

ABOUT FRASERS HOSPITALITY TRUST

Frasers Hospitality Trust (**FHT**) is a global hotel and serviced residence trust that has been listed on the Mainboard of the Singapore Exchange since 14 July 2014.

Established with the principal strategy of investing globally (excluding Thailand) on a long-term basis in income-producing real estate assets used predominantly for hospitality purposes, we provide investors exposure to a global hospitality portfolio with 3,477 keys comprising 2,635 hotel rooms and 842 serviced residence units.

Our well-diversified portfolio consists of 14 quality assets in prime locations within nine key cities in Asia, Australia and Europe. With a combined appraised value of approximately S\$2.0 billion as at 30 September 2024, these eight hotels and six serviced residences are: InterContinental Singapore, Fraser Suites Singapore, Fraser Suites Sydney, Novotel Sydney Darling Square, Novotel Melbourne on Collins, Fraser Suites Queens Gate London, Park International London, Fraser Place Canary Wharf London, ibis Styles London Gloucester Road, Fraser Suites Edinburgh, Fraser Suites Glasgow, ANA Crowne Plaza Kobe, The Westin Kuala Lumpur and Maritim Hotel Dresden.

FHT's properties are managed by renowned international hospitality chains such as AccorHotels, InterContinental Hotels Group, Marriott International, as well as Frasers Hospitality, one of the largest serviced residence operators globally.

Our sponsor is Frasers Property Limited (**Frasers Property** or the **Sponsor**), a multinational investor-developer-manager of real estate products and services across five asset classes, namely commercial & business parks, hospitality, industrial & logistics, residential and retail.

Our strategic partner, the TCC Group¹, is one of the largest conglomerates in Southeast Asia engaged in a variety of businesses including real estate.

While we enjoy full flexibility in sourcing for acquisitions from third parties, we have been granted the right of first refusal to a pipeline of hospitality assets owned by both the Sponsor and the TCC Group. This further provides us access to future acquisition opportunities.

FHT, a stapled group comprising Frasers Hospitality Real Estate Investment Trust (**FH-REIT**) and Frasers Hospitality Business Trust (**FH-BT**), is managed by Frasers Hospitality Asset Management Pte. Ltd., the REIT Manager of FH-REIT (the **REIT Manager**) and Frasers Hospitality Trust Management Pte. Ltd., the Trustee-Manager of FH-BT (the **Trustee-Manager**) (collectively known as the **Managers**).

¹ The TCC Group refers to the companies and entities in the TCC Group which are controlled by Mr Charoen Sirivadhanabhakdi and the estate of the late Khunying Wanna Sirivadhanabhakdi.

NOTICE OF ANNUAL GENERAL MEETING

FRASERS HOSPITALITY TRUST

A stapled group comprising:

FRASERS HOSPITALITY REAL ESTATE INVESTMENT TRUST

(a real estate investment trust constituted on 12 June 2014 under the laws of the Republic of Singapore)

FRASERS HOSPITALITY BUSINESS TRUST

(a business trust constituted on 20 June 2014 under the laws of the Republic of Singapore)

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the 10th annual general meeting (the "**Annual General Meeting**") of Frasers Hospitality Trust ("**FHT**") (a stapled group comprising Frasers Hospitality Real Estate Investment Trust ("**FH-REIT**") and Frasers Hospitality Business Trust ("**FH-BT**")) will be held at the Grand Ballroom, Level 2, InterContinental Singapore, 80 Middle Road, Singapore 188966 on Wednesday, 15 January 2025 at 10.00 a.m. for the following purposes:

ROUTINE BUSINESS

Ordinary Resolution 1

1. To receive and adopt the Report of the Trustee-Manager and the Statement by the Trustee-Manager issued by Frasers Hospitality Trust Management Pte. Ltd., in its capacity as trustee-manager of FH-BT (the "**Trustee-Manager**"), the Statement by the Chief Executive Officer of the Trustee-Manager, the Report of the Trustee issued by Perpetual (Asia) Limited, in its capacity as trustee of FH-REIT (the "**REIT Trustee**"), the Statement by the Manager issued by Frasers Hospitality Asset Management Pte. Ltd., as manager of FH-REIT (the "**REIT Manager**"), and together with the Trustee-Manager, the "**Managers**") and the Audited Financial Statements of FHT (a stapled group comprising FH-REIT and FH-BT), FH-BT and FH-REIT for the financial year ended 30 September 2024 and the Auditors' Report thereon.

Ordinary Resolution 2

2. To re-appoint KPMG LLP as Auditors of FHT to hold office until the conclusion of the next annual general meeting of FHT and to authorise the REIT Manager and the Trustee-Manager to fix their remuneration.

