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LANGHAM
HOSPITALITY INVESTMENTS

Langham Hospitality Investments
(As constituted pursuant to a deed of trust on 8 May 2013 under the laws of Hong Kong, the trustee of which is LHIL Manager Limited)

and

Langham Hospitality Investments Limited
(Incorporated in the Cayman Islands with limited liability)

(Stock code: 1270)

ELECTION OF PAYMENT METHOD OF MANAGER FEES FOR THE YEAR ENDING 31 DECEMBER 2026 AND CHANGE OF PAYMENT METHOD OF MANAGER FEES FOR THE SIX-MONTH PERIOD ENDING 31 DECEMBER 2025

The boards of directors of the Trustee-Manager and the Company announce that pursuant to the Hotel Management Agreements and Trademark Licence Agreements, the Hotel Manager, a wholly-owned subsidiary of Great Eagle, has elected the payment of the Manager Fees wholly by way of cash for the year ending 31 December 2026.

In view of the current market challenges and with the objective of preserving cash and strengthening the Trust Group's financial position, the Trust Group has requested, and the Master Lessee and the Hotel Manager have agreed that the payment method of the Manager Fees for the six-month period ending 31 December 2025 shall be changed from cash to Share Stapled Units. The change was made pursuant to the terms set out in the Hotel Management Agreements and the Trademark Licence Agreements.

References are made to (i) the prospectus of Langham Hospitality Investments and Langham Hospitality Investments Limited dated 16 May 2013 (the "**Prospectus**") in relation to, inter alia, the Hotel Management Agreements and the Trademark Licence Agreements; (ii) the announcement dated 16 December 2024 (the "**Announcement**") in relation to the Hotel Manager's election of payment method of the Hotel Management Fees and Licence Fees (collectively, the "**Manager Fees**") wholly in cash for the year ending 31 December 2025. Unless otherwise stated, all capitalised terms used in this announcement shall have the same meanings as those defined in the Prospectus and the Announcement.

Election of Payment Method of Manager Fees for the year ending 31 December 2026 by way of cash

As disclosed in the Prospectus, pursuant to the Hotel Management Agreements and the Trademark Licence Agreements, the Manager Fees from 1 January 2018 onwards shall be

settled by way of cash, the issue of Share Stapled Units ("**SSUs**"), or a combination of both, at the election of the Hotel Manager, subject to the approval of the independent Holders of SSUs for the issue of the SSUs.

The boards of directors (the "**Boards**") of the Trustee-Manager and the Company announce that, pursuant to the Hotel Management Agreements and Trademark Licence Agreements, the Hotel Manager, a wholly-owned subsidiary of Great Eagle, has elected the payment of the Manager Fees wholly by way of cash for the year ending 31 December 2026. Accordingly, the amount that may be available for distribution to Holders of SSUs for the year ending 31 December 2026 will decrease. The stability of distributions has been considered as one of the risks that is specific to the Trust Group and has been disclosed in the Prospectus and subsequent annual reports of the Trust and the Company.

Change of Payment Method of Manager Fees for the six-month period ending 31 December 2025 from cash to SSUs

The Boards further announce that in view of the current market challenges and with the objective of preserving cash and strengthening the Trust Group's financial position, the Trust Group has requested, and the Master Lessee and the Hotel Manager have agreed that the payment method of the Manager Fees for the six-month period ending 31 December 2025 shall be changed from cash to SSUs to be issued under the specific mandate approved by Independent Holders of SSUs on 8 May 2024. The change was made pursuant to the terms set out in the Hotel Management Agreements and the Trademark Licence Agreements.

The issue of SSUs as payment of the Manager Fees for the six-month period ending 31 December 2025 will also be subject to the deferment mechanism set out in the Hotel Management Agreements and the Trademark Licence Agreements, and the Trust and the Company will comply with the public float requirements under the Listing Rules accordingly. Further information will be announced by the Trust and the Company in accordance with the requirements of the Listing Rules as and when appropriate.

This announcement is made by the Trust and the Company pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provision under Part XIVA of the SFO.

The Holders of SSUs and potential investors of the Trust and the Company are advised to exercise caution when dealing in the securities of the Trust and the Company.

By Order of the Boards
LHIL Manager Limited
and
Langham Hospitality Investments Limited
LO Ka Shui
Chairman

Hong Kong, 16 December 2025

As at the date of this announcement, the Boards comprise: Dr. LO Ka Shui (Chairman and Non-executive Director), Mr. Brett Stephen BUTCHER (Chief Executive Officer and Executive Director), Professor CHAN Ka Keung, Ceajer[*], Professor LIN Syaru, Shirley[*], Mr. LO Chun Him, Alexander[#], Mr. LO Chun Lai, Andrew[#], and Mr. WONG Kwai Lam[*].

[#] *Non-executive Directors*
[*] *Independent Non-executive Directors*