



JP Morgan Real Assets Forum

2 July 2026

UIB
UI BOUSTEAD REIT

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DBS Bank Ltd. and United Overseas Bank Limited are the joint issue managers, joint global coordinators, and joint bookrunners and underwriters to the initial public offering of UI Boustead REIT.

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UIB Konan Phase 2

Overview

UIB
UI BOUSTEAD REIT

UI Boustead REIT's Investment Focus

Logistics, industrial, Hi-Specs industrial and business space assets and real estate-related assets in the Asia Pacific region, with initial focus in Singapore and Japan



Focused on Developed Markets with Positive Fundamentals

100% focused on key Asia Pacific developed markets of Singapore and Japan, with attractive yield spreads relative to other developed industrial and logistics markets



High-Quality Portfolio Delivering Attractive Total Returns

Assets of strategic importance for tenants in hi-tech / value-add, innovative sectors, delivering visible and growing income streams from high occupancy and contractual rental escalations



Access to Growth Opportunities

Backed by Sponsor's visible pipeline of assets and co-development opportunities to support UI Boustead REIT's continued growth in a responsible and value enhancing manner

Portfolio Overview

23 properties

Across Singapore and Japan

S\$1,904m

Agreed Property Value⁽¹⁾

5.3 million sq ft

Portfolio Net Lettable Area

92.2%

Committed Occupancy⁽²⁾

5.8 years

Portfolio WALE⁽³⁾



100% focused on key developed markets of Singapore and Japan



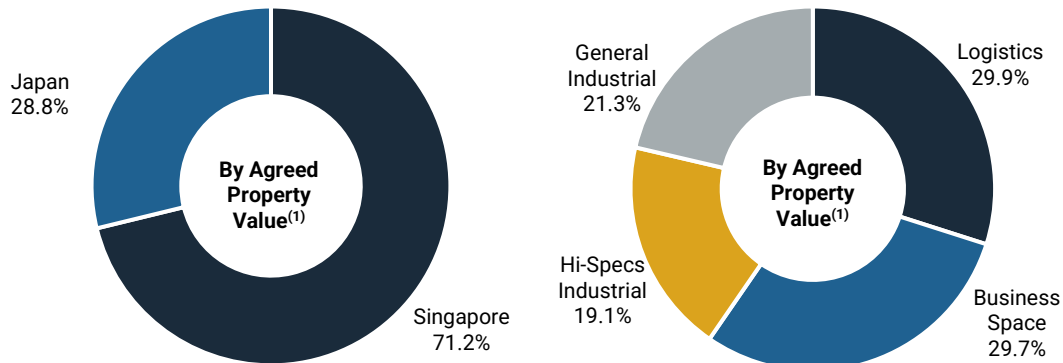
Well diversified across various industrial segments



High-quality and strategically located portfolio



Strong income visibility and embedded organic growth



Notes:

- (1) Based on the valuation reports prepared by the Independent Valuers as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
- (2) Committed portfolio occupancy as at 30 April 2026. Committed portfolio occupancy as at 30 September 2025 was 89.4% as disclosed in the prospectus dated 5 March 2026 ("Prospectus").
- (3) Portfolio weighted average lease expiry based on gross rental income for the month of September 2025 as disclosed in the Prospectus.

Singapore Portfolio Overview

21 properties

Located in key economic areas

S\$1,355m

Agreed Property Value⁽¹⁾

3.5 million sq ft

Net Lettable Area

97.1%

Committed Occupancy⁽²⁾

5.3 years

Portfolio WALE⁽³⁾

Property Type

- Logistics
- Business Space
- Hi-Specs Industrial
- General Industrial

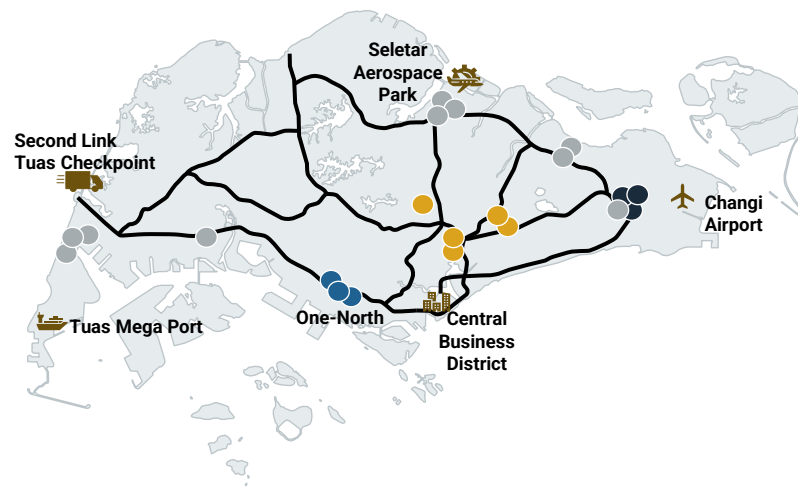
— Major Expressways

Logistics

Located in the East where there is a concentration of warehouses and logistics centres to support key logistics activities, and with excellent connectivity

Business Space

Situated in One-North, which has established its reputation as an R&D hub spearheading Singapore's R&D efforts



Hi-Specs Industrial

Industrial mixed-use properties situated in key precincts and prime central region, supported by excellent connectivity and range of amenities

General Industrial

Strategically diversified and located in proximity to critical infrastructure such as Changi Airport, Seletar Airport, Seletar Aerospace Park and Tuas Mega Port

Notes:

- (1) Based on the valuation reports prepared by the Independent Valuers as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
- (2) Committed portfolio occupancy as at 30 April 2026. Committed portfolio occupancy as at 30 September 2025 was 96.3% as disclosed in the Prospectus.
- (3) Portfolio weighted average lease expiry based on gross rental income for the month of September 2025 as disclosed in the Prospectus.

Japan Portfolio Overview

2 properties

Strategically located

S\$549m

Agreed Property Value⁽¹⁾

1.9 million sq ft

Net Lettable Area

83.2%

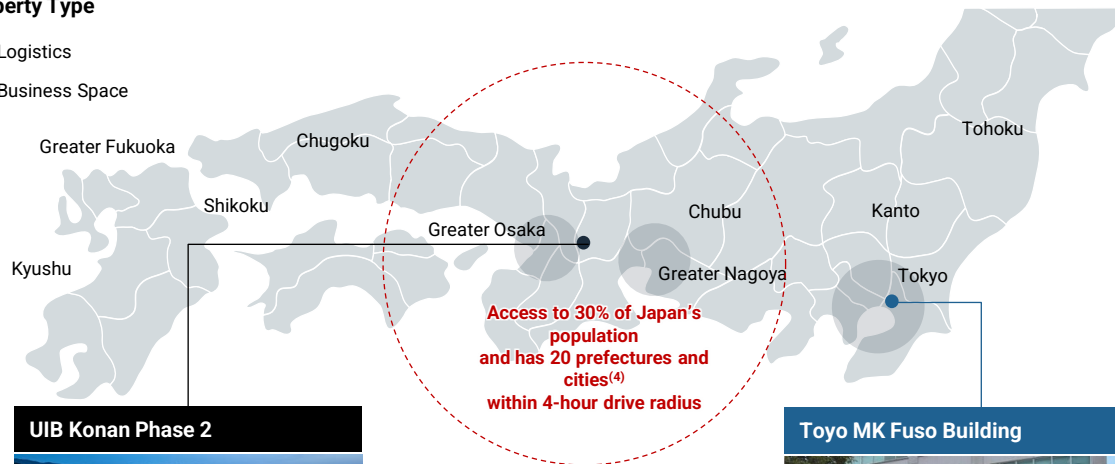
Committed Occupancy⁽²⁾

9.0 years

Portfolio WALE⁽³⁾

Property Type

- Logistics
- Business Space



UIB Konan Phase 2



Modern large-scale logistics property situated in Shiga Prefecture, a manufacturing hub

