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.)

PAYMENT OF ACQUISITION FEE BY WAY OF ISSUE OF UNITS IN ELITE UK REIT

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcements of Elite UK REIT dated 10 June 2025 titled "The Proposed Acquisition of three government-leased properties in the United Kingdom" and dated 20 June 2025 titled "Completion of the Proposed Acquisition of three government-lease properties in the United Kingdom and use of proceeds from the Private Placement" in relation to the Proposed Acquisition (the "**Completion Announcement**).*

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 264,899 units in Elite UK REIT (the "**Acquisition Fee Units**") have been issued today at an issue price of £0.3473 per Acquisition Fee Unit to the Manager, as payment of the acquisition fee in relation to the acquisition of three freehold or virtual freehold[1] government infrastructure[2] and workspaces in the United Kingdom.

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.

Following the issuance of the Acquisition Fee Units, the total number of Units held by the Manager will increase to 4,007,745 Units, representing approximately 0.66% 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 610,132,939. The Acquisition Fee Units will be listed on 15 August 2025.

BY ORDER OF THE BOARD

ELITE UK REIT MANAGEMENT PTE. LTD.
(as manager of Elite UK REIT)
(Company Registration No. 20195309R)

Liaw Liang Huat Joshua
Chief Executive Officer
11 August 2025

[1] Virtual freehold refers to long-term leasehold interest, typically lasting for 999 years or beyond.

[2] "**Government infrastructure**" means commercial buildings which are used to support the services provided by the government

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