



Citi's 2026 ASEAN Summit

13 August 2026

UIB
UI BOUSTEAD REIT

Important Notice

This Presentation is for information purposes only and does not constitute or form part of an offer, solicitation or invitation of any offer, to buy or subscribe for any 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.

This Presentation may contain forward-looking statements. Past performance of UI Boustead REIT is not necessarily indicative of the future performance. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements because of assumptions, risks and uncertainties. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the REIT Manager regarding future events. No representation or warranty, express or implied, is made as to and no reliance should be placed on the fairness, accuracy, completeness or correctness of the information or opinions contained in this Presentation. Neither the REIT Manager nor any of its affiliates, advisors or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use of, reliance on or distribution of this Presentation or its contents or otherwise arising in connection with this Presentation.

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 the REIT Manager, the Trustee, the Sponsor, the Joint Bookrunners and Underwriters, 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. Following the listing of the Units on the SGX-ST, investors have no right to request that the REIT Manager redeem or purchase their Units while the Units are listed and 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.

DBS Bank Ltd. and United Overseas Bank Limited are the joint issue managers, joint global coordinators, and joint bookrunners and underwriters to the initial public offering of UI Boustead REIT.

Contents

- Overview
- Business Update Highlights
- Investment Management
- Capital Management
- Asset Management
- About the Sponsor
- Portfolio Information
- Trust Structure



UIB Konan Phase 2

Overview

UI Boustead REIT's Investment Focus

Logistics, industrial, Hi-Specs industrial and business space assets and real estate-related assets in the Asia Pacific region, with initial focus in Singapore and Japan



Focused on Developed Markets with Positive Fundamentals

100% focused on key Asia Pacific developed markets of Singapore and Japan, with attractive yield spreads relative to other developed industrial and logistics markets



High-Quality Portfolio Delivering Attractive Total Returns

Assets of strategic importance for tenants in hi-tech / value-add, innovative sectors, delivering visible and growing income streams from high occupancy and contractual rental escalations



Access to Growth Opportunities

Backed by Sponsor's visible pipeline of assets and co-development opportunities to support UI Boustead REIT's continued growth in a responsible and value enhancing manner

Portfolio Overview

23 properties

Across Singapore and Japan

S\$1,904m

Agreed Property Value⁽¹⁾

5.3 million sq ft

Portfolio Net Lettable Area

98.1%

Committed Occupancy⁽²⁾

5.4 years

Portfolio WALE⁽³⁾



100% focused on key developed markets of Singapore and Japan



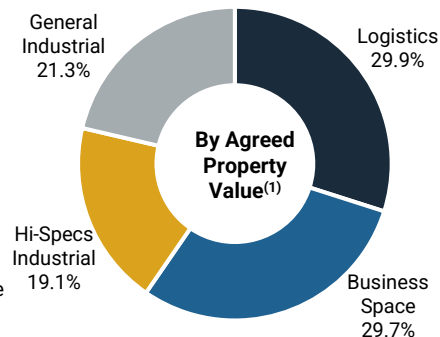
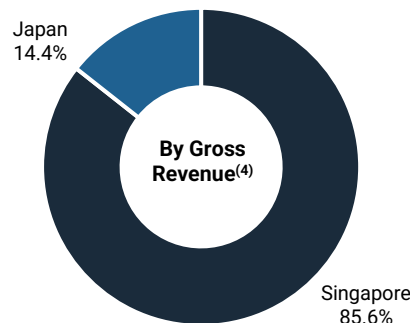
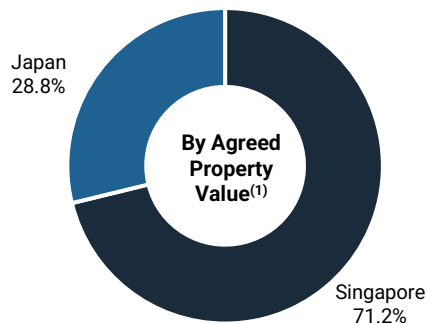
Well diversified across various industrial segments



High-quality and strategically located portfolio



Strong income visibility and embedded organic growth



Notes:

- (1) Based on the valuation reports prepared by the Independent Valuers as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
- (2) Committed portfolio occupancy as at 30 June 2026.
- (3) Portfolio weighted average lease expiry based on gross rental income for the month of June 2026.
- (4) For the period from 12 March 2026 to 30 June 2026 and based on UI Boustead REIT's economic interest in each of the Properties.