Toyo MK Fuso Building



Business space property located in Koto City, approximately 20 minutes from central Tokyo

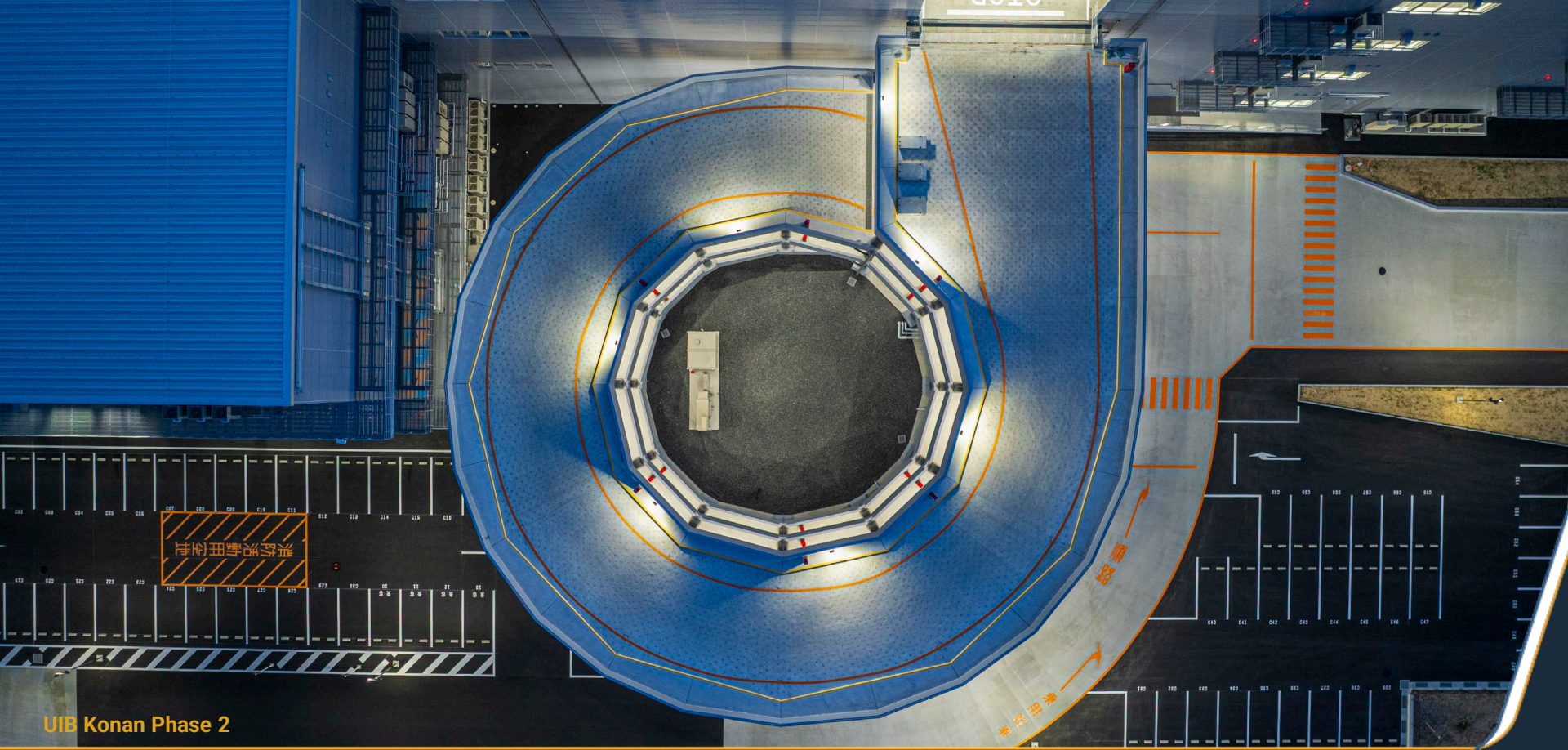
Notes:

(1) Based on the valuation reports prepared by the Independent Valuers as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.

(2) Committed portfolio occupancy as at 30 April 2026. Committed portfolio occupancy as at 30 September 2025 was 76.7% as disclosed in the Prospectus.

(3) Portfolio weighted average lease expiry based on gross rental income for the month of September 2025 as disclosed in the Prospectus.

(4) Includes Shiga, Kyoto, Osaka, Hyogo, Nara, Wakayama, Mie, Aichi, Gifu, Shizuoka, Fukui, Ishikawa, Toyama, Nagano, Yamanashi, Okayama, Tottori, Hiroshima, Tokushima and Kagawa.



UIB Konan Phase 2

Key Investment Highlights

Key Investment Highlights

1 Access to attractive developed Asia Pacific industrial, logistics and business space markets of Singapore and Japan

2 Well-positioned portfolio focused on industries aligned with Singapore's economic growth strategies

3 Strategically important assets serving hi-tech / value-add, innovative sectors, with portfolio resilience underpinned by high-quality tenant base; well-balanced lease expiry with minimal near term expiries

4 Secured organic growth through built-in rental escalation, upside from occupancy optimisation and potential for positive rental reversions; inorganic growth potential from asset enhancement initiatives and Sponsor pipeline

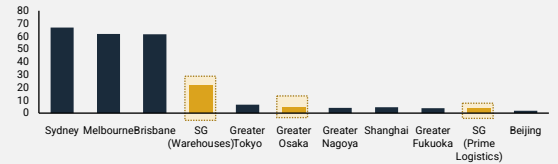
5 Strong alignment of interests between Sponsor and Unitholders

1

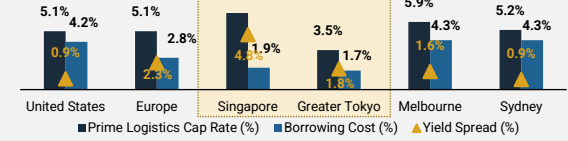
Access to Attractive Developed Asia Pacific Industrial and Logistics Markets of Singapore and Japan

Why Singapore & Japan?

Low Supply Relative to Population Size (Logistics Stock per Capita in sq ft)



Attractive Yield Spread vs Other Developed Markets (%)

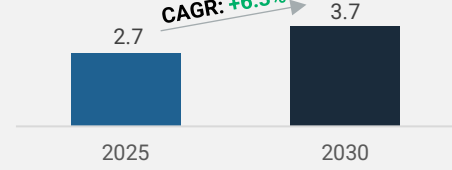


Singapore's Dominant Position as Leading Transport Hub

- #1 Logistics Hub**
Singapore's trade logistics ranks best among 139 countries according to World Bank
- 85% of global GDP** covered by Singapore's extensive trade network and free trade agreements
- Majority** of top 25 logistics providers have established operations in Singapore

Why Logistics / Industrial Sector?

