



(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 OF ASSET VALUATIONS

Elite UK REIT Management Pte. Ltd., in its capacity as manager of Elite UK REIT (the “**Manager**”), wishes to announce pursuant to Rule 703 of the SGX-ST Listing Manual that it has obtained independent valuations as on 31 December 2024 for the 149 properties in the portfolio of Elite UK REIT. CBRE Limited was the independent external valuer for the said valuations.

The aggregate value of the portfolio stood at £416,220,000, an increase of 0.5% from £414,055,000 as at 30 June 2024 and 1.2% higher than the valuation of £411,140,000 as at 31 December 2023 <sup>1</sup>. The values of the respective properties as on 31 December 2024 are as follows:

S/No	Property	Value
1	Acacia Walk, Nottingham	£710,000
2	Afon House, Newtown	£1,620,000
3	Atlas Road, Glasgow	£2,255,000
4	Bayfield Road, Portree	£245,000
5	Beaufort House, Harlow	£5,800,000
6	Beech House, Hyde	£2,670,000
7	Beecroft Road, Cannock	£1,175,000
8	Blackburn House, Norwich	£900,000
9	Blackburn Road, Burnley	£5,210,000
10	Bowling Green Street, Bellshill	£2,570,000
11	Bradmarsh Business Park, Rotherham	£1,150,000
12	Brendon House, Taunton	£4,760,000
13	Bridge House, Castleford	£755,000
14	Bridge Street, Llangefni	£670,000
15	Bristol Road South, Birmingham	£3,430,000
16	Broadlands House, Newport	£4,560,000
17	Broadway House, Ealing	£7,270,000
18	Broadway House, Houghton Le Spring	£1,295,000
19	Brunswick House, Birkenhead	£1,690,000
20	Castle House, Huddersfield	£2,125,000
21	Castlestead House, Montrose	£375,000
22	Centurion House, Castleford	£855,000
23	Chantry House, Chester	£4,790,000
24	Chantry House, Rotherham	£1,385,000
25	Charles Street, Newport	£1,880,000
26	Claverhouse Industrial Park, Dundee	£2,760,000
27	Cleddau Bridge Business Park, Pembroke Dock	£1,500,000

<sup>1</sup> For the same 149 properties valued as at 31 December 2024 for a like-for-like comparison.

S/No	Property	Value
28	Collyer Court, Peckham	£5,980,000
29	Cotswold House, Torquay	£2,440,000
30	Coustonholm Road, Glasgow	£3,660,000
31	Crown Building, Banbury	£3,220,000
32	Crown Building, Kilmarnock	£3,080,000
33	Crown Buildings, Aberdare	£995,000
34	Crown Buildings, Abertillery	£430,000
35	Crown Buildings, Bridgend	£3,980,000
36	Crown Buildings, Caerphilly	£600,000
37	Crown Buildings, Chester Le Street	£630,000
38	Crown Buildings, Colchester	£2,680,000
39	Crown Buildings, Ilkeston	£1,265,000
40	Crown Buildings, Mexborough	£685,000
41	Crown Buildings, Tonbridge	£2,215,000
42	Crown House, Chatham	£5,250,000
43	Crown House, Grantham	£1,460,000
44	Crown House, Romford	£8,640,000
45	Crown House, Worthing	£3,540,000
46	Cyppa Court, Chippenham	£2,060,000
47	Discovery House, Stornoway	£885,000
48	Dock Street, Porthcawl	£325,000
49	Duchy House, Preston	£3,110,000
50	East Street, Epsom	£2,300,000
51	Elder House, Northallerton	£790,000
52	Finchley Lane, Hendon	£4,430,000
53	Flemington House, Motherwell	£2,620,000
54	George Street, Corby	£960,000
55	Glasgow Benefits Centre, Glasgow	£22,820,000
56	Gloucester House, Bognor Regis	£2,450,000
57	Great Moor Street, Bolton	£1,185,000
58	Great Oaks House, Basildon	£7,050,000
59	Great Western House, Birkenhead	£7,450,000
60	Hadrian House, Eston	£1,425,000
61	Hall Street, Campbeltown	£655,000
62	Hannah Street, Porth	£710,000
63	Hanover House, Bridgwater	£2,245,000
64	Hatfield House, Peterlee	£965,000
65	Heron House, Falkirk	£2,400,000
66	Heron House, Stockport	£3,680,000
67	High Road, Ilford	£5,730,000
68	High Street, Bilston	£1,330,000
69	High Street, Dingwall	£345,000
70	High Street, Rhyl	£780,000
71	High Street, Swansea	£2,115,000
72	Hilden House, Warrington	£3,300,000
73	Holborn House, Derby	£4,710,000
74	Hougoumont House, Liverpool	£1,260,000
75	Irish Street, Dumfries	£1,080,000
76	Kent Street, Bristol	£1,035,000
77	Kilner House, Canning Town	£4,870,000
78	Ladywell House, Edinburgh	£4,300,000

