

Investor Presentation

November 2026

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

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

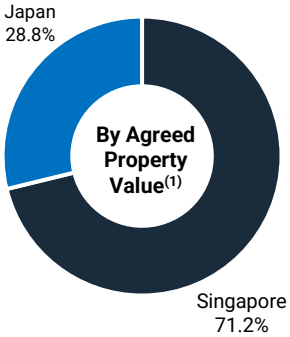
S$1,904m
Agreed Property Value(1)

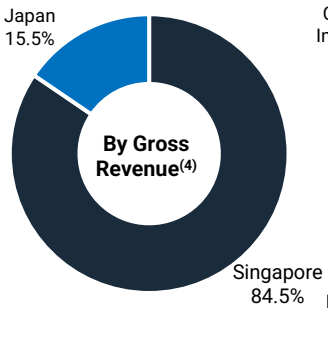
5.3 million sq ft
Portfolio Net Lettable Area

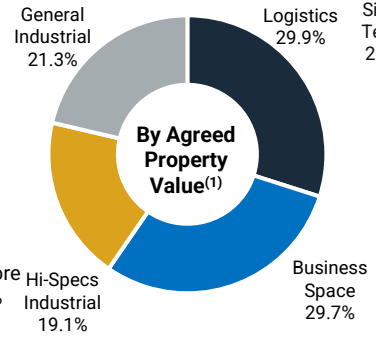
97.3%
Committed Occupancy(2)

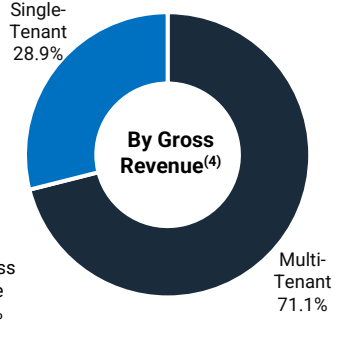
5.4 years
Portfolio WALE(3)

- 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 September 2026. Excludes 84 Boon Keng Road as asset enhancement initiative ("AEI") works at the property commenced in June 2026.
(3) Portfolio weighted average lease expiry as at 30 September 2026.
(4) For the period from 12 March 2026 to 30 September 2026 and based on UI Boustead REIT's economic interest in each of the Properties.

Singapore Portfolio Overview

21 properties

S$1,355m
Agreed Property Value(1)

3.5 million sq ft
Net Lettable Area

95.8%
Committed Occupancy(2)

5.0 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 September 2026. Excluding 84 Boon Keng Road as AEI works at the property have commenced in June 2026.
(3) Portfolio weighted average lease expiry as at 30 September 2026.

UIB UI BOUSTEAD REIT

Japan Portfolio Overview

2 properties

S$549m
Agreed Property Value(1)

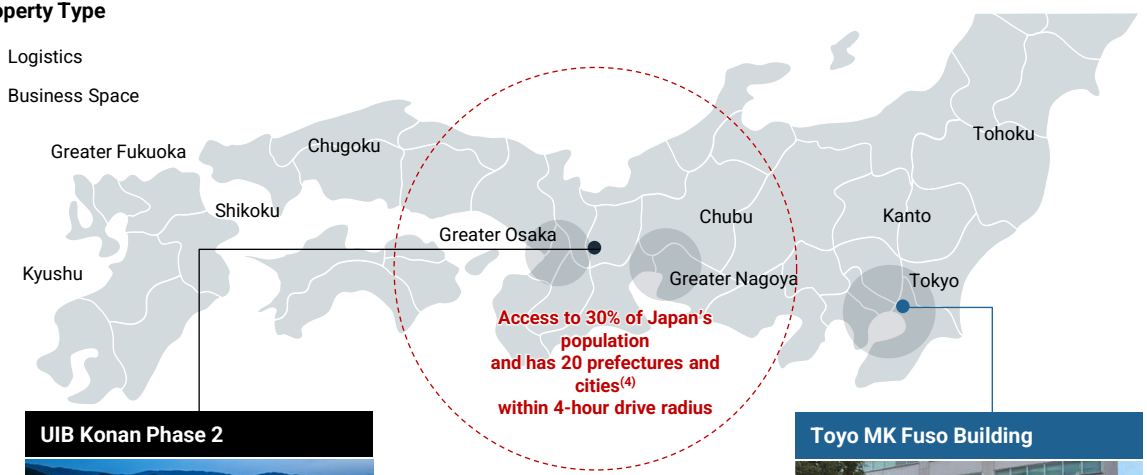
1.9 million sq ft
Net Lettable Area

100.0%
Committed Occupancy(2)

7.3 years
Portfolio WALE(3)