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SPECIAL BUSINESS

To consider and, if thought fit, to pass with or without any modifications, the following Ordinary Resolution:

Ordinary Resolution 3

3. That authority be and is hereby given to the REIT Manager and the Trustee-Manager, to:

- (a) (i) issue new units in FH-REIT ("**FH-REIT Units**") and new units in FH-BT ("**FH-BT Units**", together with FH-REIT Units, the "**Stapled Securities**") whether by way of rights, bonus or otherwise; and/or
- (ii) make or grant offers, agreements or options (collectively, "**Instruments**") that might or would require Stapled Securities to be issued, including but not limited to the creation and issue of (as well as adjustments to) securities, warrants, debentures or other instruments convertible into Stapled Securities,

at any time and upon such terms and conditions and for such purposes and to such persons as the REIT Manager and the Trustee-Manager may in their absolute discretion deem fit; and

- (b) issue Stapled Securities in pursuance of any Instrument made or granted by the REIT Manager and the Trustee-Manager while this Resolution was in force (notwithstanding that the authority conferred by this Resolution may have ceased to be in force),

provided that:

- (1) the aggregate number of Stapled Securities to be issued pursuant to this Resolution (including Stapled Securities to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed fifty per cent. (50%) of the total number of issued Stapled Securities (excluding treasury FH-REIT Units and FH-BT Units, if any) as calculated in accordance with sub-paragraph (2) below, of which the aggregate number of Stapled Securities to be issued other than on a *pro rata* basis to holders of the Stapled Securities ("**Stapled Securityholders**") does not exceed twenty per cent (20%) of the total number of issued Stapled Securities (excluding treasury FH-REIT Units and FH-BT Units, if any) as calculated in accordance with sub-paragraph (2) below;

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- (2) subject to such manner of calculation as may be prescribed by Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the purpose of determining the aggregate number of Stapled Securities that may be issued under sub-paragraph (1) above, the total number of issued Stapled Securities (excluding treasury FH-REIT Units and FH-BT Units, if any) shall be based on the number of issued Stapled Securities (excluding treasury FH-REIT Units and FH-BT Units, if any) at the time this Resolution is passed, after adjusting for:
 - (a) any new Stapled Securities arising from the conversion or exercise of any Instruments which are outstanding at the time this Resolution is passed; and
 - (b) any subsequent bonus issue, consolidation or subdivision of Stapled Securities;
- (3) in exercising the authority conferred by this Resolution, the REIT Manager and Trustee-Manager shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST), the Business Trusts Act 2004 for the time being in force (unless otherwise exempted or waived by the Monetary Authority of Singapore (the "**MAS**")), trust deed constituting FH-REIT (as amended) (the "**FH-REIT Trust Deed**") for the time being in force (unless otherwise exempted or waived by the MAS), the trust deed constituting FH-BT (as amended) (the "**FH-BT Trust Deed**") for the time being in force (unless otherwise exempted or waived by the MAS) and the stapling deed (the "**Stapling Deed**") entered into between the REIT Manager, the REIT Trustee and the Trustee-Manager for the time being in force (unless otherwise exempted or waived by the MAS);
- (4) unless revoked or varied by Stapled Securityholders in a general meeting, the authority conferred by this Resolution shall continue in force until (i) the conclusion of the next annual general meeting of FHT or (ii) the date by which the next annual general meeting of FHT is required by the applicable law or regulations to be held, whichever is earlier;

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- (5) where the terms of the issue of the Instruments provide for adjustment to the number of Instruments or Stapled Securities into which the Instruments may be converted in the event of rights, bonus or other capitalisation issues or any other events, the REIT Manager and the Trustee-Manager are authorised to issue additional Instruments or Stapled Securities pursuant to such adjustment notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time the Instruments or Stapled Securities are issued; and
- (6) the REIT Manager, the Trustee-Manager, any director of the REIT Manager or the Trustee-Manager (each a “**Director**” and collectively, the “**Directors**”) and the REIT Trustee, be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the REIT Manager, the Trustee-Manager, such Director, or, as the case may be, the REIT Trustee may consider expedient or necessary or in the interest of FHT, FH-BT and FH-REIT to give effect to the authority conferred by this Resolution.

BY ORDER OF THE BOARD

Frasers Hospitality Asset Management Pte. Ltd.

(as manager of Frasers Hospitality Real Estate Investment Trust)
(Company Registration No. 201331351D)

Frasers Hospitality Trust Management Pte. Ltd.