Singapore Portfolio Overview

21 properties

S\$1,355m

Agreed Property Value⁽¹⁾

3.5 million sq ft

Net Lettable Area

97.0%

Committed Occupancy⁽²⁾

4.9 years

Portfolio WALE⁽³⁾

Property Type

● Logistics

● Business Space

● Hi-Specs Industrial

● General Industrial

— Major Expressways

Logistics

Located in the East where there is a concentration of warehouses and logistics centres to support key logistics activities, and with excellent connectivity

Business Space

Situated in One-North, which has established its reputation as an R&D hub spearheading Singapore's R&D efforts



Hi-Specs Industrial

Industrial mixed-use properties situated in key precincts and prime central region, supported by excellent connectivity and range of amenities

General Industrial

Strategically diversified and located in proximity to critical infrastructure such as Changi Airport, Seletar Airport, Seletar Aerospace Park and Tuas Mega Port

Notes:

(1) Based on the valuation reports prepared by the Independent Valuers as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.

(2) Committed portfolio occupancy as at 30 June 2026. Excluding 84 Boon Keng Road as AEI works at the property have commenced in June 2026.

(3) Portfolio weighted average lease expiry based on gross rental income for the month of June 2026.

Japan Portfolio Overview

2 properties

S\$549m

Agreed Property Value⁽¹⁾

1.9 million sq ft

Net Lettable Area

100.0%

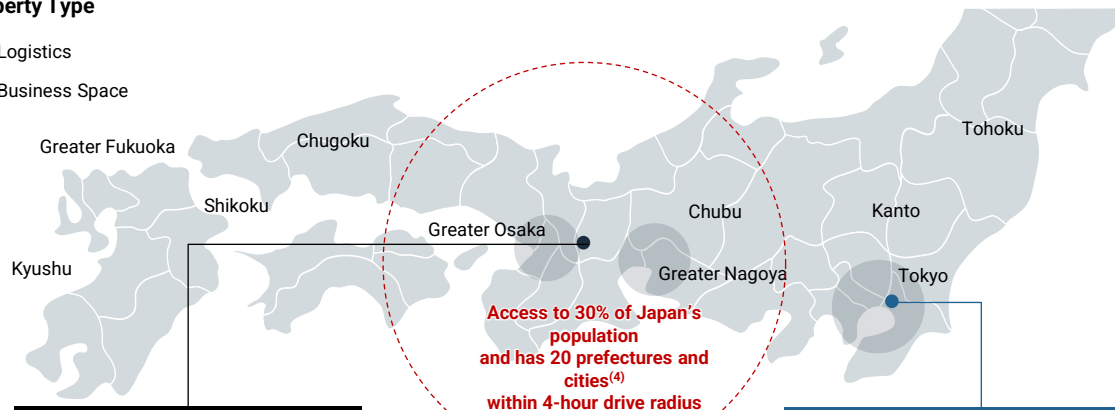
Committed Occupancy⁽²⁾

7.5 years

Portfolio WALE⁽³⁾

Property Type

- Logistics
- Business Space



UIB Konan Phase 2



Modern large-scale logistics property situated in Shiga Prefecture, a manufacturing hub

