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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.)

ISSUANCE OF 30,067,546 CONSIDERATION UNITS AND PAYMENT OF ACQUISITION FEE BY WAY OF ISSUE OF UNITS IN ELITE UK REIT

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcements of Elite UK REIT dated 16 June 2026 titled "The Proposed Acquisition of five government-leased properties located across the United Kingdom, as an interested person transaction" (the "**Acquisition Announcement**") in relation to the Proposed Acquisition and announcement dated 18 August 2026 titled "Completion of the Proposed Acquisition of five government-leased properties located across the United Kingdom, as an interested person transaction and use of proceeds from the private placement" in relation to the completion of the Proposed Acquisition (the "**Completion Announcement**").*

1. Introduction

Further to the Completion Announcement, Elite UK REIT Management Pte. Ltd., in its capacity as manager of Elite UK REIT (the "**Manager**"), wishes to announce that:

(i) 30,067,546 Consideration Units have been issued today at an issue price of £0.296 per Consideration Unit to Elite UK Commercial Fund III, as part payment of the Purchase Consideration in relation to the acquisition of five government-leased properties located across the United Kingdom; and

(ii) 1,024,241 units in Elite UK REIT (the "**Acquisition Fee Units**") have been issued today at an issue price of £0.3112 per Acquisition Fee Unit to the Manager, as payment of the acquisition fee in relation to the acquisition of five government-leased properties located across the United Kingdom.

Following the issuance of the Consideration Units and the Acquisition Fee Units, the total number of Units held by the Manager will increase to 4,835,445 Units, representing approximately 0.7% of the total number of issued Units in Elite UK REIT. The total number of issued Units in Elite UK REIT as at the date of this announcement is 668,525,676 Units.

The Consideration Units and the Acquisition Fee Units will be listed and quoted on the Main Board of the SGX-ST with effect from 9.00 a.m. on 28 August 2026.

2. Issuance of the Consideration Units pursuant to the Proposed Acquisition

The Consideration Units will be issued under a separate temporary stock counter from the existing Elite UK REIT stock counter. Such temporary stock counter will be maintained for the period commencing from the date of issue of the Consideration Units to the last day of "cum distribution" trading for the existing Units, in respect of the distribution period ending 31 December 2026. After the last day of "cum-distribution" trading, both the Consideration Units and the existing Units will be aggregated and traded under the existing Elite UK REIT stock counter on the Main Board of the SGX-ST.

Upon issuance of the Consideration Units, the Consideration Units will rank *pari passu* in all respects with the existing Units in issue as at the date of issue of the Consideration Units ("**Existing Units**"), including the right to distributions out of Elite UK REIT's distributable income from the date of issuance of the Consideration Units as well as all distributions thereafter, other than in respect of, in relation of the Existing Units, the distributions accrued for the period from 25 June 2026 to the day immediately prior to the date of issuance of the Consideration Units.

3. Issuance of the Acquisition Fee Units pursuant to the Proposed Acquisition

Pursuant to the Trust Deed, the issue price of the Acquisition Fee Units was determined based on the 10-day volume weighted average price prior to the issue date of the Acquisition Fee Units.

As the Proposed Acquisition will constitute an "interested party transaction" under the Property Funds Appendix, the acquisition fee shall be payable in Units which shall not be sold within one year from the date of issuance in accordance with Paragraph 5.7 of the Property Funds Appendix.

Upon issuance of the Acquisition Fee Units, the Acquisition Fee Units will rank *pari passu* in all respects with the Existing Units.

BY ORDER OF THE BOARD

ELITE UK REIT MANAGEMENT PTE. LTD.
(as manager of Elite UK REIT)
(Company Registration No. 201925309R)

Liaw Liang Huat Joshua
Chief Executive Officer
25 August 2026

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This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of Elite UK REIT 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 past performance of Elite UK REIT is not necessarily indicative of the future performance of Elite UK REIT. This announcement 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. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem 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.

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