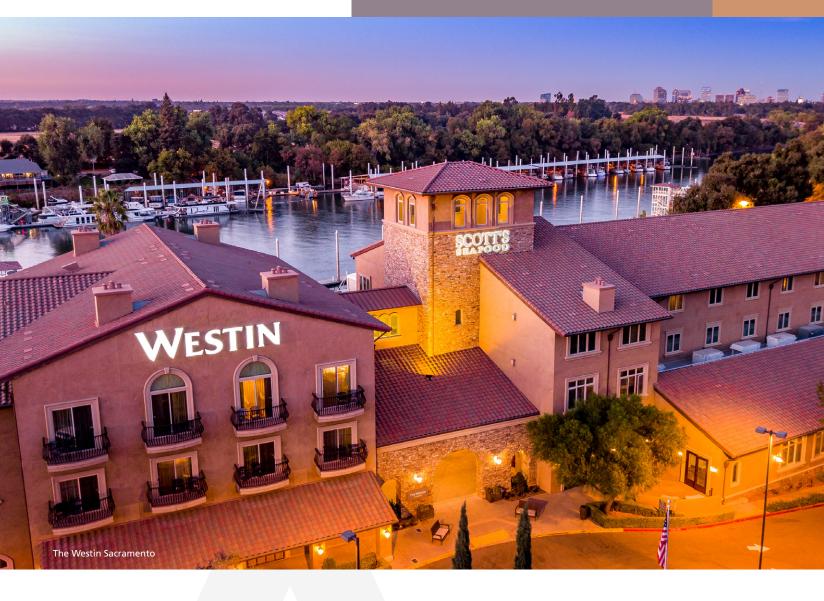


A U.S. hospitality specialist with an invested sponsor and a portfolio of full service hotels in the top U.S. markets



INVESTOR PACK

Important Notice:

Please read and respond to ensure you receive your full distributions. All Stapled Securityholders must submit a valid U.S. tax form and tax compliance certificate to avoid U.S. withholding tax.

DBS Bank Ltd. was the Sole Financial Adviser and Issue Manager for the initial public offering of Eagle Hospitality Trust.

ABOUT EAGLE HOSPITALITY **TRUST**



Eagle Hospitality Trust ("Eagle HT") comprises Eagle Hospitality Real Estate Investment Trust ("Eagle H-REIT") and Eagle Hospitality Business Trust ("Eagle H-BT"). Eagle H-REIT is established with the principal investment strategy of investing on a long-term basis, in a diversified portfolio of income-producing real estate which is used primarily for hospitality and/or hospitality related purposes, as well as other related real estate assets, with an initial focus on the U.S..

Eagle HT was listed on the Mainboard of the Singapore Exchange on 24 May 2019 with an initial portfolio of 18 full service hotel properties located in the U.S., with a total of 5,420 rooms and an aggregate valuation of approximately US\$1.27 billion¹. 94.7% of the Initial Portfolio (by number of rooms) are located in the top 30 largest metropolitan statistical areas² ("MSAs") in the U.S. (out of 383 MSAs in total).

Eagle H-BT is dormant.

Eagle H-REIT is managed by Eagle Hospitality REIT Management Pte. Ltd.. Eagle H-BT is managed by Eagle Hospitality Business Trust Management Pte. Ltd..

For more information, please visit https://www.eagleht.com.

PORTFOLIO FOCUSED IN LARGE METROPOLITAN AREAS AND LOCATED NEAR PROVEN DEMAND GENERATORS3

CORPORATE

Crowne Plaza Dallas Near Galleria-Addis



Hilton Atlanta



Hilton Houston Galleria Area



Holiday Inn



Renaissance Denver Stapleton



Woodbridge



Sheraton Denve Tech Center



Sheraton Pasadena

LEISURE



Crowne Plaza Danbury



Embassy Suites by Hilton



Embassy Suites by Hilton



Holiday Inn Hotel &



Holiday Inn Resort Orlando Suites - Waterpark



The Queen Mary Long Beach



AIRPORTS



Doubletree by Hilton Salt Lake City Airport



Four Points by Sheraton



Holiday Inn Hotel &

- 1 Based on the adopted value of the Properties, which is the independent valuation by HVS (as at 31 December 2018)
- 2 Ranking based on 2017 GDF
- 3 Refers to Eagle HT's initial portfolio at IPO