Property Type

- Logistics
- Business Space



UIB Konan Phase 2



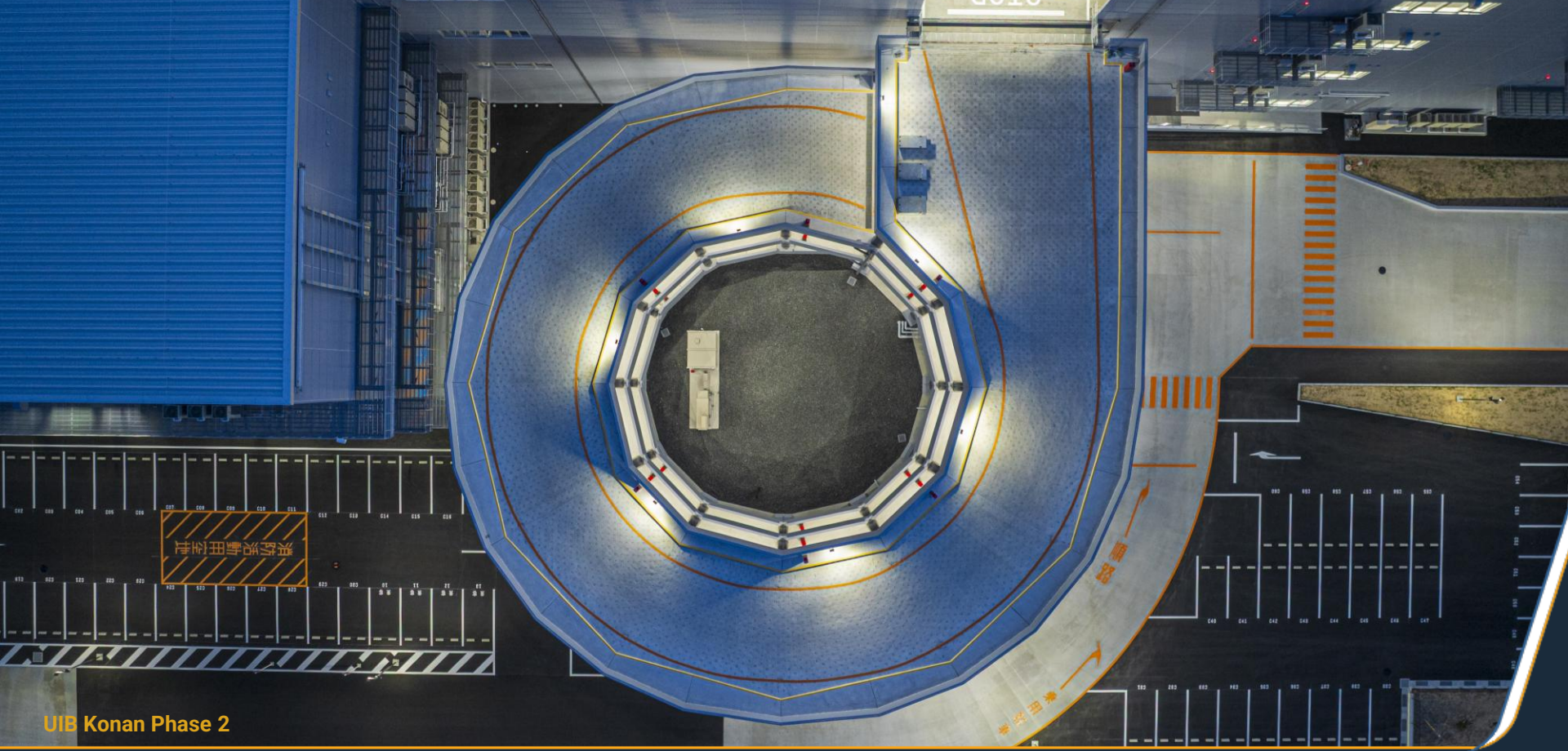
Modern large-scale logistics property situated in Shiga Prefecture, a manufacturing hub

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 September 2026.
(3) Portfolio weighted average lease expiry as at 30 September 2026. Based on gross rental income for the month of September 2026.
(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

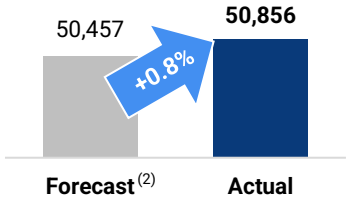
Financial Highlights

UI BOUSTEAD REIT

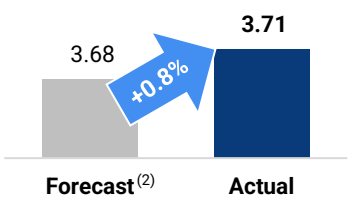
Key Highlights

Financial Performance[1]

Amount Available for Distribution (S$'000)

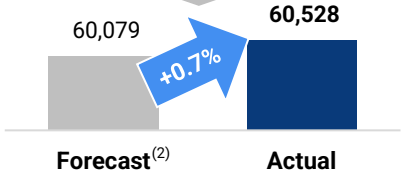


Distribution per Unit (cents)



Operational Result (S$'000)

Net Property Income + Share of Results of Joint Ventures



Portfolio Management

97.3%
Portfolio Committed Occupancy[3]

5.1%
Positive Rental Reversions[4]

5.4 years
Portfolio Weighted Average Lease Expiry

Capital Management

35.8%
Aggregate Leverage[5]

2.5% p.a.
All-in Cost of Debt

3.6 years
Portfolio Weighted Average Debt Maturity

Notes: (1) For the period from 3 July 2025 (Date of Constitution) to 30 September 2026. UI Boustead REIT was a dormant private trust from 3 July 2025 (Date of Constitution) to 11 March 2026. The actual income derived from the Properties for the current period was from 12 March 2026 (the Listing Date) to 30 September 2026. (2) Forecast is pro-rated based on the forecast Statements of Comprehensive Income for the period 1 February 2026 to 31 March 2026 ("Forecast Period 2026") (as defined in the Prospectus), as well as the projected Statements of Comprehensive Income for the financial year ending 31 March 2027 ("Projection Year 2027") (as defined in the Prospectus). (3) Portfolio committed occupancy as at 30 September 2026 excludes 84 Boon Keng Road as asset enhancement initiative ("AEI") works at the property commenced in June 2026. (4) For the Singapore portfolio. (5) Based on UI Boustead REIT's respective interests in BP-AMC LLP, BP-TPM LLP, Snakepit-BP LLP and UIB Konan Phase 3, and excludes the Consumption Tax Debt Facilities (as defined in the Prospectus), which will be repaid immediately following the refund of the consumption tax, all of which is expected to be refunded by Projection Year 2027.

UI BOUSTEAD REIT

Financial Highlights for Period from 3 Jul 2025 to 30 Sep 2026

S$'000	Period from 3 Jul 2025 to 30 Sep 2026[1]		Variance
	Actual	Forecast[2]	%
Gross revenue	68,466	70,185	(2.5)
Property operating expenses	(13,958)	(14,681)	(4.9)
Net property income	**54,508**	**55,504**	**(1.8)**
Share of results of joint ventures	**6,020**	**4,575**	**31.6**
Management fees	(4,715)	(5,237)	(10.0)
Net finance costs	(8,085)	(7,590)	6.5
Amount available for distribution	**50,856**	**50,457**	**0.8**
Distribution per Unit (cents)	**3.71**	**3.68**	**0.8**

- Net property income of S$54.5 million was 1.8% lower than Forecast[2] mainly due to lower than forecast occupancy and weaker Japanese yen against the Singapore dollar. Excluding the foreign exchange impact, net property income would be S$55.3 million, 0.4% lower than Forecast.
- Share of results of joint ventures of S$6.0 million was 31.6% higher, mainly due to better performance at Razer SEA HQ and 6 Tampines Industrial Avenue 5.
- Taken together, the operational result (combining net property income and share of results of joint ventures) was S$60.5 million, 0.7% ahead of Forecast.
- Management fees of S$4.7 million was 10.0% lower due to absence of performance fee[3].
- Net finance cost was 6.5% higher than Forecast, mainly due to higher debt cost in Japan.
- Amount available for distribution for the Period was S$50.9 million, 0.8% higher than Forecast. Expected FY2027 distribution income in Japanese yen has been hedged substantially into Singapore dollars.
- Distribution per Unit of 3.71 cents was 0.8% above Forecast.

