THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in any doubt as to any aspect of this circular or as to the action to be taken, you should consult your licensed securities dealer, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your Share Stapled Units (as defined herein) in **Langham Hospitality Investments and Langham Hospitality Investments Limited**, you should at once hand this circular and the accompanying form of proxy to the purchaser or transferee, or to the bank, licensed securities dealer or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

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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)

GENERAL MANDATE TO ISSUE SHARE STAPLED UNITS, RE-ELECTION OF RETIRING DIRECTORS AND NOTICE OF 2026 ANNUAL GENERAL MEETING

A notice convening the 2026 AGM (as defined herein) of Langham Hospitality Investments and Langham Hospitality Investments Limited to be held at 32nd Floor, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong on Wednesday, 20 May 2026 at 11:30 a.m. is set out on pages N1 to N7 of this circular.

Whether or not you are able to attend the 2026 AGM, you are requested to complete the accompanying form of proxy in accordance with the instructions printed thereon and deposit it to the Principal Place of Business in Hong Kong of the Company at Suite 3210, 32nd Floor, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong as soon as possible and in any event not later than 48 hours before the time appointed for holding the 2026 AGM or any adjournment thereof. Completion and return of the form of proxy will not preclude you from attending and voting in person at the 2026 AGM or any adjournment thereof should you so wish.

12 March 2026

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Notice of 2026 AGM N1

In this circular, the following expressions have the following meanings unless the context otherwise requires:

"2026 AGM"	the annual general meeting of unitholders of the Trust and shareholders of the Company to be held on a combined basis as a single meeting characterised as an annual general meeting of Holders of Share Stapled Units, convened by the Trustee-Manager and the Company, will be held at 11:30 a.m. on Wednesday, 20 May 2026, the Notice of which is set out on pages N1 to N7 of this circular
"AGM"	the annual general meeting of the Trust and the Company to be held on a combined basis
"Boards"	Company Board and Trustee-Manager Board
"Company"	Langham Hospitality Investments Limited (朗廷酒店投資有限公司), a company incorporated in the Cayman Islands as an exempted company with limited liability on 29 January 2013
"Company Board"	the board of directors of the Company
"Company's Articles"	the second amended and restated articles of association of the Company adopted on 12 May 2022 as amended, supplemented, substituted or otherwise modified for the time being in force
"Convertible Instruments"	any options, warrants or similar rights for the subscription or issue of Share Stapled Units issued by the Trust and the Company and any securities issued by the Company or any of its subsidiaries which are convertible into or exchangeable for Share Stapled Units; any references to an issue of Share Stapled Units "pursuant to" any Convertible Instruments mean an issue of Share Stapled Units pursuant to exercise of any subscription (or similar), conversion or exchange rights under the terms and conditions of such Convertible Instruments
"Directors"	the directors of the Trustee-Manager and the Company

"Great Eagle"	Great Eagle Holdings Limited (Stock code: 41), the holding company of the Trust and the Company, which held approximately 70.48% of the interests of the Trust and the Company as at the Latest Practicable Date
"HK$"	Hong Kong dollar, the lawful currency of Hong Kong
"Holders of Share Stapled Units"	persons registered at the relevant time in the Share Stapled Units Register as holders of Share Stapled Units, including persons so registered as joint holders of Share Stapled Units
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Langham"	the Trust and the Company
"Latest Practicable Date"	5 March 2026, being the latest practicable date for ascertaining certain information for inclusion in this circular
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Notice"	the notice of the 2026 AGM as set out on pages N1 to N7 of this circular
"Ordinary Share(s)"	ordinary share(s) with a nominal value of HK$0.0005 each in the share capital of the Company conferring the rights set out in the Company's Articles
"Preference Share(s)"	preference share(s) with a nominal value of HK$0.0005 each in the share capital of the Company conferring the rights set out in the Company's Articles
"Registers"	The Share Stapled Units Register, the register of holders of units, the principal and Hong Kong branch registers of members, and the register of beneficial interests as established and maintained by the Trustee-Manager and the Company in accordance with the provisions of the Trust Deed

"SFO"	the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong) as amended, supplemented or otherwise modified for the time being
"Share Stapled Unit(s)"	the combination of the following securities or interests in securities which, subject to the provisions in the Trust Deed, can only be dealt with together and may not be dealt with individually or one without the others: (a) a Unit in the Trust; (b) the beneficial interest in a specifically identified Ordinary Share in the Company linked (as defined in the Trust Deed) to the Unit in the Trust and held by the Trustee-Manager as legal owner in its capacity as trustee-manager of the Trust; and (c) a specifically identified Preference Share of the Company stapled (as defined in the Trust Deed) to the Unit in the Trust
"Share Stapled Units Register"	the register of Holders of Share Stapled Units
"Share Stapled Units Registrar"	Computershare Hong Kong Investor Services Limited of Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Trust"	Langham Hospitality Investments (朗廷酒店投資), as constituted pursuant to the Trust Deed
"Trust Deed"	the deed of trust dated 8 May 2013 constituting the Trust, entered into between the Trustee-Manager and the Company and as amended by a first supplemental deed dated 22 April 2016 and a second supplemental deed dated 12 May 2022
"Trustee-Manager"	LHIL Manager Limited (朗廷酒店管理人有限公司), a company incorporated in Hong Kong with limited liability on 25 January 2013 and an indirect wholly-owned subsidiary of Great Eagle, being the trustee-manager of the Trust
"Trustee-Manager Board"	the board of directors of the Trustee-Manager

"Unit"	an undivided interest in the Trust, which confers the rights set out in the Trust Deed as being conferred by a Unit (whether in its own right or as a component of a Share Stapled Unit)
"%"	per cent.

