

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Forty-First Annual General Meeting (“AGM”) of Hotel Properties Limited (the “Company”) will be held by way of electronic means on Wednesday, April 28, 2021 at 4.00 p.m. to transact the following businesses:

ORDINARY BUSINESS

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| 1. To receive and adopt the Directors' Statement and Audited Financial Statements for the year ended December 31, 2020 and the Auditors' Report thereon. | Resolution 1 |
| 2. To declare a first and final one-tier tax exempt dividend of 4 cents per ordinary share for the year ended December 31, 2020. | Resolution 2 |
| 3. To approve the proposed Directors' fees of S\$543,479 for the year ended December 31, 2020 (2019: S\$558,694). | Resolution 3 |
| 4. To re-appoint Auditors for the ensuing year and to authorise the Directors to fix their remuneration. | Resolution 4 |

SPECIAL BUSINESS

To consider and, if thought fit, to pass the following as Ordinary Resolutions with or without any modification:

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| 5. That Mr. Christopher Lim Tien Lock be and is hereby re-elected as a Director of the Company in accordance with Article 80 of the Company's Constitution. [See Explanatory Note (a)] | Resolution 5 |
| 6. That Mr. David Fu Kuo Chen be and is hereby re-elected as a Director of the Company in accordance with Article 80 of the Company's Constitution. [See Explanatory Note (a)] | Resolution 6 |
| 7. That Mr. Leslie Mah Kim Loong be and is hereby re-elected as a Director of the Company on the following terms: <ul style="list-style-type: none"> • Mr. Mah is an Independent Non-Executive Director who is retiring pursuant to Article 80 of the Company's Constitution and, being eligible, has offered himself for re-election. He will cease to be designated as independent as of January 1, 2022 in accordance with Rule 210(5)(d)(iii) of the Listing Manual of the SGX-ST (which will come into effect on January 1, 2022), unless both Resolution 7 and Resolution 8 are passed. • If both Resolution 7 and Resolution 8 are passed, Mr. Mah shall continue to be designated as an Independent Non-Executive Director from January 1, 2022 and for the duration specified in Resolution 8. • If only Resolution 7 is passed but Resolution 8 is not passed, Mr. Mah shall continue to be designated as an Independent Non-Executive Director up to and including December 31, 2021, and shall thereafter be re-designated as a Non-Independent Non-Executive Director as of and from January 1, 2022. | Resolution 7 |

[See Explanatory Note (b)]

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8. That subject to and contingent upon Resolution 7 being passed, pursuant to Rule 210(5)(d)(iii)(B) of the Listing Manual of the SGX-ST (which will come into effect on January 1, 2022), Mr. Leslie Mah Kim Loong be re-elected as an Independent Non-Executive Director on the following terms:
- Resolution 8**
- If passed, this Resolution shall remain in force until Mr. Mah's retirement or resignation as director, or the conclusion of the annual general meeting of the Company in 2024, whichever is the earliest.
 - For the purposes of this Resolution, the Directors and the Chief Executive Officer of the Company and their respective associates (as defined in the Listing Manual of the SGX-ST): (i) shall abstain from voting; and (ii) must not accept appointment as proxies unless specific instructions as to voting are given. Any votes cast by such persons in contravention of the foregoing shall be disregarded for the purposes of determining if this Resolution has been passed in accordance with Rule 210(5)(d)(iii)(B) of the Listing Manual of the SGX-ST.
- [Please refer to Explanatory Note (b)]
9. That Mr. Arthur Tan Keng Hock shall continue to be designated as an Independent Non-Executive Director on the following terms:
- Resolution 9**
- Mr. Tan who is an Independent Non-Executive Director will cease to be designated as independent as of January 1, 2022 in accordance with Rule 210(5)(d)(iii) of the Listing Manual of the SGX-ST (which will come into effect on January 1, 2022), unless both Resolution 9 and Resolution 10 are passed.
 - If both Resolution 9 and Resolution 10 are passed, Mr. Tan shall continue to be designated as an Independent Non-Executive Director from January 1, 2022 and for the duration specified in Resolution 10.
 - If only Resolution 9 is passed but Resolution 10 is not passed, Mr. Tan shall continue to be designated as an Independent Non-Executive Director up to and including December 31, 2021, and shall thereafter be re-designated as a Non-Independent Non-Executive Director as of and from January 1, 2022.
- [Please refer to Explanatory Note (c)]
10. That subject to and contingent upon Resolution 9 being passed, pursuant to Rule 210(5)(d)(iii)(B) of the Listing Manual of the SGX-ST (which will come into effect on January 1, 2022), Mr. Arthur Tan Keng Hock shall continue as an Independent Non-Executive Director on the following terms:
- Resolution 10**
- If passed, this Resolution shall remain in force until Mr. Tan's retirement or resignation as director, or the conclusion of the annual general meeting of the Company in 2024, whichever is the earliest.
 - For the purposes of this Resolution, the Directors and the Chief Executive Officer of the Company and their respective associates (as defined in the Listing Manual of the SGX-ST): (i) shall abstain from voting; and (ii) must not accept appointment as proxies unless specific instructions as to voting are given. Any votes cast by such persons in contravention of the foregoing shall be disregarded for the purposes of determining if this Resolution has been passed in accordance with Rule 210(5)(d)(iii)(B) of the Listing Manual of the SGX-ST.
- [Please refer to Explanatory Note (c)]