Notes: (1) UI Boustead REIT was a dormant private trust from 3 July 2025 (Date of Constitution) to 11 March 2026. The actual income derived from the Properties for the current period was from 12 March 2026 (the Listing Date) to 30 September 2026. (2) Forecast is pro-rated based on the forecast Statements of Comprehensive Income for Forecast Period 2026 (as defined in the Prospectus), as well as the projected Statements of Comprehensive Income for Projection Year 2027 (as defined in the Prospectus). (3) The REIT Manager is entitled to performance fee of 25.0% of the increase in DPU in a financial year over the DPU in the preceding financial year, multiplied by the weighted average number of Units in issue for such financial year. For the purpose of determining the performance fee in respect of FY2027, the actual DPU for the period from 1 April 2026 to 31 March 2027 shall be compared against the projected DPU in respect of 1 April 2026 to 31 March 2027. No performance fee is payable for the period from the Listing Date to 31 March 2026.

UI BOUSTEAD REIT



AUMOVIO Phase 3

Investment Management

UI BOUSTEAD REIT

UI Boustead REIT's Multiple Inorganic Growth Levers

Multiple Inorganic Growth Levers

Asset Enhancement Initiatives ("AEI")

- Value creation from conversion of single-tenant building to multi-tenant building
- Increase in NLA for existing properties with unutilised plot ratio

Co-Investment in Development Opportunities

- Participate in development opportunities in partnership with Sponsor to enhance value for UI Boustead REIT on risk-mitigated basis
- Enables UI Boustead REIT to capture development margins between yield on cost and market capitalisation rates upon completion of development

Acquisition Opportunities

- From Sponsor's and Boustead Projects Limited's stabilised pipeline
- From third parties through REIT Manager's deal origination network

Co-Investment in Development Opportunities

Development Project	Investment (S$'m)	Capital Commitment (S$'m)	Country	Segment	Expected Completion
24.26% interest in UIB Konan Phase 3	20.8	7.3	Japan	Logistics	2Q 2027
51.0% interest in build-to-suit aerospace facility	53.9	17.9	Singapore	General Industrial	2Q 2028
Total	**74.7**	**25.2**			

- Successful execution of investment strategy with **S$74.7 million** in total investment committed across two development projects within four months of listing.
- Translates to **3.9% of deposited property**, which is within the development limit of 10%(1).
- Assuming completion of both developments and funding of the total capital commitments via debt, pro forma aggregate leverage as at 30 September 2026 is expected to increase from 35.8% to approximately 38.1%.

Note:
(1) As prescribed under Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore.

Co-Investment in UIB Konan Phase 3 Development

- Consolidation of presence in strategic location which serves one-third of Japan's population within 4-hour drive; benefitting from spillover demand in area
- Construction progress on target; preleasing is progressing well with ~70% of NLA under Letters of Intent and the balance under discussion with prospective tenants

Location	Konan City, Shiga Prefecture - low vacancy logistics region in Greater Osaka, Japan
Description	Development comprising two logistics facilities adjacent to UIB Konan Phase 2 (UIB REIT's existing property)
Total development cost	~JPY10.3 billion (~S$84.1 million)(1)
Land use rights	70 years expiring 2096
GFA / NLA	GFA: 518,162 sq ft NLA: 508,880 sq ft
Effective interest	24.26%
Total investment	~S$20.8 million
Estimated capital commitment	~S$7.3 million
Yield on cost	4.8%(2)
Option to purchase	Balance interest in development at 4.0% yield
Expected development completion	2Q 2027



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 (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.

UIB
UI BOUSTEAD REIT

UIB Konan Phase 3 Development – Aerial View



Legend

- Portfolio property
- Property under development
- Sponsor-managed property

Note: Based on artist's impression only.

UIB Konan Phase 3 Development – Aerial View



Note: Actual site progress as of August 2026.

Co-Investment in Aerospace Facility Development

- Consolidation of strategic presence within Singapore's global aerospace hub
- Will be UI Boustead REIT's fourth property in Seletar Aerospace Park upon completion

Location	Seletar Aerospace Park, Singapore; adjacent to Seletar Airport
Description	Build-to-suit aerospace facility for leading global aerospace corporation
Total development cost	~S$104.0 million
Land expiry	~24.5 years expiring 2050
GFA / NLA	252,113 sq ft
Interest in development	51.0%
Total investment	~S$53.9 million
Estimated capital commitment	~S$17.9 million
Yield on cost	8.6%(1)
Lease term with tenant	~22.5 years with built-in rental escalations
Option to purchase	Balance 49.0% interest exercisable from date of issuance of Temporary Occupation Permit
Expected development completion	2Q 2028



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 and the terms of the 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.

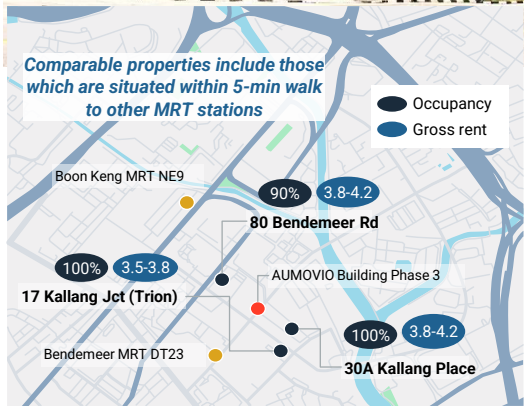
UIB UI BOUSTEAD REIT

Asset Enhancement Initiative - 84 Boon Keng Road

- AEI to convert and reposition property from single-tenant to multi-tenant building
- Growth from re-leasing upside as rental rate on single-tenancy is significantly below current market rents for multi-tenant properties in vicinity

Property	Hi-Specs Industrial property previously known as AUMOVIO Building Phase 3, strategically located at 84 Boon Keng Road, Singapore
Proposed AEI works	▪ Creation of reception and drop-off lobby ▪ Related M&E and sub-division works
Estimated NLA upon AEI completion	~99,000 sq ft(1)
Leasing progress	~40% of NLA preleased
Estimated AEI cost	~S$2.6 million
Estimated AEI completion	End-2026

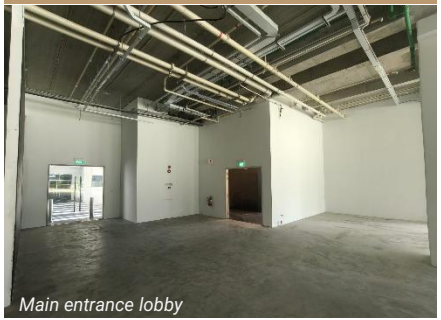




Note:
(1) Subject to final survey.