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and

Langham Hospitality Investments Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 1270)

Directors of the Trustee-Manager and the Company
LO Ka Shui *(Chairman and Non-executive Director)*
Brett Stephen BUTCHER *(Chief Executive Officer and Executive Director)*
CHAN Ka Keung, Ceajer*
LIN Syaru, Shirley*
LO Chun Him, Alexander#
LO Chun Lai, Andrew#
WONG Kwai Lam*

\# *Non-executive Directors*
* *Independent Non-executive Directors*

Registered Office of the Company
Cricket Square, Hutchins Drive
P.O. Box 2681
Grand Cayman
KY1-1111
Cayman Islands

Principal Place of Business in Hong Kong of the Company
Suite 3210, 32nd Floor
Great Eagle Centre
23 Harbour Road
Wanchai, Hong Kong

Registered Office of the Trustee-Manager
33rd Floor
Great Eagle Centre
23 Harbour Road
Wanchai, Hong Kong

12 March 2026

To the Holders of Share Stapled Units

Dear Sir or Madam,

GENERAL MANDATE TO ISSUE SHARE STAPLED UNITS, RE-ELECTION OF RETIRING DIRECTORS AND NOTICE OF 2026 ANNUAL GENERAL MEETING

1. INTRODUCTION

The purpose of this circular is to provide Holders of Share Stapled Units with information regarding the proposed general mandate to issue Share Stapled Units, the re-election of retiring Directors of the Trustee-Manager and the Company, and to seek your approval at the 2026 AGM in connection with, inter alia, such matters.

2. PROPOSED GENERAL MANDATE TO ISSUE SHARE STAPLED UNITS

An ordinary resolution will be proposed at the 2026 AGM to grant a general mandate to the Directors to allot, issue and otherwise deal with additional Share Stapled Units (and securities or Convertible Instruments convertible into Share Stapled Units) not exceeding 20% of the Share Stapled Units in issue as at the date of passing of the relevant ordinary resolution. Any exercise of the general mandate would be subject to any applicable provisions of the Listing Rules, the Trust Deed and the Company's Articles. The mandate shall only remain in effect until the conclusion of the next AGM of the Holders of Share Stapled Units, or the expiration of the period within which such AGM is required to be held, or until revoked, renewed or varied by an ordinary resolution of Holders of Share Stapled Units, whichever occurs first. Although the general mandate proposed to be granted may not be utilised before the valid period as mentioned above, this gives the Trust and the Company the flexibility when needed without proposing second and subsequent refreshments of a general mandate in any one year. The Trust and the Company will use the mandate sparingly and in the interest of the Holders of Share Stapled Units as a whole.

Pursuant to Clause 5.4 of the Trust Deed, any other issue of, or any agreement (whether conditional or unconditional) to issue new Share Stapled Units and/or Convertible Instruments shall require specific prior approval by an ordinary resolution of Holders of Share Stapled Units, except that agreements to issue new Share Stapled Units which are conditional upon specific prior approval by an ordinary resolution of Holders of Share Stapled Units may be entered into without first obtaining such prior approval. For avoidance of doubt, Ordinary Resolution numbered 8 as set out in the Notice of 2026 AGM would, upon passing by the Holders of Share Stapled Units, constitute a specific prior approval for this purpose.

As at the Latest Practicable Date, the Trust and the Company have issued 3,515,847,588 Share Stapled Units. As disclosed in the announcement of the Trust and the Company dated 25 February 2026, 30,423,247 new Share Stapled Units will be allotted and issued on 2 April 2026, subject to the approval of the Stock Exchange (the "**Allotment**"). After the Allotment, the total number of issued Share Stapled Units of the Trust and the Company will be 3,546,270,835. Save as disclosed above, on the assumption that the Allotment is completed and that there is no further variation to the Share Stapled Units issued by the Trust and the Company during the period from the Latest Practicable Date to the date of passing of the above resolution approving the mandate to issue new Share Stapled Units, the maximum number of Share Stapled Units which may be issued pursuant to the mandate will be 709,254,167.

3. PROPOSED RE-ELECTION OF RETIRING DIRECTORS

Under the Trust Deed, the directors of the Trustee-Manager must be the same individuals who serve as the directors of the Company at the relevant time; no person shall serve as a director of the Trustee-Manager unless he also serves as a director of the Company at the same time; and the office of a director of the Trustee-Manager shall be vacated if the relevant person ceases to be a director of the Company. Those provisions are also contained in the articles of association of the Trustee-Manager. Accordingly, the retirement by rotation provisions are also applicable, indirectly, to the Trustee-Manager Board.

In accordance with the Trust Deed and the Company's Articles, Mr. Lo Chun Him, Alexander ("**Mr. Alex Lo**") and Mr. Lo Chun Lai, Andrew ("**Mr. Andrew Lo**"), being Non-executive Directors of the Trustee-Manager and the Company, and Professor Chan Ka Keung, Ceajer ("**Professor Chan**"), being an Independent Non-executive Director of the Trustee-Manager and the Company, shall retire from office of both the Trustee-Manager and the Company by rotation and, being eligible, offer themselves for re-election at the 2026 AGM (the "**Retiring Directors**"). The re-election of each Retiring Director will be subject to a separate resolution to be proposed at the 2026 AGM for approval by the Holders of Share Stapled Units. Biographical details of the Retiring Directors, which are required to be disclosed under the Listing Rules, are set out in the Appendix to this circular.