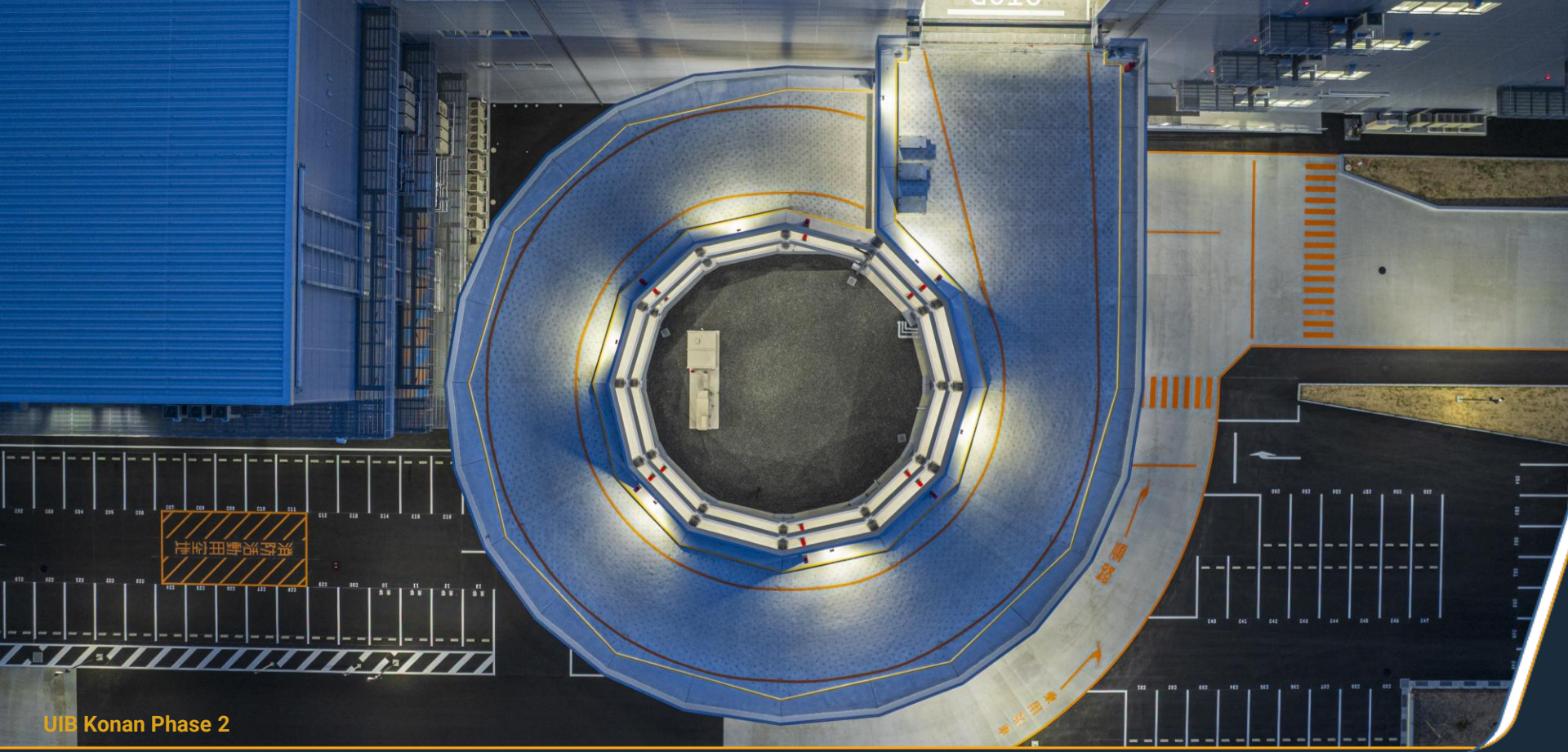
Toyo MK Fuso Building



Business space property located in Koto City, approximately 20 minutes from central Tokyo

Notes:

- (1) Based on the valuation reports prepared by the Independent Valuers as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
- (2) Committed portfolio occupancy as at 30 June 2026.
- (3) Portfolio weighted average lease expiry based on gross rental income for the month of June 2026.
- (4) Includes Shiga, Kyoto, Osaka, Hyogo, Nara, Wakayama, Mie, Aichi, Gifu, Shizuoka, Fukui, Ishikawa, Toyama, Nagano, Yamanashi, Okayama, Tottori, Hiroshima, Tokushima and Kagawa.



UIB Konan Phase 2

Business Update Highlights

UIB
UI BOUSTEAD REIT

Operational Highlights for Period from 12 Mar 2026 to 30 Jun 2026

Investment Management

S\$74.7 million⁽¹⁾

Co-investment in two development projects, representing ~3.9% of deposited property⁽²⁾

S\$2.6 million

Asset enhancement initiative at 84 Boon Keng Road (previously AUMOVIO Building Phase 3)

Asset Management

98.1%

Portfolio Committed Occupancy⁽³⁾

2.6%

Positive Rental Reversions⁽⁴⁾

5.4 years

Portfolio Weighted Average Lease Expiry

Capital Management

36.4%

Aggregate Leverage⁽⁵⁾

2.5% p.a.

