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EAGLE HOSPITALITY TRUST

Comprising:

EAGLE HOSPITALITY REAL ESTATE INVESTMENT TRUST

(a real estate investment trust constituted on 11 April 2019 under the laws of the Republic of Singapore) managed by

Eagle Hospitality REIT Management Pte. Ltd.

EAGLE HOSPITALITY BUSINESS TRUST

(a business trust constituted on 11 April 2019 under the laws of the Republic of Singapore)

managed by

Eagle Hospitality Business Trust Management Pte. Ltd.

Electronic Despatch of Circular and Alternative Arrangements relating to the Extraordinary General Meeting to be held on 30 December 2020

1. BACKGROUND

Eagle Hospitality REIT Management Pte. Ltd., as manager (the “**REIT Manager**”) of Eagle Hospitality Real Estate Investment Trust (“**EH-REIT**”), Eagle Hospitality Business Trust Management Pte. Ltd., as trustee-manager (the “**Trustee-Manager**”, collectively with the REIT Manager, the “**Managers**”) of Eagle Hospitality Business Trust (“**EH-BT**”, collectively with EH-REIT, “**EHT**”) and DBS Trustee Limited, as trustee of EH-REIT (the “**EH-REIT Trustee**”) refer to:

- (a) the COVID-19 (Temporary Measures) Act 2020 (the “**COVID-19 Act**”) passed by Parliament on 7 April 2020 (as amended) which enables the Minister for Law by order to prescribe alternative arrangements for listed entities in Singapore to, *inter alia*, conduct general meetings, either wholly or partly, by electronic communication, video conferencing, tele-conferencing or other electronic means; and
- (b) the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the “**COVID-19 Order**”) which was gazetted on 13 April 2020 (as amended), and which sets out the alternative arrangements in respect of, *inter alia*, general meetings of real estate investment trusts and registered business trusts.

Unless otherwise defined, all capitalised terms used and not defined herein shall have the same meanings as set out in the circular to stapled securityholders of EHT (“**Stapled Securityholders**”) dated 8 December 2020 (the “**Circular**”).

2. DATE AND TIME OF EGM

The Managers and the EH-REIT Trustee wish to inform Stapled Securityholders that pursuant to the COVID-19 Order, the extraordinary general meeting of EHT (the “**EGM**”) will be convened and held by way of electronic means on **Wednesday, 30 December 2020 at 2.00 p.m. (Singapore time)**.

3. ELECTRONIC DESPATCH OF CIRCULAR, NOTICE OF EGM AND PROXY FORM

In line with the provisions under the COVID-19 Order, no printed copies of the Circular, the Notice of EGM and the Proxy Form in respect of the EGM will be despatched to Stapled Securityholders. However, Stapled Securityholders can make an appointment with the Managers at enquiry@eagleht.com to collect copier-generated hardcopies of the Circular, the Notice of EGM and the Proxy Form from the registered office of the Managers located at 8 Marina Boulevard, #11-15/17, Marina Bay Financial Centre Tower 1, Singapore 018981, up to 23 December 2020.

Copies of this Circular, the Notice of EGM and the Proxy Form have been uploaded on SGXNET and are also available at EHT’s website at <https://eagleht.com>.

A Stapled Securityholder will need an internet browser and PDF reader to view these documents on SGXNET and EHT’s website.

4. NO PERSONAL ATTENDANCE AT EGM

Due to the current COVID-19 restriction orders in Singapore (including under the COVID-19 Act), **Stapled Securityholders will not be able to attend the EGM in person**. Instead, alternative arrangements have been put in place to allow Stapled Securityholders to participate in the EGM by:

- (a) watching the EGM proceedings via “live” audio-and-visual webcast or listening to the EGM proceedings via “live” audio feed;
- (b) submitting questions in advance of the EGM; and/or
- (c) voting by appointing the Chairman of the EGM as proxy at the EGM.

Please refer to Paragraph 5 below for further details on the alternative arrangements.