In considering the re-appointment of the Retiring Directors, the Nomination Committee of the Company (the "**Nomination Committee**") has reviewed the Retiring Directors' contributions to Langham, the diversity aspects including but not limited to gender, age, cultural and educational background, professional experience and skills, as well as selection criteria and evaluation procedures in nominating candidates to be re-appointed as Directors as set out in the Nomination Policy and Board Diversity Policy adopted by the Nomination Committee.

In nominating the Retiring Directors, the Nomination Committee has also taken into account the expertise and experience of Mr. Alex Lo, Mr. Andrew Lo and Professor Chan respectively and considered that all of them possess the wealth of skills and experience that are beneficial to the Boards in providing a diversity of perspectives appropriate to the business of Langham and would enhance the Boards' diversity and performance.

Mr. Alex Lo, Mr. Andrew Lo and Professor Chan attended all meetings of the Boards, Board Committees and Holders of Share Stapled Units held during the year 2025 and provided written confirmation to the Trustee-Manager and the Company on the sufficiency of their time spent and attention to the affairs of Langham. The Nomination Committee was satisfied that the Retiring Directors have a strong commitment to Langham and positively contributed to the Boards through their participation in the affairs of Langham and the Boards' discussions and decisions.

In the process of assessing the independence of Professor Chan, an Independent Non-executive Director of the Trustee-Manager and the Company, the Nomination Committee has considered a range of relevant factors. Professor Chan confirmed during the year that he does not have any material interest in competing business, either directly or indirectly, with the business of Langham. He is not involved in the daily management of Langham and has never engaged in any executive management role that would materially interfere with the exercise of his independent judgement. Professor Chan does not have any relationship with any Directors, senior management or substantial or controlling Holders of Share Stapled Units of Langham. In addition, he has submitted his annual confirmation to the Trustee-Manager and the Company regarding his compliance with the independence guidelines set out in Rule 3.13 of the Listing Rules, which governs the assessment of the independence of Independent Non-executive Director. Taking into consideration the above factors, the Nomination Committee was satisfied that Professor Chan is able to give impartial advice and exercise independent judgement, ensuring the Boards' objectivity and integrity in decision making remain uncompromised.

The Boards, having considered the recommendation of the Nomination Committee, are of the view that the re-election of the Retiring Directors is in the best interests of the Trust, the Company and the Holders of Share Stapled Units as a whole and taking into account the respective contributions of Mr. Alex Lo, Mr. Andrew Lo and Professor Chan to the Boards, recommended all of them to stand for re-election as Directors at the 2026 AGM.

4. 2026 AGM AND PROXY ARRANGEMENT

At the 2026 AGM, ordinary resolutions will be proposed to approve, inter alia, the general mandate to issue Share Stapled Units and the re-election of retiring Directors.

The Notice is set out on pages N1 to N7 of this circular. Holders of Share Stapled Units are advised to read the Notice and complete and return the accompanying form of proxy for use at the 2026 AGM in accordance with the instructions printed thereon.

Each resolution proposed to approve a matter to be considered by the Holders of Share Stapled Units at the 2026 AGM shall serve as both a resolution of unitholders of the Trust and a resolution of shareholders of the Company.

The form of proxy provided to Holders of Share Stapled Units for use at the 2026 AGM and the form of voting paper to be used at the 2026 AGM are, in each case, a single composite form. The effect of completing a form of proxy or voting paper (as the case may be) indicating a vote either for or against a resolution of Holders of Share Stapled Units to be proposed at the 2026 AGM shall be the vote cast in respect of the relevant Share Stapled Units and shall constitute:

(a) a vote of the Units of the Trust (as component of the relevant Share Stapled Units) in respect of the resolution of unitholders of the Trust under the Trust Deed;

(b) a vote of the Preference Shares (as component of the relevant Share Stapled Units) in respect of the resolution of shareholders of the Company under the Company's Articles; and

(c) an instruction to the Trustee-Manager to vote the number of Ordinary Shares held by the Trustee-Manager (as component of the relevant Share Stapled Units) in the same way of the resolution of shareholders of the Company under the Company's Articles.

In respect of each individual Share Stapled Unit, the voting rights conferred by the Unit, the Preference Share and the interest in the Ordinary Share which are components of the relevant Share Stapled Unit can only be exercised in the same way (either for or against) in respect of a resolution of Holders of Share Stapled Units to be proposed at the 2026 AGM; and completion of a form of proxy or voting paper in respect of a Share Stapled Unit will have that effect, as described in the paragraph immediately above.

The Trustee-Manager will not exercise any voting rights in respect of a resolution proposed at the 2026 AGM conferred by those Ordinary Shares held by the Trustee-Manager which are components of Share Stapled Units in respect of which no voting rights are exercised by the Holders of those Share Stapled Units in respect of the relevant resolution at the 2026 AGM.

