
# Business Update for the Period from 12 March 2026 to 30 June 2026

27 July 2026

UI BOUSTEAD REIT

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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.

# Contents


UIB Konan Phase 2

# Highlights

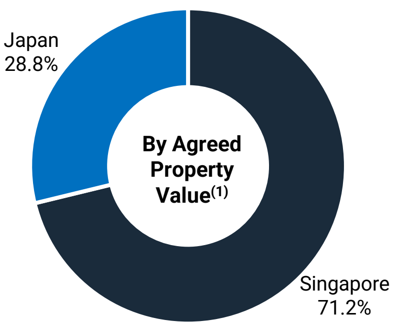
# UI Boustead REIT – Portfolio Overview

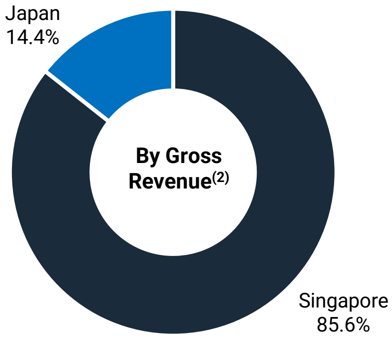
**23 properties**
Across Singapore and Japan

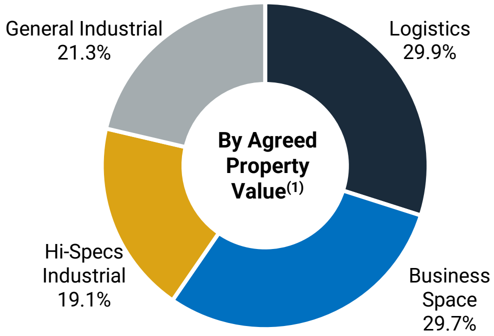
**S$1,904 million**
Agreed Property Value(1)

**5.3 million sq ft**
Portfolio Net Lettable Area ("NLA")

- ✓ **100% focused on key developed markets of Singapore and Japan**
- ✓ **Well diversified across various industrial segments**
- ✓ **High-quality and strategically located portfolio**
- ✓ **Strong income visibility and embedded organic growth**




Notes:
(1) Based on the valuation reports prepared by the Independent Valuers as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties, as disclosed in the prospectus dated 5 March 2026 (the "Prospectus").
(2) For the period from 12 March 2026 to 30 June 2026 and based on UI Boustead REIT's economic interest in each of the Properties.

# Business Update Highlights

## Investment Management

**S$74.7 million[1]**
Co-investment in two development projects, representing ~3.9% of deposited property[2]

**S$2.6 million**
Asset enhancement initiative at 84 Boon Keng Road (previously AUMOVIO Building Phase 3)

## Asset Management

**98.1%**
Portfolio Committed Occupancy[3]

**2.6%**
Positive Rental Reversions[4]

**5.4 years**
Portfolio Weighted Average Lease Expiry

## Capital Management

**36.4%**
Aggregate Leverage[5]

**2.5% p.a.**
All-in Cost of Debt

**3.9 years**
Portfolio Weighted Average Debt Maturity

Notes: (1) Based on UI Boustead REIT's interest in total investment costs for the UIB Konan Phase 3 development project announced on 24 April 2026 and the aerospace facility development project announced on 22 May 2026. (2) UI Boustead REIT's interest in development projects translates to 3.9% of deposited property, which is within the development limit of 10.0% prescribed under Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore. (3) Portfolio committed occupancy as at 30 June 2026 excludes 84 Boon Keng Road as asset enhancement initiative ("AEI") works at the property commenced in June 2026. (4) For the Singapore portfolio. (5) Based on UI Boustead REIT's respective interests in BP-AMC LLP, BP-TPM LLP, Snakepit-BP LLP and UIB Konan Phase 3, and excludes the Consumption Tax Debt Facilities (as defined in the Prospectus), which will be repaid immediately following the refund of the consumption tax, all of which is expected to be refunded by Projection Year 2027 (as defined in the Prospectus).

