ELITE UK REIT

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

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting ("**EGM**" or "**Meeting**") of the holders of units of Elite UK REIT ("**Unitholders**") will be convened and 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), for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolutions:

(1) ORDINARY RESOLUTION 1

THE PROPOSED ACQUISITION OF FIVE GOVERNMENT-LEASED PROPERTIES LOCATED ACROSS THE UNITED KINGDOM, AS AN INTERESTED PERSON TRANSACTION

That, subject to and contingent to the passing of Ordinary Resolution 2:

(i) approval be and is hereby given for the proposed acquisition of five government-leased properties located across the United Kingdom (the "**New Properties**", and the proposed acquisition, the "**Proposed Acquisition**") from Elite Voyager Limited (the "**SPA Vendor**"), on the terms and conditions set out in the conditional share purchase agreement dated 16 June 2026 (the "**Share Purchase Agreement**") and from Elite Crest Limited (the "**APA Vendor**"), on the terms and conditions set out in the conditional asset purchase agreement dated 16 June 2026 (the "**Asset Purchase Agreement**", together with the Share Purchase Agreement, the "**Purchase Agreements**"), in the manner as described in the circular dated 21 July 2026 (the "**Circular**");

(ii) the entry into the Share Purchase Agreement and Asset Purchase Agreement be and is hereby approved and ratified;

(iii) approval be and is hereby given for Elite Real Estate Services UK Ltd. to manage the New Properties following the completion of the Proposed Acquisition pursuant to and in accordance with the terms of the property management agreement which will be novated to the Manager;

(iv) approval be and is hereby given for the payment of all fees and expenses relating to the Proposed Acquisition; and

(v) Elite UK REIT Management Pte. Ltd. (as manager of Elite UK REIT) (the "**Manager**"), any director of the Manager ("**Director**"), and Perpetual (Asia) Limited (in its capacity as trustee of Elite UK REIT) (the "**Trustee**"), be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such Director or, as the case may be, the Trustee may consider expedient or necessary or in the interests of Elite UK REIT to give effect to the Proposed Acquisition and all transactions in connection therewith.

(2) **ORDINARY RESOLUTION 2**

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

That, subject to and contingent to the passing of Ordinary Resolution 1:

(i) approval be and is hereby given for a specific mandate to be given to the Manager in connection with the proposed issuance of up to approximately 30.1 million new Units (the "**Consideration Units**") to Elite UK Commercial Fund III in the manner described in paragraph 3.4 of the Circular, at an issue price of £0.296 per Consideration Unit, pursuant to Rule 805(1) and Rule 811(3) of the Listing Manual of the Singapore Exchange Securities Trading Limited ("**Listing Manual**");

(ii) approval be and is hereby given for the issuance of the Consideration Units to Elite UK Commercial Fund III, as a restricted placee under Rule 812(2) of the Listing Manual;

(iii) following receipt of the Consideration Units, Elite UK Commercial Fund III will deal with the Consideration Units at its discretion. Such actions may include doing either a distribution *in specie* of such Consideration Units which would result in entities related to the REIT or the sponsors and directors of the Manager receiving part of the Consideration Units or transfer to certain investors their pro rata share of the Consideration Units and retaining the rest of the Consideration Units. Elite UK Commercial Fund III has not made a decision regarding how it would deal with the Consideration Units but assuming that the Consideration Units are distributed immediately after their issuance, see paragraph 3.1 of the Circular setting out the entities or persons who would receive the Consideration Units (including persons set out under Rule 812(1) of the Listing Manual); and

(iv) the Manager, any director or Chief Executive Officer of the Manager, and the Trustee, be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such director or Chief Executive Officer of the Manager or, as the case may be, the Trustee, may consider expedient or necessary or in the interests of Elite UK REIT to give effect to the Proposed Issuance of Consideration Units, and the entry into the agreements and all transactions in connection therewith.

Unitholders should note that Resolutions 1 and 2 are inter-conditional, and in the event that either Resolution 1 or Resolution 2 is not approved, both Resolutions would not proceed. In the event the Resolutions do not proceed, Unitholders would not be able to benefit from the DPU accretion associated with the Proposed Acquisition. Additionally, if the Proposed Acquisition does not proceed, the net proceeds from the Private Placement would have to be used to fund other purposes. In the event the Proposed Acquisition does not proceed due to the Resolutions not being approved, there are no penalties for the termination of the Purchase Agreements. No deposit has been paid in relation to the Purchase Agreements.

BY ORDER OF THE BOARD OF DIRECTORS

ELITE UK REIT MANAGEMENT PTE. LTD.
as manager of Elite UK REIT
(Company Registration Number: 201925309R)

Josephine Toh
Company Secretary
21 July 2026

Important Notice:

1. A Unitholder who is not a relevant intermediary (as defined in paragraph 2 below) and entitled to attend and vote at the EGM is entitled to appoint one or two proxies to attend and vote in his/her/its stead. A proxy need not be a Unitholder. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless he/she/it specifies the proportion of his/her/its unitholding (expressed as a percentage of the whole) to be represented by each proxy.