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11. That pursuant to Section 161 of the Companies Act, Cap 50 and the Listing Rules of SGX-ST, authority be and is hereby given to the Directors to: **Resolution 11**

- (A) (i) issue shares in the capital of the Company (“**shares**”) 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 shares to be issued, including but not limited to the creation and issue of (as well as adjustments to) warrants, debentures or other instruments convertible into shares,

at any time and upon such terms and conditions and for such purposes and to such persons as the Directors may, in their absolute discretion, deem fit; and

- (B) (notwithstanding the authority conferred by this Resolution may have ceased to be in force) issue shares in pursuance of any Instrument made or granted by the Directors while this Resolution was in force,

provided that:

- (i) the aggregate number of shares to be issued pursuant to this Resolution (including shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed 50 per cent. of the total number of issued shares in the capital of the Company excluding treasury shares and subsidiary holdings of the Company (as calculated in accordance with paragraph (ii) below), of which the aggregate number of shares to be issued other than on a *pro rata* basis to shareholders of the Company shall not exceed 20 per cent. of the total number of issued shares in the capital of the Company excluding treasury shares and subsidiary holdings of the Company (as calculated in accordance with paragraph (ii) below);
- (ii) (subject to such manner of calculation as may be prescribed by the SGX-ST) for the purpose of determining the aggregate number of shares that may be issued under paragraph (i) above, the total number of issued shares excluding treasury shares and subsidiary holdings of the Company shall be based on the total number of issued shares excluding treasury shares and subsidiary holdings of the Company at the time this Resolution is passed, after adjusting for:
- (a) new shares arising from the conversion or exercise of any convertible securities or share options or vesting of share awards which are outstanding or subsisting at the time this Resolution is passed; and
- (b) any subsequent bonus issue or consolidation or subdivision of shares.
- (iii) (unless revoked or varied by the Company in General Meeting) the authority conferred by this Resolution shall continue in force until the conclusion of the next Annual General Meeting of the Company or the date by which the next Annual General Meeting of the Company is required by law to be held, whichever is earlier. [See Explanatory Note (d)]

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12. That:

Resolution 12

- (a) for the purposes of the Companies Act, Cap 50 (the “**Companies Act**”), the exercise by the Directors of all the powers of the Company to purchase or otherwise acquire issued ordinary shares (“**Share Buy-Backs**”) in the capital of the Company (“**Shares**”) not exceeding in aggregate the Prescribed Limit (as hereinafter defined), at such price(s) as may be determined by the Directors from time to time up to the Maximum Price (as hereinafter defined), whether by way of:
- (i) an on-market Share Buy-Back (“**Market Share Buy-Back**”) transacted through Singapore Exchange Securities Trading Limited’s (the “**SGX-ST**”) trading system; and/or
 - (ii) an off-market Share Buy-Back (“**Off-Market Share Buy-Back**”), otherwise than on a securities exchange, effected in accordance with an equal access scheme(s) as may be determined or formulated by the Directors as they may consider fit, which scheme(s) shall satisfy all conditions prescribed by the Listing Manual of the SGX-ST and the Companies Act,

and otherwise in accordance with the applicable provisions of the Companies Act and the Listing Manual of the SGX-ST, be and is hereby authorised and approved generally and unconditionally (the “**Share Buy-Back Mandate**”);