Asia Pacific Freight & Logistics Market (US\$trillion)



Growth Drivers for Asia Pacific Freight & Logistics Market

- Growth of E-Commerce Market:** Asia Pacific's e-commerce market is expected to grow from **US\$4.2 trillion** to **US\$7.3 trillion** between 2024 to 2030
- Technological Advancement:** Adoption of technology by logistics operators such as automation, AI and digital solutions are transforming logistics systems
- Government Initiatives & Infrastructure Development:** Governments are investing in modernising transportation networks to facilitate seamless trade

Why these Submarkets?





- Changi Logistics**
Strategically located in Eastern Gateway to support aviation-related businesses
- Business Space at one-north**
Proximity to research institutions and access to highly skilled talent pool, and collaborative innovation environment fostered by clustering of like-minded enterprises
- Hi-Specs Industrial**
Located in key precincts with excellent connectivity and are well supported by comprehensive range of amenities
- General Industrial**
Located in proximity to critical infrastructure such as Changi Airport, Seletar Airport, Seletar Aerospace Park and Tuas Mega Port
- Japan Logistics**
Strategic hub for wide area distribution enabled by proximity to expressways and major arterial roads

Source: Independent Market Research Report for Asia, Singapore and Japan per the Prospectus.

2

Well-Positioned Portfolio Focused on Industries Aligned with the Economic Growth Strategy of Singapore

% of portfolio exposure
based on Agreed Property Value

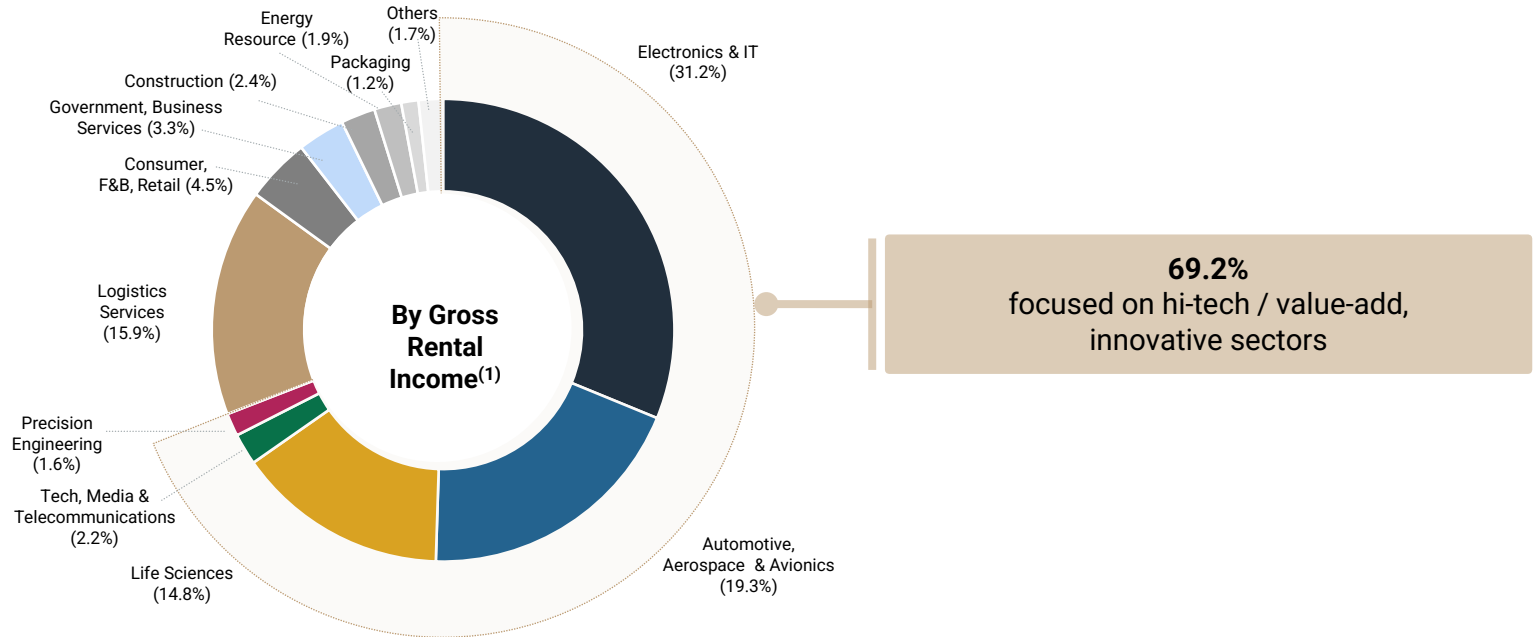
	 30% Logistics	 30% Business Space	 19% Hi-Specs Industrial	 21% General Industrial
Country / Region	<ul style="list-style-type: none"> Singapore (located near Changi International Airport) Japan (located in Greater Osaka) 	<ul style="list-style-type: none"> Singapore (located in one-north) Japan (located in Tokyo) 	<ul style="list-style-type: none"> Singapore (located in Bishan sub-regional centre, Kallang, Paya Lebar and surroundings) 	<ul style="list-style-type: none"> Singapore (located across Northern, Eastern, and Western Gateways)
# Properties / NLA	<ul style="list-style-type: none"> 4 properties 2,185,795 sq ft 	<ul style="list-style-type: none"> 4 properties 809,532 sq ft 	<ul style="list-style-type: none"> 5 properties 789,506 sq ft 	<ul style="list-style-type: none"> 10 properties 1,559,445 sq ft
Agreed Property Value ⁽¹⁾	<ul style="list-style-type: none"> SG: S\$139m JP: S\$431m 	<ul style="list-style-type: none"> SG: S\$448m JP: S\$117m 	<ul style="list-style-type: none"> S\$363m 	<ul style="list-style-type: none"> S\$407m
Select Key Tenants	<ul style="list-style-type: none"> SPX Express, Liten Logistics Services, TTI Electronics, Nippon Express, Juan Kuang, Paltac, Yamato Transport 	<ul style="list-style-type: none"> Razer (Asia-Pacific), GlaxoSmithKline, Smith & Nephew, Infomaven, Omnicom Group (Asia Pacific), Japanese manufacturer of commercial vehicles 	<ul style="list-style-type: none"> AUMOVIO, Secretlab SG, Electrolux S.E.A, Tung Lok Millennium, Jumbo Group, Hai Robotics Singapore, Network for Electronic Transfers 	<ul style="list-style-type: none"> Rolls-Royce Solutions Asia, Safran Helicopter Engines Asia, Energy Alloys, Jabil Circuit (Singapore), leading aircraft manufacturer, global technology company
Select ESG Accreditations	<ul style="list-style-type: none"> BCA Green Mark Certified CASBEE A 	<ul style="list-style-type: none"> BCA Green Mark Platinum LIAS Awards of Excellence Silver BCA Green Mark Gold Plus 	<ul style="list-style-type: none"> BCA Green Mark Platinum BCA Green Mark Gold Plus 	<ul style="list-style-type: none"> BCA Green Mark Gold LEED Silver

Note:

(1) Based on the valuation reports prepared by the Independent Valuers as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.

