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 TO UNITHOLDERS ON EXCHANGE RATE FOR COMPUTATION OF DISTRIBUTION IN POUNDS

As per the announcement dated 9 February 2026 by Elite UK REIT Management Pte. Ltd. (the "**Manager**"), as manager of Elite UK REIT, the declared distribution of GBP 1.49 pence per Unit in Elite UK REIT ("**Unit**") for the period from 1 July 2025 to 31 December 2025 will be paid on 30 March 2026.

For unitholders of Elite UK REIT ("**Unitholders**") who have not opted to receive their distribution in Pounds or participated in the Distribution Reinvestment Plan, the amount of distribution to be paid in Singapore dollars will be computed based on the exchange rate of GBP 1 = SGD 1.704, this being the buy rate for Singapore dollars on 19 March 2026. Unitholders who have opted to receive their distribution in Pounds will receive GBP 1.49 pence per Unit.

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
19 March 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.