WHAT YOU NEED TO KNOW AS A STAPLED SECURITYHOLDER

YOUR TAX OBLIGATIONS

Stapled Securityholders are subject to a maximum of 30% withholding tax on income derived from U.S. investments. However, Stapled Securityholders may be exempt from such withholding if certain requirements are satisfied. Other than the Portfolio Interest Exemption Limit, Stapled Securityholders must comply with certain documentation requirements in order to be exempted from withholding tax under the United States Internal Revenue Code of 1986, as amended (the "IRC"), including under the United States Foreign Account Tax Compliance Act ("FATCA").

Specifically, Stapled Securityholders must establish their status for FATCA purposes and their eligibility for the Portfolio Interest Exemption by providing an applicable IRS Form W-8 or such other certification or other information related to FATCA that is requested from time to time.

The U.S. Tax Compliance Certificate is one of the certifications which must be submitted along with the applicable IRS Form in order for Stapled Securityholders to declare their eligibility status to qualify for the portfolio interest exemption.

Stapled Securityholders must also provide updates of any changes to their status for FATCA purposes including information relating to their name, address, citizenship, personal identification number or tax identification number, tax residencies, and tax status. Such information may be disclosed or reported to the IRS, the Inland Revenue Authority of Singapore or other applicable tax or regulatory authorities for the purpose of compliance with FATCA. If Stapled Securityholders fail to provide or to update relevant information necessary for compliance with U.S. tax withholding requirements, including FATCA, or provide inaccurate, incomplete or false information, amounts payable by Eagle HT to Stapled Securityholders may be subject to deduction or withholding in accordance with U.S. tax law and any intergovernmental agreements.

RESTRICTION ON OWNERSHIP OF STAPLED SECURITIES

Stapled Securityholders of Eagle HT who are non-U.S. persons are not entitled to claim the Portfolio Interest Exemption, which is an exemption from 30% U.S. withholding tax attributable to such Stapled Securityholder's distributive share of U.S.-sourced interest payments, if (i) such Stapled Securityholder directly or indirectly owns (including constructive ownership) 10% or more of the outstanding Stapled Securities and/or (ii) such Stapled Securityholder does not meet certain documentation requirements.

Any non-U.S. person who wishes to hold an interest in Eagle HT greater than the Portfolio Interest Exemption Limit may do so but will be subject to 30% U.S. withholding tax on their distributive share of U.S.-sourced interest payments. This tax will be remitted by U.S. Corp on their behalf and will accordingly reduce the distributions from the REIT to which such persons would otherwise be entitled.

DISTRIBUTION CURRENCY ELECTION

Distributions will be declared in U.S. dollars. Each Stapled Securityholder will receive his distribution in Singapore dollars equivalent of the U.S. dollar distribution declared, unless he elects to receive the relevant distribution in U.S. dollars by submitting a "Distribution Election Notice" by the relevant cut-off date.

Save for approved depository agents (acting as nominees of their customers), each Stapled Securityholder may elect to receive his entire distribution in Singapore dollars or U.S. dollars and shall not be able to elect to receive distributions in a combination of Singapore dollars and U.S. dollars.