Pursuant to Rule 13.39(4) of the Listing Rules, Article 13.6 of the Company's Articles and paragraph 3.4 of Schedule 1 of the Trust Deed, the Chairman will put each of the proposed resolutions set out in the Notice to be voted by way of a poll. On a poll, votes may be given either personally, by corporate representative or by proxy. An announcement on the poll results will be published on Langham's website at www.langhamhospitality.com and the HKEXnews' website at www.hkexnews.hk on the same day after the 2026 AGM.

5. CLOSURE OF REGISTERS

The Registers will all be closed and no transfer of Share Stapled Units will be registered during the following periods:

(i) To attend and vote at the 2026 AGM

For the purpose of ascertaining the entitlement of Holders of Share Stapled Units to attend and vote at the 2026 AGM, the Registers will be closed from Friday, 15 May 2026 to Wednesday, 20 May 2026, both days inclusive.

In order to be eligible to attend and vote at the 2026 AGM, all properly completed transfer forms accompanied by the relevant Share Stapled Units certificates must be lodged with the Share Stapled Units Registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Thursday, 14 May 2026. Holders of Share Stapled Units whose name appear on the Registers on Wednesday, 20 May 2026, being the record date for the 2026 AGM, are entitled to attend and vote at the 2026 AGM.

(ii) To qualify for the proposed 2025 final distribution

For the purpose of ascertaining the entitlement of Holders of Share Stapled Units to the proposed 2025 final distribution, the Registers will be closed from Wednesday, 27 May 2026 to Thursday, 28 May 2026, both days inclusive.

In order to qualify for the proposed 2025 final distribution, all properly completed transfer forms accompanied by the relevant Share Stapled Units certificates must be lodged with the Share Stapled Units Registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Tuesday, 26 May 2026. Holders of Share Stapled Units whose name appear on the Registers on Thursday, 28 May 2026, being the record date for the proposed 2025 final distribution, are qualified for the proposed 2025 final distribution.

6. RECOMMENDATION

The Directors consider that the grant of the general mandate to issue Share Stapled Units and the re-election of retiring Directors are all in the best interests of the Trust and the Company and the Holders of Share Stapled Units as a whole. Accordingly, the Directors recommend all Holders of Share Stapled Units to vote in favour of the relevant resolutions to be proposed at the 2026 AGM.

7. GENERAL INFORMATION

Your attention is drawn to the Appendix which sets out details of the Directors proposed to be re-elected at the 2026 AGM in accordance with the Listing Rules.

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

Under the Trust Deed, the Trustee-Manager Directors must be the same individuals who serve as the Company Directors at the relevant time. In accordance with the Company's Articles and the Trust Deed, Mr. Lo Chun Him, Alexander, Mr. Lo Chun Lai, Andrew and Professor Chan Ka Keung, Ceajer will offer themselves for re-election at the 2026 AGM. Their biographical details are set out below to enable Holders of Share Stapled Units to make an informed decision on their re-election.

1. **Mr. LO Chun Him, Alexander**, aged 40, has been a Non-executive Director of the Trustee-Manager and the Company since 2017. He is also a Director of all subsidiaries of the Company. Mr. Alex Lo is an Executive Director of Great Eagle Holdings Limited, which is listed on the Main Board of the Stock Exchange. Prior to joining the Great Eagle Group in 2010, he had worked at Citibank's investment banking division with a focus on Hong Kong's market. Mr. Alex Lo is also a member of the Executive Committee of The Real Estate Developers Association of Hong Kong and a member of the Management Committee of The Federation of Hong Kong Hotel Owners Limited. He graduated from Washington University in St. Louis with a Bachelor of Arts in Psychology.

   Mr. Alex Lo is a son of Dr. Lo Ka Shui, the Chairman and Non-executive Director of the Trustee-Manager and the Company. He is also a cousin of Mr. Andrew Lo, a Non-executive Director of the Trustee-Manager and the Company.

   As at the Latest Practicable Date, Mr. Alex Lo has a personal interest of 8,565 Share Stapled Units of Langham. Save as disclosed above, Mr. Alex Lo does not have any other interest in the Share Stapled Units of Langham within the meaning of Part XV of the SFO. Furthermore, Mr. Alex Lo has a personal interest in 128,488 shares, holds options with rights to subscribe for 787,000 shares of Great Eagle and holds 21,490 share awards granted by Great Eagle.

   Save as disclosed above, Mr. Alex Lo does not have any relationship with any other Directors, senior management or substantial or controlling Holders of Share Stapled Units of Langham. He did not hold any directorship in other listed public companies in the three years preceding the Latest Practicable Date.

   Mr. Alex Lo has entered into a letter of appointment as Non-executive Director of the Company for an initial term of three years, renewable automatically for a further term of three years on the expiry of such term and every successive period of three years thereafter, subject to the provision of retirement and rotation of Directors under the Company's Articles. Mr. Alex Lo is entitled to receive a Director's fee of HK$170,000 per annum for the year ended 31 December 2025. Such fee was recommended by the Remuneration Committee with reference to Mr. Alex Lo's duties and responsibilities with the Company and the prevailing market conditions, and approved by the Company Board. The basis and amounts of emoluments paid to Mr. Alex Lo for the financial year ended 31 December 2025 are set out in the Corporate Governance Report and note 14 to the consolidated financial statements contained in Langham's 2025 Annual Report respectively.