5. ALTERNATIVE ARRANGEMENTS

5.1 Registration to attend the EGM

In order to register to attend the EGM, Stapled Securityholders must follow these steps:

- (a) Stapled Securityholders or their corporate representatives (in the case of Stapled Securityholders which are legal entities) who wish to follow the proceedings through a “live” audio-and-visual webcast via their mobile phones, tablets or computers or listen to the proceedings through a “live” audio feed via telephone must pre-register their participation in the EGM (“**Pre-registration**”) at <https://eaglehtegm.listedcompany.com/eagle-hospitality-trust-2020-egm> (“**EGM Registration**”) by 2.00 p.m. on 27 December 2020 (“**Registration Deadline**”) (being 72 hours before the time fixed for the EGM) for verification of their status as Stapled Securityholders (or the corporate representatives of such Stapled Securityholders).
- (b) Following verification, an email containing instructions on how to access the “live” audio-and-visual webcast and “live” audio feed of the proceedings of the EGM will be sent to authenticated Stapled Securityholders (or the corporate representatives of such Stapled Securityholders) by 6.00 p.m. on 28 December 2020. Stapled Securityholders or their corporate representatives must not forward the email to other persons who are

not Stapled Securityholders and who are not entitled to participate in the EGM proceedings.

- (c) Stapled Securityholders or their corporate representatives who have pre-registered by the Registration Deadline but do not receive any email by 6.00 p.m. on 28 December 2020, should contact the Managers for assistance at enquiry@eagleht.com.
- (d) Stapled Securityholders holding Stapled Securities through relevant intermediaries (other than CPF or SRS investors) will not be able to pre-register for the “live” audio-and-visual webcast or the “live” audio feed of the EGM. Such Stapled Securityholders who wish to participate in the “live” audio-and-visual webcast or the “live” audio feed of the EGM should instead approach his/her relevant intermediary as soon as possible in order to make the necessary arrangements.

5.2 Voting by proxy only

Stapled Securityholders will not be able to vote online on the resolutions to be tabled for approval at the EGM. Instead, if Stapled Securityholders (whether individual or corporate) wish to exercise their voting rights at the EGM, they must each submit an instrument of proxy to appoint the Chairman of the EGM as their proxy to attend, speak and vote on their respective behalf at the EGM. The Chairman of the EGM, as proxy, need not be a Stapled Securityholder of EHT.

- (a) Stapled Securityholders (whether individual or corporate) appointing the Chairman of the EGM as proxy must give specific instructions as to his manner of voting, or abstentions from voting, in the instrument of proxy, failing which the appointment will be treated as invalid. All valid votes cast via proxy on each resolution will be counted.
- (b) The duly executed proxy form must be submitted to the Managers in the following manner:
 - (i) if submitted by post, be lodged with the registered office address of the Managers, at **8 Marina Boulevard, #11-15/17 Marina Bay Financial Centre Tower 1, Singapore 018981**; or
 - (ii) if submitted electronically, be submitted via email at EGM.REG@eagleht.com,in either case, by 2.00 p.m. on 27 December 2020 (being **72 hours** before the time fixed for the EGM).
- (c) CPF or SRS investors who wish to vote should approach their respective CPF Agent Banks or SRS Operators to submit their votes at least seven (7) working days before the EGM (i.e. by 2.00 p.m. on **18 December 2020**) in order to allow sufficient time for their respective relevant intermediaries to in turn submit a proxy form to appoint the Chairman of the EGM to vote on their behalf by the cut-off date.

6. KEY DATES / DEADLINES

The table below sets out the key dates / deadlines which Stapled Securityholders and CPF/SRS investors should note:

Key Dates / Deadlines	Actions
8 December 2020 (Tuesday)	Pre-registration begins for “live” audio-and-visual webcast / “live” audio feed of the EGM proceedings.
2.00 p.m. on 18 December 2020 (Friday)	Deadline for CPF/SRS investors who wish to appoint the Chairman of the EGM as proxy to approach their respective CPF Agent Banks / SRS Operators to submit their votes.