(as trustee-manager of Frasers Hospitality Business Trust)
(Company Registration No. 201401270M)

Catherine Yeo

Company Secretary
23 December 2024

NOTICE OF ANNUAL GENERAL MEETING

NOTES:

Format of Meeting

1. The Annual General Meeting will be held, in a wholly physical format, at the Grand Ballroom, Level 2, InterContinental Singapore, 80 Middle Road, Singapore 188966 on Wednesday, 15 January 2025 at 10.00 a.m.. Stapled Securityholders, including SRS investors, and (where applicable) duly appointed proxies and representatives will be able to ask questions and vote at the Annual General Meeting by attending the Annual General Meeting in person. There will be no option for Stapled Securityholders to participate virtually.
2. Printed copies of this Notice, the accompanying Proxy Form and the Notification & Request Form will be sent by post to Stapled Securityholders. These documents will also be published on FHT's website at the URL www.frasersproperty.com/reits/fht and the SGX-ST website at the URL www.sgx.com/securities/company-announcements. Additional printed copies of the Proxy Form, if required, can be requested from Boardroom Corporate & Advisory Services Pte. Ltd. by calling +65 6536 5355 or via email at FHTAGM2025@boardroomlimited.com. Requests for additional printed copies of the Proxy Form should be made by 5.00 p.m. on Friday, 3 January 2025.

Appointment of Proxy(ies)

3. A Stapled Securityholder who is not a Relevant Intermediary (as defined herein) entitled to attend and vote at the meeting is entitled to appoint not more than two proxies to attend and vote in the Stapled Securityholder's stead. Where a Stapled Securityholder appoints more than one proxy, the appointments shall be invalid unless the Stapled Securityholder specifies in the proxy form the proportion of the Stapled Securityholder's holdings (expressed as a percentage of the whole) to be represented by each proxy.
4. A Stapled Securityholder who is a Relevant Intermediary entitled to attend and vote at the meeting is entitled to appoint more than two proxies to attend and vote instead of the Stapled Securityholder, but each proxy must be appointed to exercise the rights attached to a different Stapled Security or Stapled Securities held by such Stapled Securityholder. Where such Stapled Securityholder appoints more than one proxy, the appointments shall be invalid unless the Stapled Securityholder specifies in the proxy form the number of Stapled Securities in relation to which each proxy has been appointed.

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“**Relevant Intermediary**” means: (a) a banking corporation licensed under the Banking Act 1970 of Singapore or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Stapled Securities in that capacity; or (b) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001, and who holds Stapled Securities in that capacity.

A Stapled Securityholder who wishes to appoint a proxy(ies) must complete the Proxy Form before submitting it in the manner set out below.

5. A proxy need not be a Stapled Securityholder. A Stapled Securityholder may choose to appoint the Chairman of the Annual General Meeting as his/ her/ its proxy.
6. The Proxy Form must be submitted to the Managers c/o the Stapled Security Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:
 - (a) if submitted by post, be lodged at the office of the Stapled Security Registrar at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632; or
 - (b) if submitted electronically, be submitted via email to the Stapled Security Registrar at FHTAGM2025@boardroomlimited.com;

in either case, by 10.00 a.m. on Sunday, 12 January 2025, being 72 hours before the time fixed for the Annual General Meeting.

A Stapled Securityholder who wishes to submit a Proxy Form by post or via email can either use the printed copy of the Proxy Form which was sent to him/ her/it by post or download a copy of the Proxy Form from FHT’s website or the SGX-ST website, and complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

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7. SRS investors:
- (a) may vote at the Annual General Meeting if they are appointed as proxies by their respective SRS Operators, and should contact their respective SRS Operators if they have any queries regarding their appointment as proxies; or
 - (b) may appoint the Chairman of the Annual General Meeting as proxy to vote on their behalf at the Annual General Meeting, in which case they should approach their respective SRS Operators to submit their votes by 5.00 p.m. on Friday, 3 January 2025, being seven business days before the date of the Annual General Meeting.

Submission of Questions

8. Stapled Securityholders, including SRS investors may submit substantial and relevant questions related to the resolutions to be tabled for approval at the Annual General Meeting in advance of the Annual General Meeting. In order for Stapled Securityholders to submit questions in advance of the Annual General Meeting, the questions must be submitted by 10.00 a.m. on Friday, 3 January 2025 in the following manner:
- (a) deposited at the registered office of the Managers at 438 Alexandra Road, #21-00 Alexandra Point, Singapore 119958; or
 - (b) via email to the Managers, at ir@frasershospitality.com.

When submitting questions by post or via email, Stapled Securityholders should also provide the following information for authentication: (a) the Stapled Securityholder's full name; (b) the Stapled Securityholder's address; and (c) the manner in which the Stapled Securityholder holds the Stapled Securities in FHT (e.g., via CDP or SRS).

