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.)

ISSUE AND LISTING OF 153,044 NEW UNITS UNDER THE DISTRIBUTION REINVESTMENT PLAN

Elite UK REIT Management Pte. Ltd. (the "**Manager**"), in its capacity as manager of Elite UK REIT, wishes to announce that 153,044 new units in Elite UK REIT ("**Units**") will be issued at an issue price of GBP 0.34 per new Unit on 18 September 2025 pursuant to Elite UK REIT's Distribution Reinvestment Plan ("**DRP**") in respect of the distribution of GBP 0.11 pence per Unit for the period from 19 June 2025 to 30 June 2025.

The new Units will be credited to the securities accounts of unitholders of Elite UK REIT ("**Unitholders**") who have elected to participate in the DRP. The new Units will commence trading on the Main Board of Singapore Exchange Securities Trading Limited at 9.00 a.m. on 18 September 2025.

The new Units will rank *pari passu* in all respects with the existing Units.

Following the issue of the new Units, the number of issued Units will increase from 610,132,939 to 610,285,983.

Distribution payments to eligible Unitholders who did not elect to participate in the DRP will be paid in cash on 18 September 2025.

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
17 September 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.