- (b) unless varied or revoked by the Company in general meeting, the authority conferred on the Directors pursuant to the Share Buy-Back Mandate may be exercised by the Directors at any time and from time to time during the period commencing from the date of the passing of this Resolution and expiring on:
- (i) the date on which the next annual general meeting of the Company (“**AGM**”) is held or required by law to be held; or
 - (ii) the date on which the purchases or acquisitions of Shares pursuant to the Share Buy-Back Mandate are carried out to the full extent mandated,

whichever is the earlier;

- (c) in this Resolution:

“**Prescribed Limit**” means 10% of the total number of Shares (excluding any treasury shares that may be held by the Company and subsidiary holdings) as at the date of passing of this Resolution unless the Company has effected a reduction of the share capital of the Company in accordance with the applicable provisions of the Companies Act, at any time during the Relevant Period (as hereinafter defined), in which event the total number of Shares shall be taken to be the total number of Shares as altered (excluding any treasury shares that may be held by the Company and subsidiary holdings from time to time);

“**Relevant Period**” means the period commencing from the date of passing of this Resolution and expiring on the date the next AGM is held or is required by law to be held, whichever is the earlier, after the date of this Resolution;

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“**Maximum Price**” in relation to a Share to be purchased or acquired, means the purchase price (excluding brokerage, commission, applicable goods and services tax and other purchase-related expenses) to be paid for a Share, which shall not exceed:

- (i) in the case of a Market Share Buy-Back, 5% above the average of the closing market prices of the Shares over the last 5 Market Days (a “**Market Day**” being a day on which the SGX-ST is open for trading of securities) on the SGX-ST on which transactions in the Shares were recorded, before the day of the Market Share Buy-Back by the Company, and deemed to be adjusted for any corporate action that occurs during such 5-day period and the day on which the Market Share Buy-Back was made; and
- (ii) in the case of an Off-Market Share Buy-Back pursuant to an equal access scheme, 30% above the average of the closing market prices of the Shares over the last 5 Market Days on the SGX-ST on which transactions in the Shares were recorded, before the date on which the Company announces its intention to make an offer for the purchase or acquisition of Shares from shareholders, stating the purchase price for each Share and the relevant terms of the equal access scheme for effecting the Off-Market Share Buy-Back (“**date of the making of the offer**”), and deemed to be adjusted for any corporate action that occurs during such 5-day period and the date of the making of the offer; and
- (d) the Directors and/or any of them be and are hereby authorised to complete and do all such acts and things (including executing such documents as may be required) as they and/or he may consider necessary or expedient to give effect to the transactions contemplated by this Resolution. [See Explanatory Note (e)]

Notice is hereby given that the Transfer Books and Register of Members of the Company will be closed on May 7, 2021 at 5.00 p.m. for the purpose of determining shareholders’ entitlements to the proposed first and final one-tier tax exempt dividend of 4 cents per ordinary share for the financial year ended December 31, 2020 (the “**Proposed Dividend**”).

Duly completed transfers received by the Company’s Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., of 50 Raffles Place, Singapore Land Tower #32-01, Singapore 048623, up to 5.00 p.m. on May 7, 2021 will be registered to determine shareholders’ entitlement to the Proposed Dividends. Members whose securities accounts with the Central Depository (Pte) Limited (“**CDP**”) are credited with the shares as at 5.00 p.m. on May 7, 2021 will be entitled to such Proposed Dividend.

The Proposed Dividend, if approved at the Annual General Meeting to be held on April 28, 2021, will be paid on May 18, 2021.