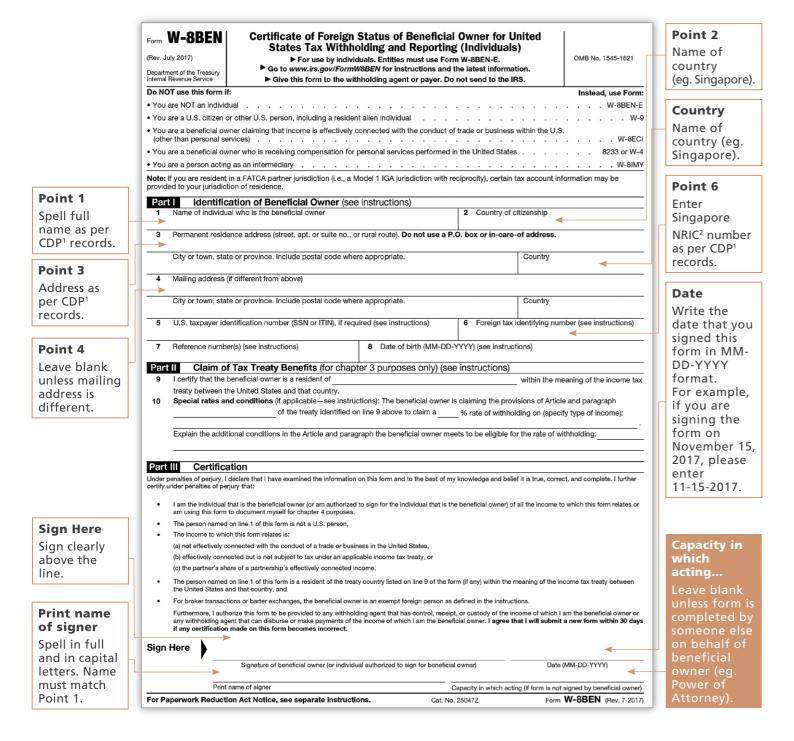
INSTRUCTIONS FOR FORM W-8BEN COMPLETION

For your easy reference, we have attached the forms that you need to complete. Please submit the duly completed and signed forms to the Stapled Security Registrar using the enclosed local postage-paid envelope.

The sample information provided in this Investor Pack is to assist you in completing the forms and does not constitute legal, financial or tax advice. Stapled Securityholders should seek independent professional advice in respect of your specific circumstances.

For more information, please refer to the Taxation Information section on our website https://www.eagleht.com.

- FILL IN ONLY THE **SECTIONS HIGHLIGHTED** BELOW AND LEAVE OTHER FIELDS BLANK.
- SUBMIT THE **ORIGINAL SIGNED** DOCUMENT.
- PHOTOCOPIES ARE **NOT** PERMISSIBLE.
- NO ALTERATION OR CORRECTION FLUID IS ACCEPTED. ANY AMENDMENTS WILL LEAD TO THE REJECTION OF THE FORM.



CDP refers to The Central Depository (Pte) Limited ² NRIC refers to National Registration Identity Card

SAMPLE OF COMPLETED FORMS REQUIRED FOR SUBMISSION

SAMPLE OF A COMPLETED W-8BEN FORM

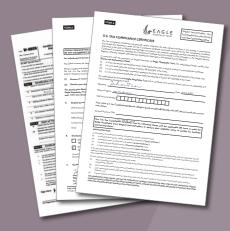
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Do NO	T use this form i	f:					Instead, use Form
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SAMPLE OF A COMPLETED U.S. TAX COMPLIANCE CERTIFICATE

	HOSPI	G L E	Stapled Securityholders who hold Stapled Securities directly with The Central Depository
U.S	S. TAX COMPLIANCE CERTIFICATE		
that shall Certi	Tax Compliance Certificate will generally remain valid fros renders the declaration under this Tax Compliance Certific lease to be valid. A Stapled Securityholder must submit a fifticate if its previously submitted Tax Compliance Certificate istrar otherwise requests within the time stipulated by Manag	cate inaccurate, upon w new properly completed be becomes invalid or if t	hich this Tax Compliance Certificate I and duly executed Tax Compliance he Manager or the Stapled Security
In co	onnection with the acquisition of Stapled Securities of Eag ase see Explanatory Note):	le Hospitality Trust, t	he undersigned hereby certifies that
(i) (ii)	it is the sole record and beneficial owner of the Stapled So it is not a bank within the meaning of Section 881(c)(3)(A		ich it is providing this certificate;
(iii)	it is not a controlled foreign corporation related to the Issu		on 881(c)(3)(C) of the Code; and
(iv)	it is not a ten percent shareholder of Issuer within the mea		
	undersigned has furnished Eagle Hospitality Trust with a real Revenue Service Form W-8.	certificate of its non-U.S.	Person status on an applicable U.S.
	nature: John tan		Date: 01-22-2019
	/		
	Co. Joseph The Mercure V		
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CDP Note			ith CDP, please provide the account
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IMPORTANT CHECKLIST FOR STAPLED SECURITYHOLDERS