S/No	Property	Value
79	Lee-Moran House (Hammerton Buildings), Burnley	£1,950,000
80	Lindsay House, Dundee	£1,485,000
81	Lodge House, Bristol	£4,600,000
82	Lothersdale House, Wellingborough	£1,970,000
83	Low Hall, Pontefract	£700,000
84	Maengwyn Street, Machynlleth	£175,000
85	Medina Road, Finsbury Park	£5,140,000
86	Medwyn House, Lewes	£4,300,000
87	Mitre House, Lancaster	£4,750,000
88	Monks Park Avenue, Bristol	£1,450,000
89	Mulberry House, Goole	£450,000
90	New Reiver House, Galashiels	£2,240,000
91	Newport Road, Cardiff	£3,430,000
92	Norham House, Berwick Upon Tweed	£370,000
93	Nutwood House, Canterbury	£6,820,000
94	Oates House, Stratford	£6,570,000
95	Oldway House, Swansea	£1,125,000
96	Palatine House, Preston	£2,630,000
97	Palting House, Folkestone	£3,470,000
98	Parc Menai, Bangor	£3,490,000
99	Parklands, Falkirk	£6,190,000
100	Peckham High Street	£6,410,000
101	Peel Park, Blackpool	£32,770,000
102	Phoenix House, Bradford	£2,970,000
103	Pollokshaws Road, Glasgow	£1,555,000
104	Portland House, Redcar	£645,000
105	Premier House, Liverpool	£665,000
106	Quay Street, Haverfordwest	£860,000
107	Queens House, Plymouth	£1,225,000
108	Raydean House, Barnet	£7,040,000
109	Regent House, Weston Super Mare	£2,610,000
110	Reiverdale House, Ashington	£940,000
111	Rishton House, Lowestoft	£1,535,000
112	Roskell House, Fleetwood	£470,000
113	Roydale House, Leigh	£1,560,000
114	Saxon Mill Lane, Tamworth	£1,250,000
115	Scotland House, Stourbridge	£1,405,000
116	Silver Street, Bury	£995,000
117	South Muirhead Road, Glasgow	£820,000
118	South Western House, Aldershot	£2,450,000
119	Speke Road, Liverpool	£605,000
120	Spring Gardens House, Swindon	£7,800,000
121	Springfield House, Liverpool	£1,115,000
122	St Andrew's House, Bury St Edmunds	£2,415,000
123	St Andrew's House, Hexham	£2,540,000
124	St Cross House, Southampton	£5,440,000
125	St John Street, Stranraer	£605,000
126	St John's Square, Seaham	£545,000
127	St Katherine's House, Northampton	£2,060,000
128	St Martin's House, Bootle	£4,240,000
129	St Paul's House, Chippenham	£1,350,000

<b>S/No</b>	<b>Property</b>	<b>Value</b>
130	Station Road, Port Talbot	£770,000
131	Summerlock House, Salisbury	£2,035,000
132	Tannery House, Alfreton	£1,010,000
133	Temple House, Wolverhampton	£2,735,000
134	The Forum, Stevenage	£3,520,000
135	Theatre Buildings, Billingham	£570,000
136	Thistle House, Tonypandy	£1,035,000
137	Tomlinson House, Blackpool Norcross Lane	£7,480,000
138	Trinity Road, Elgin	£1,470,000
139	Units 1-2 Dallas Court, Salford	£1,860,000
140	Upper Huntbach Street, Stoke-On-Trent	£2,110,000
141	Victoria Road, Kirkcaldy	£500,000
142	Waggon Road, Leven	£275,000
143	Wallacetoun House, Ayr	£2,770,000
144	Ward Jackson House, Hartlepool	£1,885,000
145	Washwood Heath Road, Birmingham	£820,000
146	Whitburn Road, Bathgate	£1,620,000
147	Wilmslow Road, Manchester	£3,270,000
148	Windsor Road, Neath	£1,290,000
149	Wyvern House, Bedford	£2,475,000
<b>Total</b>		<b>£ 416,220,000</b>

The independent valuation report is available for inspection with prior appointment at the Manager's registered office at 8 Temasek Boulevard, #37-02, Suntec Tower Three, Singapore 038988 during normal business hours, for three (3) months from the date of this announcement.

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

10 February 2025

## **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.