



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 #61 – Receipt of Approval-in-Principle for the Proposed Delisting of EH-REIT

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 update stapled securityholders (the "**Stapled Securityholders**") of Eagle Hospitality Trust ("**EHT**") that the SGX-ST has advised that it has no objections to the delisting of EH-REIT from the Official List of the SGX-ST subject to certain conditions.
- 1.2 Reference is made to the various update announcements released by the REIT Trustee to date (the "**Previous Announcements**"). Unless otherwise defined, all capitalised terms used and not defined herein shall have the same meanings as given to them in Previous Announcements.

2. RECEIPT OF APPROVAL-IN-PRINCIPLE FOR THE PROPOSED DELISTING OF EH-REIT

- 2.1 As disclosed in the Previous Announcements, in connection with the entry into the Deed of Termination to terminate EH-REIT, an application was made to the SGX-ST for the proposed delisting of EH-REIT from the Official List of the SGX-ST (the "**Proposed Delisting**").
- 2.2 The REIT Trustee wishes to announce that the SGX-ST has, on 14 May 2026, advised that it has no objection to the Proposed Delisting, subject to:
 - (a) the REIT Trustee making an immediate announcement of the Proposed Delisting; and
 - (b) the REIT Trustee continuing to update Stapled Securityholders on matters relating to EHT via announcements on SGXNet.
- 2.3 The SGX-ST's approval for the proposed delisting of EH-REIT is not an indication of the merits of the proposed delisting. The REIT Trustee wishes to highlight that the SGX-ST reserves the right to amend and/or vary its decision and such decision is subject to changes in the policies of the SGX-ST.
- 2.4 The date and time of the delisting (being at least 2 business days before the date of the Proposed Delisting) will be announced via SGXNet in due course.
- 2.5 The REIT Trustee will keep Stapled Securityholders updated on any further material updates and developments in respect of the liquidation and delisting of EH-REIT.

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 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: 15 May 2026

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, the EH-BT Trustee Manager (as trustee-manager of Eagle Hospitality Business Trust) 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 EH-BT 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.

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 EH-BT 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.