   Completion and return of the instrument appointing a proxy(ies) (the "**Proxy Form**") by a Unitholder will not prevent him/her from attending, speaking and voting at the EGM if he/she so wishes. The appointment of the proxy(ies) for the EGM will be deemed to be revoked if the Unitholder attends the EGM in person and, in such event, the Manager reserves the right to refuse to admit any person or persons appointed under the Proxy Form to the EGM.

2. A Unitholder who is a relevant intermediary and entitled to attend and vote at the EGM is entitled to appoint more than two proxies to attend and vote instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder appoints more than one proxy, the appointments shall be invalid unless the Unitholder specifies the number of Units in relation to which each proxy has been appointed in the Proxy Form.

   "**Relevant intermediary**" means:

   (i) a banking corporation licensed under the Banking Act 1970 or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;

   (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001 and who holds Units in that capacity; or

   (iii) the Central Provident Fund Board ("**CPF Board**") established by the Central Provident Fund Act 1953, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the CPF, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

3. The EGM will be held in **a wholly physical format** at Rendezvous Hotel Singapore, Singapore 189559 **on Thursday, 6 August 2026 at 11.00 a.m. (Singapore time)**. **There will be no option to participate virtually**. Printed copies of this Notice of EGM dated 21 July 2026 (the "**Notice of EGM**") and the proxy form (the "**Proxy Form**") will be sent to Unitholders. This Notice of EGM and Proxy Form will also be made available on the Elite UK REIT's website at the URL https://investor.eliteukreit.com/agm_egm.html and on SGXNET at the URL https://www.sgx.com/securities/company-announcements.

4. **Arrangements for conduct of the EGM**

   Arrangements relating to the conduct of the EGM, including:

   (a) attending the EGM in person;

   (b) submitting questions related to the resolutions to be tabled for approval at the EGM, in advance of the EGM or at the EGM itself; and/or

   (c) voting at the EGM by the Unitholder (a) in person or (b) by his/her/its duly appointed proxy(ies),

   are set out in this Notice of EGM. Any reference to a time of day is made by reference to Singapore time.

   Unitholders, including CPF Investment Scheme ("**CPFIS**")/Supplementary Retirement Scheme ("**SRS**") investors, or, where applicable, their appointed proxy(ies) who will be attending the EGM in person should bring along their NRIC/passport so as to enable the verification of their identity on the day of the EGM. Registration will commence at **10.00 a.m. (Singapore time) on Thursday, 6 August 2026**.

5. **Question and answer and EGM Minutes**

   Unitholders, including CPFIS/SRS investors, or, where applicable, their appointed proxy(ies) will be able to submit questions related to the resolutions to be tabled for approval at the EGM to the Chairman of the EGM, at the EGM.

   Unitholders, including CPFIS/SRS investors, may also submit questions related to the resolutions to be tabled for approval at the EGM, in advance of the EGM. To do so, all questions must be submitted in the following manner by **29 July 2026**:

   (a) if submitted by post, be deposited at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or

   (b) if submitted electronically, via email to the Manager at EliteREIT@boardroomlimited.com.

Unitholders, including CPFIS/SRS investors, who submit questions by post to the Unit Registrar or via email to the Manager must provide the following information:

(1) the Unitholder's full name;

(2) the Unitholder's address; and

(3) the manner in which the Unitholder holds Units in Elite UK REIT (e.g., via CDP or CPFIS/SRS).

Unitholders are strongly encouraged to submit their questions via email.

The Manager will endeavour to address all substantial and relevant questions received by it in the manner set out above by publishing the responses to such questions on Elite UK REIT's website at the URL https://investor.eliteukreit.com/agm_egm.html and on SGXNET at the URL https://www.sgx.com/securities/company-announcements prior to the EGM by **31 July 2026**. Where substantially similar questions are received, the Manager will consolidate such questions and consequently not all questions may be individually addressed.

Any subsequent clarifications sought, or substantial and relevant follow-up questions (which are related to the resolutions to be tabled for approval at the EGM) received after the 29 July 2026 submission deadline which have not already been addressed prior to the EGM, as well as those substantial and relevant questions received at the EGM itself, will be addressed during the EGM. Where substantially similar questions are received, the Manager will consolidate such questions and consequently, not all questions may be individually addressed.

The Manager will publish the minutes of the EGM on Elite UK REIT's website and on SGXNET within one month from the date of the EGM, and the minutes will include the responses to the substantial and relevant questions received from Unitholders which are addressed during the EGM.

6. **Voting, or appointing proxy(ies) to vote, at the EGM**

A Unitholder who wishes to exercise his/her/its voting rights at the EGM may: (a) vote at the EGM in person or (b) appoint proxy(ies) to vote on his/her/its behalf at the EGM. Upon their registration at the EGM venue, Unitholders will be provided with a handheld device for electronic voting at the EGM.

A Unitholder who wishes to submit a Proxy Form must complete the accompanying Proxy Form, before submitting it in the manner set out below. Printed copies of the Proxy Form will be sent to Unitholders. The Proxy Form may also be accessed at Elite UK REIT's website at the URL https://investor.eliteukreit.com/agm_egm.html, and will also be made available on SGXNET at the URL https://www.sgx.com/securities/company-announcements.