All-in Cost of Debt

3.9 years

Portfolio Weighted Average Debt Maturity

Notes: (1) Based on UI Boustead REIT's interest in total investment costs for the UIB Konan Phase 3 development project announced on 24 April 2026 and the aerospace facility development project announced on 22 May 2026. (2) UI Boustead REIT's interest in development projects translates to 3.9% of deposited property, which is within the development limit of 10.0% prescribed under Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore. (3) Portfolio committed occupancy as at 30 June 2026 excludes 84 Boon Keng Road as asset enhancement initiative ("AEI") works at the property commenced in June 2026. (4) For the Singapore portfolio. (5) Based on UI Boustead REIT's respective interests in BP-AMC LLP, BP-TPM LLP, Snakepit-BP LLP and UIB Konan Phase 3, and excludes the Consumption Tax Debt Facilities (as defined in the Prospectus), which will be repaid immediately following the refund of the consumption tax, all of which is expected to be refunded by Projection Year 2027 (as defined in the Prospectus).

Financial Highlights for Period from 12 Mar 2026 to 30 Jun 2026

S\$'000	12 Mar 2026 to 30 Jun 2026		Variance
	Actual	Forecast ⁽¹⁾	%
Gross revenue	37,179	38,577	(3.6)
Property operating expenses	(8,012)	(8,099)	(1.1)
Net property income	29,167	30,478	(4.3)
Share of results from joint ventures	3,292	2,526	30.3

- Gross revenue and net property income were 3.6% and 4.3% lower than Forecast respectively, mainly due to the weaker Japanese yen against the Singapore dollar, as well as delay in lease commencement for a vacant unit at UIB Konan Phase 2. The property achieved 100% occupancy as at 30 June 2026
- Share of results from joint ventures for the period was 30.3% higher than Forecast, mainly due to better performance at Razer SEA HQ and 6 Tampines Industrial Avenue 5

Note:

(1) Forecast is prorated based on the forecast Statements of Comprehensive Income for the period 1 February 2026 to 31 March 2026 ("Forecast Period 2026") (as defined in the Prospectus), as well as the projected Statements of Comprehensive Income for the financial year ending 31 March 2027 ("Projection Year 2027" or "PY2027") (as defined in the Prospectus).



AUMOVIO Phase 3

Investment Management

UI Boustead REIT's Multiple Inorganic Growth Levers

Multiple Inorganic Growth Levers



Asset Enhancement Initiatives ("AEI")

- Value creation from conversion of single-tenant building to multi-tenant building
- Increase in NLA for existing properties with unutilised plot ratio



Co-Investment in Development Opportunities

- Participate in development opportunities in partnership with Sponsor to enhance value for UI Boustead REIT on risk-mitigated basis
- Enables UI Boustead REIT to capture development margins between yield on cost and market capitalisation rates upon completion of development



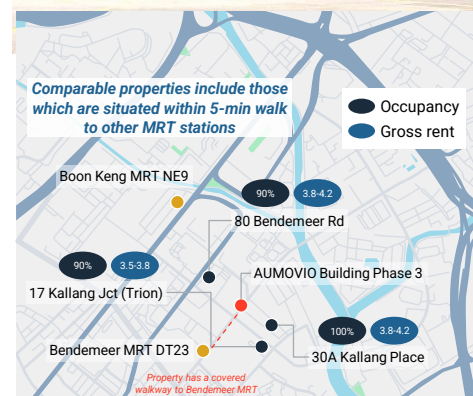
Acquisition Opportunities

- From Sponsor's and Boustead Projects Limited's stabilised pipeline
- From third parties through REIT Manager's deal origination network

Asset Enhancement Initiative - 84 Boon Keng Road

- AEI to convert and reposition property from single-tenant to multi-tenant
- Growth from re-leasing upside as rental rate on the single-tenancy is significantly below current market rents for multi-tenant properties in vicinity