By Order of the Board

Lo Swee Oi

Company Secretary

April 6, 2021 Singapore

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Explanatory Notes:

- (a) The Ordinary Resolutions 5 and 6 are for the re-election of Mr. Christopher Lim Tien Lock and Mr. David Fu Kuo Chen who retire by rotation at the AGM. Detailed information pursuant to Rule 720(6) of the Listing Manual of SGX-ST on each of the abovenamed Directors can be found under the section entitled “Additional Information on Directors Seeking Re-election” on pages 132 to 134 of the 2020 Annual Report of the Company.
- (b) Ordinary Resolution 7 and Ordinary Resolution 8 relate to Mr. Leslie Mah Kim Loong’s re-election as a Director of the Company and his continued designation as an Independent Non-Executive Director. As of January 1, 2022, Mr. Mah would have been a Director of the Company for an aggregate period of more than 9 years and will cease to be regarded as independent on such date pursuant to Rule 210(5)(d)(iii) of the Listing Manual of the SGX-ST (which will come into effect on January 1, 2022), unless Resolution 7 and Resolution 8 are both passed.

If Resolution 7 and Resolution 8 are both passed, Mr. Mah will continue to be designated as an Independent Non-Executive Director of the Company for the duration specified in Resolution 8.

If only Resolution 7 is passed but Resolution 8 is not passed, Mr. Mah shall continue to be designated as an Independent Non-Executive Director of the Company up to and including December 31, 2021, and shall thereafter be re-designated as a Non-Independent Non-Executive Director as of and from January 1, 2022.

If Resolution 7 is not passed, Resolution 8 will not be put to the vote at the Annual General Meeting in the interests of efficiency.

Detailed information pursuant to Rule 720(6) of the Listing Manual of SGX-ST on Mr. Mah can be found under the section entitled “Additional Information on Directors Seeking Re-election” on pages 132 to 134 of the 2020 Annual Report of the Company. Mr. Mah, will, upon re-election as an Independent Non-Executive Director of the Company, remain as the Chairman of the Audit and Nominating Committees and will be considered independent for the purposes of Rule 704(8) of the Listing Manual of the SGX-ST.

The Nomination Committee and the Board have determined that Mr. Mah has remained objective and independent in Board deliberations. His vast experience enables him to provide the Board and the various Board Committees on which he has been serving, with pertinent experience and competence to facilitate sound decision-making. His length of service does not in any way interfere with his exercise of independent judgment nor hinder his ability to act in the best interest of the Company. The Board is of the view that Mr. Mah is able to continue to discharge his duties independently with integrity and competency.

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- (c) Ordinary Resolution 9 and Ordinary Resolution 10 relate to Mr. Arthur Tan Keng Hock's continued designation as an Independent Non-Executive Director. As of January 1, 2022, Mr. Tan would have been a Director of the Company for an aggregate period of more than 9 years and will cease to be regarded as independent on such date pursuant to Rule 210(5)(d)(iii) of the Listing Manual of the SGX-ST (which will come into effect on January 1, 2022), unless Resolution 9 and Resolution 10 are both passed.

If Resolution 9 and Resolution 10 are both passed, Mr. Tan will continue to be designated as an Independent Non-Executive Director of the Company for the duration specified in Resolution 10.

If only Resolution 9 is passed but Resolution 10 is not passed, Mr. Tan shall continue to be designated as an Independent Non-Executive Director of the Company up to and including December 31, 2021, and shall thereafter be re-designated as a Non-Independent Non-Executive Director as of and from January 1, 2022.

If Resolution 9 is not passed, Resolution 10 will not be put to the vote at the Annual General Meeting in the interests of efficiency.

The Nominating Committee and the Board have determined that Mr. Tan has remained objective and independent in Board deliberations. His vast experience enables him to provide the Board and the various Board Committees on which he has been serving, with pertinent experience and competence to facilitate sound decision-making. His length of service does not in any way interfere with his exercise of independent judgement nor hinder his ability to act in the best interest of the Company. The Board is of the view that Mr. Tan is able to continue to discharge his duties independently with integrity and competence.

