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.)

NOTICE OF ASSET VALUATIONS

Elite UK REIT Management Pte. Ltd., in its capacity as manager of Elite UK REIT (the "**Manager**"), wishes to announce pursuant to Rule 703 of the SGX-ST Listing Manual that it has obtained independent valuations as on 31 December 2025 for the 148 properties in the portfolio of Elite UK REIT.

Colliers International Property Consultants Limited was the independent external valuer for the said valuations. The aggregate value of the portfolio stood at £424,660,000 as at 31 December 2025, an increase of 2.0% from £416,220,000 as at 31 December 2024. The values of the respective properties as on 31 December 2025 are as follows:

S/No	Property	Value
1	Acacia Walk, Nottingham	£705,000
2	Afon House, Newtown	£1,605,000
3	Atlas Road, Glasgow	£1,950,000
4	Bayfield Road, Portree	£230,000
5	Beaufort House, Harlow	£6,100,000
6	Beech House, Hyde	£2,000,000
7	Beecroft Road, Cannock	£1,390,000
8	Blackburn House, Norwich	£825,000
9	Blackburn Road, Burnley	£5,215,000
10	Bowling Green Street, Bellshill	£2,940,000
11	Bradmarsh Business Park, Rotherham	£1,050,000
12	Brendon House, Taunton	£4,365,000
13	Bridge House, Castleford	£730,000
14	Bridge Street, Llangefni	£545,000
15	Bristol Road South, Birmingham	£3,590,000
16	Broadlands House, Newport	£4,540,000
17	Broadway House, Ealing	£7,625,000
18	Broadway House, Houghton Le Spring	£1,185,000
19	Brunswick House, Birkenhead	£1,875,000
20	Cambria House, Cardiff[1]	£3,500,000
21	Castle House, Huddersfield	£2,200,000
22	Castlestead House, Montrose	£345,000
23	Centurion House, Castleford	£825,000
24	Chantry House, Chester	£5,690,000
25	Chantry House, Rotherham	£1,565,000
26	Charles Street, Newport	£2,040,000
27	Claverhouse Industrial Park, Dundee	£2,315,000
28	Cleddau Bridge Business Park, Pembroke Dock	£1,340,000

[1] Formerly known as Newport Road, Cardiff

S/No	Property	Value
29	Collyer Court, Peckham	£6,825,000
30	Cotswold House, Torquay	£1,835,000
31	Coustonholm Road, Glasgow	£3,825,000
32	Crown Building, Banbury	£3,790,000
33	Crown Building, Kilmarnock	£2,970,000
34	Crown Buildings, Aberdare	£1,045,000
35	Crown Buildings, Abertillery	£400,000
36	Crown Buildings, Bridgend	£3,800,000
37	Crown Buildings, Chester Le Street	£570,000
38	Crown Buildings, Colchester	£2,865,000
39	Crown Buildings, Ilkeston	£985,000
40	Crown Buildings, Mexborough	£725,000
41	Crown Buildings, Tonbridge	£2,325,000
42	Crown House, Chatham	£4,775,000
43	Crown House, Grantham	£1,580,000
44	Crown House, Romford	£8,550,000
45	Crown House, Worthing	£3,600,000
46	Custom House, Felixstowe	£3,725,000
47	Cyppa Court, Chippenham	£2,190,000
48	Discovery House, Stornoway	£925,000
49	Dock Street, Porthcawl	£275,000
50	Duchy House, Preston	£2,790,000
51	East Street, Epsom	£2,370,000
52	Elder House, Northallerton	£650,000
53	Finchley Lane, Hendon	£4,515,000
54	Flemington House, Motherwell	£2,870,000
55	George Street, Corby	£1,120,000
56	Glasgow Benefits Centre, Glasgow	£16,000,000
57	Gloucester House, Bognor Regis	£2,540,000
58	Great Moor Street, Bolton	£950,000
59	Great Oaks House, Basildon	£5,525,000
60	Great Western House, Birkenhead	£5,575,000
61	Hadrian House, Eston	£1,370,000
62	Hall Street, Campbeltown	£745,000
63	Hannah Street, Porth	£730,000
64	Hanover House, Bridgwater	£2,365,000
65	Hatfield House, Peterlee	£1,065,000
66	Heron House, Falkirk	£2,865,000
67	Heron House, Stockport	£4,225,000
68	High Road, Ilford	£6,350,000
69	High Street, Bilston	£1,140,000
70	High Street, Dingwall	£325,000
71	High Street, Rhyl	£825,000
72	High Street, Swansea	£1,890,000
73	Holborn House, Derby	£4,125,000
74	Hougoumont House, Liverpool	£975,000
75	Irish Street, Dumfries	£1,225,000
76	Kent Street, Bristol	£980,000
77	Kilner House, Canning Town	£5,025,000
78	Ladywell House, Edinburgh	£3,000,000
79	Lee-Moran House, Burnley	£2,180,000