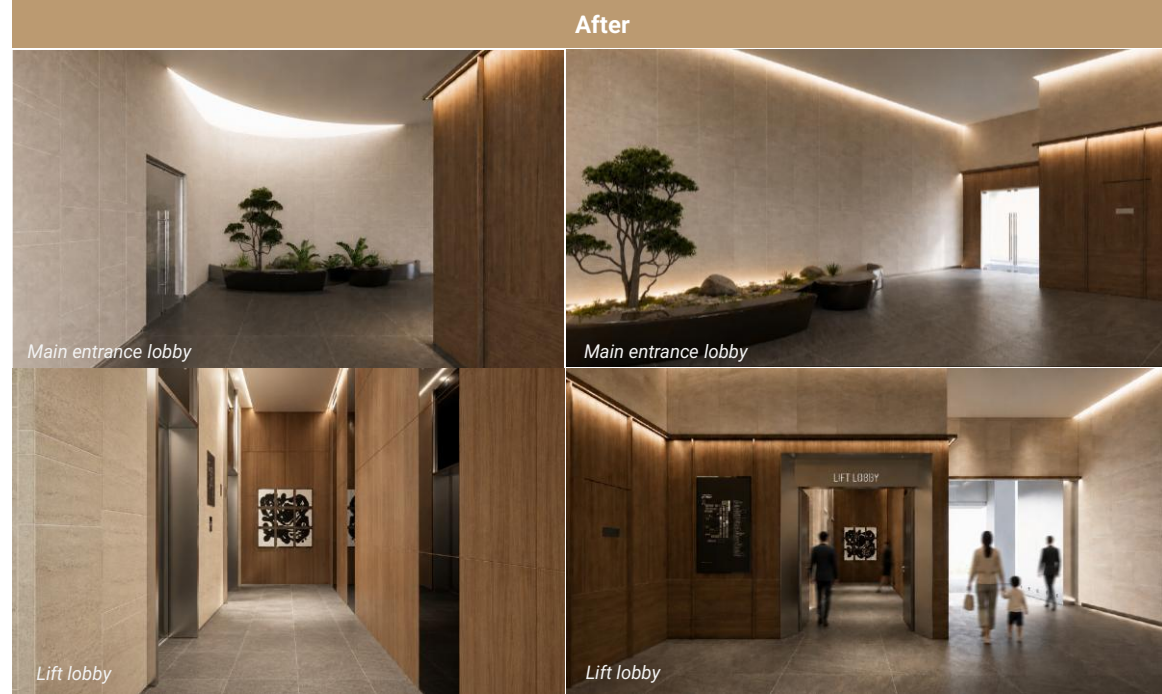
Property	Hi-Specs Industrial property previously known as AUMOVIO Building Phase 3, strategically located at 84 Boon Keng Road, Singapore
Proposed AEI works	▪ Creation of reception and drop-off lobby ▪ Related M&E and sub-division works
Estimated NLA upon AEI completion	~99,000 sq ft ⁽¹⁾
Leasing progress	~40% of NLA preleased
Estimated AEI cost	~S\$2.6 million
Estimated AEI completion	End-2026



Note:

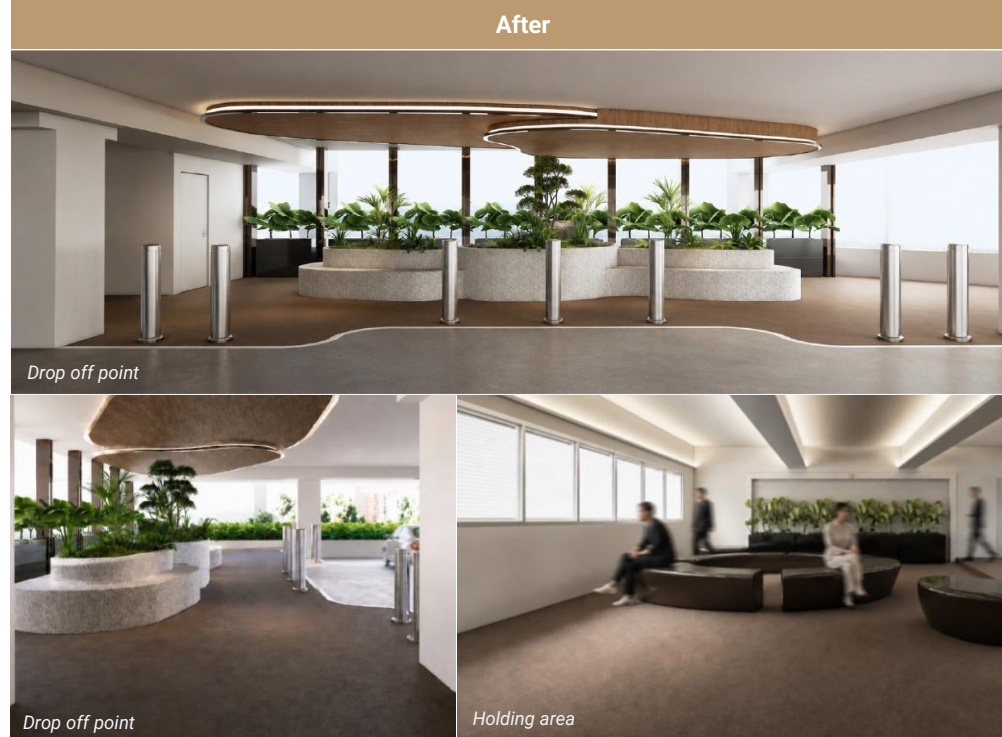
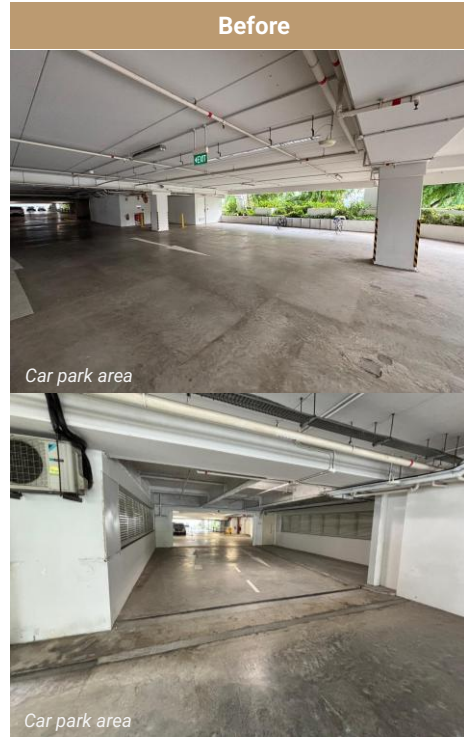
(1) Subject to final survey.