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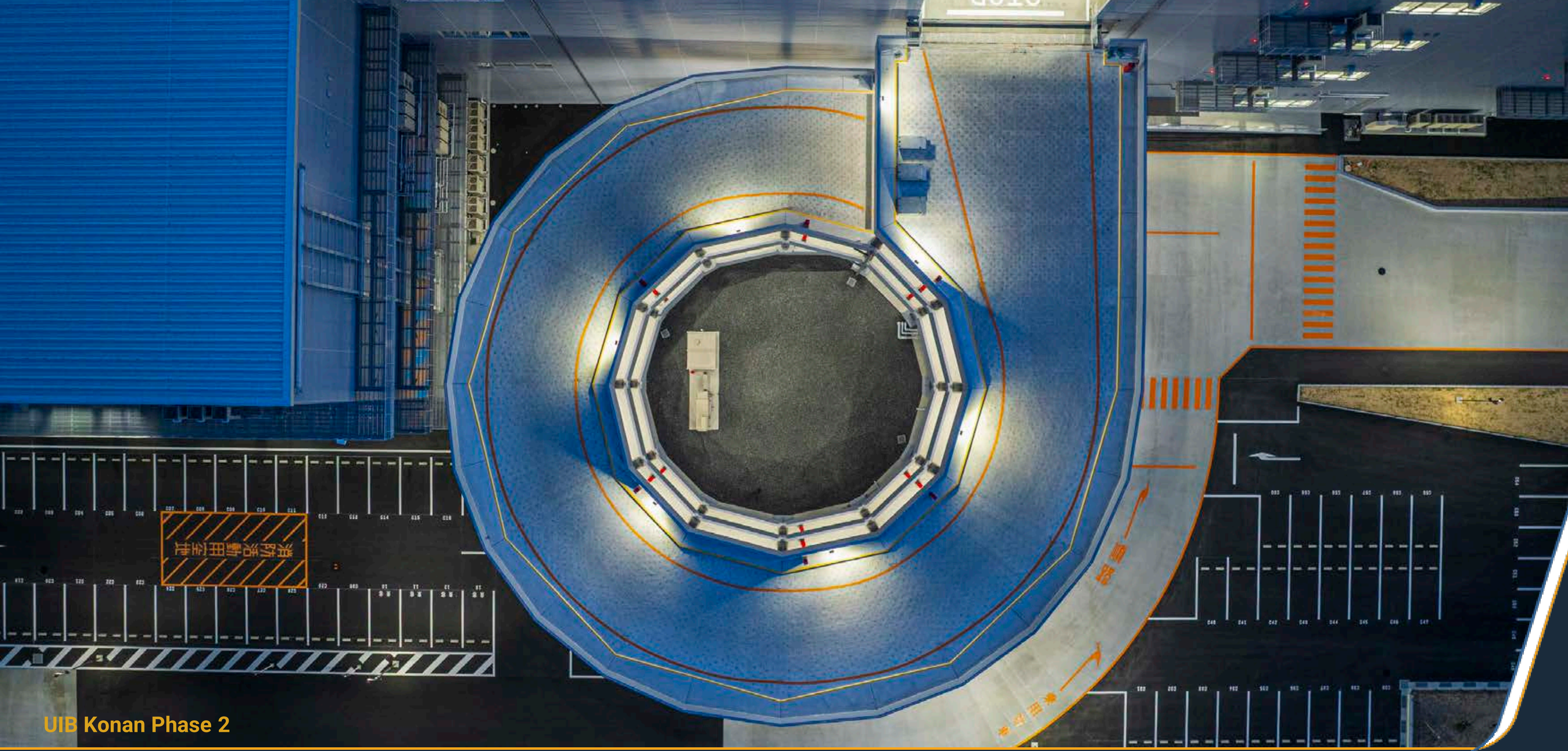
UIB Konan Phase 2

# Financial Performance

# Financial Performance for Period 12 March 2026 to 30 June 2026

| S$'000 | 12 Mar 2026 to 30 Jun 2026 | | Variance |
|---|---|---|---|
| | **Actual** | Forecast[1] | % |
| Gross revenue | **37,179** | 38,577 | (3.6) |
| Property operating expenses | **(8,012)** | (8,099) | (1.1) |
| Net property income | **29,167** | 30,478 | (4.3) |
| | | | |
| Share of results from joint ventures | **3,292** | 2,526 | 30.3 |

- Gross revenue and net property income were 3.6% and 4.3% lower than Forecast respectively, mainly due to the weaker Japanese yen against the Singapore dollar, as well as delay in lease commencement for a vacant unit at UIB Konan Phase 2. The property achieved 100% occupancy as at 30 June 2026

- Share of results from joint ventures for the period was 30.3% higher than Forecast, mainly due to better performance at Razer SEA HQ and 6 Tampines Industrial Avenue 5

Note:
(1) Forecast is prorated based on the forecast Statements of Comprehensive Income for the period 1 February 2026 to 31 March 2026 ("Forecast Period 2026") (as defined in the Prospectus), as well as the projected Statements of Comprehensive Income for the financial year ending 31 March 2027 ("Projection Year 2027" or "PY2027") (as defined in the Prospectus).


84 Boon Keng Road

# Investment Management

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# UI Boustead REIT's Multiple Inorganic Growth Levers

**Multiple Inorganic Growth Levers**

**Asset Enhancement Initiatives ("AEI")**

- Value creation from conversion of single-tenant building to multi-tenant building
- Increase in NLA for existing properties with unutilised plot ratio

**Co-Investment in Development Opportunities**

- Participate in development opportunities in partnership with Sponsor to enhance value for UI Boustead REIT on risk-mitigated basis
- Enables UI Boustead REIT to capture development margins between yield on cost and market capitalisation rates upon completion of development

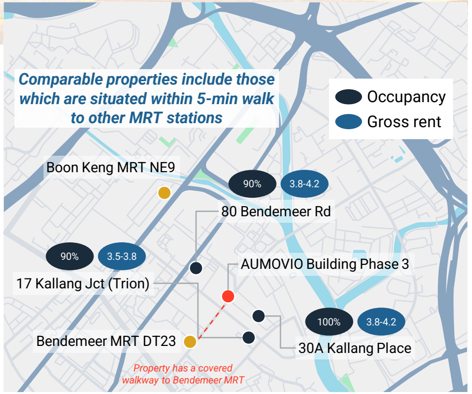
**Acquisition Opportunities**

- From Sponsor's and Boustead Projects Limited's stabilised pipeline
- From third parties through REIT Manager's deal origination network

# Asset Enhancement Initiative - 84 Boon Keng Road

- AEI to convert and reposition property from single-tenant to multi-tenant
- Growth from re-leasing upside as rental rate on the single-tenancy is significantly below current market rents for multi-tenant properties in vicinity

| | |
|---|---|
| Property | Hi-Specs Industrial property previously known as AUMOVIO Building Phase 3, strategically located at 84 Boon Keng Road, Singapore |
| Proposed AEI works | ▪ Creation of reception and drop-off lobby<br>▪ Related M&E and sub-division works |
| Estimated NLA upon AEI completion | ~99,000 sq ft[1] |
| Leasing progress | ~40% of NLA preleased |
| Estimated AEI cost | ~S$2.6 million |
| Estimated AEI completion | End-2026 |




Note:
(1) Subject to final survey.