3 Strategically Important Assets Serving Hi-Tech / Value-Add, Innovative Sectors

Tenants in hi-tech / value-add, innovative sectors benefit from the Singapore government's commitment to encourage growth in such industries, enhancing UI Boustead REIT's income stability and organic growth prospects



Note:
(1) Based on the month of September 2025 as disclosed in the Prospectus.

③ High-Quality Top 10 Tenant Base Underpinning Portfolio Resilience

Tenant	Description	NPI Contribution ⁽¹⁾
Leading global aerospace corporation ⁽²⁾	Subsidiary of a leading aerospace corporation	8.6%
Global technology company ⁽²⁾	Global technology company	8.4%
GlaxoSmithKline	Leading global pharmaceutical company	7.8%
AUMOVIO	Third largest automotive supplier globally	6.2%
Rolls-Royce Solutions Asia	Manufacturer of power systems	4.9%
Jabil Circuit (Singapore)	Subsidiary of a global electronic component manufacturer	4.4%
Yamato Transport	Japan's leading domestic parcel delivery service company	4.3%
Network for Electronic Transfers	Leading payment services group which manages and operates Singapore's national payment system	3.5%
Nippon Express	Global logistics company providing supply chain and transport solutions	3.5%
Razer (Asia-Pacific)	Provider of high-performance gaming laptops and peripherals	2.4%

Strong tenants with no history of rental deferrals

~54%

NPI contribution from top 10 tenants⁽¹⁾

9 of top 10 tenants are Fortune 500 or Listed Companies⁽³⁾

8.4 years

average WALE for top 10 tenants⁽¹⁾

Notes:

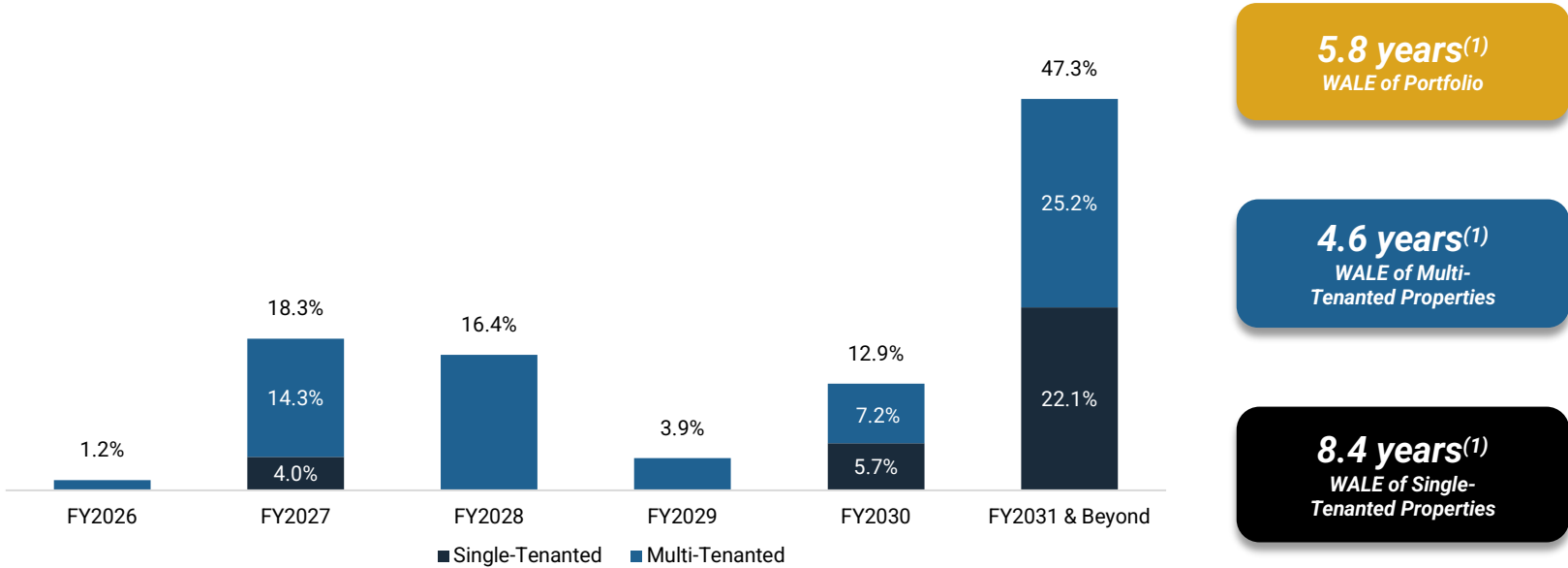
(1) Based on the month of September 2025 as disclosed in the Prospectus.

(2) The identity of the tenant is not disclosed due to confidentiality obligations.

(3) Tenants that are owned by Fortune 500, Fortune 500 Europe and public-listed multinational corporations.

③ Well-Balanced Lease Expiry Profile

Long WALE of 5.8 years, with minimal near-term expiries



Note:
(1) Based on GRI for the month of September 2025 as disclosed in the Prospectus.

4 Secured Organic Growth Through Built-In Rental Escalations

Bulk of gross rental income projected in FP2026 and PY2027 are already committed, and majority of leases have built-in rental escalations



Projected GRI secured by contracted leases⁽¹⁾

98% in FP2026

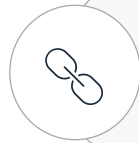
87% in PY2027



Majority of leases with built-in rental escalations⁽²⁾

~72.3%
of leases in FP2026

~70.3%
of leases in PY2027



Committed rental escalation clauses in line with long-term inflation

3.3% in FP2026⁽³⁾

2.3% in PY2027⁽³⁾

Notes:

(1) As at 30 September 2025.

(2) Based on gross rental income contribution.

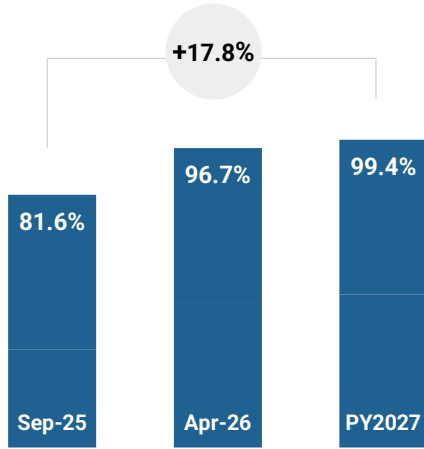
(3) Average escalation weighted by gross rental income.