2.00 p.m. on 23 December 2020 (Wednesday)	Deadline for all Stapled Securityholders and CPF/SRS investors to submit questions in relation to the resolutions to be tabled at the EGM via email at EGM.QNA@eagleht.com .
2.00 p.m. on 27 December 2020 (Sunday)	Deadline for all Stapled Securityholders and CPF/SRS investors to pre-register for the “live” audio-and-visual webcast / “live” audio feed of the EGM proceedings. Deadline for all Stapled Securityholders to submit Proxy Forms via post to the registered office of the Managers or electronically via email at EGM.REG@eagleht.com .
6.00 p.m. on 28 December 2020 (Monday)	Authenticated Stapled Securityholders and CPF/SRS investors who pre-registered for the “live” audio-and-visual webcast / “live” audio feed of the EGM proceedings will receive an email containing instructions on how to access the same. Stapled Securityholders and CPF/SRS investors who do not receive any email by 6.00 p.m. on 28 December 2020 (Monday), but have pre-registered for the “live” audio-and-visual webcast / “live” audio feed of the EGM proceedings by the deadline should contact the Managers for assistance at enquiry@eagleht.com .
Date and time of EGM 2.00 p.m. on 30 December 2020 (Wednesday)	Click on the link in the confirmation email and follow instructions to access the “live” audio-and-visual webcast of the EGM proceedings. Call the telephone number and follow the instructions in the confirmation email to access the live-audio feed of the EGM proceedings.

An indicative timetable for the events which are scheduled to take place after the EGM is set out in the Circular.

7. FURTHER INFORMATION

For more information on the EGM and the alternative arrangements, Stapled Securityholders can refer to the Notice of EGM and EHT's website at <https://investor.eagleht.com/>.

8. IMPORTANT REMINDER

Due to the constantly evolving COVID-19 situation in Singapore, the Managers and the EH-REIT Trustee may be required to change the arrangements for the EGM at short notice. Stapled Securityholders should check EHT's corporate website at <https://www.eagleht.com> for the latest updates on the status of the EGM.

The Managers and the EH-REIT Trustee would like to thank all Stapled Securityholders for their patience and co-operation in enabling the Managers and the EH-REIT Trustee to hold the EGM with the optimal safe distancing measures amidst the current COVID-19 situation.

Issued by:

Eagle Hospitality REIT Management Pte. Ltd.
(Company Registration No.: 201829789W)
as manager of Eagle Hospitality Real Estate Investment Trust

Eagle Hospitality Business Trust Management Pte. Ltd.
(Company Registration No.: 201829816K)
as trustee-manager of Eagle Hospitality Business Trust

DBS Trustee Limited
(Company Registration No.: 197502043G)
as trustee of Eagle Hospitality Real Estate Investment Trust

Date: 8 December 2020

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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 REIT Manager, the Trustee-Manager, DBS Trustee Limited (as trustee of EH-REIT), Urban Commons, LLC (as sponsor of EHT), the Sole Financial Adviser and Issue Manager, the Joint Global Coordinators and the Joint Bookrunners and Underwriters or any of their respective affiliates, advisers or representatives.

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 the SGX-ST. Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

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This announcement is not an offer or sale of the Stapled Securities in the United States. The Stapled Securities have not been and will not be registered under the Securities Act and may not be offered or sold in the United States absent registration except pursuant to an exemption from, or in a transaction not subject to, the registration requirements under the Securities Act. Any public offering of the Stapled Securities in the United States would be made by means of a prospectus that would contain detailed information about EHT, EH-REIT, EH-BT, the Managers and their management, as well as financial statements. The Managers do not intend to conduct a public offering of the Stapled Securities in the United States. The Stapled Securities are being offered and sold outside the United States (including to institutional and other investors in Singapore) in reliance on Regulation S under the Securities Act.

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