Proposed AEI Works - Creation of Main Entrance and Lift Lobby

Before



Main entrance lobby



Lift lobby

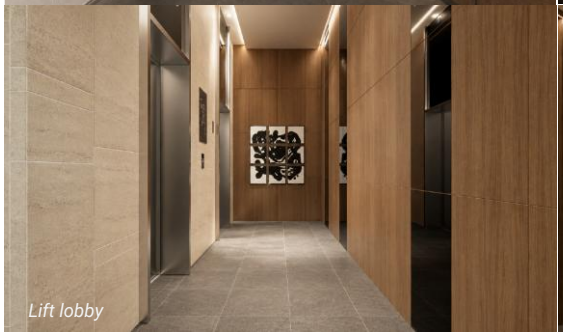
After



Main entrance lobby



Main entrance lobby



Lift lobby



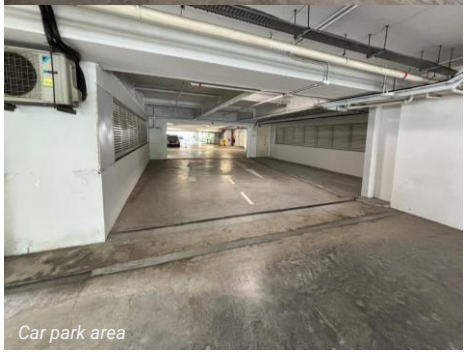
Lift lobby

Note: Based on artist's impression only.

Proposed AEI Works – Creation of Drop-Off Point and Holding Area

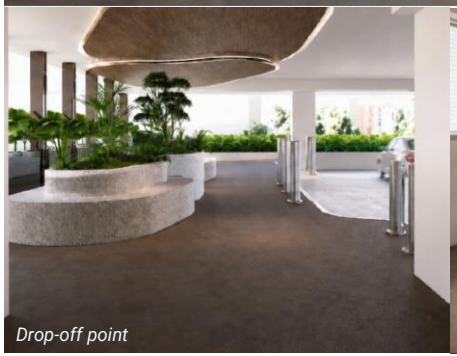
Before

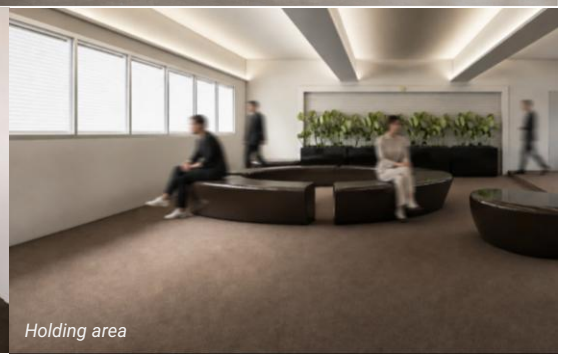

Car park area


Car park area

After


Drop-off point


Drop-off point


Holding area

Note: Based on artist's impression only.



GSK Asia House

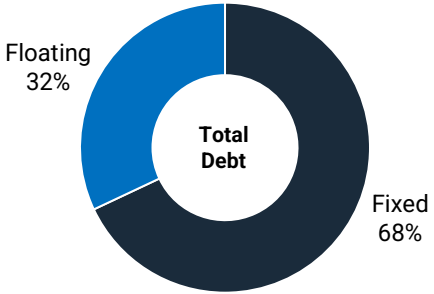
Capital Management

Healthy Balance Sheet

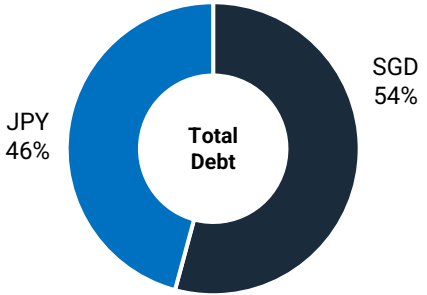
	As at 30 Sep 2026 (S$'m)
Total Assets	**1,875**
Investment properties	1,680
Investments in joint ventures	61
Cash and cash equivalents	68
Other assets	66
Total Liabilities	**662**
Borrowings	618
Other liabilities	44
Unitholders' Funds	**1,211**
Units in issue and to be issued ('000)	**1,368,908**
Net Asset Value ("NAV") per Unit (S$)	**0.88**

Prudent and Disciplined Capital Management

	As at 30 Sep 2026
Aggregate leverage[1]	35.8%
- Available debt headroom to 45%[2]	*~S$320 million*
Weighted average all-in cost of debt[3] (p.a.)	2.5%
Fixed rate debt as % of total debt	68%
Weighted average debt maturity	3.6 years
Interest coverage ratio[4] ("ICR")	**5.1x**
ICR sensitivity	
- 10% decrease in EBITDA	*4.6x*
- 100bps increase in interest rates[5]	*3.7x*



- 50bps increase in interest rates on floating rate debt expected to impact DPU per annum by 0.10 cents or 1.3%

