IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:	Chapter 11
Yardbird Group LLC, *et al.*,	Case No. 26-11479 (BLS)
Debtors.[1]	(Jointly Administered)

RESERVATION OF RIGHTS OF MARINA BAY SANDS PTE. LTD. WITH RESPECT TO RESTAURANT MANAGEMENT AGREEMENT

1. Marina Bay Sands Pte. Ltd. ("***MBS***"), by its undersigned counsel, hereby files this reservation of rights to the proposed assumption and assignment and non-termination of that certain Restaurant Management Agreement, dated March 24, 2017 (the "***RMA***"), between MBS and Yardbird Singapore Pte. Ltd. (which was transferred to The Bird Singapore LLC by that certain Agreement to Transfer, effective September 26, 2022). MBS makes a "special" or "limited" appearance and continues to advance its position that the Bankruptcy Court does not have jurisdiction over MBS as it is a Singapore entity with no assets in the United States and the RMA is expressly governed by Singapore law.

2. MBS is aware of the process that is being undertaken in the Bankruptcy Court by The Bird Singapore LLC and its affiliated debtor entities (the "***Debtors***") and that the Debtors seek to assume and assign the RMA to the stalking horse purchaser. From the outset of the cases, MBS

[1] The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number include: Yardbird Group LLC (7139); Southern Operations, LLC (5384); Yardbird Beverly Hills, LLC (9735); Yardbird DFW, LLC (2545); Yardbird DC, LLC (2651); Yardbird Chicago, LLC (6273); Yardbird Denver LLC (8819), YB Las Vegas, LLC (4071), Yardbird DFW Management LLC (8949), Yardbird DFW Concession LLC (1952), and The Bird Singapore LLC (8264). The location of the Debtors' service address in these chapter 11 cases is 3355 Las Vegas Boulevard South, Las Vegas, Nevada 89109.

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has made it known to Debtors' counsel that its position is that Singapore law exclusively governs its rights under the RMA and that the laws of the United States, including the Bankruptcy Code, are inapplicable and do not alter those rights.

3. MBS notifies parties of and expressly reserves its rights that the Bankruptcy Code does not apply to the RMA, and that under Singapore law and the terms of the RMA, (i) the RMA cannot be assigned without MBS's consent; (ii) the proposed assumption and assignment of the RMA, insofar as it purports to transfer The Bird Singapore LLC's obligations under the RMA without MBS's consent, would be deemed invalid under Singapore law, and would constitute a breach of the RMA by The Bird Singapore LLC; and (iii) in any event, the present proceedings constitute a valid termination event under the RMA.

Dated: November 2, 2026

Respectfully submitted,

/s/ Jeffrey C. Wisler

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CERTIFICATE OF SERVICE

I certify that on November 2, 2026, a true and correct copy of the **Reservation of Rights of Marina Bay Sands Pte. Ltd. With Respect to Restaurant Management Agreement** was served by the Electronic Case Filing System for the United States Bankruptcy Court for the District of Delaware on those parties registered to receive electronic notices.

/s/ Jeffrey C. Wisler
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