NOTICE OF ANNUAL GENERAL MEETING

9. The Managers will address all substantial and relevant questions received from Stapled Securityholders by the 10.00 a.m. on Friday, 3 January 2025 deadline by publishing its responses to such questions on FHT's website at the URL www.frasersproperty.com/reits/fht and the SGX-ST website at the URL www.sgx.com/securities/company-announcements at least 48 hours prior to the closing date and time for the submission of the Proxy Form. The Managers will respond to questions or follow-up questions submitted after the 10.00 a.m. on Friday, 3 January 2025 deadline either within a reasonable timeframe before the Annual General Meeting, or at the Annual General Meeting itself. Where substantially similar questions are received, the Managers will consolidate such questions and consequently not all questions may be individually addressed.
10. Stapled Securityholders, including SRS investors, and (where applicable) duly appointed proxies and representatives can also ask the Chairman of the Annual General Meeting substantial and relevant questions related to the resolutions to be tabled for approval at the Annual General Meeting, at the Annual General Meeting itself.

Access to Documents

11. CD-ROMs containing the Annual Report for the financial year ended 30 September 2024 will be sent by post to Stapled Securityholders. The document may also be accessed at FHT's website at the URL www.frasersproperty.com/reits/fht and the SGX-ST website at the URL www.sgx.com/securities/company-announcements. Printed copies of the Notification & Request Form will be sent to Stapled Securityholders by post for Stapled Securityholders to request for a printed copy of the Annual Report. Requests for a printed copy of the Annual Report should be made by submitting the request form to the Stapled Security Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:
 - (a) if submitted by post, be lodged at the office of the Stapled Security Registrar at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632; or
 - (b) if submitted electronically, be submitted via email to the Stapled Security Registrar at FHTAGM2025@boardroomlimited.com;

in either case, by no later than 5.00 p.m. on Friday, 3 January 2025.

12. Stapled Securityholders should check FHT's website at www.frasersproperty.com/reits/fht for the latest updates on the status of the Annual General Meeting.

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EXPLANATORY NOTE:

Ordinary Resolution 3

Ordinary Resolution 3 above, if passed, will empower the Managers from the date of this Annual General Meeting until the earliest of (i) the conclusion of the next annual general meeting of FHT, or (ii) the date by which the next annual general meeting of FHT is required by the FH-REIT Trust Deed, the FH-BT Trust Deed and the Stapling Deed or any applicable laws and regulations to be held, whichever is earlier, or (iii) the date on which such authority is revoked or varied by the Stapled Securityholders in a general meeting, to issue Stapled Securities and to make or grant instruments (such as securities, warrants or debentures) convertible into Stapled Securities and issue Stapled Securities pursuant to such instruments, up to a number not exceeding 50% of the total number of issued Stapled Securities (excluding treasury Stapled Securities, if any), with a sub-limit of 20% for issues other than on a *pro rata* basis to Stapled Securityholders.

For determining the aggregate number of Stapled Securities that may be issued, the percentage of issued Stapled Securities will be calculated based on the issued Stapled Securities at the time this Ordinary Resolution 3 is passed, after adjusting for new Stapled Securities arising from the conversion or exercise of any Instruments which are outstanding at the time this Ordinary Resolution 3 is passed and any subsequent bonus issue, consolidation or subdivision of Stapled Securities.

Fund raising by issuance of new Stapled Securities may be required in instances of property acquisitions or debt repayments. In any event, if the approval of Stapled Securityholders is required under the Listing Manual of the SGX-ST, the FH-REIT Trust Deed, the FH-BT Trust Deed and the Stapling Deed or any applicable laws and regulations in such instances, the REIT Manager and the Trustee-Manager will then obtain the approval of Stapled Securityholders accordingly.

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PERSONAL DATA PRIVACY:

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the Annual General Meeting and/or any adjournment thereof, a Stapled Securityholder (i) consents to the collection, use and disclosure of the Stapled Securityholder's personal data by the Managers and the REIT Trustee (or their agents or service providers) for the processing, administration and analysis by the Managers and the REIT Trustee (or their agents or service providers) of proxies and representatives appointed for the Annual General Meeting (including any adjournment thereof), the preparation and compilation of the attendance lists, minutes and other documents relating to the Annual General Meeting (including any adjournment thereof), and in order for the Managers and the REIT Trustee (or their agents or service providers) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the Stapled Securityholder discloses the personal data of the Stapled Securityholder's proxy(ies) and/or representative(s) to the Managers and the REIT Trustee (or their agents or service providers), the Stapled Securityholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Managers and the REIT Trustee (or their agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the Stapled Securityholder will indemnify the Managers and the REIT Trustee (or their agents or service providers) in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the Stapled Securityholder's breach of warranty.

IMPORTANT NOTICE

The value of the Stapled Securities and the income derived from them, if any, may fall or rise. The Stapled Securities are not obligations of, deposits in, or guaranteed by, the Managers, the REIT Trustee or any of their affiliates. An investment in Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the Managers to redeem or purchase their Stapled Securities for as long as the Stapled Securities are listed on the SGX-ST. It is intended that Stapled Securityholders may only deal in their Stapled Securities through trading on the SGX-ST. The listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

The past performance of FHT and the Managers is not necessarily indicative of the future performance of FHT and the Managers.