4 Occupancy Optimisation from Multi-Tenanted Properties

Upside from occupancy optimisation potential of select properties

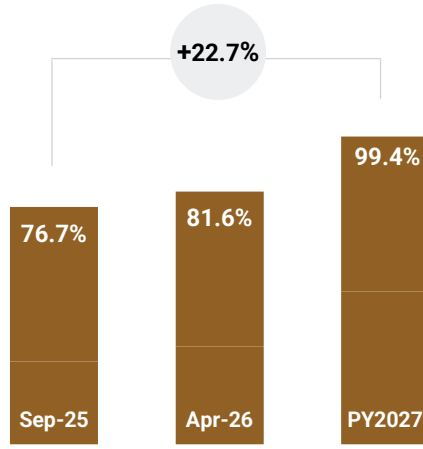
26 Tai Seng Street

Prior anchor tenant was recently replaced in 3Q 2025, providing leasing up opportunity



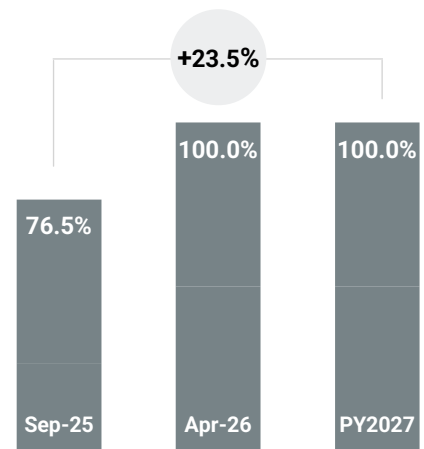
UIB Konan Phase 2

Completed in May 2025 and still in ramp-up stage. 12.7% of NLA is currently under advanced stage of negotiations



Toyo MK Fuso Building

Vacancy was due to departure of a major anchor tenant. This has since been backfilled and **committed occupancy is currently 100.0%**

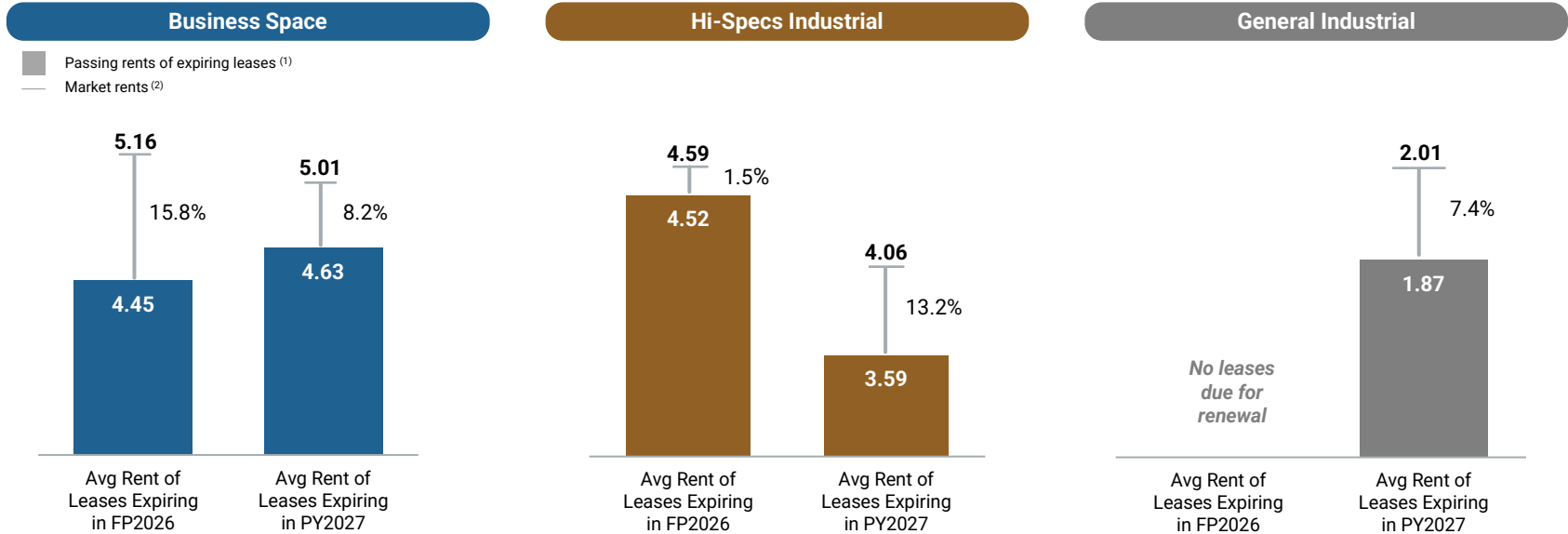


4 Potential for Positive Rental Reversions

Passing rents on leases due for renewal in FP2026 and PY2027 are below current market rents, providing headroom for potential positive rental reversions

Average Passing Rent of Expiring Leases

(\$\$ per sq ft per month)



Notes:

- (1) Average passing rent weighted by the NLA of leases expiring in the respective time period.
- (2) Average market rent based on market rents of properties with expiring leases as extracted from valuation reports and weighted by the NLA of the relevant properties.

④ Inorganic Growth Potential

Multiple
Inorganic
Growth
Levers



Asset Enhancement Initiatives (“AEI”)

- AUMOVIO Building Phase 3 conversion from single-tenanted to multi-tenanted building
- Increase in NLA for existing properties with unutilised plot ratio



Co-Investment in Development Opportunities

- In partnership with Sponsor; enhances value creation on a risk-mitigated basis
- Enables REIT to capture development margins between yield on cost and market capitalisation rates upon completion of the development



Acquisition Opportunities

- From Sponsor’s and Boustead Projects Limited’s stabilised pipeline
- From third parties

4 Asset Enhancement Initiative - AUMOVIO Building Phase 3

Opportunity to reposition from single-tenanted property to multi-tenanted to benefit from re-leasing upside given that its current rents are significantly below market

Highly Attractive Location



Centrally located and with connectivity to three expressways



Within 5-minute walk to two different MRT stations, with covered pathway to Bendemeer MRT

Scope of AEI

- ❑ ~S\$3m of budgeted capex to convert building to multi-tenanted building
- ❑ Potential creation of reception and drop-off lobby, subdivision of walls, and M&E related works

NPI Uplift Opportunity via Conversion of STB to MTB

- ✅ **Organic growth opportunity** for Unitholders with conversion from single-tenanted property to multi-tenanted property as current rents are below market
- ✅ Average floor plate of ~19,000 sq ft targeted at **variety of hi-tech / value-add tenants**
- ✅ Already received **precommitment for ~40%** of space

④ Co-Investment in UIB Konan Phase 3 Development

- Consolidation of presence in Konan City with UIB Phase 3 development announced on 24 April 2026

Location	Konan City, Shiga Prefecture, Japan
Description	Development comprising two logistics facilities (adjacent to UIB Konan Phase 2)
Total development cost	~JPY10.3 billion (~S\$84.1 million) ⁽¹⁾
Land area	574,246 sq ft
Land use rights	70 years expiring 2096
Total investment value	~S\$20.8 million
Estimated capital commitment	~S\$7.3 million
GFA / NLA	GFA: 518,162 sq ft NLA: 508,880 sq ft
Estimated completion	2Q 2027
Effective Interest	24.26%
Yield on cost	4.8% ⁽²⁾
Option to purchase	Balance interest in development at 4.0% cap rate



Notes: (1) Based on exchange rate of S\$1.00 : JPY122. (2) The estimated yield on cost is derived based on the estimated stabilised net income to be derived from the Facilities, taking into account the estimated development costs of the Development (excluding the refundable interest and capex reserve at the completion of the Development) of JPY9.9 billion. The estimated stabilised net income is in line with the stabilised occupancy rates and rental income derived by existing comparable facilities. The statements in respect of the estimated yield on cost and estimated stabilised net income above are based on the REIT Manager's estimates and expectations and they are not intended as a forecast or assurance of the performance of the Facilities and accordingly, should not be construed as such.