1 FILL OUT FORMS



FOR NON-U.S. PERSON:

- 1. Form W-8BEN
- 2. Distribution Election Notice (Form A)
- 3. U.S. Tax Compliance Certificate (Form B)

FOR U.S.-PERSON:

- 1. Form W-9
- Form W-9 may be downloaded from: https://www.irs.gov/pub/irs-pdf/fw9.pdf
- 2. Distribution Election Notice (Form A)





Mail back **duly completed** and **signed** forms to the Stapled Security Registrar using the enclosed local postage-paid envelope provided before the stipulated date on the cover letter

FOR NON-U.S. PERSON:

- 1. Form W-8BEN
- 2. Distribution Election Notice (Form A)
- 3. U.S. Tax Compliance Certificate (Form B)

FOR U.S.-PERSON:

- 1. Form W-9
- 2. Distribution Election Notice (Form A)

FOR ASSISTANCE, YOU MAY:

- 1. Refer to the "Instructions for Form W-8BEN Completion" in this Investor Pack
- 2. Email enquiry@eagleht.com
- 3. Refer to "Taxation Information" at https://www.eagleht.com

OVERVIEW OF FORM W-8BEN AND FORM W-9

FORM W-8BEN

- Certifies that the individual is the beneficial owner of the account
- This would include the majority of individual Stapled Securityholders in Singapore, who are not conducting any trade or business in the U.S., and classified as non-U.S. persons
- Remains in effect for a period starting on the date the Form W-8BEN is signed and ending on the last day of the third succeeding calendar year. For example, a Form W-8BEN signed on 31 March 2019 remains valid through 31 December 2022
- Stapled Securityholders must provide updates of any change to their status for FATCA purposes including information relating to their name, address, citizenship, personal identification number or tax identification number, tax residences, and tax status

FORM W-9

- Filed by U.S. persons
- U.S. persons to provide Social Security Number ("SNN") or Individual Taxpayer Identification Number ("ITIN") for reporting purposes
- Does not expire unless individual has a change in circumstances
- Stapled Securityholders that are U.S. persons or that are entities disregarded as separate from a U.S. person for U.S. federal income tax purposes must provide a Form W-9
- Further details on how to complete a Form W-9 are available on the U.S. Internal Revenue Service website at http://www.irs.gov

For more information, please refer to the section "Important Notice Regarding The Ownership of Stapled Securities" and Appendix I in the prospectus of Eagle Hospitality Trust, dated 16 May 2019 and registered by the Monetary Authority of Singapore on 16 May 2019, and our website at https://www.eagleht.com.

REMEMBER TO SUBMIT

FOR NON-U.S. PERSON:

- 1. Form W-8BEN
- 2. Distribution Election Notice (Form A)
- 3. U.S. Tax Compliance Certificate (Form B)

FOR U.S.-PERSON:

- 1. Form W-9
- 2. Distribution Election Notice (Form A)

PERSONAL DATA PROTECTION ACT

For the purposes of the Personal Data Protection Act 2012 of Singapore ("PDPA"), you consent and acknowledge that all Personal Data (as defined in the PDPA) provided by you to Eagle HT, Eagle H-REIT, Eagle H-BT, the Managers, the REIT Trustee or any of their respective agents, may be collected, stored, maintained, used, disclosed or otherwise processed in order for Eagle HT, Eagle H-REIT, Eagle H-BT, the Managers, the REIT Trustee or any of their respective agents, to carry out their respective duties and obligations in relation to any investment by you into Eagle HT, for each of the purposes as set out in this section or as may be permitted under the PDPA.



EMAIL: ENQUIRY@EAGLEHT.COM WEBSITE: WWW.EAGLEHT.COM