

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.

Invitation to the SIAS-Eagle Hospitality Trust (“EHT”) Virtual Dialogue Session (to be conducted via a live webcast) in relation to the Proposed Change of Managers and Related Matters (as defined below) and the Termination Proposal (as defined below) in respect of EHT

Dear stapled securityholders of EHT (“EHT Stapled Securityholders”),

On 8 December 2020, Eagle Hospitality REIT Management Pte. Ltd., in its capacity as manager (“EH-REIT Manager”) of Eagle Hospitality Real Estate Investment Trust (“EH-REIT”), Eagle Hospitality Business Trust Management Pte. Ltd., in its capacity as trustee-manager (collectively with the EH-REIT Manager, the “Managers”) of Eagle Hospitality Business Trust (“EH-BT”) and DBS Trustee Limited, in its capacity as trustee of EH-REIT (“EH-REIT Trustee”) issued a circular (the “Circular”) to EHT Stapled Securityholders in relation to (a) the Proposed Appointment of SCCPRE Hospitality REIT Management Pte. Ltd. as the New Manager of EH-REIT (“New REIT Manager”), (b) the Proposed Appointment of SCCPRE Hospitality Business Trust Management Pte. Ltd. as the New Trustee-Manager of EH-BT (“New Trustee-Manager”), collectively with the New REIT Manager, the “New Managers”) and Waiver of the BTR Notice Period Requirement, (c) the Proposed Base Fee Supplement (EH-REIT) to reflect the proposed base fee structure of the New REIT Manager, and (d) the Proposed Authority for the Issuance of up to 140 million new Stapled Securities at the Issue Price for Payment of the New Managers’ Base Fees payable to the New Managers for FY2021 and FY2022 (collectively, the “Proposed Change of Managers and Related Matters”), as well as (e) (in the event that any of the resolutions relating to the Proposed Change of Managers and Related Matters is not passed and/or carried, the proposed (A) voluntary delisting of EHT, (b) voluntary termination and winding-up of EH-REIT, and (c) voluntary winding-up of EH-BT (the “Termination Proposal”). The Proposed Change of Managers and Related Matters or the Termination Proposal are subject to EHT Stapled Securityholders’ approval at the Extraordinary General Meeting of EHT to be convened and held via a live webcast on 30 December 2020 at 2.00 p.m.. Further details on the Proposed Change of Managers and Related Matters and the Termination Proposal can be found in the Circular.

EHT Stapled Securityholders are cordially invited to participate in the SIAS-EHT Virtual Dialogue Session in relation to the Proposed Change of Managers and Related Matters and the Termination Proposal.

In view of the COVID-19 restriction orders in Singapore and the related safe distancing measures, the dialogue session will be conducted virtually via a live webcast.

Facilitated and Moderated By:

Attended By:

SIAS

EH-REIT Trustee

SCCPRE Hospitality REIT Management Pte Ltd

Moelis

Mr Loh Uantchern

Ms Jane Lim

Mr Suchad Chiaranussati
Mr Loh Hwee Long

Mr Bert Grisel

Ms Jane Lim, Mr Suchad Chiaranussati, Mr Loh Hwee Long and Mr Bert Grisel will deliver a presentation on the Proposed Change of Managers and Related Matters and the Termination Proposal during the SIAS-EHT Virtual Dialogue Session.

There will be a Q&A session, following the presentation, to address EHT Stapled Securityholders’ questions submitted through SIAS at <https://sias.org.sg/eh>.

The SIAS-EHT Virtual Dialogue Session will be held in English only.

The session will be moderated by Mr Loh Uantchern, Vice-President, SIAS.

Event Details

Stapled Securityholders of EHT
DATE: 17 December 2020, Thursday
TIME: 5.00 p.m.

Kindly RSVP and submit your questions by 14 December 2020, Monday, 12.00 p.m. to SIAS at <https://sias.org.sg/eh>. Please provide your full name (as per NRIC or FIN), last four digits of NRIC or FIN, contact number, email address, and electronic copy of proof of stapled securityholdings for registration.

