



# 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 (the “REIT”), and Acrophyte Hospitality Business Trust Management Pte. Ltd. in its capacity as trustee-manager of Acrophyte Hospitality Management Trust (the “BT”) (collectively known as the “Managers”), wish to announce that they have obtained independent valuations of the properties (“Properties”) owned by ACRO-HT as at 31 December 2024.

The independent valuations were conducted by HVS Consulting and Valuation and are as follows:

No.	Property	State	Valuation as at 31 December 2024 (US\$ mil)
1.	Hyatt House Boston Burlington	Massachusetts	40.5
2.	Hyatt House Branchburg	New Jersey	23.6
3.	Hyatt House Morristown	New Jersey	30.9
4.	Hyatt House Parsippany	New Jersey	17.4
5.	Hyatt House Parsippany Whippany	New Jersey	21.0
6.	Hyatt House Fishkill	New York	22.4
7.	Hyatt House Raleigh Durham Airport	North Carolina	19.5
8.	Hyatt House Richmond Short Pump	Virginia	29.6
9.	Hyatt House Sterling Dulles Airport North	Virginia	23.7

No.	Property	State	Valuation as at 31 December 2024 (US\$ mil)
10.	Hyatt Place Sacramento Rancho Cordova	California	21.2
11.	Hyatt Place Denver Airport	Colorado	17.3
12.	Hyatt Place Mystic	Connecticut	17.5
13.	Hyatt Place Lakeland Center	Florida	22.9
14.	Hyatt Place Tampa Busch Gardens	Florida	21.4
15.	Hyatt Place Atlanta Alpharetta Woodward Parkway	Georgia	10.2
16.	Hyatt Place Atlanta Norcross Peachtree	Georgia	11.2
17.	Hyatt Place Boise Towne Square	Idaho	20.6
18.	Hyatt Place Cincinnati Airport Florence	Kentucky	19.4
19.	Hyatt Place Louisville East	Kentucky	14.6
20.	Hyatt Place Detroit Auburn Hills	Michigan	7.0
21.	Hyatt Place Detroit Livonia	Michigan	10.8
22.	Hyatt Place Omaha Downtown Old Market	Nebraska	35.2
23.	Hyatt Place Secaucus Meadowlands	New Jersey	30.9
24.	Hyatt Place Albuquerque Airport	New Mexico	16.0
25.	Hyatt Place Charlotte Airport Tyvola Road	North Carolina	16.7
26.	Hyatt Place Memphis Primacy Parkway	Tennessee	9.0
27.	Hyatt Place Nashville Brentwood	Tennessee	16.4
28.	Hyatt Place Nashville Opryland	Tennessee	22.4
29.	Hyatt Place Richmond Arboretum	Virginia	13.7
<b>Subtotal for Hyatt Hotels</b>			<b>583.0</b>
30.	AC by Marriott Raleigh North Hills	North Carolina	63.8
31.	Courtyard San Antonio at The Rim	Texas	24.2
32.	Residence Inn San Antonio at The Rim	Texas	23.9
<b>Subtotal for Marriott Hotels</b>			<b>111.9</b>
33.	Home2 Suites by Hilton Colorado Springs South	Colorado	33.1
<b>Subtotal for Hilton Hotel</b>			<b>33.1</b>
<b>Total</b>			<b>728.0</b>

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

Lee Jin Yong

Chief Executive Officer

27 February 2025

## ABOUT ACROPHYTE HOSPITALITY TRUST

Listed on the Singapore Exchange on 9 May 2019, Acrophyte Hospitality Trust (formerly known as ARA US Hospitality Trust) (“**ACRO-HT**”) is a hospitality stapled group comprising Acrophyte Hospitality Property Trust (formerly known as ARA US Hospitality Property Trust) and Acrophyte Hospitality Management Trust (formerly known as ARA US Hospitality Management Trust). ACRO-HT invests in income-producing real estate assets used primarily for hospitality purposes located in the United States. As at the date of this announcement, ACRO-HT’s portfolio comprises 33 select-service hotels with a total of 4,315 rooms across 17 states in the United States.

ACRO-HT is managed by Acrophyte Hospitality Trust Management Pte. Ltd. (formerly known as ARA Trust Management (USH) Pte. Ltd.) and Acrophyte Hospitality Business Trust Management Pte. Ltd. (formerly known as ARA Business Trust Management (USH) Pte. Ltd.), 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 Acrophyte Pte. Ltd. (“**Acrophyte**”), the sponsor of ACRO-HT.

Acrophyte (formerly known as Chip Eng Seng Corporation Ltd.) is a multinational conglomerate company with businesses in construction, civil infrastructure, precast technology, environmental, property development and investment, hospitality, as well as education.

Acrophyte 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, Acrophyte is an owner of hotels in Singapore, Maldives, and Australia, as well as a hotel and serviced residence operator in Singapore.

For more information, please visit [www.singhaiyi.com](http://www.singhaiyi.com).

## IMPORTANT NOTICE

The value of the stapled securities in Acrophyte Hospitality Trust (“**Stapled Securities**”) (where each Stapled Security comprises 1 unit in the REIT stapled to 1 unit in the 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 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.