ELITE UK REIT

(a real estate investment trust constituted on 7 June 2018
under the laws of the Republic of Singapore)

(Managed by Elite UK REIT Management Pte. Ltd.)

RESULTS OF EXTRAORDINARY GENERAL MEETING

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the circular to unitholders of Elite UK REIT dated 21 July 2026 ("**Circular**").*

The Board of Directors of Elite UK REIT Management Pte. Ltd., in its capacity as manager of Elite UK REIT (the "**Manager**"), wishes to announce that at the Extraordinary General Meeting ("**EGM**") of Elite UK REIT held in a wholly physical format at Rendezvous Hotel Singapore, 9 Bras Basah Road, Singapore 189559 on Thursday, 6 August 2026 at 11.00 a.m. (Singapore time), all the resolutions set out in the Notice of EGM dated 21 July 2026 were put to vote by poll and duly passed by the unitholders of Elite UK REIT.

The information as required under Rule 704(16) of the Listing Manual of Singapore Exchange Securities Trading Limited is set out below:

(a) Breakdown of all valid votes cast at the EGM

Resolution Number and Details	Total number of Units represented by votes for and against the relevant resolution	For		Against	
		Number of Units	As a percentage of total number of votes for and against the relevant resolution (%)	Number of Units	As a percentage of total number of votes for and against the relevant resolution (%)
Ordinary Resolution 1 To approve the proposed acquisition of five government-leased properties located across the United Kingdom, as an interested person transaction	196,189,814	180,890,337	92.20	15,299,477	7.80
Ordinary Resolution 2 To approve the proposed issuance of up to approximately 30.1 million Consideration Units pursuant to Rules 805(1), 811(3) and 812(2) of the Listing Manual	196,200,914	179,638,562	91.56	16,562,352	8.44

(b) Details of parties who are required to abstain from voting on the relevant resolutions:

Unitholder	Resolutions	Number of Units Held Directly
Elite Partners Holdings Pte. Ltd. ("**EPH**") and its associates	Resolutions 1 and 2	5,924,795
Funds managed by EPH	Resolutions 1 and 2	Nil
Elite UK REIT Management Pte. Ltd.	Resolutions 1 and 2	3,811,204
HLGT VCC (Acting for the Purpose of Diversified Portfolio)	Resolutions 1 and 2	44,729,446
Sunway RE Capital Pte. Ltd.	Resolutions 1 and 2	69,168,696
Mr Victor Song Chern Chean	Resolutions 1 and 2	Nil
Mr Tan Hai Peng Micheal	Resolutions 1 and 2	183,361
All persons under Rule 812 of the Listing Manual related to the above-mentioned entities and individuals	Resolutions 1 and 2	275,093

(c) Name of firm and/or person appointed as scrutineer:

DrewCorp Services Pte Ltd was appointed as the independent scrutineer for the EGM.

BY ORDER OF THE BOARD

ELITE UK REIT MANAGEMENT PTE. LTD.
(Company Registration No. 201925309R)
(as manager of Elite UK REIT)

Liaw Liang Huat Joshua
Chief Executive Officer
6 August 2026

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This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of Elite UK REIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The past performance of Elite UK REIT is not necessarily indicative of the future performance of Elite UK REIT. This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, the United Kingdom (other than to eligible UK investors) or Hong Kong and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations. The securities in Elite UK REIT have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**U.S. Securities Act**") and may not be offered or sold in the United States except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.