S/No	Property	Value
80	Lindsay House, Dundee	£2,100,000
81	Lodge House, Bristol	£4,250,000
82	Lothersdale House, Wellingborough	£2,465,000
83	Low Hall, Pontefract	£600,000
84	Maengwyn Street, Machynlleth	£145,000
85	Medina Road, Finsbury Park	£4,450,000
86	Medwyn House, Lewes	£3,750,000
87	Merlin House, Carmarthen[2]	£2,250,000
88	Mitre House, Lancaster	£5,275,000
89	Monks Park Avenue, Bristol	£1,705,000
90	Mulberry House, Goole	£380,000
91	New Reiver House, Galashiels	£2,225,000
92	Norham House, Berwick Upon Tweed	£415,000
93	Nutwood House, Canterbury	£8,350,000
94	Oates House, Stratford	£7,015,000
95	Oldway House, Swansea	£825,000
96	Palatine House, Preston	£2,250,000
97	Palting House, Folkestone	£4,050,000
98	Parc Menai, Bangor	£4,425,000
99	Parklands, Falkirk	£7,950,000
100	Peckham High Street	£7,165,000
101	Peel Park, Blackpool	£40,000,000
102	Phoenix House, Bradford	£2,675,000
103	Pollokshaws Road, Glasgow	£1,715,000
104	Portland House, Redcar	£730,000
105	Premier House, Liverpool	£735,000
106	Priory Court, Dover	£4,650,000
107	Quay Street, Haverfordwest	£900,000
108	Queens House, Plymouth	£1,000,000
109	Raydean House, Barnet	£6,840,000
110	Regent House, Weston Super Mare	£2,495,000
111	Reiverdale House, Ashington	£1,085,000
112	Rishton House, Lowestoft	£1,375,000
113	Roskell House, Fleetwood	£555,000
114	Roydale House, Leigh	£1,390,000
115	Saxon Mill Lane,Tamworth	£1,115,000
116	Scotland House, Stourbridge	£1,500,000
117	Silver Street, Bury	£1,050,000
118	South Muirhead Road, Glasgow	£850,000
119	South Western House, Aldershot	£2,500,000
120	Speke Road, Liverpool	£680,000
121	Spring Gardens House, Swindon	£8,575,000
122	Springfield House, Liverpool	£1,040,000
123	St Andrew's House, Bury St Edmunds	£2,500,000
124	St Andrew's House, Hexham	£2,500,000
125	St Cross House, Southampton	£6,925,000
126	St John Street, Stranraer	£610,000
127	St John's Square, Seaham	£500,000
128	St Katherine's House, Northampton	£1,865,000
129	St Martin's House, Bootle	£2,825,000

[2] Formerly known as Tŷ Merlin, Carmarthen

S/No	Property	Value
130	Station Road, Port Talbot	£770,000
131	Summerlock House, Salisbury	£2,390,000
132	Tannery House, Alfreton	£950,000
133	Temple House, Wolverhampton	£2,670,000
134	The Forum, Stevenage	£3,625,000
135	Theatre Buildings, Billingham	£540,000
136	Thistle House, Tonypandy	£875,000
137	Tomlinson House, Blackpool Norcross Lane	£5,675,000
138	Trinity Road, Elgin	£1,545,000
139	Units 1-2 Dallas Court, Salford	£2,600,000
140	Upper Huntbach Street, Stoke-On-Trent	£2,635,000
141	Waggon Road, Leven	£300,000
142	Wallacetoun House, Ayr	£3,315,000
143	Ward Jackson House, Hartlepool	£2,345,000
144	Washwood Heath Road, Birmingham	£890,000
145	Whitburn Road, Bathgate	£1,175,000
146	Wilmslow Road, Manchester	£2,875,000
147	Windsor Road, Neath	£1,350,000
148	Wyvern House, Bedford	£2,740,000
Total		**£424,660,000**

The independent valuation report is available for inspection with prior appointment at the Manager's registered office at 3 Church Street, #09-03 Samsung Hub, Singapore 049483 during normal business hours, for three (3) months from the date of this announcement.

BY ORDER OF THE BOARD

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

Liaw Liang Huat Joshua
Chief Executive Officer
9 February 2026

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.