Mr. Alex Lo has also entered into a separate letter of appointment as Non-Executive Director of the Trustee-Manager, under which he is not entitled to any Director's fee and remuneration. Pursuant to the Trust Deed, the retirement by rotation provision under the Company's Articles, will also be applicable, indirectly, to the Trustee-Manager Board.

Save as disclosed above, there is no other matters that need to be brought to the attention of the Holders of Share Stapled Units in connection with Mr. Alex Lo's re-election, and there is no other information that should be disclosed pursuant to Rule 13.51(2)(h) to (v) of the Listing Rules.

2. **Mr. LO Chun Lai, Andrew**, aged 37, has been a Non-executive Director of the Trustee-Manager and the Company since 2020. He is currently the Managing Director – Hospitality Asset Management of Langham Hospitality Group ("**LHG**") overseeing the management of all hotel assets of Great Eagle Holdings Limited worldwide. Prior to joining LHG in 2013, he held positions at Horwath HTL and Mandarin Oriental. He graduated from Stanford University with a Bachelor of Arts in International Relations and from Columbia University in New York with a Master of Science in Real Estate Development. He also holds a certificate in Hotel Real Estate Investments and Asset Management from Cornell University.

   Mr. Andrew Lo is a nephew of Dr. Lo Ka Shui, the Chairman and Non-executive Director of the Trustee-Manager and the Company. He is also a cousin of Mr. Alex Lo, a Non-executive Director of the Trustee-Manager and the Company.

   As at the Latest Practicable Date, Mr. Andrew Lo has a personal interest of 340,666 Share Stapled Units of Langham. Save as disclosed above, Mr. Andrew Lo does not have any other interest in the Share Stapled Units of Langham within the meaning of Part XV of the SFO. Furthermore, Mr. Andrew Lo has a personal interest in 630,000 shares, holds options with rights to subscribe for 153,000 shares of Great Eagle and holds 3,986 share awards granted by Great Eagle.

   Save as disclosed above, Mr. Andrew Lo does not have any relationship with any other Directors, senior management, substantial or controlling Holders of Share Stapled Units of Langham. He did not hold any directorship in other listed public companies in the three years preceding the Latest Practicable Date.

Mr. Andrew Lo has entered into a letter of appointment as Non-executive Director of the Company for an initial term of three years, renewable automatically for a further term of three years on the expiry of such term and every successive period of three years thereafter, subject to the provision of retirement and rotation of Directors under the Company's Articles. Mr. Andrew Lo is entitled to receive a Director's fee of HK$170,000 per annum for the year ended 31 December 2025. Such fee was recommended by the Remuneration Committee with reference to Mr. Andrew Lo's duties and responsibilities with the Company and the prevailing market conditions, and approved by the Company Board. The basis and amounts of emoluments paid to Mr. Andrew Lo for the financial year ended 31 December 2025 are set out in the Corporate Governance Report and note 14 to the consolidated financial statements contained in Langham's 2025 Annual Report respectively.

Mr. Andrew Lo has also entered into a separate letter of appointment as Non-Executive Director of the Trustee-Manager, under which he is not entitled to any Director's fee and remuneration. Pursuant to the Trust Deed, the retirement by rotation provision under the Company's Articles, will also be applicable, indirectly, to the Trustee-Manager Board.

Save as disclosed above, there is no other matters that need to be brought to the attention of the Holders of Share Stapled Units in connection with Mr. Andrew Lo's appointment, and there is no other information that should be disclosed pursuant to Rule 13.51(2)(h) to (v) of the Listing Rules.

3. **Professor CHAN Ka Keung, Ceajer**, aged 69, has been an Independent Non-executive Director of the Trustee-Manager and the Company since 2018. He is the Chairman of the Company's Remuneration Committee, a Member of the Company's Nomination Committee and a Member of the Audit Committees of the Trustee-Manager and the Company. Professor Chan holds an Honorary Doctoral Degree from The Hong Kong University of Science and Technology ("**HKUST**"). He is currently an Adjunct Professor and a Senior Advisor to the Dean at HKUST Business School. From July 2007 to June 2017, he served as the Secretary for Financial Services and the Treasury of the Government of the Hong Kong Special Administrative Region. Prior to that, he was Dean of Business and Management in HKUST. Before joining the HKUST Business School in 1993, he taught at Ohio State University in the United States for nine years. Professor Chan is currently a Director of the One Country and Two Systems Research Institute. He is an Independent Non-executive Director of China Overseas Land & Investment Limited, CTF Services Limited (formerly known as NWS Holdings Limited) and Guotai Junan International Holdings Limited (all listed in Hong Kong), as well as an Independent Non-executive Director of the Manager of a publicly-listed trust, Champion Real Estate Investment Trust. He is also the Chairman and a Non-executive Director of WeLab Bank Limited, a Senior Advisor to WeLab Holdings Limited, a Director of Wine Charity Limited, a Director of Institute of Web 3.0 Hong Kong Limited, a Member of Wheelock Advisory Council of Wheelock Properties Limited, a Member of Board of Governors of Pacific Club, the Chairman of The Chamber of Hong Kong Listed Companies and a Member of Hang Seng Index Advisory Committee. Professor Chan previously served as an Independent Non-executive Director of USPACE Technology Group Limited (listed in Hong Kong).

Professor Chan received his Bachelor's Degree in Economics from Wesleyan University and both of his M.B.A. and Ph.D. in Finance from The University of Chicago. He specialised in assets pricing, evaluation of trading strategies and market efficiency and has published numerous articles on these topics.