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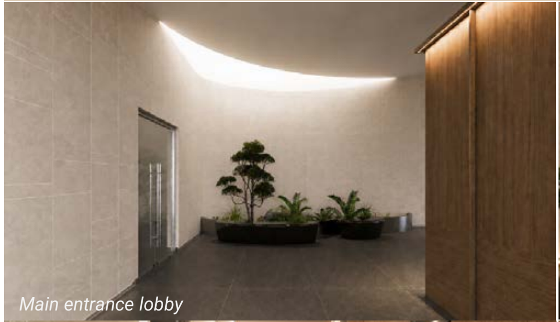
# Proposed AEI Works - Creation of Main Entrance and Lift Lobby

**Before**


Main entrance lobby


Lift lobby

**After**


Main entrance lobby


Main entrance lobby


Lift lobby

Lift lobby

Note: Based on artist's impression only.

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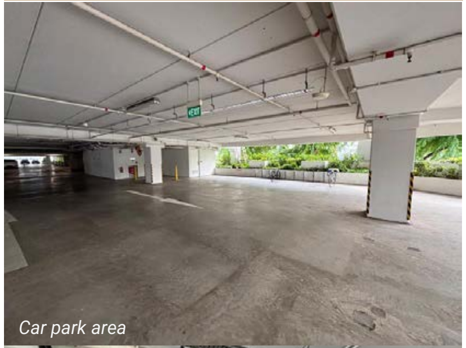
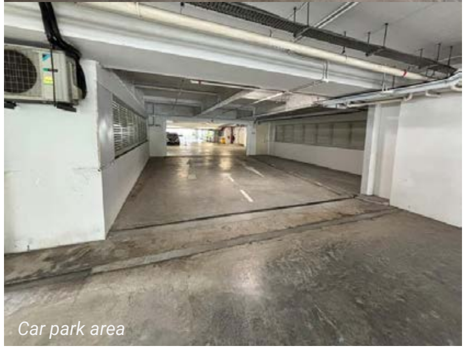
# Proposed AEI Works – Creation of Drop-Off Point and Holding Area

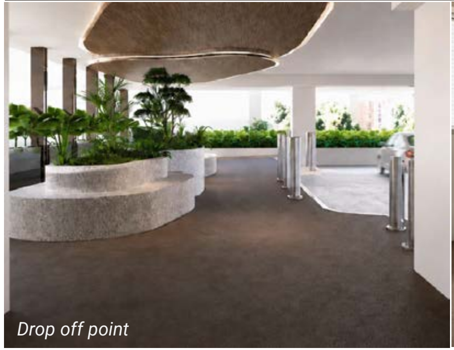
**Before**


Car park area


Car park area

**After**


Drop off point


Drop off point


Holding area

Note: Based on artist's impression only.

# Co-Investment in UIB Konan Phase 3 Development

- Consolidation of presence in strategic location which serves one-third of Japan’s population within 4-hour drive;  benefiting from spillover demand in area
- Preleasing is progressing well, with ~70% of NLA under negotiations

| | |
|---|---|
| Location | Konan City, Shiga Prefecture - low vacancy logistics region in Greater Osaka in Japan |
| Description | Development comprising two logistics facilities adjacent to UIB Konan Phase 2 (UIB REIT’s existing property) |
| Total development cost | ~JPY10.3 billion (~S$84.1 million)(1) |
| Land use rights | 70 years expiring 2096 |
| GFA / NLA | GFA: 518,162 sq ft<br>NLA: 508,880 sq ft |
| Effective interest | 24.26% |
| Total investment value | ~S$20.8 million |
| Estimated capital commitment | ~S$7.3 million |
| Yield on cost | 4.8%(2) |
| Option to purchase | Balance interest in development at 4.0% exit yield |
| Estimated completion | 2Q 2027 |


Notes: (1) Based on exchange rate of S$1.00 : JPY122. (2) The estimated yield on cost is derived based on the estimated stabilised net income to be derived from the facilities, taking into account the estimated development costs (excluding the refundable interest and capex reserve at the completion of the development) of JPY9.9 billion. The estimated stabilised net income is in line with the stabilised occupancy rates and rental income derived by existing comparable facilities.  The statements in respect of the estimated yield on cost and estimated stabilised net income above are based on the REIT Manager’s estimates and expectations and they are not intended as a forecast or assurance of the performance of the facilities and accordingly, should not be construed as such.

UIB
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# UIB Konan Phase 3 Development – Aerial View


**Legend**

- Portfolio property
- Property under development
- Sponsor-managed property

Note: Based on artist's impression only.

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# Co-Investment in Aerospace Facility Development

- Consolidation of strategic presence within Singapore's global aerospace hub – will be UI Boustead REIT's fourth property in Seletar Aerospace Park upon completion

| | |
|---|---|
| Location | Seletar Aerospace Park, Singapore; adjacent to Seletar Airport |
| Description | Build-to-suit aerospace facility for leading global aerospace corporation |
| Total development cost | ~S$104.0 million |
| Land expiry | ~24.5 years expiring 2050 |
| GFA / NLA | 252,113 sq ft |
| Interest in development | 51.0% |
| Total investment value | ~S$53.9 million |
| Estimated capital commitment | ~S$17.9 million |
| Yield on cost | 8.6%(1) |
| Lease term with tenant | ~22.5 year with built-in rental escalations |
| Option to purchase | Balance 49% interest exercisable from date of issuance of temporary occupation permit |
| Estimated completion | 2Q 2028 |


Note:
(1) The estimated yield on cost is derived based on the estimated stabilised net income to be derived from the facility, taking into account the estimated development costs and the terms of the lease. The statements in respect of the estimated yield on cost and estimated stabilised net income above are based on the REIT Manager's estimates and expectations, and they are not intended as a forecast or assurance of the performance of the facility and accordingly, should not be construed as such.