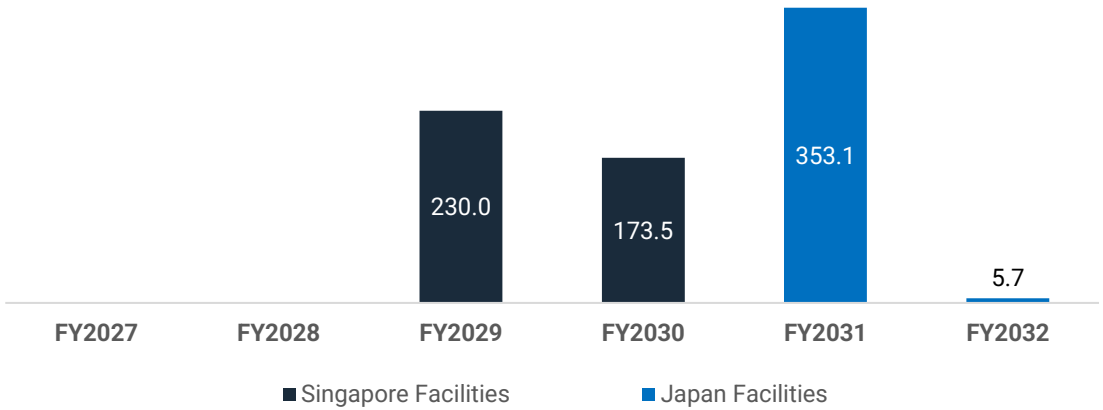


- Maintained natural capital hedge of ~65% for Japan portfolio

Notes: (1) Based on UI Boustead REIT's respective interests in BP-AMC LLP, BP-TPM LLP, Snakepit-BP LLP and UIB Konan Phase 3, and excludes the Consumption Tax Debt Facilities (as defined in the Prospectus), which will be repaid immediately following the refund of the consumption tax, all of which is expected to be refunded by Projection Year 2027. (2) Assuming the increase in debt is matched by an equivalent increase in total assets. (3) Including upfront fee and debt amortisation costs. (4) In accordance with Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore. (5) Assuming 100bps change in the average interest rate of all hedged and unhedged borrowings.

Well-Spread Debt Maturity Profile

Debt Maturity Profile (S$'m)[1] as at 30 Sep 2026



- Prudent debt management strategy with no refinancing requirement until FY2029
- Well-spread debt profile with weighted average debt maturity of 3.6 years[1]

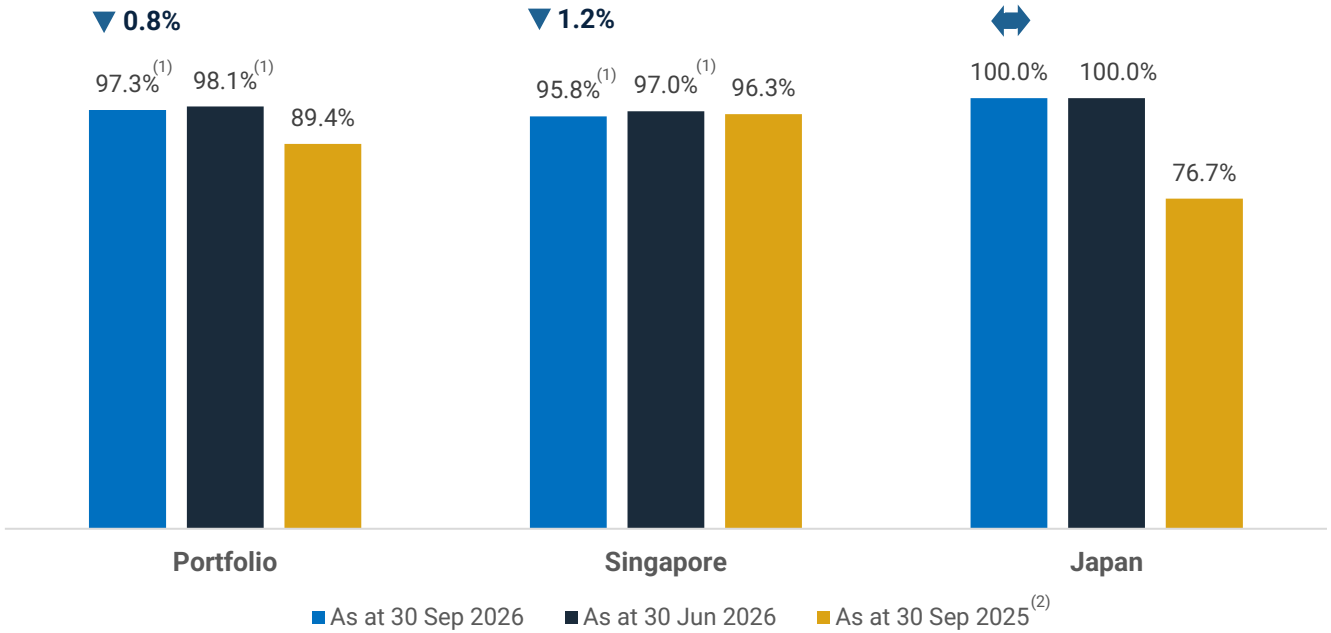
Note:
(1) Based on UI Boustead REIT's respective interests in BP-AMC LLP, BP-TPM LLP, Snakepit-BP LLP and UIB Konan Phase 3, and excludes the Consumption Tax Debt Facilities (as defined in the Prospectus), which will be repaid immediately following the refund of the consumption tax, all of which is expected to be refunded by Projection Year 2027.



Asset Management

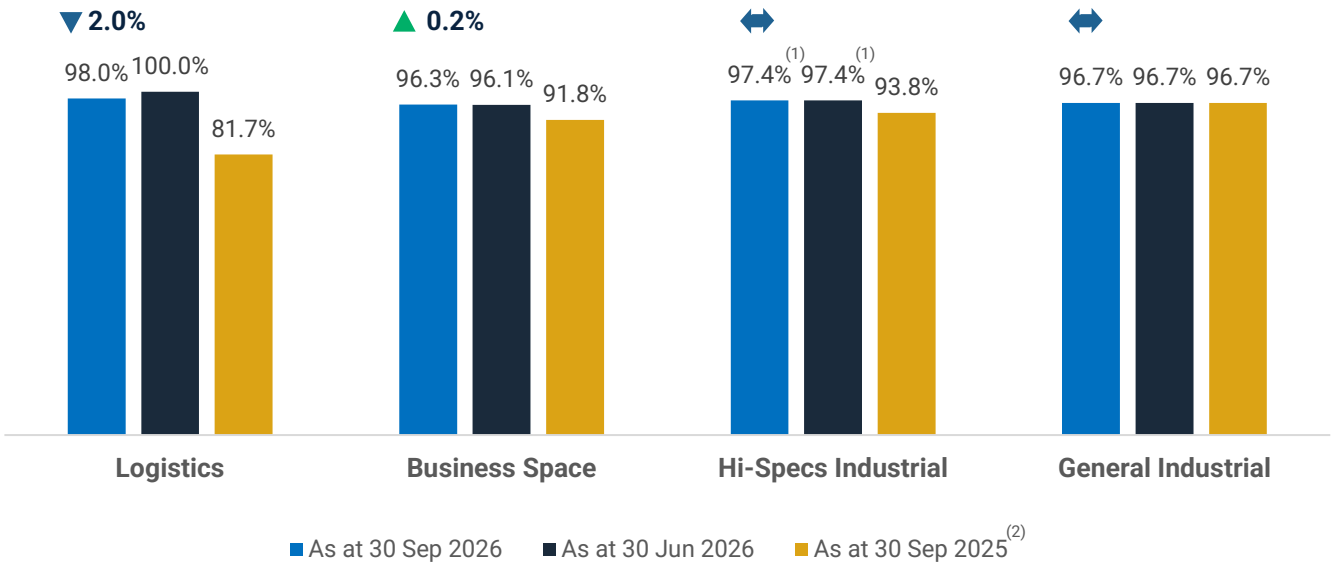
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Occupancy