4 Co-Investment in Aerospace Facility Development

Location	Seletar Aerospace Park, Singapore
Description	Build-to-suit aerospace facility for a leading global aerospace corporation
Total development cost	~S\$104.0 million
Land area	322,766 sq ft
Land expiry	~24.5 years expiring 2050
Total investment value	~S\$53.9 million
Estimated capital commitment	~S\$17.9 million
GFA / NLA	252,113 sq ft
Interest in joint venture	51.0%
Yield on cost	8.6% ⁽¹⁾
Lease term	~22.5-year lease with built-in rental escalations
Option to purchase	Balance 49% interest in joint venture exercisable from date of issuance of temporary occupation permit



Note:

(1) The estimated yield on cost is derived based on the estimated stabilised net income to be derived from the Facility, taking into account the estimated development costs of S\$104.0 million and the terms of Tenant Lease. The statements in respect of the estimated yield on cost and estimated stabilised net income above are based on the REIT Manager's estimates and expectations, and they are not intended as a forecast or assurance of the performance of the Facility and accordingly, should not be construed as such.

4 Immediate Sponsor's Pipeline for Inorganic Growth

Location	Tuas, Singapore
Description	5-storey multi-tenanted ramp-up logistics property, certified Green Mark Platinum Super Low Energy Building and also awarded Project of the Year (Industrial) in 2025 by the Building and Construction Authority ("BCA")
Property value	~S\$220.0 million
GFA	640,147 sq ft



- High floor loading, efficient floor layouts, direct ramp access and good ceiling height to cater to logistics operations
- Major tenants include leading global apparel brand and multinational shipping and logistics solutions provider



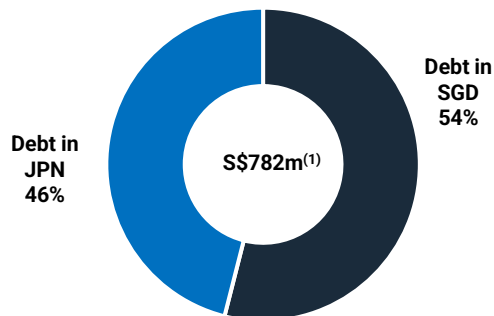
GSK Asia House

Capital Management

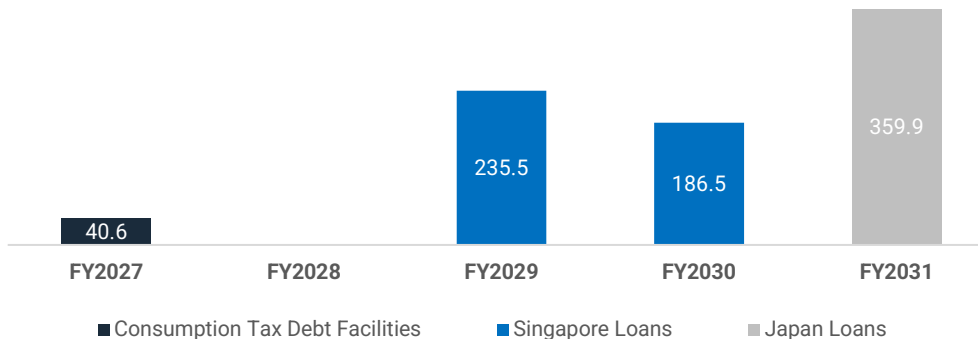


Capital Management

Debt Profile



Debt Maturity Profile (S\$m)⁽¹⁾



- Prudent capital management strategy with no refinancing requirement until FY2029
- As at 31 March 2026, aggregate leverage was 37.0%⁽²⁾⁽³⁾ with weighted average all-in cost of debt of approximately 2.5% per annum⁽³⁾ and weighted average debt maturity of ~4.1 years
- Proportion of fixed rate debt was ~50%, in line with the assumption for Projection Year 2027

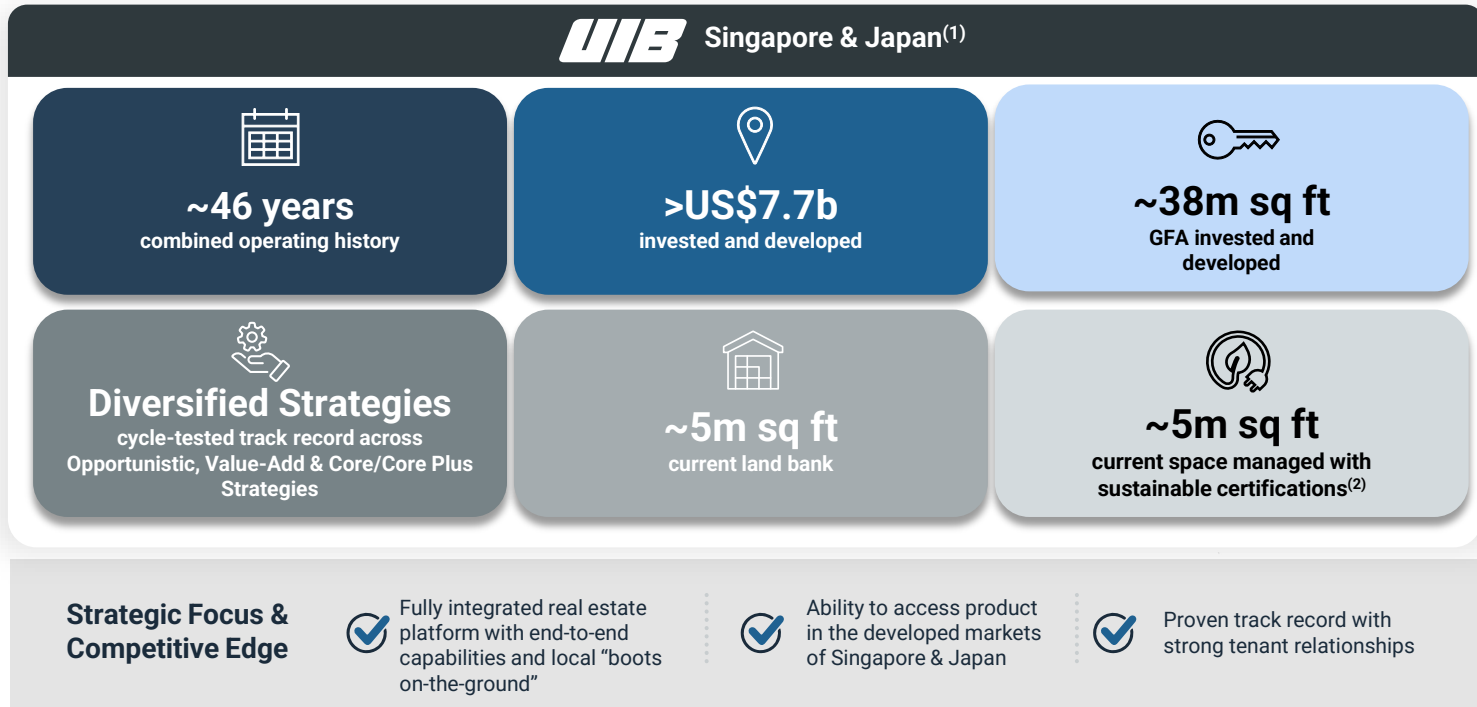
Notes:

- (1) At listing date and based on the assumption that UI Boustead REIT assumes 100.0% of the debt facilities as outlined in the Prospectus.
- (2) In accordance with the Property Funds Appendix, the aggregate leverage is calculated based on UI Boustead REIT's 49.0% partnership interest in AMC LLP and TPM LLP and its 98.4% interest in the Class B ordinary shares of Snakepit SPV, which in turn holds the 48.5% partnership interest in Snakepit LLP. It excludes the Consumption Tax Debt Facilities, which will be repaid immediately following the refund of the consumption tax, all of which is expected to be refunded by Projection Year 2027 ("PY2027").
- (3) As outlined in the Prospectus, aggregate leverage at listing date was expected to be 37.9% with weighted average all-in cost of debt of approximately 2.4% per annum.