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# Capital Management

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# Healthy Balance Sheet

| | As at 30 Jun 2026 |
|---|---|
| Aggregate leverage[(1)] | 36.4% |
| Weighted average all-in cost of debt[(2)] (p.a.) | 2.5% |
| Fixed rate debt as % of total debt | 67% |
| Weighted average debt maturity | 3.9 years |
| Interest coverage ratio[(3)] (ICR) | **5.0x** |
| ICR sensitivity | |
| ▪ *10% decrease in EBITDA* | *4.5x* |
| ▪ *100bps increase in interest rates[(4)]* | *3.6x* |

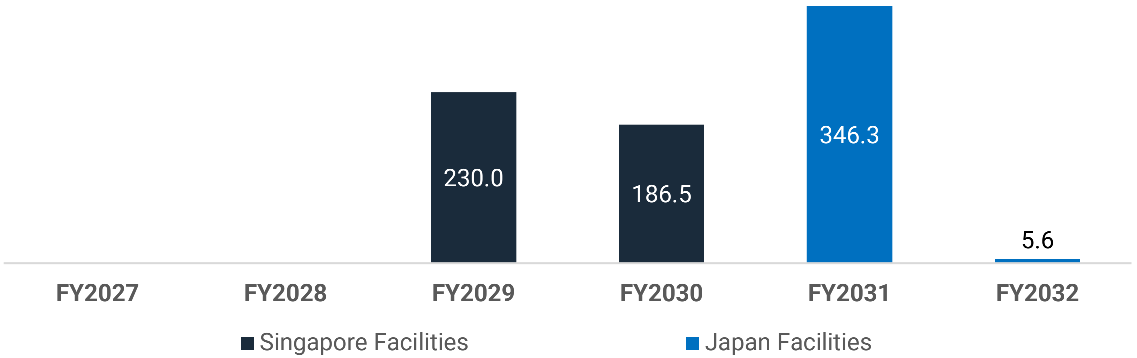
- Aggregate leverage of 36.4% as at 30 June 2026, with weighted average all-in cost of debt of 2.5% per annum
- Robust financial metrics that exceed bank loan covenants by a healthy margin
- Available debt headroom of ~S$300 million[(5)] before reaching gearing of 45%

Notes: (1) Based on UI Boustead REIT's respective interests in BP-AMC LLP, BP-TPM LLP, Snakepit-BP LLP and UIB Konan Phase 3, and excludes the Consumption Tax Debt Facilities (as defined in the Prospectus), which will be repaid immediately following the refund of the consumption tax, all of which is expected to be refunded by Projection Year 2027 (as defined in the Prospectus). (2) Including upfront fee and debt amortisation costs. (3) In accordance with the Monetary Authority of Singapore's Code on Collective Investment Schemes dated 28 November 2024. (4) Assuming 100bps change in the average interest rate of all hedged and unhedged borrowings. (5) Assuming the increase in debt is matched by an equivalent increase in total assets.

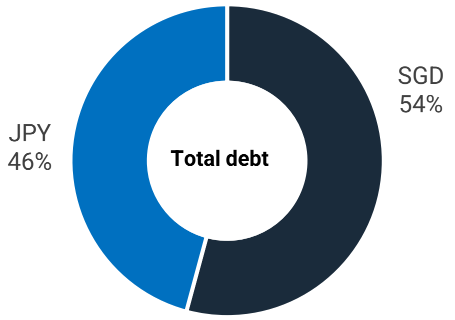
# Well-Spread Debt Maturity Profile

- Prudent debt management strategy with no refinancing requirement until FY2029
- Well-spread debt profile with healthy weighted average debt maturity of 3.9 years[(1)]
- Natural hedge of approximately 66% on the Japan portfolio to mitigate exchange rate volatility

**Debt Maturity Profile (S$m)[(1)] as at 30 Jun 2026**




**Debt Currency Profile as at 30 Jun 2026**




Notes:

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# Asset Management

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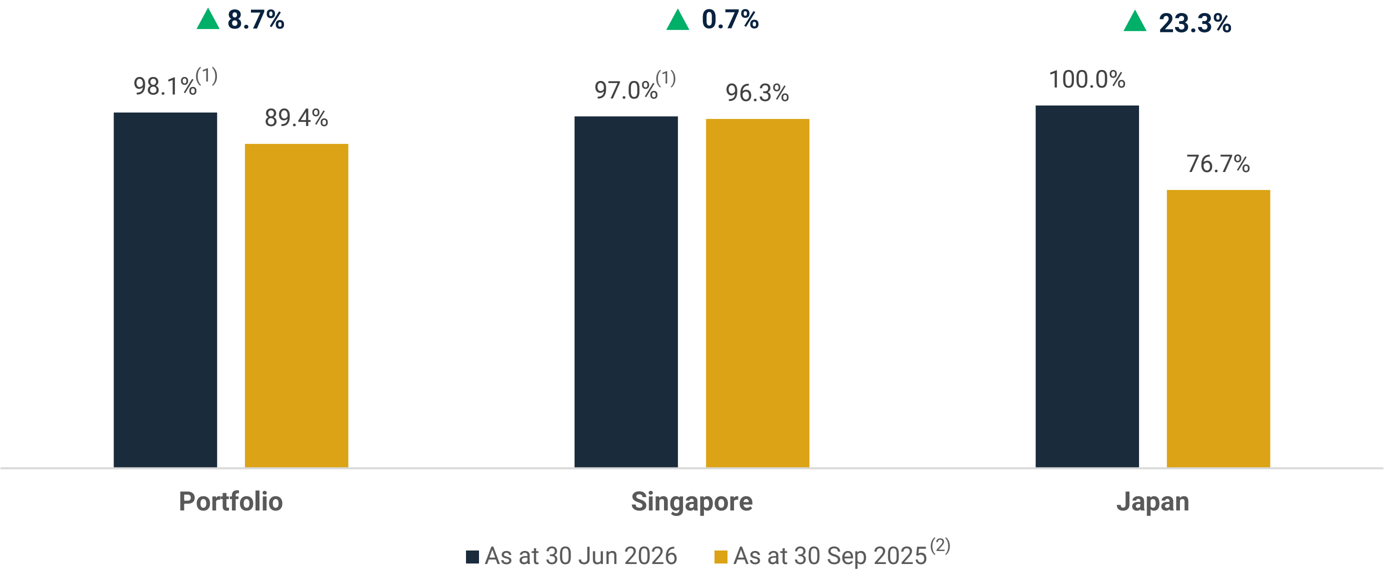
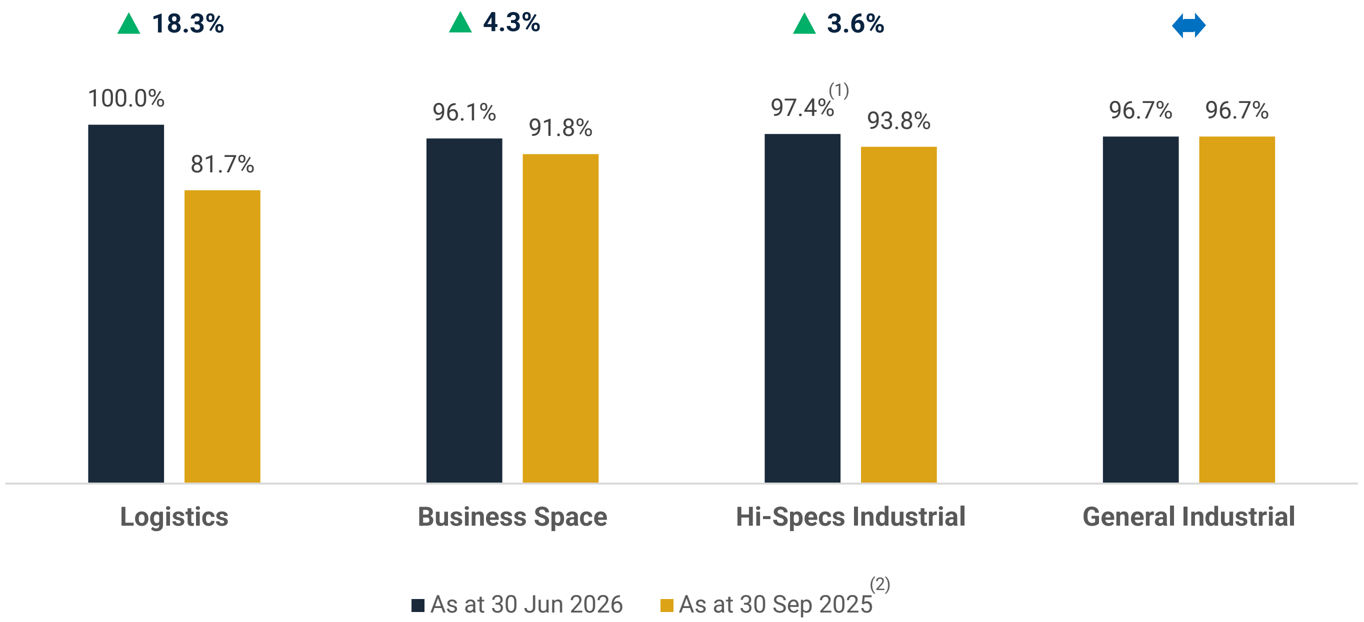
# Occupancy




Notes:
(1) Excluding 84 Boon Keng Road as AEI works at the property commenced in June 2026.
(2) As disclosed in the Prospectus.

# Occupancy – By Property Segments




Notes:
(1) Excluding 84 Boon Keng Road as AEI works at the property commenced in June 2026.
(2) As disclosed in the Prospectus.

