(a real estate investment trust constituted on 3 July 2025 under the laws of the Republic of Singapore)

PAYMENT OF MANAGEMENT FEES BY WAY OF ISSUE OF UNITS IN UI BOUSTEAD REIT

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

UIB REIT Management Pte. Ltd., as the manager of UI Boustead REIT (the "**REIT Manager**"), wishes to announce that 1,677,091 new units in UI Boustead REIT ("**Units**") have been issued to the REIT Manager today.

A total of 1,677,091 Units have been issued as payment of 80% of the base fee component of the REIT Manager's management fee (the "**Base Fee**") for the period from 12 March 2026 to 31 March 2026 and for the period from 1 April 2026 to 30 June 2026 where:

(a) 299,091 Units were issued at an issue price of S$0.8156 per Unit for the payment of the Base Fee for the period from 12 March 2026 to 31 March 2026; and

(b) 1,378,000 Units were issued at an issue price of S$0.8146 per Unit for the payment of the Base Fee for the period from 1 April 2026 to 30 June 2026,

(collectively, the "**Base Fee Units**").

In accordance with the trust deed constituting UI Boustead REIT dated 3 July 2025, as amended, supplemented or restated from time to time, the issue price per Base Fee Unit has been determined based on the volume weighted average traded price for a Unit for all trades on Singapore Exchange Securities Trading Limited ("**SGX-ST**"), in the ordinary course of trading on the SGX-ST, for the last ten (10) business days immediately preceding the end of the relevant calendar quarter.

Following the issuance of the Base Fee Units, the total Units in issue of UI Boustead REIT is 1,367,549,891 Units, of which the REIT Manager's holding is 1,677,091 Units, representing approximately 0.12% of the total number of Units in issue.

BY ORDER OF THE BOARD
Lee Keen Meng
Chief Financial Officer

For and behalf of
UIB REIT Management Pte. Ltd.
(Company Registration Number: 202501440M)
As manager of UI Boustead REIT

29 July 2026

IMPORTANT NOTICE

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units. Any discrepancies in the figures included herein between the listed amounts and total thereof are due to rounding.

The past performance of UI Boustead REIT is not necessarily indicative of the future performance of UI Boustead REIT. Listing of the units in UI Boustead REIT ("**Units**") on the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, UIB REIT Management Pte. Ltd., as manager of UI Boustead REIT (the "**REIT Manager**"), or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the REIT Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of the Units may only deal in their Units through trading on the SGX-ST.

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, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the REIT Manager regarding future events. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this Announcement. None of the REIT Manager or any of its affiliates, advisors or representatives undertakes any obligation to update publicly or revise any forward-looking statements, and none of them shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use, reliance or distribution of this Announcement or its contents or otherwise arising in connection with this Announcement.

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