Proposed AEI Works - Creation of Main Entrance and Lift Lobby



Note: Based on artist's impression only.

Proposed AEI Works – Creation of Drop-Off Point and Holding Area



Note: Based on artist's impression only.

Co-Investment in UIB Konan Phase 3 Development

- Consolidation of presence in strategic location which serves one-third of Japan's population within 4-hour drive; benefiting from spillover demand in area
- Preleasing is progressing well, with ~70% of NLA under negotiations

Location	Konan City, Shiga Prefecture - low vacancy logistics region in Greater Osaka in Japan
Description	Development comprising two logistics facilities adjacent to UIB Konan Phase 2 (UIB REIT's existing property)
Total development cost	~JPY10.3 billion (~S\$84.1 million) ⁽¹⁾
Land use rights	70 years expiring 2096
GFA / NLA	GFA: 518,162 sq ft NLA: 508,880 sq ft
Effective interest	24.26%
Total investment value	~S\$20.8 million
Estimated capital commitment	~S\$7.3 million
Yield on cost	4.8% ⁽²⁾
Option to purchase	Balance interest in development at 4.0% exit yield
Estimated completion	2Q 2027



Notes: (1) Based on exchange rate of S\$1.00 : JPY122. (2) The estimated yield on cost is derived based on the estimated stabilised net income to be derived from the facilities, taking into account the estimated development costs (excluding the refundable interest and capex reserve at the completion of the development) of JPY9.9 billion. The estimated stabilised net income is in line with the stabilised occupancy rates and rental income derived by existing comparable facilities. The statements in respect of the estimated yield on cost and estimated stabilised net income above are based on the REIT Manager's estimates and expectations and they are not intended as a forecast or assurance of the performance of the facilities and accordingly, should not be construed as such.

UIB Konan Phase 3 Development – Aerial View



Legend

- Portfolio property
- Property under development
- Sponsor-managed property

Note: Based on artist's impression only.

Co-Investment in Aerospace Facility Development

- Consolidation of strategic presence within Singapore's global aerospace hub – will be UI Boustead REIT's fourth property in Seletar Aerospace Park upon completion

Location	Seletar Aerospace Park, Singapore; adjacent to Seletar Airport
Description	Build-to-suit aerospace facility for leading global aerospace corporation
Total development cost	~S\$104.0 million
Land expiry	~24.5 years expiring 2050
GFA / NLA	252,113 sq ft
Interest in development	51.0%
Total investment value	~S\$53.9 million
Estimated capital commitment	~S\$17.9 million
Yield on cost	8.6% ⁽¹⁾
Lease term with tenant	~22.5 year with built-in rental escalations
Option to purchase	Balance 49% interest exercisable from date of issuance of temporary occupation permit
Estimated completion	2Q 2028



Note:

(1) The estimated yield on cost is derived based on the estimated stabilised net income to be derived from the facility, taking into account the estimated development costs and the terms of the lease. The statements in respect of the estimated yield on cost and estimated stabilised net income above are based on the REIT Manager's estimates and expectations, and they are not intended as a forecast or assurance of the performance of the facility and accordingly, should not be construed as such.