UIB-Konan Phase 2

Sponsored by Pan-Asian Logistics and Industrial Real Estate Platform



Notes:

- (1) As at December 2025. Figures below reflect UIB’s presence in Japan and Singapore only.
- (2) Includes Green Mark, CASBEE, LEED, BELS and ZEB (Zero Energy Building) Ready certifications.

Fully Vertically Integrated Platform with End-to-End Capabilities and Local "Boots-on-the-Ground" Across Markets

Fully Integrated Platform with End-to-End Real Estate Capabilities

Sourcing and Acquisition

- Extensive track record and deep local presence across its core markets of Japan and Singapore
- Good understanding of Singapore's industrial landscape and Japan's complex land ownership structures

Development and Asset Enhancement

- Extensive development and investment track record across industrial value chain

Property & Leasing Management

- >500 blue-chip tenant base comprising multinational corporations and local corporations
- In-house property management and leasing capabilities allow for proactive tenant management

Asset Management

- UIB manages US\$4.0b of end-value AUM⁽¹⁾ across 82 assets across Asia⁽²⁾
- Robust performance and risk monitoring frameworks over entire asset life cycle to maximise value

Vertically integrated platform with "boots-on-the-ground" presence in each market

With On-the-Ground Local Presence



Dedicated local teams in every market across all functions with native language capabilities



Deep, localised knowledge of submarkets creates strong understanding of demand drivers



Comprehensive understanding of market standards, local practices, technical requirements and regulations

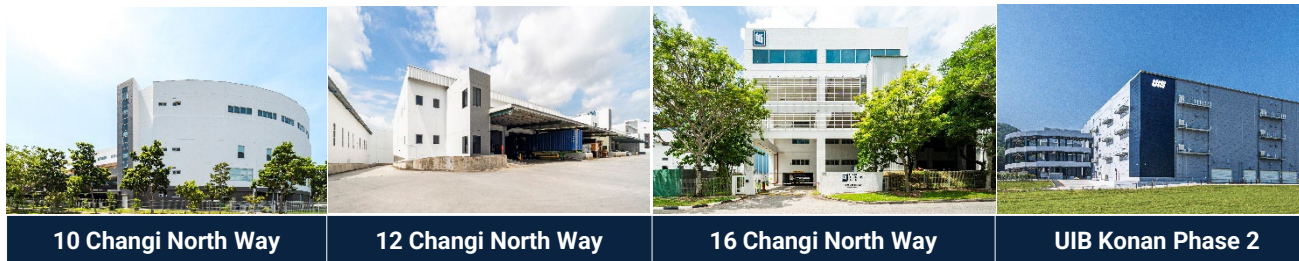


Trusted partner with **institutional capital partners** including **global sovereign wealth funds and pension funds**

Notes:

- (1) As of December 2025. AUM may include land bank where the construction start has been finalised or where the project is sufficiently advanced.
- (2) Includes all UIB markets: Japan, Singapore and China.

Portfolio – Logistics

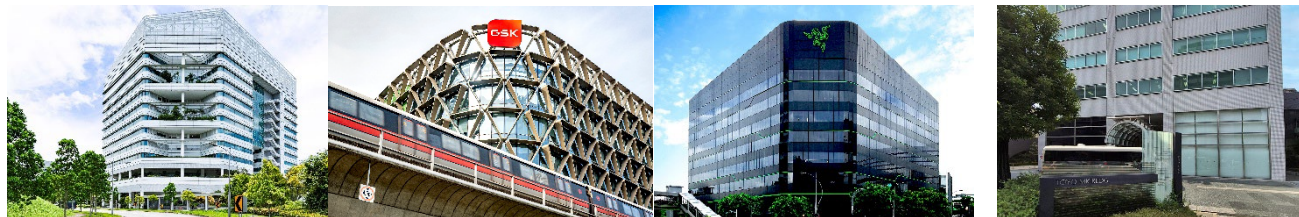


	10 Changi North Way	12 Changi North Way	16 Changi North Way	UIB Konan Phase 2
Country	Singapore	Singapore	Singapore	Japan
Year of Completion⁽¹⁾	2011	2005	2008	2025
Land Expiry	2065	2065	2065	Freehold
GFA (sq ft)	129,373	257,789	121,851	1,953,257
NLA (sq ft)	128,505	221,822	121,851	1,713,617
Tenancy	Single-tenanted	Multi-tenanted	Single-tenanted	Multi-tenanted
Agreed Property Value (S\$m)⁽²⁾	36.0	66.0	36.8	431.0
Committed Occupancy⁽³⁾	100.0%	100.0%	100.0%	81.6%

Notes:

- (1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
- (2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
- (3) As at 30 April 2026.

Portfolio – Business Space



ALICE@Mediapolis

GSK Asia House

Razer SEA HQ

Toyo MK Fuso Building

	ALICE@Mediapolis	GSK Asia House	Razer SEA HQ	Toyo MK Fuso Building
Country	Singapore	Singapore	Singapore	Japan
Year of Completion⁽¹⁾	2018	2016	2021	1997
Land Expiry	2047	2045	2049	Freehold
GFA (sq ft)	425,181	156,247	205,607	208,640
NLA (sq ft)	329,896	136,341	179,716	163,579
Tenancy	Multi-tenanted	Multi-tenanted	Multi-tenanted	Multi-tenanted
Agreed Property Value (S\$m)⁽²⁾	209.5	128.0	110.0	117.5
Committed Occupancy⁽³⁾	91.0%	98.1%	100.0%	100.0%

Notes:

- (1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
- (2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
- (3) As at 30 April 2026.

Portfolio – Hi-Specs Industrial



26 Tai Seng Street

351 Braddell Road

AUMOVIO Building
Phase 1 and 2

AUMOVIO Building
Phase 3

Edward Boustead
Centre

	26 Tai Seng Street	351 Braddell Road	AUMOVIO Building Phase 1 and 2	AUMOVIO Building Phase 3	Edward Boustead Centre
Country	Singapore	Singapore	Singapore	Singapore	Singapore
Year of Completion ⁽¹⁾	2011	2021	2012	2018	2014
Land Expiry	2067	2048	2059	2047	2043
GFA (sq ft)	193,012	260,631	174,917	120,031	94,278
NLA (sq ft)	180,801	236,864	174,917	120,031	76,894
Tenancy	Multi-tenanted	Multi-tenanted	Single-tenanted	Single-tenanted	Multi-tenanted
Agreed Property Value (S\$m) ⁽²⁾	105.0	131.0	72.0	25.4	29.5
Committed Occupancy ⁽³⁾	96.7%	95.2%	100.0%	100.0%	100.0%

Notes:

- (1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
- (2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
- (3) As at 30 April 2026.

