



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)

EAGLE HOSPITALITY BUSINESS TRUST

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

Update Announcement #36 – Completion of Sale of Non-Auctioned Chapter 11 Properties

1. INTRODUCTION

- 1.1 DBS Trustee Limited, in its capacity as trustee (the “**REIT Trustee**”) of Eagle Hospitality Real Estate Investment Trust (“**EH-REIT**”) wishes to provide an update to stapled securityholders (the “**Stapled Securityholders**”) of Eagle Hospitality Trust (“**EHT**”) on the completion of the sale of the nine (9) Non-Auctioned Properties¹.
- 1.2 References are also made to (a) the announcement “Update Announcement #33” dated 7 June 2021, and (b) the announcement “Update Announcement #35” dated 17 June 2021 (“**Announcement #35**”, collectively with the aforesaid announcement, the “**Earlier Announcements**”). Unless otherwise defined, all capitalised terms used and not defined herein shall have the same meanings as given in the Earlier Announcements.

2. COMPLETION OF SALE OF THE NON-AUCTIONED PROPERTIES

- 2.1 As mentioned in Announcement #35, following the entry of orders by the United States Bankruptcy Court approving the sale of the 14 Chapter 11 Properties (excluding the Queen Mary Long Beach), the sale of five (5) of the Chapter 11 Properties² to the respective successful bidders have completed.
- 2.2 The REIT Trustee wishes to update Stapled Securityholders that the sale of the remaining nine (9) Chapter 11 Properties (excluding Queen Mary Long Beach), being the Non-Auctioned Properties, to the Stalking Horse Bidder were completed on 24 June 2021 (United States time). Please refer to the Appendix to Announcement #35 for details on the consideration received from the sale of these Non-Auctioned Properties. Accordingly, the sale of all 14 Chapter 11 Properties (excluding the Queen Mary Long Beach), as approved by the United States Bankruptcy Court, have been completed.
- 2.3 The Chapter 11 Entities received net proceeds of approximately US\$324.7 million³ from the sale of the nine (9) Non-Auctioned Properties. The aggregate net proceeds received from the

¹ The Non-Auctioned Properties are the (a) Holiday Inn Resort Orlando Suites - Waterpark, (b) Holiday Inn Denver East - Stapleton, (c) Renaissance Denver Stapleton, (d) Holiday Inn Hotel & Suites Anaheim, (e) Holiday Inn Hotel & Suites San Mateo, (f) Sheraton Pasadena, (g) Crowne Plaza Danbury, (h) Embassy Suites by Hilton Palm Desert, and (i) Westin Sacramento.

² These Chapter 11 Properties are the (a) Sheraton Denver Tech Center, (b) Four Points by Sheraton San Jose Airport, (c) Embassy Suites by Hilton Anaheim North, (d) Double Tree by Hilton Salt Lake City, and (e) Hilton Atlanta Northeast.

³ The net proceeds from the sale of the nine (9) Non-Auctioned Properties have been computed based on the consideration for the Chapter 11 Property (excluding escrow funds that have not been received by the Chapter 11 Entities as at the date of this Announcement), and as adjusted to account for negotiated transaction costs (i.e.,

sale of the 14 Chapter 11 Properties (excluding the Queen Mary Long Beach) amounts to US\$478.6 million⁴.

- 2.4 As mentioned in Announcement #35, the balance of the net proceeds from the sale of the Chapter 11 Properties will be utilised to repay ongoing post-petition expenses and pre-petition creditors of the Chapter 11 Entities in the order of priority of their respective rights, including the outstanding amount under the pre-petition Facilities Agreement (including accrued interest) and related swap agreements as well as trade creditors against these entities (which claims cannot be quantified at this time). To the extent any value remains, other junior creditors would be paid. The Chapter 11 Entities reserve all their rights with respect to any of the foregoing claims.
- 2.5 The REIT Trustee will update Stapled Securityholders of any material developments in respect of the Chapter 11 cases and EHT's remaining properties, including at the appropriate juncture, engaging with Stapled Securityholders on the next steps with respect to the Chapter 11 cases and addressing any key remaining queries which Stapled Securityholders may have.

Stapled Securityholders are advised to read this Announcement issued by the REIT Trustee and any further announcements by the REIT Trustee carefully. Stapled Securityholders should note that there is no certainty or assurance that there will be a restructuring and/or reorganisation under Chapter 11 or that Stapled Securityholders will receive any value in the event of a disposal of EHT's properties whether pursuant to the Chapter 11 cases and/or the Section 363 sale process, a foreclosure sale or otherwise. Stapled Securityholders should consult their stockbrokers, bank managers, solicitors or other professional advisers if they have any doubt about the actions they should take.

Issued by:

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

Date: 28 June 2021

IMPORTANT NOTICE

This announcement is for information only and does not constitute an offer of, or invitation to subscribe or purchase or solicitation of subscriptions or purchases of Stapled Securities of EHT in any jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment or any investment decision whatsoever.

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, Eagle Hospitality Business Trust Management Pte. Ltd. (as trustee-manager of Eagle Hospitality Business Trust) (the "**Trustee-Manager**") and the REIT Trustee (as trustee of EH-REIT), 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 Trustee-Manager and/or the REIT Trustee 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

recording fees, transfer taxes, cure costs on assumed contracts and other normal and customary closing proration), prorated prepaid expenses, accrued post-petition property taxes, post-petition repair costs and settlement of claims related to liens and certain advance deposit claims.

⁴ The net proceeds from the sale of the five (5) Auctioned Properties have been computed based on the consideration for the Chapter 11 Property, and as adjusted to account for negotiated transaction costs (i.e., recording fees, transfer taxes, cure costs on assumed contracts and other normal and customary closing proration), prorated prepaid expenses, and accrued post-petition property taxes.

trading on 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 EHT. The forecast financial performance of EHT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Trustee-Manager and/or the REIT Trustee's current view of future events.

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, amongst others, EHT, EH-REIT, EH-BT as well as financial statements. 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.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of the Securities Act or the applicable laws of other jurisdictions.