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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.

UI BOUSTEAD REIT MAKES TRADING DEBUT

- First SGX-ST Mainboard and REIT IPO of 2026, and Singapore's largest year-to-date, raising approximately S\$973.6 million¹

SINGAPORE, 12 MARCH 2026 – UIB REIT Management Pte. Ltd., the manager of UI Boustead REIT (the “REIT Manager”), is pleased to announce that UI Boustead REIT had commenced trading at 2.00pm today on the Mainboard of the Singapore Exchange Securities Trading Limited (“SGX-ST”) under the stock code SGX:UIBU. UI Boustead REIT is the first SGX-ST Mainboard and REIT IPO of 2026.



From left to right: Mr Lee Keen Meng, Chief Financial Officer, UIB REIT Management Pte Ltd; Mr James Kemp, Non-Independent Non-Executive Director, UIB REIT Management Pte Ltd; Mr Tee Fong Seng, Lead Independent Non-Executive Director, UIB REIT Management Pte Ltd; Mr Ng Yao Loong, Senior Managing Director, Head of Equities, SGX Group; Mr Chong Lit Cheong, Chairman and Non-Independent Non-Executive Director, UIB REIT Management Pte Ltd; Ms Tan Shu Lin, Chief Executive Officer, UIB REIT Management Pte Ltd; Mr Yong Kok Hoon, Independent Non-Executive Director, UIB REIT Management Pte Ltd; Mr Wong Kok Hoi, Independent Non-Executive Director, UIB REIT Management Pte Ltd; Mr Wong Fong Fui, Chairman & Group Chief Executive Officer, Boustead Singapore Limited; Mr Ho Tai Wing, Head of Investment & Asset Management, UIB REIT Management Pte Ltd

¹ Refers to proceeds raised from the Offering and Cornerstone Units, before the exercise of the Over-Allotment Option (each as defined in the Prospectus).

Ms Tan Shu Lin, Chief Executive Officer of the REIT Manager, said, “We are deeply grateful to our Unitholders for their support and trust in UI Boustead REIT. This strong investor interest amidst the current macroeconomic conditions reflects the confidence that our portfolio can deliver stable and resilient cashflows, with secured organic growth from built-in rental escalations, as well as a clear visible pipeline of opportunities to grow the portfolio. Today’s listing marks an exciting start for UI Boustead REIT, and we remain committed to delivering sustainable performance and long-term value to our Unitholders.”

UI Boustead REIT raised approximately S\$973.6 million¹ from the IPO. Cornerstone investors subscribed for S\$377.7 million or 429,181,800 Units. The placement tranche received demand interest of approximately S\$1.9 billion or 2,141,374,666 Units (“**Placement Tranche**”), while the Singapore public offer received demand interest of approximately S\$87.9 million or 99,934,800 Units (“**Singapore Public Offer**”). The strong demand resulted in the Placement Tranche and Singapore Public Offer being 3.3 times and 2.9 times subscribed respectively.

-- END OF MEDIA RELEASE --

This media release is issued on behalf of UI Boustead REIT by CDR.

For media queries, please contact:

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About UI Boustead REIT

UI Boustead REIT is established with the principal investment strategy of investing, directly or indirectly, in logistics, industrial, Hi-Specs industrial and business space² assets in the Asia Pacific and real estate-related assets.

While UI Boustead REIT’s investment strategy includes investments in the Asia Pacific, its initial focus will be on Singapore and Japan.

UI Boustead REIT’s initial portfolio comprises 23 properties – 21 properties located in Singapore and two properties located in Japan – with a total gross floor area of approximately 5.9 million square feet and total agreed property value of approximately S\$1,904.2 million³. UI Boustead REIT is managed by UIB REIT Management Pte. Ltd., a wholly-owned subsidiary of the Sponsor.

About the Sponsor – UIB Holdings Limited

UIB Holdings Limited (“**UIB**”), the Sponsor of UI Boustead REIT, is a fully vertically integrated Pan-Asian logistics and industrial real estate platform that focuses on high-growth markets in Asia, and has execution capabilities across the real estate value chain of sourcing and acquisition, development and asset enhancement, property and leasing management, and asset management.

As at 31 December 2025, UIB had total assets under management across Asia⁴ of approximately US\$4.0 billion and over 19.0 million square feet of gross floor area.

² The term “**business space**” refers to commercial properties such as business parks, offices and/or near-city facilities that support knowledge-intensive, research, professional, technology, servicing and service-oriented business activities.

³ Based on the valuation reports prepared by the Independent Valuers as at 30 September 2025 and on the basis of 100.0% interests in each of the Properties.

⁴ Covers markets across Japan, China and Singapore.

IMPORTANT NOTICE

The prospectus of UI Boustead REIT dated 5 March 2026 (the “**Prospectus**”) has been lodged with and registered by the Monetary Authority of Singapore (“**MAS**”) on 26 February 2026 and 5 March 2026 respectively. Capitalised terms used herein shall, unless otherwise defined, bear the same meanings assigned to them in the Prospectus.

This media release is for information only and does not constitute an offer of, or invitation to subscribe or purchase or solicitation of subscriptions or purchases of units in UI Boustead REIT (“**Units**”) in any jurisdiction nor should it or any part of it form the basis of, or be relied upon in any connection with, any contract or commitment or any investment decision whatsoever. The information in this media release in respect of UI Boustead REIT is qualified in its entirety by, and should be viewed in conjunction with, the full text of the Prospectus in relation to the initial public offering (the “**Offering**”) of the Units. The Offering is made by UIB REIT Management Pte. Ltd., as manager of UI Boustead REIT (the “**REIT Manager**”). The information presented in this media release is subject to change.

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, the REIT Manager, Perpetual (Asia) Limited (as trustee of UI Boustead REIT), the Sponsor, Boustead Projects Limited, the Joint Bookrunners and Underwriters, or any of their respective affiliates, advisers or representatives. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the REIT Manager redeem or purchase their Units while the Units are listed. It is intended that holders of the Units 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 media release 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. The forecast and projected yields and yield growth are calculated based on the Offering Price and the accompanying assumptions in the Prospectus. Such yields and yield growth will vary accordingly for investors who purchase the Units in the secondary market at a market price different from the Offering Price.

Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of UI Boustead REIT. The forecast financial performance of UI Boustead REIT is not guaranteed. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the REIT Manager’s current view of future events. A potential investor should read the Prospectus and, in particular, the section entitled “Forward-Looking Statements” and make his own assessment before making any decision to purchase the Units.

Neither this media release nor any copy or portion of it may be sent or taken, transmitted or distributed, directly or indirectly, into the United States (as defined in Regulation S under the U.S. Securities Act of 1933, as amended (the “**Securities Act**”). The Units have not been, and will not be, registered under the Securities Act or the securities laws of any state of the U.S. and the Units may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and applicable state or local securities laws. This media release does not constitute nor form part of an offer for sale of, or solicitation to purchase or subscribe for, Units in the United States. The REIT Manager does not intend to conduct a public offering of the Units in the United States.

This media release may be restricted by law in certain jurisdictions. Persons who may come into possession of this media release are advised to consult with their own legal advisors as to what restrictions may be applicable to them and to observe such restrictions. This media release may not be used for the purpose of an offer or invitation in any circumstances in which such offer or invitation is not authorised. Neither this media release nor any of its content may be forwarded or distributed to any other person and may not be reproduced in any manner whatsoever. Information contained in this media release does not constitute a part of the Prospectus. Failure to comply with these restrictions may result in a violation of the Securities Act or the applicable laws of other jurisdictions.

This media release has not been reviewed by the MAS.