



ACROPHYTE HOSPITALITY TRUST

A stapled group comprising:

ACROPHYTE HOSPITALITY PROPERTY TRUST

(a real estate investment trust constituted on 24 September 2018 under the laws of the Republic of Singapore) managed by
Acrophyte Hospitality Trust Management Pte. Ltd.

ACROPHYTE HOSPITALITY MANAGEMENT TRUST

(a business trust constituted on 29 October 2018 under the laws of the Republic of Singapore) managed by
Acrophyte Hospitality Business Trust Management Pte. Ltd.

ANNUAL GENERAL MEETING HELD ON 30 APRIL 2025 RESPONSES TO SUBSTANTIAL AND RELEVANT QUESTIONS

Acrophyte Hospitality Trust Management Pte. Ltd. in its capacity as manager of Acrophyte Hospitality Property Trust (the “**REIT**”), and Acrophyte Hospitality Business Trust Management Pte. Ltd. in its capacity as trustee-manager of Acrophyte Hospitality Management Trust (the “**BT**”) (collectively known as the “**Managers**”), would like to thank our Stapled Securityholders for submitting questions in advance of the Annual General Meeting of Acrophyte Hospitality Trust (“**ACRO-HT**”) to be held on 10.00 am on 30 April 2025.

The Managers will address the substantial and relevant questions with regards to the resolutions tabled. Please refer to **Annex A** for the list of substantial and relevant questions and the Managers’ responses to these questions.

For full details on ACRO-HT’s financial results for the financial year ended 31 December 2024, please refer to ACRO-HT’s Annual Report 2024 at <https://investor.acrophytetrust.com/ar.html>.

BY ORDER OF THE BOARD

ACROPHYTE HOSPITALITY TRUST MANAGEMENT PTE. LTD.

(Company registration no. 201829676W)

As manager of Acrophyte Hospitality Property Trust

ACROPHYTE HOSPITALITY BUSINESS TRUST MANAGEMENT PTE. LTD.

(Company registration no. 201829682G)

As trustee-manager of Acrophyte Hospitality Management Trust

Lee Jin Yong

Chief Executive Officer

25 April 2025

Annex A

Please refer to the Managers' responses to the questions as set out in the tables below:

Questions	Responses
<p>1. It was reported in the Straits Times that the "US economy is set to lose billions as foreign tourists stay away" and that "Arrivals of non-citizens to the US by plane dropped almost 10 per cent in March from a year earlier, according to data published on April 14 by the International Trade Administration (ITA)." https://www.straitstimes.com/world/united-states/us-economy-is-set-to-lose-billions-as-foreign-tourists-stay-away.</p> <p>Based on your data, did ACRO HT notice any decline in foreign tourists staying in your hotels? Please quantify the percentage decline. Also, what is ACRO HT doing to mitigate the fall in foreign tourists? Please detail and elaborate.</p>	<p>While there is a decline in international arrivals to the U.S. as reported by the International Trade Administration, ACRO-HT has not experienced a significant impact from this trend. Our hotels are primarily orientated towards business, leisure and group travel (e.g. sports, education, etc.) within the U.S., and as such, we are not heavily dependent on international tourism.</p>
<p>2. ACRO-HT's NAV is US\$0.73, but the stapled security is only US\$0.20. This represents a discount of more than 70% off the NAV. We note that there is no resolution to do a stapled securities buy-back but there is a resolution to issue stapled securities. Please explain why there is no resolution proposed to buy back our heavily discounted stapled securities.</p> <p>Please also explain why there is, counterintuitively, a resolution to issue stapled securities when the company is trading at such cheap valuation relative to NAV?</p>	<p>The Managers remain cognizant of the implications of a buyback, particularly in relation to cashflow requirements and cost of funding in the current elevated interest rate environment.</p> <p>Given that the Trust is required to distribute a minimum of 90% of its distributable income, excess cash is limited. Please also note that there are limitations to the use of proceeds from the sale of assets – either to pay down debt or fund new acquisitions. As such, any buyback would require additional debt financing which at the current elevated interest rate environment could potentially negate any positive impacts.</p> <p>Furthermore, we are also mindful that a buy-back could inadvertently increase the Sponsor's interest in the Stapled Trust beyond the permissible threshold, which could affect trading liquidity and the Trust's existing tax efficient structure.</p> <p>Accordingly, the purpose of resolution 3 is for flexibility to issue stapled securities, in the event it is absolutely necessary, without materially impacting stapled securityholders.</p>