Portfolio – General Industrial



	6 Tampines Industrial Avenue 5	8 & 12 Seletar Aerospace Heights	85 Tuas South Avenue 1	Rolls-Royce Solutions Asia	Jabil Circuit
Country	Singapore	Singapore	Singapore	Singapore	Singapore
Year of Completion ⁽¹⁾	2010	2020	2008	2014	2013
Land Expiry	2069	2049	2060	2043	2042
GFA (sq ft)	430,996	222,840	114,200	284,803	215,495
NLA (sq ft)	383,006	222,840	112,299	266,947	215,495
Tenancy	Multi-tenanted	Single-tenanted	Single-tenanted	Single-tenanted	Single-tenanted
Agreed Property Value (S\$m) ⁽²⁾	115.0	72.7	25.7	51.6	48.0
Committed Occupancy ⁽³⁾	86.6%	100.0%	100.0	100.0%	100.0%

Notes:

- (1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
- (2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
- (3) As at 30 April 2026.

Portfolio – General Industrial

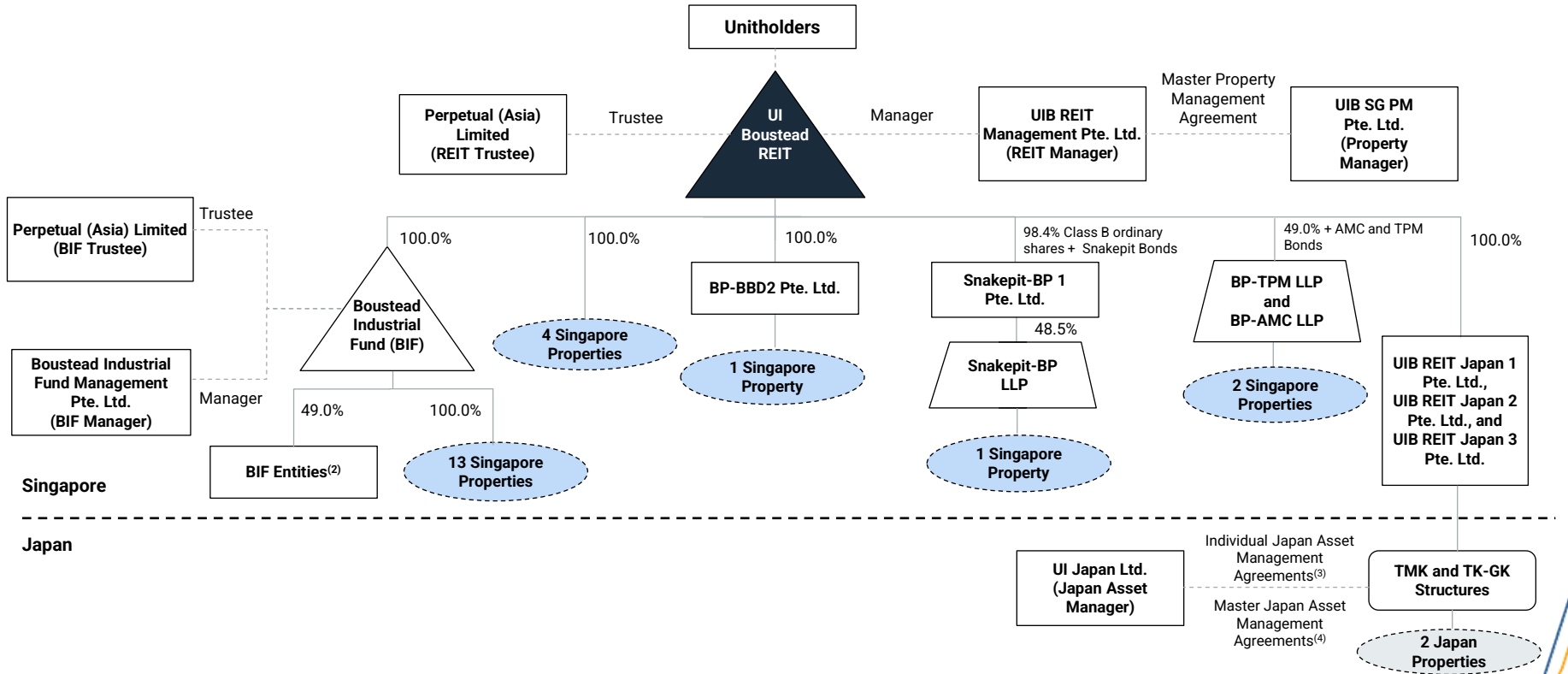


	10 Seletar Aerospace Heights	11 Seletar Aerospace Link	26 Changi North Rise	31 Tuas South Avenue 10	98 Tuas Bay Drive
Country	Singapore	Singapore	Singapore	Singapore	Singapore
Year of Completion ⁽¹⁾	2013	2015	2011	2014	2019
Land Expiry	2042	2045	2070	2043	2048
GFA (sq ft)	67,708	38,391	64,584	113,316	81,143
NLA (sq ft)	67,708	38,391	64,584	113,316	74,859
Tenancy	Single-tenanted	Single-tenanted	Single-tenanted	Single-tenanted	Single-tenanted
Agreed Property Value (\$m) ⁽²⁾	24.4	11.9	19.7	20.5	17.0
Committed Occupancy ⁽³⁾	100.0%	100.0%	100.0%	100.0%	100.0

Notes:

- (1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
- (2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
- (3) As at 30 April 2026.

UI Boustead REIT Structure⁽¹⁾



Notes: (1) Reflects completed assets only. (2) "BIF Entities" refer to BP-CA3 LLP, BP-SF Turbo LLP and BP-TN Pte. Ltd. BIF directly owns 49.0% partnership interests in BP-CA3 LLP (previously held AUMOVIO Building Phase 3) and BP-SF Turbo LLP (previously held 11 Seletar Aerospace Link), and 49.0% of the total issued shares of BP-TN Pte. Ltd. (previously held Rolls-Royce Solutions Asia). AUMOVIO Building Phase 3, 11 Seletar Aerospace Link and Rolls-Royce Solutions Asia, comprise the IPO Portfolio and have been sold to the REIT Trustee or, as the case maybe, the BIF Trustee. The BIF Entities will be wound up. (3) "Individual Japan Asset Management Agreements" refers to separate Individual TMK Asset Management Agreements entered into between UIB Konan2 TMK and the Japan Asset Manager and UIB Koto TMK and the Japan Asset Manager, and the Individual GK Asset Management Agreements entered into between UIB Konan2 GK and the Japan Asset Manager and UIB Koto GK and the Japan Asset Manager. (4) "Master Japan Asset Management Agreements" refers to Master TMK Asset Management Agreement entered into between the Japan Asset Manager, the REIT Manager and the REIT Trustee, and the Master GK Asset Management Agreement entered into between the Japan Asset Manager, the REIT Manager and the REIT Trustee.

Thank You

For more information on UI Boustead REIT, please visit www.uibreit.com.