# Portfolio Rental Reversions

| % Rental Reversion | 12 Mar 2026 to 30 Jun 2026(1) |
|---|---|
| **Singapore** | **2.6%** |
| Business Space | 3.4% |
| Hi-Specs Industrial | 0.4% |
| Logistics(2) | N/A |
| General Industrial(2) | N/A |
| **Japan** | **0.0%** |
| Business Space | 0.0% |
| Logistics(2) | N/A |

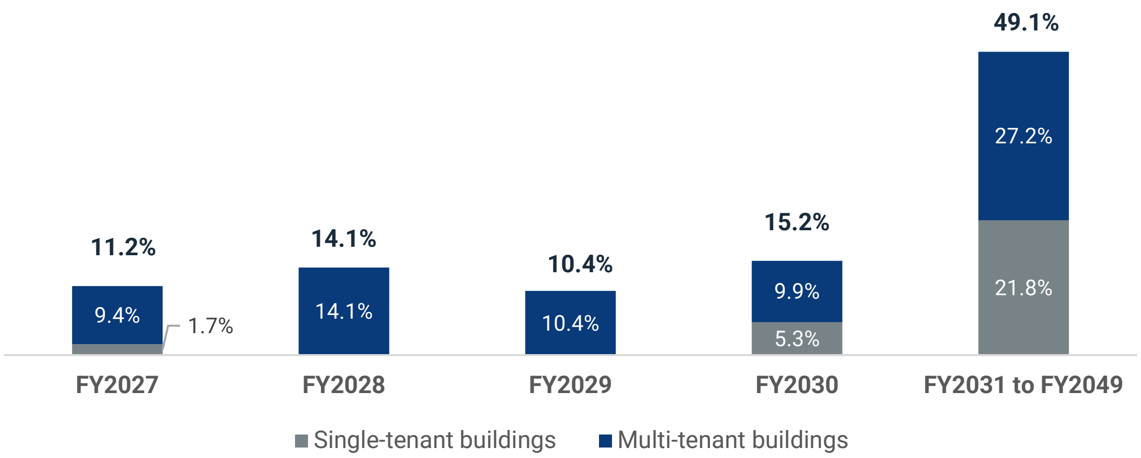
- ~63,600 sq ft of leases were renewed during the Period, of which 26,800 sq ft was attributable to the Singapore portfolio which recorded positive rental reversion of 2.6%
- In Japan, Toyo MK Fuso Building renewed ~36,800 sq ft of leases at the same rent

Notes:
(1) Calculated on the basis of first year renewed rent over last year preceding rent, accounting for renewed leases signed in their respective periods and weighted by area renewed.
(2) There were no renewals during the period.

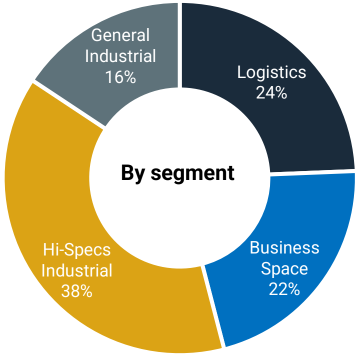
# Portfolio Lease Expiry Profile

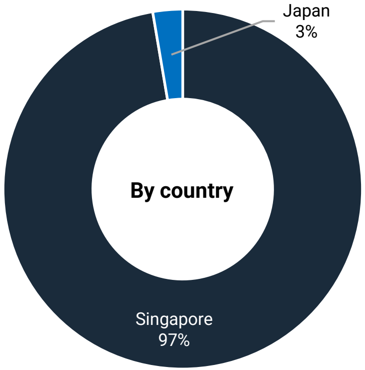
- Long portfolio weighted average lease expiry at 5.4 years, with well-spread lease expiry extending beyond FY2031
- As at 30 June 2026, 11.2% of portfolio gross rental income is due for renewal for balance of FY2027, of which ~78% is under advanced negotiations

**% of Gross Rental Income (Portfolio)(1)**




**Breakdown of expiring leases for FY2027**




Note:
(1) For the month of June 2026.

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# Top 10 Tenants

| | Country | Tenant | NPI Contribution[1] |
|---|---|---|---|
| 1 | | Global technology company[2] | 8.5% |
| 2 | | Leading global aerospace corporation[2] | 7.6% |
| 3 | | GlaxoSmithKline | 5.1% |
| 4 | | Rolls-Royce Solutions Asia | 4.8% |
| 5 | | Jabil Circuit | 4.2% |
| 6 | | AUMOVIO | 4.0% |
| 7 | | Yamato Transport | 3.9% |
| 8 | | Nippon Express | 3.4% |
| 9 | | Network for Electronic Transfers | 2.8% |
| 10 | | Jumbo Group | 2.6% |

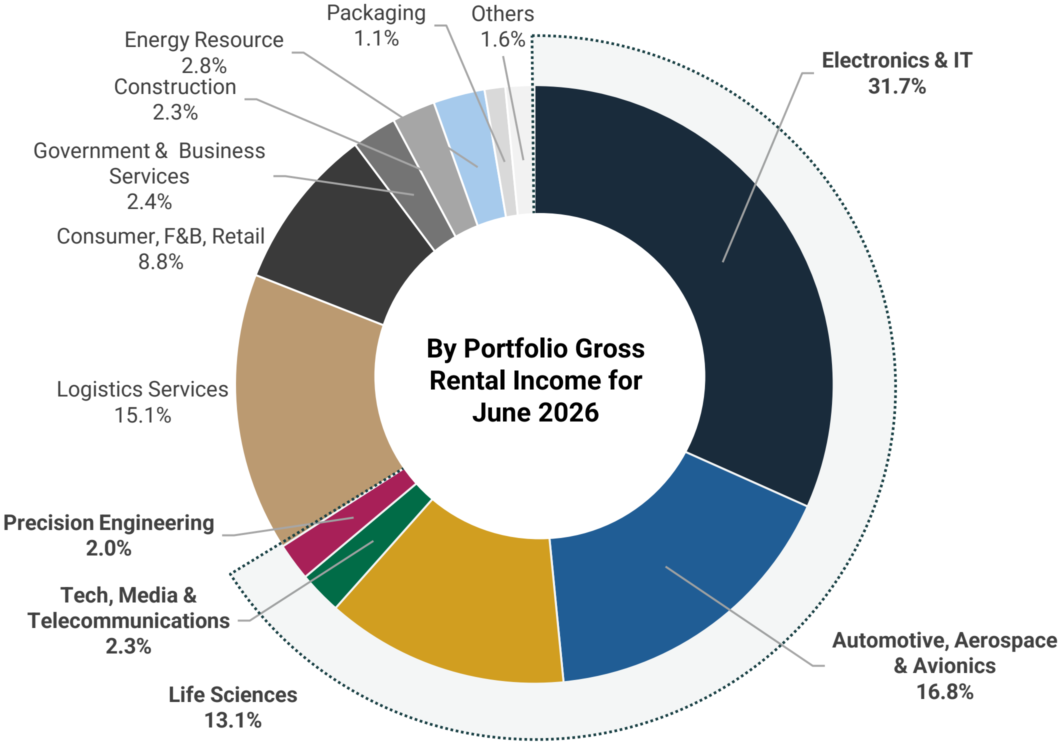
***~47%***
***NPI contribution from top 10 tenants[1]***