Notes:
(1) Excluding 84 Boon Keng Road as AEI works at the property commenced in June 2026.
(2) As disclosed in the Prospectus.

Occupancy – By Property Segments



Notes:
(1) Excluding 84 Boon Keng Road as AEI works at the property commenced in June 2026.
(2) As disclosed in the Prospectus.

Portfolio Rental Reversions

% Rental Reversion[1]	2Q 2027
Singapore	**5.1%**
Business Space	6.7%
Hi-Specs Industrial	3.1%
Logistics	9.2%
General Industrial	N.A.[2]
Japan	**0.0%**
Business Space	0.0%
Logistics	N.A.[2]

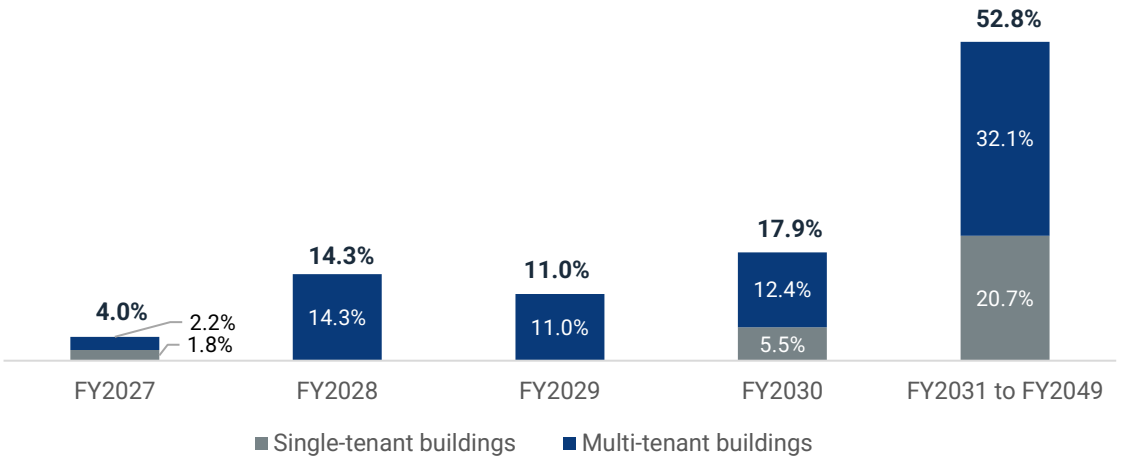
- ~236,000 sq ft of leases were renewed during 2Q FY2027
- ~223,000 sq ft of renewals were attributable to the Singapore portfolio, which recorded positive rental reversion of 5.1%
- In Japan, Toyo MK Fuso Building renewed ~13,000 sq ft of leases at the same rent

Notes:
(1) Calculated on the basis of first year renewed rent over last year preceding rent, accounting for renewed leases signed in their respective periods and weighted by area renewed.
(2) Not applicable as there were no renewals during the period.

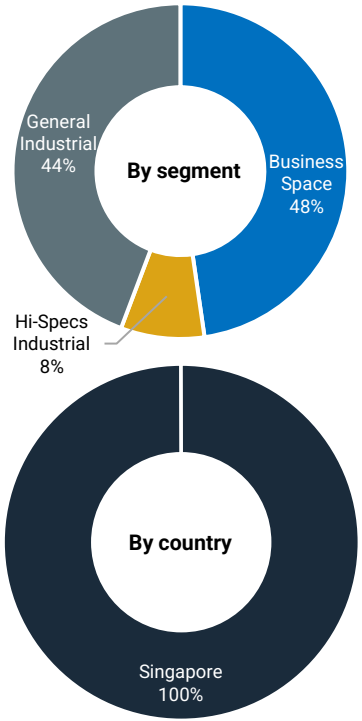
Portfolio Lease Expiry Profile

- Long portfolio weighted average lease expiry ("WALE") at 5.4 years, with well-spread expiry extending beyond FY2031
- Singapore portfolio WALE was 5.0 years, with Japan portfolio WALE at 7.3 years
- As at 30 September 2026, 4.0% of portfolio gross rental income is due for renewal for balance of FY2027, of which ~90% is under advanced negotiations

Portfolio WALE as at 30 September 2026(1)



Breakdown of expiring leases for FY2027



Note:
(1) Based on gross rental income contribution for the month of September 2026.

