



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 PRICE OF NEW UNITS PURSUANT TO THE DISTRIBUTION
REINVESTMENT PLAN FOR THE ADVANCED DISTRIBUTION PERIOD FROM
1 JANUARY 2026 TO 24 JUNE 2026**

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 “Launch of Fully Underwritten Private Placement to Raise Gross Proceeds of Approximately £7.4 million”, dated 16 June 2026 titled “Notice of Advanced Distribution Record Date and Distribution Payment Date” (the “Record Date Announcement”) and dated 24 June 2026 titled “Actual Advanced Distribution For The Period From 1 January 2026 to 24 June 2026” (the “Actual Advanced Distribution Announcement”).

Further to the Record Date Announcement and Actual Advanced Distribution Announcement in relation to the application of a distribution reinvestment plan (the “DRP”) to the advanced distribution of GBP 1.44 pence per unit in Elite UK REIT (“Unit”) for the period from 1 January 2026 to 24 June 2026 (the “Advanced Distribution”), the Manager wishes to announce that the issue price of the new Units to be issued under the DRP in respect of the Advanced Distribution is GBP 0.3269 per Unit.

The issue price represents a 2% discount to the volume-weighted average traded price per Unit (“VWAP”) for all trades on Singapore Exchange Securities Trading Limited (the “SGX-ST”) for each of the Market Days¹ during the period of 10 Market Days prior to and ending on the record date on 24 June 2026. The number of Units to be issued to unitholders of Elite UK REIT (“Unitholders”) pursuant to the DRP shall be rounded down to the nearest whole Unit, fractional entitlements to be disregarded.

The Notices of Election² are expected to be dispatched to all eligible Unitholders on or around 8 July 2026.

IMPORTANT DATES AND TIMES

Event	Date / Deadline
Date on which Unitholders can start participating in the DRP and electing to receive their Advanced Distribution in GBP	Wednesday, 8 July 2026
Unitholders must complete and return the Notice of Election to CDP in order to participate in the DRP and/or receive the Advanced Distribution in GBP	Friday, 17 July 2026 at 5.30 p.m. (Singapore time)
Payment of the Advanced Distribution and listing of Units issued pursuant to the DRP	Tuesday, 11 August 2026

1 “Market Day” shall mean a day on which the SGX-ST is open for trading in securities.

2 “Notice of Election” means the one or more notices of election (in such form as the Manager may approve) which the Manager will, at its discretion, send to each Unitholder and through which each Unitholder may indicate whether they wish to participate in the DRP and/or obtain their distributions in GBP.

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

24 June 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.