



ARA US HOSPITALITY TRUST

A stapled group comprising:

ARA US HOSPITALITY PROPERTY TRUST

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

ARA US HOSPITALITY MANAGEMENT TRUST

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

ANNUAL GENERAL MEETING HELD ON 19 APRIL 2024 RESPONSES TO SUBSTANTIAL AND RELEVANT QUESTIONS

ARA Trust Management (USH) Pte. Ltd., as manager of ARA US Hospitality Property Trust (“**ARA H-REIT**”), and ARA Business Trust Management (USH) Pte. Ltd., as trustee-manager of ARA US Hospitality Management Trust (“**ARA H-BT**”) (collectively known as the “**Managers**”), would like to thank our Stapled Securityholders for submitting questions in advance of the Annual General Meeting of ARA US Hospitality Trust (“**ARA H-Trust**”) to be held at 10.00 a.m. on 19 April 2024.

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 ARA H-Trust’s financial results for the financial year ended 31 December 2023, please refer to ARA H-Trust’s Annual Report 2023 at <https://investor.araushotels.com/ar.html>.

By ORDER OF THE BOARD
ARA TRUST MANAGEMENT (USH) PTE. LTD.
(As manager of ARA US Hospitality Property Trust)
(Company registration no. 201829676W)

ARA BUSINESS TRUST MANAGEMENT (USH) PTE. LTD.
(As trustee-manager of ARA US Hospitality Management Trust)
(Company registration no. 201829682G)

Lee Jin Yong
Chief Executive Officer
17 April 2024

Annex A

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

Questions	Responses
<p>1. ARA H-Trust's NAV is US\$0.74, but the stapled security is only US\$0.28. This represents a discount of more than 60% 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. Why is there no resolution proposed to buy back our heavily discounted stapled securities? Please explain and elaborate.</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>With regards to a stapled securities buy-back, please note that there are limitations to the use of proceeds from the sale of assets – either to pay down debt or fund new acquisitions. In addition, we are also mindful that a buyback could push the Sponsor's stake in the Stapled Trust beyond the threshold that would render the portfolio interest exemption non-valid, resulting in a loss of tax efficiency. Resolution 3 is for flexibility to issue stapled securities in the event it is absolutely necessary. In managing the balance sheet, the Managers have been proactively disposing non-core assets and either reinvesting into higher yielding assets or paring down debt.</p>
<p>2. What is your gearing ratio and ICR on a proforma basis had your Hyatt Place Pittsburgh Airport be completed as at 31 December 2023? Please detail.</p>	<p>Had the sale of Hyatt Place Pittsburgh Airport been completed as at 31 December 2023, the pro-forma gearing would be slightly below 41% and the ICR would be 2.7x.</p>
<p>3. Please explain why only DBS research team covers ARA H-Trust's stock. In addition, have the company done any investor webinar or seminar or roadshows in the past year? Please detail and elaborate.</p>	<p>Currently, only DBS covers ARA US Hospitality Trust. Coverage from other brokerage firms dropped off since IPO due to analyst changes and reprioritization by the brokerage firms. Nevertheless, we do have analysts from other brokerages attending our results/ business update briefing every quarter; they have been encouraged to initiate coverage. Moreover, we are actively engaging the investment community. Our Investor Relations calendar for 2023 is tabulated on page 51 of the annual report.</p>

For enquiries, please contact:

Investor Relations

Email: usht_ir@esr.com

About ARA US Hospitality Trust

Listed on the Singapore Exchange on 9 May 2019, ARA US Hospitality Trust is a hospitality stapled group comprising ARA US Hospitality Property Trust (“**ARA H-REIT**”) and ARA US Hospitality Management Trust (“**ARA H-BT**”). ARA US Hospitality Trust invests in income-producing real estate assets used primarily for hospitality purposes located in the United States. ARA US Hospitality Trust’s portfolio currently comprises 35 select-service hotels with a total of 4,573 rooms across 18 states in the United States.

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

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

About the Sponsor

The Sponsor, ARA Real Estate Investors 23 Pte. Ltd., is an indirect wholly-owned subsidiary of ARA Asset Management Limited (“**ARA**”).

ARA Asset Management Limited is part of the ESR Group (“**ESR**”). ESR Group is APAC’s leading real asset manager powered by the New Economy and one of the largest listed real estate investment managers. With US\$81 billion in fee-related assets under management as at 31 December 2023, ESR’s fully integrated fund management and development platform extends across key APAC markets, comprising Australia/New Zealand, Japan, South Korea, Greater China, Singapore, Southeast Asia and India, with a presence in Europe and the U.S. ESR provides a diverse range of real asset investment solutions and New Economy real estate development opportunities across the private funds business, which allow capital partners and customers to capitalise on the most significant secular trends in APAC. ESR’s purpose – Space and Investment Solutions for a Sustainable Future – drives it to manage sustainably and impactfully, and ESR considers the environment and the communities in which it operates as key stakeholders of its business. ESR is listed on the Main Board of The Stock Exchange of Hong Kong, and is a constituent of the FTSE Global Equity Index Series (Large Cap), Hang Seng Composite and MSCI Hong Kong Indices.

For more information on ESR, please visit: www.esr.com.

IMPORTANT NOTICE

The value of the stapled securities in ARA US Hospitality Trust (“**Stapled Securities**”)(where each Stapled Security comprises 1 unit in ARA H-REIT stapled to 1 unit in ARA H-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 ARA H-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 markets are not necessarily indicative of the future or likely performance of ARA US Hospitality Trust. The forecast financial performance of ARA US 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 Managers’ current view of future events.