Top 10 Tenants

	Country	Tenant	NPI Contribution[1]
1		Global technology company[2]	9.4%
2		Leading global aerospace corporation[2]	7.3%
3		GlaxoSmithKline	4.9%
4		Yamato Transport	4.7%
5		Rolls-Royce Solutions Asia	4.6%
6		Nippon Express	4.1%
7		Jabil Circuit	4.0%
8		AUMOVIO	3.8%
9		Network for Electronic Transfers	2.8%
10		Jumbo Group	2.4%

~48%
NPI contribution from top 10 tenants[1]

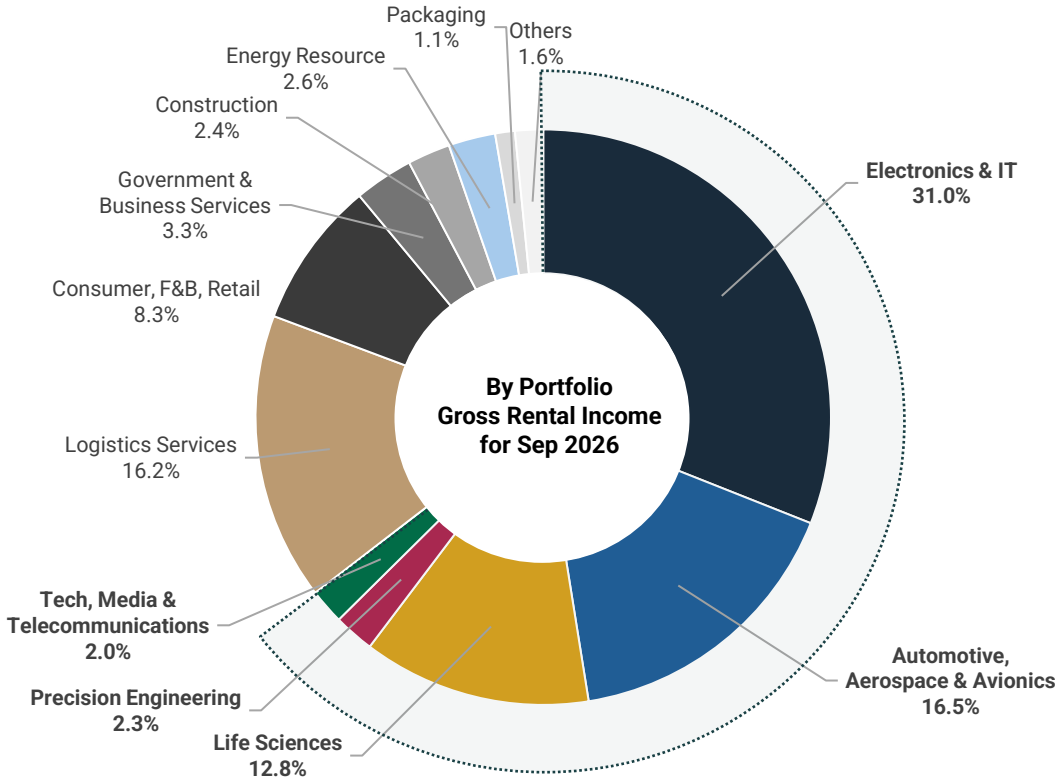
100% of top 10 tenants
are Fortune 500 or Listed Corporations[3]

7.8 years
WALE for top 10 tenants[1]

Notes:
(1) Based on net property income ("NPI") contribution for the month of September 2026.
(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.

UIB UI BOUSTEAD REIT

Diversified and Resilient Tenant Base



64.6%
in high-tech/value-add, knowledge and innovative sectors

- ✓ Closely aligned with key drivers of Singapore's economic growth and competitiveness
- ✓ Well-positioned to benefit from ongoing initiatives aimed at fostering industry development

Enhances UI Boustead REIT's income stability and organic growth prospects



UIB Konan Phase 2

About the Sponsor

UI BOUSTEAD REIT

Sponsored by Pan-Asian Logistics and Industrial Real Estate Platform

Singapore & Japan[1]

~46 years
combined operating history

>US$7.7b
invested and developed

~38m sq ft
GFA invested and developed

Diversified Strategies
cycle-tested track record across Opportunistic, Value-Add & Core/Core Plus Strategies

~5m sq ft
current land bank

~5m sq ft
current space managed with sustainable certifications[2]

Strategic Focus & Competitive Edge

- Fully integrated real estate platform with end-to-end capabilities and local "boots on-the-ground"
- Ability to access product in developed markets of Singapore and Japan
- Proven track record with strong tenant relationships

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.

UIB UI BOUSTEAD REIT

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

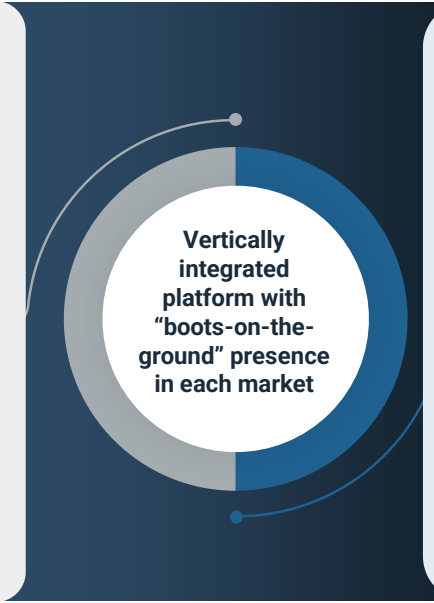
- Extensive development and investment track record across industrial value chain

Property and 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



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.



GSK Asia House

Portfolio Information

UI BOUSTEAD REIT

Portfolio – Logistics

				
	12 Changi North Way	**16 Changi North Way**	**10 Changi North Way**	**UIB Konan Phase 2**
Country	Singapore	Singapore	Singapore	Japan
Year of Completion(1)	2005	2008	2011	2025
Land Expiry	2065	2065	2065	Freehold
GFA (sq ft)	257,789	121,851	129,373	1,953,257
NLA (sq ft)	221,822	121,851	128,505	1,713,617
Tenancy	Multi-tenant	Single-tenant	Single-tenant	Multi-tenant
Agreed Property Value (S$'m)(2)	66.0	36.8	36.0	431.0
Committed Occupancy(3)	80.5%	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 September 2026.

Portfolio – Business Space









	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-tenant	Multi-tenant	Multi-tenant	Multi-tenant
Agreed Property Value (S$'m)(2)	209.5	128.0	110.0	117.5
Committed Occupancy(3)	91.6%	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 September 2026.

UIB UI BOUSTEAD REIT

Portfolio – Hi-Specs Industrial








	351 Braddell Road	26 Tai Seng Street	AUMOVIO Building Phase 1 and 2	Edward Boustead Centre	84 Boon Keng Road
Country	Singapore	Singapore	Singapore	Singapore	Singapore
Year of Completion(1)	2021	2011	2012	2014	2018
Land Expiry	2048	2067	2059	2043	2047
GFA (sq ft)	260,631	193,012	174,917	94,278	120,031
NLA (sq ft)	236,864	180,801	174,917	76,894	~99,000 (4)
Tenancy	Multi-tenant	Multi-tenant	Single-tenant	Multi-tenant	Multi-tenant
Agreed Property Value (S$'m)(2)	131.0	105.0	72.0	29.5	25.4
Committed Occupancy(3)	95.2%	96.7%	100.0%	100.0%	N.A.(5)

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 September 2026.
(4) Subject to final survey.
(5) Not applicable as the AEI works at the property commenced in June 2026.