RSVPs will be accepted on a first come, first served basis, as limited slots are available. RSVPs after the deadline will not be accepted.

Please note that the Virtual Dialogue Session is exclusively for EHT Stapled Securityholders only. A confirmation email will be sent to you from SIAS before the event. Please refer to the important notes below for more details.

Important Notes

- **Pre-registration is compulsory**, and only verified EHT Stapled Securityholders will be allowed to attend.
- The Virtual Dialogue Session is only open to EHT Stapled Securityholders. EHT Stapled Securityholders are required to **submit an electronic copy of their latest proof of their stapled securityholdings** in EHT for verification purposes when they RSVP, failing which, such EHT Stapled Securityholder will not be provided with the login details for the live webcast. Please note that the name on the photo ID should match the name used for registration.
- EHT Stapled Securityholders who hold stapled securities through nominees (including, if such EHT Stapled Securityholder is a corporation, their appointed representative) must present **proof of holdings or letter(s) of verification** (e.g. a letter from the nominee bank) during the registration process in order to receive a unique link to access the Virtual Dialogue Session.
- An EHT Stapled Securityholder who is a corporation may appoint one representative by submitting an authorisation letter (on the corporation’s letterhead) authorising its named representative to attend the live webcast on its behalf and indicate the details as required during the RSVP process. An EHT Stapled Securityholder who is a corporation is also required to **submit an electronic copy of its latest proof of its stapled securityholdings** for verification purposes when it RSVPs, failing which, it will not be provided with the login details for the live webcast.
- EHT Stapled Securityholders are **not permitted to appoint a proxy** to attend the Virtual Dialogue Session on their behalf.
- Login details will be provided in the confirmation email sent to verified Stapled Securityholders. Each set of login details will only allow **one person to login during the live webcast**. Multiple logins using the same set of login details will not be allowed. SIAS reserves the **right to deny or restrict access without notice** of any unauthorised use of account or any other breach of security.
- For the best viewing experience, EHT Stapled Securityholders are encouraged to join the SIAS-EHT Virtual Dialogue Session using a **desktop/laptop with a stable Wi-Fi or cellular data connection**.

By providing your contact details, you agree that your personal data may be collected, used and disclosed by SIAS, EHT, the Managers, the EH-REIT Trustee and their service providers, agents and authorised representatives for the purposes of administering and facilitating the Virtual Dialogue Session (including providing any communications in relation to the Virtual Dialogue Session) and other purposes in connection with the Proposed Change of Managers and Related Matters and the Termination Proposal as well as for investor relations communications and in order for SIAS, EHT, the Managers, the EH-REIT Trustee and their service providers, agents and authorised representatives to comply with any applicable laws, listing rules, regulations and/or guidelines.

The EH-REIT Trustee has taken all reasonable care to ensure that the facts stated and opinions expressed in this letter are fair and accurate and that there are no other material facts not contained in this letter, the omission of which would make any statement in this letter misleading.

Where any information in this letter relating to the Proposed Change of Managers and Related Matters and the Termination Proposal has been extracted or reproduced from published or otherwise publicly available sources or obtained from a named source (including SCCPRE and the New Managers (as defined respectively in the Circular)), the sole responsibility of the EH-REIT Trustee and the directors of the Managers has been to ensure through reasonable enquiries that such information is accurately extracted from such sources or, as the case may be, reflected or reproduced in this letter, in its proper form and context. Such information has not been independently verified by the EH-REIT Trustee and the Managers and the EH-REIT Trustee and the Managers do not make any representations as to the accuracy or completeness of such information.

All capitalised terms not defined herein shall have the same meaning given to them in the Circular.

If you have any questions regarding the Dialogue Session and/or the Proposed Change of Managers and Related Matters or the Termination Proposal, please contact the investor relations agent of EHT, which will consolidate all questions for the attention of the EH-REIT Trustee, Moelis and SIAS:

Klareco Communications

Email: EHT_IR@klarecocomms.com