*Media Release*

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# UI BOUSTEAD REIT ACHIEVES STABILISED COMMITTED PORTFOLIO OCCUPANCY OF 98.1% AS AT 30 JUNE 2026

- Committed portfolio occupancy of 98.1% as at 30 June 2026[1], up from 89.4% as at 30 September 2025[2]
- Significant occupancy improvement from the Japan portfolio, which was 100.0% leased as at 30 June 2026, compared to 76.7% as at 30 September 2025[2]
- Successful execution of investment strategy with two co-investments in development projects across Singapore and Japan within three months of listing; total investment cost of ~S$74.7 million based on UI Boustead REIT's respective interest in the development projects
- Commenced asset enhancement initiative works at 84 Boon Keng Road to reposition the property from single-tenant to multi-tenant at a cost of S$2.6 million

**SINGAPORE, 27 JULY 2026** – UIB REIT Management Pte. Ltd., the manager of UI Boustead REIT (the "**REIT Manager**"), wishes to announce that net property income ("NPI") for the period from the listing date of 12 March 2026 to 30 June 2026 (the "Period") was S$29.2 million. This was approximately 4.3% below the IPO forecast[3] ("Forecast") for the Period, 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 (which has achieved 100% occupancy as at 30 June 2026). Share of results from joint ventures was S$3.3 million for the Period, 30.3% above the Forecast due to better performance at Razer SEA HQ and 6 Tampines Industrial Avenue 5.

Ms Tan Shu Lin, Chief Executive Officer of the REIT Manager, said, "We are pleased to report improved portfolio committed occupancy of 98.1% as at 30 June 2026, with the firming up of committed occupancy at all three properties that had occupancy uplift opportunities. In terms of organic growth, UI Boustead REIT also achieved positive rental reversions of 2.6% for its Singapore portfolio during the Period."

"Besides organic growth, we have also executed on our multi-pronged inorganic growth strategy where a key differentiator is the Sponsor's fully-integrated real estate management platform. This has enabled UI Boustead REIT to access co-development opportunities with higher returns on a risk-mitigated basis in both Singapore and Japan. In demonstrating this unique value proposition, the REIT Manager has committed S$74.7 million in total investment value across two development projects and a further S$2.6 million for an asset enhancement initiative, all within four months of listing."

"Looking ahead, the protracted Middle East conflict has led to significant global economic and inflationary pressures, increasing foreign exchange and interest rate volatility. Nonetheless, we remain highly committed to delivering results in line with the Forecast to maintain the stability and resilience of income streams for Unitholders."

**Portfolio Update**

Committed portfolio occupancy was 98.1% as at 30 June 2026[1], 8.7 percentage points ("ppt") higher than 89.4% as at 30 September 2025[2]. This was mainly driven by significant leasing progress made on three assets with occupancy uplift opportunities as identified in the Prospectus – 26 Tai Seng Street

[1] Excluding 84 Boon Keng Road (previously known as AUMOVIO Building Phase 3) as asset enhancement initiative ("AEI") works at the property commenced in June 2026.
[2] As disclosed in the prospectus dated 5 March 2026 (the "Prospectus").
[3] 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).

in Singapore, and UIB Konan Phase 2 and Toyo MK Fuso Building in Japan. With a sizeable 1.7 million square feet ("sq ft") of net lettable area ("NLA"), UIB Konan Phase 2 has achieved 100.0% committed occupancy.

During the Period, approximately 63,600 sq ft of leases were renewed, of which about 26,800 sq ft was from the Singapore portfolio which saw a 2.6% positive rental reversion. Portfolio weighted average lease expiry ("WALE") remained long at 5.4 years as at 30 June 2026, with lease expiry well-spread beyond FY2031. For the balance of FY2027, 11.2% of gross rental income is due for renewal, of which approximately 78% is under advanced negotiations.

For June 2026, the top 10 tenants contributed approximately 47% of NPI, with 100% of the top 10 tenants owned by Fortune 500, Fortune 500 Europe or public-listed multinational corporations. The average WALE of 7.8 years of these tenants further underpins the resilience of the portfolio.

In addition, 65.9% of UI Boustead REIT's tenants were from the high-tech, value-add and innovative sectors for June 2026. These sectors are closely aligned with key drivers of Singapore's economic growth and competitiveness and are well-positioned to benefit from ongoing initiatives aimed at fostering industry development, which enhances UI Boustead REIT's income stability and organic growth prospects.

***Singapore Portfolio***

Committed occupancy for the Singapore portfolio was 97.0% as at 30 June 2026[4], 0.7 ppt higher than 96.3% as at 30 September 2025[5]. The occupancy uplift was mainly driven by the increase in committed occupancy at 26 Tai Seng Street from a new lease with a globally-renowned fast food chain for its Singapore headquarter operations.

The Singapore portfolio saw positive rental reversion of 2.6% during the Period, from lease renewals in the Business Space and Hi-Specs Industrial segments. As at 30 June 2026, the WALE for the Singapore portfolio was 4.9 years. For the balance of FY2027, 12.9% of Singapore portfolio gross rental income is due for renewal.