As at the Latest Practicable Date, Professor Chan does not have any interest in the Share Stapled Units of Langham within the meaning of Part XV of the SFO.

Save as disclosed above, Professor Chan does not have any relationship with any Directors, senior management or substantial or controlling Holders of Share Stapled Units of Langham. He did not hold any directorship in other listed public companies in the three years preceding the Latest Practicable Date.

Professor Chan has entered into a letter of appointment as Independent Non-executive Director of the Company for an initial term of three years, renewable automatically for a further term of three years on the expiry of such term and every successive period of three years thereafter, subject to the provision of retirement and rotation of Directors under the Company's Articles. Professor Chan is entitled to receive a Director's fee of HK$220,000 per annum and remunerations of Board Committees in the aggregate sum of HK$120,000 per annum for the year ended 31 December 2025. Such fee and remunerations were recommended by the Remuneration Committee with reference to Professor Chan's duties and responsibilities with the Company and the prevailing market conditions, and approved by the Company Board. The basis and amounts of emoluments paid to Professor Chan for the financial year ended 31 December 2025 are set out in the Corporate Governance Report and note 14 to the consolidated financial statements contained in Langham's 2025 Annual Report respectively.

Professor Chan has also entered into a separate letter of appointment as Independent Non-executive Director of the Trustee-Manager, under which he is not entitled to any Director's fee and remuneration. Pursuant to the Trust Deed, the retirement by rotation provision under the Company's Articles, will also be applicable, indirectly, to the Trustee-Manager Board.

Save as disclosed above, there is no other matters that need to be brought to the attention of the Holders of Share Stapled Units in connection with Professor Chan's re-election, and there is no other information that should be disclosed pursuant to Rule 13.51(2)(h) to (v) of the Listing Rules.

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)

NOTICE OF 2026 ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the 2026 Annual General Meeting ("**AGM**") of Langham Hospitality Investments (the "**Trust**") and Langham Hospitality Investments Limited (the "**Company**") (collectively referred as "**Langham**"), as convened by LHIL Manager Limited (the "**Trustee-Manager**", in its capacity as the trustee-manager of the Trust) and the Company, will be held on Wednesday, 20 May 2026 at 11:30 a.m. at 32nd Floor, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong, for the following purposes:

1. To receive and adopt the audited consolidated Financial Statements of the Trust and the Company for the year ended 31 December 2025, the audited Financial Statements of the Trustee-Manager for the year ended 31 December 2025, together with the Reports of the Directors and the Independent Auditor.

2. To declare a final distribution of HK3.2 cents per Share Stapled Unit for the year ended 31 December 2025.

3. To re-elect Mr. Lo Chun Him, Alexander as a Non-executive Director.

4. To re-elect Mr. Lo Chun Lai, Andrew as a Non-executive Director.

5. To re-elect Professor Chan Ka Keung, Ceajer as an Independent Non-executive Director.

6. To authorise the Directors of the Company to fix their remuneration.

7. To re-appoint Messrs. Deloitte Touche Tohmatsu as Auditor of the Trust, the Trustee-Manager and the Company, and authorise the Directors of the Trustee-Manager and the Company to fix their remuneration.

As special business, to consider and, if thought fit, pass with or without amendments, the following resolutions as Ordinary Resolution (which shall serve as an ordinary resolution of registered holders of units under the Trust Deed (as defined hereinafter) and as an ordinary resolution of shareholders of the Company under the Company's amended and restated articles of association):

ORDINARY RESOLUTION

8. "**THAT**:

(a) subject to paragraphs (b) and (c) of this Resolution and any applicable provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the provisions of the Trust Deed (as defined hereinafter) and the amended and restated articles of association of the Company, the Directors of the Trustee-Manager and the Company be and are hereby granted an unconditional general mandate to allot, issue and deal with additional ordinary shares and preference shares in the Company and additional units in the Trust, to be jointly issued by the Trust and the Company in the form of share stapled units ("**Share Stapled Unit(s)**") in accordance with the provisions of the Trust Deed, and to allot, issue or grant securities or convertible instruments convertible into Share Stapled Units or similar rights to subscribe for Share Stapled Units or such securities or convertible instruments and to make or grant offers, agreements and options in respect thereof;

(b) such mandate shall not extend beyond the Relevant Period (as defined hereinafter) save that the Directors of the Trustee-Manager and the Company may during the Relevant Period make or grant offers, agreements and options which might require the exercise of such power after the end of the Relevant Period;

(c) the aggregate number of Share Stapled Units allotted or agreed conditionally or unconditionally to be allotted or issued (whether pursuant to an option or otherwise) by the Directors of the Trustee-Manager and the Company pursuant to paragraph (a) above, otherwise than pursuant to (i) a Rights Issue (as defined hereinafter); (ii) the exercise of rights of subscription for Share Stapled Units or conversion into Share Stapled Units under the terms of any securities issued by the Trustee-Manager and the Company; or (iii) any distribution reinvestment arrangement or similar arrangement providing for the allotment of Share Stapled Units in lieu of the whole or part of a distribution in respect of the Share Stapled Units in accordance with the amended and restated articles of association of the Company and the Trust Deed, shall not exceed 20% of the aggregate number of Share Stapled Units in issue as at the date of the passing of this Resolution (and the aggregate numbers of units in the Trust and shares in the Company allotted or agreed conditionally to be allotted as components of Share Stapled Units, otherwise than pursuant to any of (i) to (iii) above, shall not exceed 20% of the aggregate number of units or shares (as the case may be) in issue as at the date of passing this Resolution); and