<p>3. We note that ACRO-HT has 47.5% of debt on fixed rates, with more than 52% unfixed. 10-year interest rates seem to have been moving down, and then it spiked up quite a fair bit in recent days. It seems that the interest rate would stay higher for longer (or not?). What is the management view of the trajectory of interest rate going forward? Please detail and elaborate.</p>	<p>We share the nebulousness of the current situation, where interest rates have rapidly increased. The broader market consensus still leans toward a “higher for longer” interest rate environment, as reflected in the forward curve, the outlook remains fluid.</p> <p>What is unknown to all of us is the timing and magnitude of those rate declines (and if there may be a negative surprise with a temporary increase in interest rates). In this context, determining the right time and extent to hedge is anything but straightforward—indeed, the situation is cloudy.</p> <p>That said, we will continue to monitor the situation and be ready to make decisions in the best interest of our stapled securityholders.</p>
<p>4. We note that ACRO-HT has a new sponsor. What new ideas/ changes, if any, will the new sponsor be introducing to improve the REIT? What new ideas/ changes does the new sponsor have that will enhance the financial and operational performance of the REIT? Please detail and elaborate.</p>	<p>The new sponsor recognizes the multifaceted challenges facing the Trust, including the recent macroeconomic uncertainty, elevated interest rates, current gearing levels, and ongoing capital expenditures to maintain the portfolio to both competitive standards and brand requirements. Against this backdrop, the new sponsor has adopted a disciplined, strategic, and hands-on approach, working closely with the Managers to navigate the current turbulent environment.</p>

For enquiries, please contact:

Investor Relations

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ABOUT ACROPHYTE HOSPITALITY TRUST

Listed on the Singapore Exchange on 9 May 2019, Acrophyte Hospitality Trust (formerly known as ARA US Hospitality Trust) (“**ACRO-HT**”) is a hospitality stapled group comprising Acrophyte Hospitality Property Trust (formerly known as ARA US Hospitality Property Trust) and Acrophyte Hospitality Management Trust (formerly known as ARA US Hospitality Management Trust). ACRO-HT invests in income-producing real estate assets used primarily for hospitality purposes located in the United States. As at the date of this announcement, ACRO-HT’s portfolio comprises 33 select-service hotels with a total of 4,315 rooms across 17 states in the United States.

ACRO-HT is managed by Acrophyte Hospitality Trust Management Pte. Ltd. (formerly known as ARA Trust Management (USH) Pte. Ltd.) and Acrophyte Hospitality Business Trust Management Pte. Ltd. (formerly known as ARA Business Trust Management (USH) Pte. Ltd.), collectively known as the “**Managers**”. The Managers are wholly-owned subsidiaries of Acrophyte Asset Management Pte. Ltd. (“**Acrophyte AM**”).

ABOUT THE SPONSOR

Acrophyte AM is a wholly-owned subsidiary of Acrophyte Pte. Ltd. (“**Acrophyte**”), the sponsor of ACRO-HT.

Acrophyte (formerly known as Chip Eng Seng Corporation Ltd.) is a multinational conglomerate company with businesses in property development and investment, construction (building construction, civil infrastructure, environmental and sustainability, prefabrication technology and procurement), hospitality, as well as education.

Acrophyte established itself as a prominent real estate player in the 1990s and has since grown into a multinational conglomerate that includes capabilities (i) across the real estate value chain, comprising real estate construction, real estate development, property investment and asset management, and (ii) in the hospitality industry. As an established player in the hospitality industry, Acrophyte is an owner of hotels in Singapore, Maldives, and Australia, as well as a hotel and serviced residence operator in Singapore.

For more information, please visit www.singhaiyi.com.

IMPORTANT NOTICE

The value of the stapled securities in Acrophyte Hospitality Trust (“Stapled Securities”) (where each Stapled Security comprises 1 unit in ACRO-REIT stapled to 1 unit in ACRO-BT), and the income derived from them may fall as well as rise. Stapled Securities are not obligations of, deposits in, or guaranteed by, the Managers, DBS Trustee Limited, in its capacity as trustee of the ACRO-REIT, or any of their respective affiliates.

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 Singapore Exchange Securities Trading Limited (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 market are not necessarily indicative of the future or likely performance of Acrophyte Hospitality Trust. The forecast financial performance of Acrophyte Hospitality Trust is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.