***100% of top 10 tenants***
***are Fortune 500 or Listed Companies[3]***

***7.8 years***
***WALE for top 10 tenants[1]***

Notes:
(1) Based on net property income ("NPI") contribution for the month of June 2026.
(2) The identity of the tenant is not disclosed due to confidentiality obligations.
(3) Tenants that are owned by Fortune 500, Fortune 500 Europe and public-listed multinational corporations.

# Diversified and Resilient Tenant Base




**65.9%**
in high-tech/value-add, knowledge and innovative sectors

- ✓ Closely aligned with key drivers of Singapore's economic growth and competitiveness
- ✓ Well-positioned to benefit from ongoing initiatives aimed at fostering industry development

Enhances UI Boustead REIT's income stability and organic growth prospects

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Razer SEA HQ

# Looking Ahead

# Looking Ahead

## Singapore

- With Singapore as a core market, resilient structural demand is expected to underpin the performance of UI Boustead REIT’s well-diversified portfolio.
- Demand and supply dynamics remain benign in the Logistics, Hi-Specs Industrial and General Industrial segments, and are supportive of a stable performance overall.
- Limited supply in the Business Space segment in the near-term is supportive of rental stability; however, business space demand may be constrained by macroeconomic uncertainties.

## Japan

- Demand for UI Boustead REIT’s Japan logistics and business space properties, located in Greater Osaka and Tokyo respectively, is supported by firm domestic demand, steady wage growth and capital investment.
- Underlying economic fundamentals remain resilient, while inflation risks remain.

## Overall

- In light of the protracted Middle East conflict which has increased global economic uncertainty and inflationary pressures, the REIT Manager will continue to focus on proactive management of UI Boustead REIT’s portfolio, as well as prudent and disciplined capital management, so as to maintain cashflow resilience.
- The REIT Manager remains highly committed to delivering results in line with the Forecast to maintain stability of income streams for Unitholders.

UIB Konan Phase 2

# About the Sponsor

# Sponsored by Pan-Asian Logistics and Industrial Real Estate Platform

**UIB Singapore & Japan(1)**

| | | |
|---|---|---|
| **~46 years** combined operating history | **>US$7.7b** invested and developed | **~38m sq ft** GFA invested and developed |
| **Diversified Strategies** cycle-tested track record across Opportunistic, Value-Add & Core/Core Plus Strategies | **~5m sq ft** current land bank | **~5m sq ft** current space managed with sustainable certifications(2) |

**Strategic Focus & Competitive Edge**

- Fully integrated real estate platform with end-to-end capabilities and local "boots on-the-ground"
- Ability to access product in developed markets of Singapore and Japan
- Proven track record with strong tenant relationships

Notes:
(1) As at December 2025. Figures below reflect UIB's presence in Japan and Singapore only.
(2) Includes Green Mark, CASBEE, LEED, BELS and ZEB (Zero Energy Building) Ready certifications.

# Fully Vertically Integrated Platform with End-to-End Capabilities and Local "Boots-on-the-Ground" Across Markets

## Fully Integrated Platform with End-to-End Real Estate Capabilities

### Sourcing and Acquisition

- Extensive track record and deep local presence across its core markets of Japan and Singapore
- Good understanding of Singapore's industrial landscape and Japan's complex land ownership structures

### Development and Asset Enhancement

- Extensive development and investment track record across industrial value chain

### Property and Leasing Management

- >500 blue-chip tenant base comprising multinational corporations and local corporations
- In-house property management and leasing capabilities allow for proactive tenant management

### Asset Management

- UIB manages US$4.0b of end-value AUM(1) across 82 assets across Asia(2)
- Robust performance and risk monitoring frameworks over entire asset life cycle to maximise value

**Vertically integrated platform with "boots-on-the-ground" presence in each market**

## With On-the-Ground Local Presence

Dedicated local teams in every market across all functions with native language capabilities

Deep, localised knowledge of submarkets creates strong understanding of demand drivers

Comprehensive understanding of market standards, local practices, technical requirements and regulations

Trusted partner with **institutional capital partners** including **global sovereign wealth funds and pension funds**

Notes:
(1) As of December 2025. AUM may include land bank where the construction start has been finalised or where the project is sufficiently advanced.
(2) Includes all UIB markets: Japan, Singapore and China.