UIB UI BOUSTEAD REIT

Portfolio – General Industrial

					
	6 Tampines Industrial Avenue 5	8 & 12 Seletar Aerospace Heights	Rolls-Royce Solutions Asia	Jabil Circuit	85 Tuas South Avenue 1
Country	Singapore	Singapore	Singapore	Singapore	Singapore
Year of Completion[1]	2010	2020	2014	2013	2008
Land Expiry	2069	2049	2043	2042	2060
GFA (sq ft)	430,996	222,840	284,803	215,495	114,200
NLA (sq ft)	383,006	222,840	266,947	215,495	112,299
Tenancy	Multi-tenant	Single-tenant	Single-tenant	Single-tenant	Single-tenant
Agreed Property Value (S$'m)[2]	115.0	72.7	51.6	48.0	25.7
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 September 2026.

Portfolio – General Industrial

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

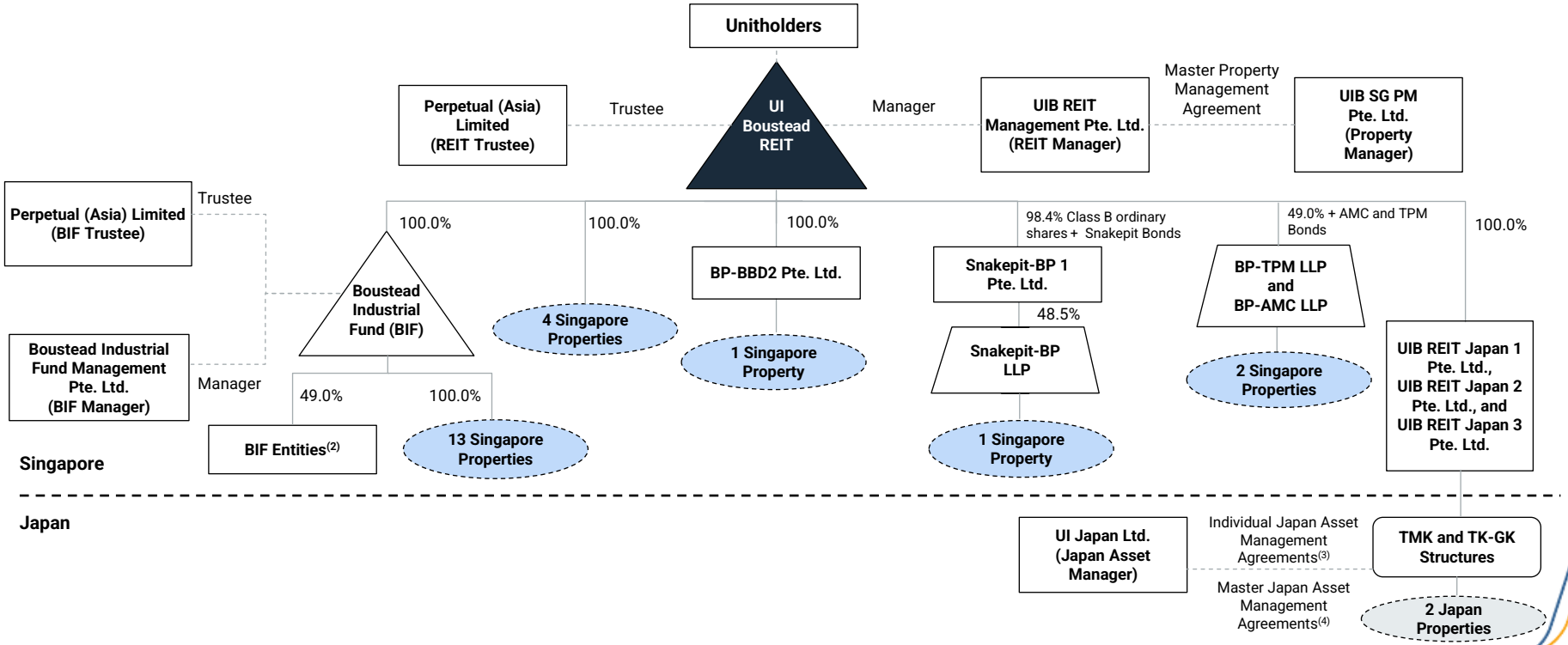
Notes:
(1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
(2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.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



Trust Structure

Trust Structure(1)

- UI Boustead REIT has 100% economic interest in all its 23 completed properties



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). 84 Boon Keng Road, 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.



GSK Asia House

Fee Structure

UI BOUSTEAD REIT

Fee Structure

Management Fees

Base Fee	Performance Fee	Acquisition Fee and Divestment Fee
0.5% p.a. of value of UI Boustead REIT's Deposited Property	25.0% of UI Boustead REIT's DPU growth in relevant financial year	1.0% of acquisition value / 0.5% of divestment value

20% in cash and 80% in Units for FP2026 and PY2027(1)

- UI Boustead REIT's management fee structure is aligned to create value for unitholders where performance fee is tied to underlying DPU growth.
- The REIT Manager has elected to receive 80.0% of Base Fee and Performance Fee in the form of Units for FP2026 and PY2027(1), ensuring stability and sustainability in growth of UI Boustead REIT's DPU. As base fees payable to managers of REIT subsidiaries and associates are entirely in cash, the effective proportion of management fees received in the form of Units for the period from listing date of 12 March 2026 to 30 September 2026 was approximately 47%.

Notes:
(1) FP2026 refers to Forecast Period 2026 which is the forecast Statements of Comprehensive Income for the period 1 February 2026 to 31 March 2026, and PY2027 refers to Projection Year 2027 which is the projected Statements of Comprehensive Income for the financial year ending 31 March 2027 (as defined in the Prospectus).

Thank You

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

For investor and media enquiries related to UI Boustead REIT, please contact ir.team@uibreit.com.

