



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 #43 – Update on Foreclosure of Delta Woodbridge Hotel

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 foreclosure of the Delta Woodbridge ("**DW**").
- 1.2 Reference is made to the announcement "Update Announcement #39" dated 1 September 2021 ("**Update Announcement #39**"). Unless otherwise defined, all capitalised terms used and not defined herein shall have the same meanings as given in the Update Announcement #39.

2. UPDATE ON FORECLOSURE OF DW

- 2.1 As disclosed in the Update Announcement #39, following the grant of the order (the "**Receiver Order**") by the Superior Court of New Jersey for a rent receiver (the "**Receiver**") to be appointed to take charge of the DW, the Receiver had engaged Eastdil Secured, L.L.C. ("**Eastdil**") to market and sell the DW. The REIT Trustee understands that the Receiver had determined that the highest and best offer that it received for DW was a purchase price of US\$23.5 million, and the Superior Court of New Jersey had entered an order approving, *inter alia*, the sale of the DW and other assets by the Receiver to a third party for a purchase price of approximately US\$23.5 million (the "**DW Disposal**").
- 2.2 The REIT Trustee has been informed and understands that the DW Disposal was completed on 8 December 2021 (United States time). The purchase price for the DW Disposal was US\$23.5 million and the net proceeds of the DW Disposal was used to offset the outstanding principal balance of the DW Mortgage Loan (plus other sums due and payable under the DW Mortgage Loan, including, without limitation, advances made by Wells Fargo, interest at the default rate, late fees and attorneys' fees and costs) of approximately US\$37.6 million.
- 2.3 Further to paragraph 2.2 above, the REIT Trustee understands that the net proceeds of the DW Disposal is insufficient to cover the whole outstanding principal balance of the DW Mortgage Loan. As such, there is a remaining outstanding balance of the DW Mortgage Loan which will allegedly continue to be payable by EHT US1, Inc. pursuant to, *inter alia*, the claim filed by Wells Fargo with the United States Bankruptcy Court against EHT US1, Inc. in connection with the DW Mortgage Loan. Nothing set forth herein shall be construed as a waiver of or prejudice the rights, remedies, claims, objections and/or defenses of EHT US1, Inc., and the Chapter 11 Entities with respect to any claims that Wells Fargo may have in respect of the DW Mortgage Loan.

2.4 The REIT Trustee will update Stapled Securityholders of any material developments in respect of the above matter as and when appropriate.

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 from the disposal of EHT's properties, whether pursuant to the Chapter 11 cases and/or the DW Disposal. 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: 16 December 2021

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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, 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 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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