(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.)

CHANGE IN SHAREHOLDING OF THE MANAGER OF ELITE UK REIT

Elite UK REIT Management Pte. Ltd. (the "**Manager**"), in its capacity as manager of Elite UK REIT (the "**REIT**"), wishes to inform the unitholders of the REIT that the shareholders of the Manager have notified the Manager that Elite Partners Holdings Pte. Ltd. ("**EPH**") had entered into a sale and purchase agreement ("**SPA**") with Sunway RE Capital Pte. Ltd. ("**Sunway RE**") in respect of the proposed sale and purchase of 15% shareholding, in the capital of the Manager ("**Proposed Transaction**").

The completion of the Proposed Transaction is subject to the fulfilment of conditions precedent in the SPA. Following the completion of the SPA:

(a) Sunway RE no longer holds any interest in the Manager and shall cease to be a Sponsor of the REIT;

(b) Elite Partners Holdings Pte Ltd and Ho Lee Group Pte Ltd will remain as the Sponsors of the REIT;

(c) Datin Paduka Sarena Cheah will resign as the director of the Manager and the REIT; and

(d) The Manager will be held by EPH (83%) and Jin Leng Investments Pte. Ltd. (17%).

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
8 August 2025

IMPORTANT NOTICE

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for units in Elite UK REIT ("**Units**") 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 value of the Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by Elite UK REIT, the Manager or any of their respective affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. The Unitholders have no right to request the Manager to redeem or purchase 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.