GSK Asia House

# Portfolio Information

UI BOUSTEAD REIT

# Portfolio – Logistics




| | 10 Changi North Way | 12 Changi North Way | 16 Changi North Way | UIB Konan Phase 2 |
|---|---|---|---|---|
| **Country** | Singapore | Singapore | Singapore | Japan |
| **Year of Completion**[1] | 2011 | 2005 | 2008 | 2025 |
| **Land Expiry** | 2065 | 2065 | 2065 | Freehold |
| **GFA (sq ft)** | 129,373 | 257,789 | 121,851 | 1,953,257 |
| **NLA (sq ft)** | 128,505 | 221,822 | 121,851 | 1,713,617 |
| **Tenancy** | Single-tenant | Multi-tenant | Single-tenant | Multi-tenant |
| **Agreed Property Value (S$m)**[2] | 36.0 | 66.0 | 36.8 | 431.0 |
| **Committed Occupancy**[3] | 100.0% | 100.0% | 100.0% | 100.0% |

Notes:
(1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
(2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
(3) As at 30 June 2026.

# Portfolio – Business Space



| | ALICE@Mediapolis | GSK Asia House | Razer SEA HQ | Toyo MK Fuso Building |
|---|---|---|---|---|
| **Country** | Singapore | Singapore | Singapore | Japan |
| **Year of Completion[1]** | 2018 | 2016 | 2021 | 1997 |
| **Land Expiry** | 2047 | 2045 | 2049 | Freehold |
| **GFA (sq ft)** | 425,181 | 156,247 | 205,607 | 208,640 |
| **NLA (sq ft)** | 329,896 | 136,341 | 179,716 | 163,579 |
| **Tenancy** | Multi-tenant | Multi-tenant | Multi-tenant | Multi-tenant |
| **Agreed Property Value (S$m)[2]** | 209.5 | 128.0 | 110.0 | 117.5 |
| **Committed Occupancy[3]** | 91.3% | 98.1% | 100.0% | 100.0% |

Notes:

(1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.

(2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.

(3) As at 30 June 2026.

UI BOUSTEAD REIT

# Portfolio – Hi-Specs Industrial




| | 26 Tai Seng Street | 351 Braddell Road | AUMOVIO Building Phase 1 and 2 | 84 Boon Keng Road | Edward Boustead Centre |
|---|---|---|---|---|---|
| **Country** | Singapore | Singapore | Singapore | Singapore | Singapore |
| **Year of Completion(1)** | 2011 | 2021 | 2012 | 2018 | 2014 |
| **Land Expiry** | 2067 | 2048 | 2059 | 2047 | 2043 |
| **GFA (sq ft)** | 193,012 | 260,631 | 174,917 | 120,031 | 94,278 |
| **NLA (sq ft)** | 180,801 | 236,864 | 174,917 | ~99,000(4) | 76,894 |
| **Tenancy** | Multi-tenant | Multi-tenant | Single-tenant | Multi-tenant | Multi-tenant |
| **Agreed Property Value (S$m)(2)** | 105.0 | 131.0 | 72.0 | 25.4 | 29.5 |
| **Committed Occupancy(3)** | 96.7% | 95.2% | 100.0% | N.A.(5) | 100.0% |

Notes:
(1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
(2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
(3) As at 30 June 2026.
(4) Subject to final survey.
(5) Not applicable as the AEI works at the property commenced in June 2026.

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# Portfolio – General Industrial


| | 6 Tampines Industrial Avenue 5 | 8 & 12 Seletar Aerospace Heights | 85 Tuas South Avenue 1 | Rolls-Royce Solutions Asia | Jabil Circuit |
|---|---|---|---|---|---|
| **Country** | Singapore | Singapore | Singapore | Singapore | Singapore |
| **Year of Completion[1]** | 2010 | 2020 | 2008 | 2014 | 2013 |
| **Land Expiry** | 2069 | 2049 | 2060 | 2043 | 2042 |
| **GFA (sq ft)** | 430,996 | 222,840 | 114,200 | 284,803 | 215,495 |
| **NLA (sq ft)** | 383,006 | 222,840 | 112,299 | 266,947 | 215,495 |
| **Tenancy** | Multi-tenant | Single-tenant | Single-tenant | Single-tenant | Single-tenant |
| **Agreed Property Value (S$m)[2]** | 115.0 | 72.7 | 25.7 | 51.6 | 48.0 |
| **Committed Occupancy[3]** | 86.6% | 100.0% | 100.0 | 100.0% | 100.0% |

Notes:
(1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
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(3) As at 30 June 2026.

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# Portfolio – General Industrial


| | 10 Seletar Aerospace Heights | 11 Seletar Aerospace Link | 26 Changi North Rise | 31 Tuas South Avenue 10 | 98 Tuas Bay Drive |
|---|---|---|---|---|---|
| **Country** | Singapore | Singapore | Singapore | Singapore | Singapore |
| **Year of Completion(1)** | 2013 | 2015 | 2011 | 2014 | 2019 |
| **Land Expiry** | 2042 | 2045 | 2070 | 2043 | 2048 |
| **GFA (sq ft)** | 67,708 | 38,391 | 64,584 | 113,316 | 81,143 |
| **NLA (sq ft)** | 67,708 | 38,391 | 64,584 | 113,316 | 74,859 |
| **Tenancy** | Single-tenant | Single-tenant | Single-tenant | Single-tenant | Single-tenant |
| **Agreed Property Value (S$m)(2)** | 24.4 | 11.9 | 19.7 | 20.5 | 17.0 |
| **Committed Occupancy(3)** | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Notes:
(1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
(2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
(3) As at 30 June 2026.

# Thank You

For more information on UI Boustead REIT, please visit www.uibreit.com.

For investor and media enquiries related to UI Boustead REIT, please contact ir.team@uibreit.com.

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