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This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities in the United States. The Units (as defined herein) have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"), or the securities law of any other jurisdiction outside Singapore. The Units may not be offered, sold or delivered within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. Accordingly, the Units are being offered and sold only outside the United States in offshore transactions as defined in and in reliance on Regulation S under the Securities Act. No public offering of securities is being made in the United States.

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UI BOUSTEAD REIT

(a real estate investment trust constituted on 3 July 2025
under the laws of the Republic of Singapore)

OFFERING IN RESPECT OF 677,175,200 UNITS REPRESENTING UNDIVIDEND INTERESTS IN UI BOUSTEAD REIT ("UNITS") FOR SUBSCRIPTION BY INVESTORS AT THE OFFERING PRICE OF S\$0.88 PER UNIT, COMPRISING:

- (I) AN INTERNATIONAL PLACEMENT OF 643,275,200 UNITS TO INVESTORS, INCLUDING INSTITUTIONAL AND OTHER INVESTORS IN SINGAPORE; AND**
- (II) AN OFFERING OF 33,900,000 UNITS TO THE PUBLIC IN SINGAPORE,**

SUBJECT TO THE OVER-ALLOTMENT OPTION OF UP TO AN AGGREGATE OF 54,634,800 UNITS (THE "OVER-ALLOTMENT OPTION").

*Capitalised terms used herein, unless otherwise defined, have the meanings as defined in the prospectus of UI Boustead REIT dated 5 March 2026 and registered with the Monetary Authority of Singapore on 5 March 2026 ("**Prospectus**").*

DBS Bank Ltd. and United Overseas Bank Limited are the joint issue managers, joint global coordinators and the joint bookrunners and underwriters to the initial public offering of UI Boustead REIT.

The Board of Directors of UIB REIT Management Pte. Ltd., as manager of UI Boustead REIT (the "**Manager**"), wishes to announce that in connection with the Offering, and for the purposes of Regulation 3A(2)(g) of the Securities and Futures (Market Conduct) (Exemption) Regulations 2006, the Joint Bookrunners and Underwriters have been granted the Over-Allotment Option by UIB Singapore Investments 1 Pte. Ltd. and BP-Real Estate Investments Pte. Ltd., exercisable by DBS Bank Ltd. (the "**Stabilising Manager**") (or any of its affiliates or other persons acting on behalf of the Stabilising Manager), in consultation with the other Joint Issue Manager, in full or in part, on one or more occasions, only from the Listing Date but no later than the earlier of (i) the date falling 30 days from the Listing Date; and (ii) the date when the Stabilising Manager (or any of its affiliates or other persons acting on behalf of the Stabilising Manager) has bought, on the SGX-ST, an aggregate of 54,634,800 Units, representing approximately 8.1% of the total number of Units in the Offering, to undertake stabilising

actions to purchase up to an aggregate of 54,634,800 Units (representing approximately 8.1% of the total number of Units in the Offering), at the Offering Price. The exercise of the Over-Allotment Option will not increase the total number of Units outstanding.

In connection with the Offering, the Stabilising Manager (or any of its affiliates or other persons acting on its behalf) may, in consultation with the other Joint Issue Manager, and at its discretion, over-allot or effect transactions which stabilise or maintain the market price of the Units at levels that might not otherwise prevail in the open market. However, there is no assurance that the Stabilising Manager (or any of its affiliates or other persons acting on its behalf) will undertake stabilising action. Such transactions may be effected on the SGX-ST and in other jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws and regulations. An announcement will be made if and when the Over-Allotment Option is exercised.

Issued jointly by:

DBS Bank Ltd.
United Overseas Bank Limited
Citigroup Global Markets Singapore Pte. Ltd.
CGS International Securities Singapore Pte. Ltd.
Goldman Sachs (Singapore) Pte.
Maybank Securities Pte. Ltd.

For and on behalf of

UIB REIT Management Pte. Ltd.
(Company Registration No: 202501440M)
(as manager of UI Boustead REIT)

11 March 2026

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, solicitation or invitation of any offer, to buy or subscribe for any 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, the Manager, Perpetual (Asia) Limited, as trustee of UI Boustead REIT, the Sponsor, the Joint Bookrunners and Underwriters, 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. Following the listing of the Units on the SGX-ST, investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of 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.

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