(d) for the purpose of this Resolution:

"**Trust Deed**" refers to the trust deed dated 8 May 2013 constituting the Trust, entered into between the Trustee-Manager and the Company as amended, supplemented, substituted or otherwise modified from time to time;

"**Relevant Period**" means the period from the passing of this Resolution up to:

(i) the conclusion of the next annual general meeting of the Trust and the Company;

(ii) the expiration of the period within which the next annual general meeting of the Trust and the Company is required by any applicable law or the amended and restated articles of association of the Company and/or the Trust Deed to be held; or

(iii) the revocation or variation of the authority given under this Resolution by an ordinary resolution of the holders of Share Stapled Units in general meeting, whichever is the earliest;

"**Rights Issue**" means an offer of Share Stapled Units and/or Convertible Instruments (as defined hereinafter) to all existing holders of Share Stapled Units on a pro rata basis and an offer of Share Stapled Units and/or Convertible Instruments shall be considered and deemed to be made on a pro rata basis notwithstanding that (1) the Trustee-Manager and the Company acting jointly may, after making due enquiry regarding the applicable jurisdiction, determine that Share Stapled Units and/or Convertible Instruments are not to be offered to persons whose addresses are outside Hong Kong, and/or that the Share Stapled Units and/or Convertible Instruments shall be offered on a basis, or containing such other terms, providing for any such other exclusions or adjustments determined by the Trustee-Manager and the Company acting jointly, if the Trustee-Manager and the Company by mutual agreement between them consider such exclusions or adjustments to be necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws, or under the requirements of any recognised regulatory body or stock exchange, of any territory or jurisdiction outside Hong Kong and/or (2) where and to the extent that holders of Share Stapled Units do not accept any offer of Share Stapled Units and/or Convertible Instruments within the applicable period for acceptance (as determined by the Trustee-Manager and the Company acting jointly by mutual agreement between them), such Share Stapled Units and/or Convertible Instruments may be offered or made available to, and taken up by, other persons as determined by the Trustee-Manager and the Company acting jointly by mutual agreement between them, subject to compliance with the relevant laws and regulations (including the applicable Listing Rules); and

"**Convertible Instruments**" means any options, warrants or similar rights for the subscription or issue of Share Stapled Units issued by the Trust and the Company and any securities issued by the Company or any subsidiaries of the Company which are convertible into or exchangeable for Share Stapled Units; any references to an issue of Share Stapled Units "pursuant to" any Convertible Instruments means an issue of Share Stapled Units pursuant to exercise of any subscription (or similar), conversion or exchange rights under the terms and conditions of such Convertible Instruments."

By Order of the Boards
LHIL Manager Limited
and
Langham Hospitality Investments Limited
Wong Mei Ling, Marina
Company Secretary

Hong Kong, 12 March 2026

Registered Office of the Company:
Cricket Square, Hutchins Drive
P.O. Box 2681
Grand Cayman
KY1-1111
Cayman Islands

Principal Place of Business in Hong Kong of the Company:
Suite 3210, 32nd Floor
Great Eagle Centre
23 Harbour Road
Wanchai, Hong Kong

Registered Office of the Trustee-Manager:
33rd Floor
Great Eagle Centre
23 Harbour Road
Wanchai, Hong Kong

Notes:

1. Any holder of Share Stapled Units entitled to attend and vote at the 2026 AGM (or any adjournment thereof) of the Trust and the Company is entitled to appoint one or more proxies to attend and, on a poll, vote in his/her stead. A proxy need not be a holder of Share Stapled Units of the Trust and the Company. Holders of Share Stapled Units may appoint the Chairman of the 2026 AGM as their proxy to vote on the resolutions, instead of attending the 2026 AGM in person.

2. Where there are joint registered holders of any Share Stapled Unit, any one of such persons may vote at the 2026 AGM, either personally or by proxy, in respect of such Share Stapled Unit as if he/she was solely entitled thereto; but if more than one of such joint holders is present at the 2026 AGM personally or by proxy, that one of the holders so present whose name stands first on the Share Stapled Units Register in respect of such Share Stapled Unit shall alone be entitled to vote in respect thereof. Several executors or administrators of a deceased holder of Share Stapled Units in whose name any Share Stapled Unit stands shall for this purpose be deemed joint holders thereof.

3. In order to be valid, the form of proxy and the power of attorney or other authority, if any, under which it is signed (or a notarially certified copy of such power of attorney or authority) must be deposited at the Principal Place of Business in Hong Kong of the Company at Suite 3210, 32nd Floor, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong not later than 48 hours before the time appointed for holding the 2026 AGM (or any adjournment thereof).

   Completion and return of the form of proxy will not preclude holders of Share Stapled Units from attending and voting in person at the 2026 AGM should they so wish. In the event that the holders of Share Stapled Units attend the 2026 AGM or adjourned meeting (as the case may be) after having lodged a form of proxy, the form of proxy will be deemed to have been revoked.