- (d) Ordinary Resolution 11 will empower the Directors from the date of the AGM until the date of the next annual general meeting to issue further shares in the Company. The maximum number of shares which the Directors may issue under this resolution shall not exceed the quantum set out in the resolution.
- (e) Ordinary Resolution 12, if passed, will empower the Directors to purchase or otherwise acquire Shares on the terms of the Share Buy-Back Mandate as set out in Ordinary Resolution 12 and the Letter to Shareholders dated April 6, 2021. Please refer to the Letter to Shareholders dated April 6, 2021 for more details. The Company may use internal sources of funds and/or external borrowings to finance the purchase or acquisition of Shares. The amount of financing required and the impact on the Company's financial position cannot be ascertained as at the date of this Notice as these will depend on, *inter alia*, the aggregate number of Shares purchased, the purchase prices, how the purchase is funded, whether the purchase is made out of capital or profits, and whether the Shares purchased or acquired are cancelled or held as treasury shares. Illustrative financial effects are set out in paragraph 2.8 of the said Letter to Shareholders.

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Notes:

- (i) The AGM will be held by electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the “**Order**”), and as amended by COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) (Amendment No. 2) Order 2020. The Orders were amended on September 29, 2020 to extend the alternative meeting arrangements to June 30, 2021, and make other refinements to some Orders. On October 1, 2020, the Accounting and Corporate Regulatory Authority, the Monetary Authority of Singapore and Singapore Exchange Regulation have updated a checklist to guide listed and non-listed entities on the conduct of general meeting arising from the latest updates from the Multi-Ministry Taskforce to ease safe management measures to facilitate business operations.
- (ii) Documents relating to the business of the AGM, which comprise the Company’s 2020 Annual Report for the financial year ended December 31, 2020, Letter to Shareholders, Notice of AGM and the Proxy Form have been published on SGXNet and the Company’s website at <https://www.hotelprop.com.sg> and on the SGX website at <https://www.sgx.com/securities/company-announcements>. Printed copies of these documents will NOT be despatched to shareholders.
- (iii) Pursuant to the Order, the Company will implement alternative arrangements relating to attendance at the AGM by electronic means (including arrangements by which the meeting can be electronically accessed via live audio-visual webcast or audio-only means), submission of questions to the Chairman of the Meeting in advance of the AGM, addressing of substantial and relevant questions prior to, or at, the AGM and voting by appointing the Chairman of the AGM as proxy at the AGM, are set out in the Company’s announcement dated April 6, 2021. The announcement may be accessed at the Company’s website at <https://www.hotelprop.com.sg> and on the SGX website at <https://www.sgx.com/securities/company-announcements>.

As the Company does not allow real-time remote electronic voting through an electronic voting system to take place at the AGM, a member (whether individual or corporate) must appoint the Chairman of the Meeting as his/her/its proxy to vote on his/her/its behalf at the AGM if such member wishes to exercise his/her/its voting rights at the AGM.

- (iv) Where a member (whether individual or corporate) appoints the Chairman of the Meeting as his/her/its proxy, he/she/it must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the form of proxy, failing which the appointment of the Chairman of the Meeting as proxy for that resolution will be treated as invalid.

CPF or SRS investors who wish to appoint the Chairman of the Meeting as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 4.00 p.m. on April 16, 2021.

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- (v) The Chairman of the Meeting, as proxy, need not be a member of the Company.
- (vi) The instrument appointing the Chairman of the Meeting as proxy must be submitted to the Company in the following manner:
 - (a) if submitted electronically, be submitted via email to AGM2021@hotelprop.com.sg; or
 - (b) if submitted by post, be lodged with the Company's Share Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., of 50 Raffles Place, Singapore Land Tower #32-01, Singapore 048623.

in either case, at least 48 hours before the time for the AGM.

A member who wishes to submit an instrument of proxy must first download, complete and sign the proxy form, before submitting it electronically via email to the email address provided above, or submitting it by post to the address provided above.

In view of the current COVID-19 restriction orders in Singapore, which may make it difficult for members to submit completed proxy forms by post, members are strongly encouraged to submit completed proxy forms electronically via email.

Personal data privacy:

By submitting an instrument appointing the Chairman of the Meeting as proxy to vote at the AGM and/or any adjournment thereof, a member of the Company consents to the collection, use and disclosure of the member's personal data by the Company (or its agents or service providers) for the purpose of the processing and administration by the Company (or its agents or service providers) of the appointment of the Chairman of the Meeting as proxy for the AGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the AGM (including any adjournment thereof), and in order for the Company (or its agents or service providers) to comply with any applicable laws, listing rules, regulations and/or guidelines.