***Japan Portfolio***

Committed occupancy for the Japan portfolio was 100.0% as at 30 June 2026, a significant improvement from 76.7% as at 30 September 2025[5]. Both UIB Konan Phase 2 and Toyo MK Fuso Building are fully leased. The successful lease-up of UIB Konan Phase 2 was led by sizeable lease agreements signed with reputable tenants in e-commerce, distribution and logistics, including expansion demand from Nippon Express, an existing tenant. At Toyo MK Fuso Building, full committed occupancy was achieved with the signing of a major Japanese insurance corporation.

As at 30 June 2026, the WALE for the Japan portfolio was 7.5 years, reflecting the long duration of leases, with minimal lease expiries over the next two financial years.

**Value-Enhancing Investment Management**

Since listing on 12 March 2026, the REIT Manager has executed on multiple growth opportunities that will underpin UI Boustead REIT's future growth. These include entering into two co-development opportunities and undertaking an AEI.

***Investments in Development Projects***

On 24 April 2026, the REIT Manager announced UI Boustead REIT's maiden co-investment in the development of UIB Konan Phase 3, a new logistics development situated adjacent to the REIT's existing UIB Konan Phase 2 logistics property. With a 24.26% effective interest, the total investment

[4] Excluding 84 Boon Keng Road (previously known as AUMOVIO Building Phase 3) as AEI works at the property have commenced in June 2026.

[5] As disclosed in the Prospectus.

value is approximately S$20.8 million, with the REIT's estimated total capital commitment at S$7.3 million. Preleasing for the UIB Konan Phase 3 development project is progressing well, with approximately 70% of NLA already under negotiations.

Further, the REIT Manager on 22 May 2026 announced UI Boustead REIT's co-investment in the development of a built-to-suit aerospace facility at the Seletar Aerospace Park for a leading global aerospace corporation. With a 51.0% effective interest, the total investment value is approximately S$53.9 million, with estimated total capital commitment of S$17.9 million.

The construction of both developments are progressing on schedule, with expected construction completion for UIB Konan Phase 3 in mid-2027 and for the aerospace facility in mid-2028. Overall, UI Boustead REIT's interest in development projects of S$74.7 million 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.

***Asset Enhancement Initiatives***

At 84 Boon Keng Road (previously known as AUMOVIO Building Phase 3), a Hi-Specs Industrial property in Singapore, AEI works are underway to convert and reposition the property from a single-tenant to multi-tenant building, at a cost of S$2.6 million. The AEI provides re-leasing upside as the rental rate on the single-tenancy is significantly below current market rents for multi-tenant properties located in the vicinity. Approximately 40% of NLA has already been pre-committed ahead of the estimated AEI completion in end-2026.

**Prudent Capital Management**

The REIT Manager maintains a prudent capital structure, with a well-spread debt maturity and no refinancing requirements until FY2029. As at 30 June 2026, aggregate leverage was 36.4%[6], with all-in cost of debt of 2.5% per annum. To mitigate interest rate volatility, approximately 67% of UI Boustead REIT's debt is fixed, with weighted average debt maturity of 3.9 years. The interest coverage ratio remains at a healthy 5.0 times.

Based on UI Boustead REIT's interests in development projects, its total capital commitment is approximately S$25.2 million. The REIT Manager intends to finance this amount with internal funds and/or existing debt facilities progressively over the respective development periods. Assuming completion of both developments and funding of the total capital commitments via debt, UI Boustead REIT's proforma aggregate leverage as at 30 June 2026 is expected to increase from 36.4% to approximately 38.6%.

**Outlook**

In 2Q 2026, the Singapore economy grew 5.7% year-on-year, easing from 6.3% growth in the previous quarter[7]. The manufacturing sector grew strongly, driven by electronics and precision engineering. While the GDP growth outlook has moderated since the onset of the Middle East conflict in February, the growth forecast for 2026 was maintained at between 2.0% to 4.0% given the strength of performance in 1Q 2026[8].

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

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[6] 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 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).

[7] Ministry of Trade and Industry Press Release "Singapore's GDP Grew by 5.7 Per Cent in the Second Quarter of 2026", 14 July 2026.

[8] Ministry of Trade and Industry Press Release "MTI Maintains 2026 GDP Growth Forecast at 2.0 to 4.0 Per Cent", 25 May 2026.

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[9].

Japan's GDP expanded by an annualised 1.8% in 1Q 2026, on the back of improved domestic consumption and strong exports[10]. However, the Bank of Japan moderated the growth forecast for fiscal year 2026 to 0.5% from 1.0%, over inflation risks given the protraction of the Middle East conflict. With the yen remaining weak, the Bank of Japan is expected to maintain a tight monetary policy[11].

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.

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.

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[9] CBRE Research, Singapore Figures, Q2 2026.
[10] Statistics Bureau of Japan.
[11] Bank of Japan, Outlook for Economic Activity and Prices (April 2026), 28 April 2026.

## 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 space 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 portfolio comprises 23 completed 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 portfolio value of approximately S$1.9 billion. UI Boustead REIT is managed by UIB REIT Management Pte. Ltd., a wholly-owned subsidiary of the Sponsor.

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

## 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, asset management, and property and leasing management.

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

For more information on UIB, please visit www.uib.net.

**IMPORTANT NOTICE**

This Media Release is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in UI Boustead REIT ("Units"). Any discrepancies in the figures included herein between the listed amounts and total thereof are due to rounding.

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