Where a Unitholder appoints proxy(ies), he/she/it may give specific instructions as to voting, or abstentions from voting, in respect of the resolutions in the Proxy Form, failing which the proxy(ies) will vote or abstain from voting at his/her/their discretion, as he/she/they may on any other matter arising at the EGM.

7. The Proxy Form must be submitted to the Manager c/o Elite UK REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:

(a) if submitted by post, by completing and signing the Proxy Form, and lodging the same at the Unit Registrar's office at **Boardroom Corporate & Advisory Services Pte. Ltd. at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632**; or

(b) if submitted electronically, by completing and signing the Proxy Form, and attaching and sending a clear PDF copy of the same via email to the Unit Registrar at EliteREIT@boardroomlimited.com,

in either case, by **11.00 a.m. (Singapore time) on Monday, 3 August 2026**, being 72 hours before the time fixed for holding the EGM.

8. **Relevant intermediaries**

Persons who hold Units through relevant intermediaries, other than CPFIS/SRS investors, and who wish to participate in the EGM should contact the relevant intermediary through which they hold such Units as soon as possible. Persons who hold Units through relevant intermediaries, other than CPFIS/SRS investors, may (i) vote at the EGM if they are appointed as proxies by their respective relevant intermediaries; or (ii) specify their voting instructions to their respective CPF Agent Banks/SRS Operators to arrange for their votes to be submitted with their respective relevant intermediaries, and should contact their respective relevant intermediaries as soon as possible in order for the necessary arrangements to be made.

In addition, CPFIS/SRS investors may (a) vote at the EGM if they are appointed as proxies by their respective CPF Agent Banks/SRS Operators, and should contact their respective CPF Agent Banks/SRS Operators if they have any queries regarding their appointment as proxies; or (b) specify their voting instructions to their respective CPF Agent Banks/SRS Operators to arrange for their votes to be submitted with their respective CPF Agent Banks/SRS Operators, and should approach their respective CPF Agent Banks/SRS Operators by **11.00 am (Singapore time) on Monday, 27 July 2026**, being at least seven working days before the date of the EGM, to ensure their votes are submitted.

9. This Circular has been uploaded on SGXNET on 21 July 2026 at the URL https://www.sgx.com/securities/company-announcements and may be accessed at Elite UK REIT's website at the URL https://investor.eliteukreit.com/publications.html. Printed copies of the Circular will not be sent to Unitholders unless requested for by a Unitholder submitting a request via email to Elite UK REIT's Unit Registrar at EliteREIT@boardroomlimited.com. The following information must be provided:

   (a) the Unitholder's full name; and

   (b) the Unitholder's address

   which should reach the Unit Registrar by **11.00 a.m. (Singapore time) on Tuesday, 28 July 2026**.

   A printed copy of the Circular will then be sent to the address specified by the Unitholder at his/her/its own risk.

10. **Important reminder:**

   Unitholders should check Elite UK REIT's website at the URL https://investor.eliteukreit.com/agm_egm.html and SGXNET at the URL https://www.sgx.com/securities/company-announcements for the latest updates on the status of the EGM.

Personal Data Privacy:

By either (a) attending the EGM or (b) submitting an instrument appointing proxy(ies) to attend, speak and vote at the EGM and/or any adjournment thereof; and/or (c) submitting any question in advance of, or at, the EGM, a Unitholder:

(i) consents to the collection, use and disclosure of the Unitholder's personal data by Elite UK REIT, the Manager and the Trustee (or their respective agents or service providers) for the following purposes:

   (1) the processing, administration and analysis by Elite UK REIT, the Manager and the Trustee (or their respective agents or service providers) of instruments appointing proxy(ies) for the EGM (including any adjournment thereof);

   (2) the addressing of questions received from Unitholders in advance of or at the EGM and, if necessary, the following up with the relevant Unitholders in relation to such questions;

   (3) the preparation and compilation of the attendance lists, proxy lists, minutes and other documents relating to the EGM (including any adjournment thereof); and

   (4) in order for Elite UK REIT, the Manager and the Trustee (or their respective agents or service providers) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines,

   (collectively, the "**Purposes**");

(ii) warrants that where the Unitholder discloses the personal data of the Unitholder's proxy(ies) and/or representative(s) to Elite UK REIT, the Manager and the Trustee (or their respective agents or service providers), the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by Elite UK REIT, the Manager and the Trustee (or their respective agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes;

(iii) agrees to provide the Manager and the Trustee with written evidence of such prior consent upon reasonable request;

(iv) agrees that the Unitholder will indemnify Elite UK REIT, the Manager and the Trustee in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the Unitholder's breach of warranty; and

(v) agrees and consents to such photographic, sound and/or video recordings of the EGM as may be made by Elite UK REIT, the Manager and the Trustee (or their respective agents or service providers) for record keeping and to ensure the accuracy of the minutes prepared of the EGM. Accordingly, the personal data of the Unitholder (such as his/her name, his/her presence at the EGM and any questions he/she may raise or motions he/she may propose/second) may be recorded by Elite UK REIT, the Manager and the Trustee (or their respective agents or service providers) for such purpose.