States" (the "**Acquisition Announcement**").*

ARA Trust Management (USH) Pte. Ltd., as manager of ARA US Hospitality Property Trust ("ARA H-REIT") (the "ARA H-REIT Manager"), and ARA Business Trust Management (USH) Pte. Ltd., as trustee-manager of ARA US Hospitality Management Trust ("ARA H-BT") (the "ARA H-BT Trustee-Manager") and, together with the ARA H-REIT Manager, the "Managers"), wish to announce that DBS Trustee Limited (in its capacity as trustee of ARA H-REIT) and the ARA BT Trustee-Manager have entered into a facility agreement (the "Facility Agreement") dated 12 December 2019 with certain lenders pursuant to which such lenders have granted to ARA H-REIT and ARA H-BT a US\$66 million unsecured term loan facility and a US\$9 million unsecured revolving credit facility (together, the "Facilities"). The Facilities will be applied to, among others, partially finance the Acquisition.

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "SGX-ST"), the Facility Agreement includes a condition whereby a mandatory prepayment event ("**Prepayment Event**") occurs if:

- ARA Asset Management Limited ceases to own at least 51% of the issued share capital in either Manager without the consent of the Majority Lenders (as defined in the Facility Agreement);
- the trustee-manager of ARA H-BT ceases to be ARA Business Trust Management (USH) Pte. Ltd. without the consent of the Majority Lenders;
- the manager of ARA H-REIT ceases to be ARA Trust Management (USH) Pte. Ltd. without the consent of the Majority Lenders (as defined in the Facility Agreement); or
- the stapled units in ARA US Hospitality Trust (the "Units") cease to be traded or listed on the Official List of the SGX-ST save where the trading of the Units is suspended for a period of five or less consecutive trading days.

Should a Prepayment Event occur, the aggregate level of the Facilities (assuming the Facilities are drawn down in full) and existing outstanding borrowings of ARA US Hospitality Trust that may be affected as a result of cross defaults is approximately US\$319.3 million (excluding interest).

As at the date of this announcement, none of the conditions described above has been breached.

Lee Jin Yong  
Chief Executive Officer

ARA TRUST MANAGEMENT (USH) PTE. LTD.  
(As manager of ARA US Hospitality Property Trust)  
(Company registration no. 201829676W)

ARA BUSINESS TRUST MANAGEMENT (USH) PTE. LTD.  
(As trustee-manager of ARA US Hospitality Management Trust)  
(Company registration no. 201829682G)

13 December 2019

**For enquiries, please contact:**

Aaron Goh  
Assistant Manager, Investor Relations  
Tel: +65 6601 9362  
Email: [aarongoh@ara-group.com](mailto:aarongoh@ara-group.com)

## IMPORTANT NOTICE

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, DBS Trustee Limited, in its capacity as trustee of ARA H-REIT, ARA Real Estate Investors 23 Pte. Ltd., as the sponsor of ARA US Hospitality Trust, the Sole Issue Manager, the Joint Financial Advisers and Joint Global Coordinators or the Joint Bookrunners and Underwriters 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 markets are not necessarily indicative of the future or likely performance of ARA US Hospitality Trust. The forecast financial performance of ARA US 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 Managers’ current view of future events.