4. The Share Stapled Units Register, the register of holders of units, the principal and Hong Kong branch registers of members, and the register of beneficial interests as established and maintained by the Trustee-Manager and the Company in accordance with the provisions of the Trust Deed (collectively, the "**Registers**") will all be closed and no transfer of Share Stapled Units will be registered during the following periods:

   (i) To attend and vote at the 2026 AGM

   For the purpose of ascertaining the entitlement of holders of Share Stapled Units to attend and vote at the 2026 AGM, the Registers will be closed from Friday, 15 May 2026 to Wednesday, 20 May 2026, both days inclusive.

   In order to be eligible to attend and vote at the 2026 AGM, all properly completed transfer forms accompanied by the relevant Share Stapled Units certificates must be lodged with the Share Stapled Units Registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Thursday, 14 May 2026. Holders of Share Stapled Units whose name appear on the Registers on Wednesday, 20 May 2026, being the record date for the 2026 AGM, are entitled to attend and vote at the 2026 AGM.

(ii) To qualify for the proposed 2025 Final Distribution

For the purpose of ascertaining the entitlement of holders of Share Stapled Units to the proposed 2025 final distribution, the Registers will be closed from Wednesday, 27 May 2026 to Thursday, 28 May 2026, both days inclusive.

In order to qualify for the proposed 2025 final distribution, all properly completed transfer forms accompanied by the relevant Share Stapled Units certificates must be lodged with the Share Stapled Units Registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Tuesday, 26 May 2026. Holders of Share Stapled Units whose name appear on the Registers on Thursday, 28 May 2026, being the record date for the proposed 2025 final distribution, are qualified to the proposed 2025 final distribution.

5. Each Share Stapled Unit comprises:

(a) a unit in the Trust;

(b) the beneficial interest in a specifically identified ordinary share in the Company linked to the unit in the Trust and held by the Trustee-Manager; and

(c) a specifically identified preference share of the Company stapled to the unit in the Trust.

Under the Trust Deed and the Company's amended and restated articles of association, the number of ordinary shares and preference shares of the Company in issue must be the same at all times and must also, in each case, be equal to the number of units of the Trust in issue; and each of them is equal to the number of Share Stapled Units in issue.

6. The 2026 AGM is convened as a combined meeting of unitholders of the Trust and shareholders of the Company. Each resolution proposed to approve a matter to be considered by the holders of Share Stapled Units at the 2026 AGM shall serve as both a resolution of unitholders of the Trust and a resolution of shareholders of the Company.

7. The form of proxy provided to holders of Share Stapled Units for use at the 2026 AGM and the form of voting paper to be used at the 2026 AGM are, in each case, a single composite form. The effect of completing a form of proxy or voting paper (as the case may be) indicating a vote either for or against a resolution of holders of Share Stapled Units to be proposed at the 2026 AGM shall be the vote cast in respect of the relevant Share Stapled Units and shall constitute:

(i) a vote of the units of the Trust (as component of the relevant Share Stapled Units) in respect of the resolution of unitholders of the Trust under the Trust Deed;

(ii) a vote of the preference shares of the Company (as component of the relevant Share Stapled Units) in respect of the resolution of shareholders of the Company under the Company's amended and restated articles of association; and

(iii) an instruction to the Trustee-Manager to vote the number of ordinary shares of the Company held by the Trustee-Manager (as component of the relevant Share Stapled Units) in the same way of the resolution of shareholders of the Company under the Company's amended and restated articles of association.

8. In respect of each individual Share Stapled Unit, the voting rights conferred by the unit, the preference share and the interest in the ordinary share which are components of the relevant Share Stapled Unit can only be exercised in the same way (either for or against) in respect of a resolution of holders of Share Stapled Units to be proposed at the 2026 AGM; and completion of a form of proxy or voting paper in respect of a Share Stapled Unit will have that effect, as described in note 7 above.

9. Concerning Resolutions numbered 3 to 5 above, Mr. Lo Chun Him, Alexander, Mr. Lo Chun Lai, Andrew and Professor Chan Ka Keung, Ceajer will retire from office at the 2026 AGM and, being eligible, offer themselves for re-election and their biographical details together with other information are set out in Appendix to the circular to holders of Share Stapled Units dated 12 March 2026. Details of Directors' emoluments are set out in note 14 to the consolidated financial statements contained in the 2025 Annual Report of Langham.

10. Concerning Resolution numbered 8 above, the Directors of the Trustee-Manager and the Company wish to state that there is no immediate plan to issue any new Share Stapled Units or warrants.

11. The votes at the 2026 AGM will be taken by poll.

12. If a typhoon signal no. 8 or above, a black rainstorm warning signal and/or "extreme conditions" announced by the Government is/are in force in Hong Kong at or at any time after 9:00 a.m. on Wednesday, 20 May 2026, the 2026 AGM will be rescheduled. The Government may issue an announcement on "extreme conditions" in the event of, for example, widespread serious obstruction of public transport services, extensive flooding, major landslides or large-scale power outage as a result of a super typhoon or other natural disaster of a substantial scale. The Trust and the Company will publish an announcement on the HKEXnews' website at www.hkexnews.hk and Langham's website at www.langhamhospitality.com to notify holders of Share Stapled Units of the date, time and venue of the rescheduled meeting.

13. The 2026 AGM venue has wheelchair access. Anyone accompanying a holder of Share Stapled Units in need of assistance will be admitted to the 2026 AGM. If any holder of Share Stapled Units with a disability has a question regarding attendance, please contact the Company Secretarial Division of the Company by email at Langham.ecom@langhamhospitality.com.