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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.)

ANNOUNCEMENT

ELECTRONIC DESPATCH OF CIRCULAR RELATING TO THE EXTRAORDINARY GENERAL MEETING TO BE HELD ON 6 AUGUST 2026

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*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement titled "The Proposed Acquisition of Five Government-Leased Properties Located Across the United Kingdom, as an interested person transaction" (the "**Acquisition Announcement**").*

1. Despatch of Circular, Notice of EGM and Proxy Form

The Manager refers to the Acquisition Announcement in relation to the proposed acquisition of five government-leased properties located across the United Kingdom, as an interested person transaction (the "**Proposed Acquisition**") and 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 (the "**Proposed Issuance of Consideration Units**"). The Manager has issued a circular to Unitholders today dated 21 July 2026 (the "**Circular**") which contains, among others, a notice of the extraordinary general meeting of Unitholders (the "**Notice of EGM**") for the purpose of seeking Unitholders' approval for the Proposed Acquisition and the Proposed Issuance of Consideration Units. Further details on the Proposed Acquisition and Proposed Issuance of Consideration Units for which Unitholders' approval is sought are set out in the Circular. Printed copies of the Circular will not be sent to Unitholders unless otherwise requested. Instead, the Circular has been sent to Unitholders by electronic means via publication on Elite UK REITs website or at the URL https://investor.eliteukreit.com/agm_egm.html and is also made available on the SGX-ST's website at https://www.sgx.com/securities/company-announcements. Printed copies of the Notice of EGM and the proxy form have been despatched to Unitholders. For the avoidance of doubt, the Notice of EGM and Proxy Form will also be made available on Elite UK REIT's website or at the URL https://investor.eliteukreit.com/agm_egm.html and on SGXNET at https://www.sgx.com/securities/company-announcements.

Unitholders are advised to read the Circular carefully in order to decide whether they should vote in favour of or against the resolutions to be tabled at the EGM.

2. Opinion of the Independent Financial Adviser ("IFA")

Pursuant to Rule 917(4)(a)(ii) of the Listing Manual and based on the opinion of the IFA, Deloitte Singapore SR&T Corporate Finance Pte. Ltd. and the rationale for and key benefits of the Proposed Acquisition as set out in the Circular, the Independent Directors and the non-independent director who is not interested in the Proposed Acquisition (being Tan Dah Ching) (the "**Non-Interested Director**"), and the Audit and Risk Committee of the Manager believe that the Proposed Acquisition is on normal commercial terms and is not prejudicial to the interests of Elite UK REIT and its minority Unitholders.

Based on the opinion of the IFA, the Independent Directors, the Non-Interested Director and the Audit and Risk Committee believe that the Proposed Issuance of Consideration Units is on normal commercial terms and is not prejudicial to the interests of Elite UK REIT and its minority Unitholders.

BY ORDER OF THE BOARD

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

Liaw Liang Huat Joshua
Chief Executive Officer
21 July 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.

Elite UK REIT has not been authorised as a collective investment scheme by Hong Kong's Securities and Futures Commission (the "**SFC**") pursuant to section 104 of Hong Kong's Securities and Futures Ordinance (Cap. 571) (the "**SFO**"). Accordingly, the Private Placement Units have not been reviewed or approved by any regulatory authority, including the SFC, and (i) no person shall offer or sell in Hong Kong, by means of any document, any Private Placement Units other than to persons who are "professional investors" within the meaning of the SFO and the Securities and Futures (Professional

Investor) Rules (Cap. 571D) and any other rules made under the SFO or as otherwise permitted under the SFO; and (ii) no person may issue, circulate or distribute, or have in its possession for the purposes of issue, circulation or distribution, whether in Hong Kong or elsewhere, any invitation, advertisement or other document relating to the Private Placement Units, which is directed at, or the contents of which are likely to be accessed or read by, the public of Hong Kong (except if permitted to do so under the securities laws of Hong Kong) other than with respect to the Private Placement Units which are or are intended to be disposed of only to persons outside Hong Kong or only to "professional investors" within the meaning of the SFO and the Securities and Futures (Professional Investor) Rules and any other rules made under the SFO or as otherwise permitted under the SFO.

This publication has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001 of Singapore: The Private Placement Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).