GSK Asia House

Capital Management

Healthy Balance Sheet

	As at 30 Jun 2026
Aggregate leverage ⁽¹⁾	36.4%
Weighted average all-in cost of debt ⁽²⁾ (p.a.)	2.5%
Fixed rate debt as % of total debt	67%
Weighted average debt maturity	3.9 years
Interest coverage ratio ⁽³⁾ (ICR)	5.0x
ICR sensitivity	
▪ 10% decrease in EBITDA	4.5x
▪ 100bps increase in interest rates ⁽⁴⁾	3.6x

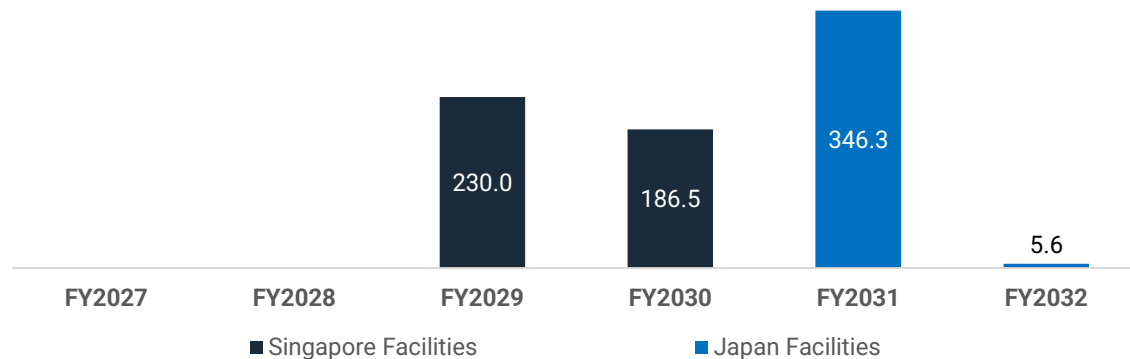
- Aggregate leverage of 36.4% as at 30 June 2026, with weighted average all-in cost of debt of 2.5% per annum
- Robust financial metrics that exceed bank loan covenants by a healthy margin
- Available debt headroom of ~S\$300 million⁽⁵⁾ before reaching gearing of 45%

Notes: (1) Based on UI Boustead REIT's respective interests in BP-AMC LLP, BP-TPM LLP, Snakepit-BP LLP and UIB Konan Phase 3, and excludes the Consumption Tax Debt Facilities (as defined in the Prospectus), which will be repaid immediately following the refund of the consumption tax, all of which is expected to be refunded by Projection Year 2027 (as defined in the Prospectus). (2) Including upfront fee and debt amortisation costs. (3) In accordance with the Monetary Authority of Singapore's Code on Collective Investment Schemes dated 28 November 2024. (4) Assuming 100bps change in the average interest rate of all hedged and unhedged borrowings. (5) Assuming the increase in debt is matched by an equivalent increase in total assets.

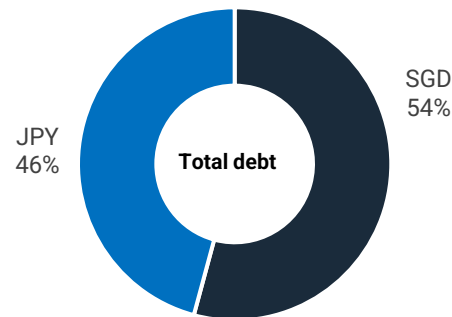
Well-Spread Debt Maturity Profile

- Prudent debt management strategy with no refinancing requirement until FY2029
- Well-spread debt profile with healthy weighted average debt maturity of 3.9 years⁽¹⁾
- Natural hedge of approximately 66% on the Japan portfolio to mitigate exchange rate volatility

Debt Maturity Profile (S\$m)⁽¹⁾ as at 30 Jun 2026



Debt Currency Profile as at 30 Jun 2026



Notes:

- (1) Based on UI Boustead REIT's respective interests in BP-AMC LLP, BP-TPM LLP, Snakepit-BP LLP and UIB Konan Phase 3, and excludes the Consumption Tax Debt Facilities (as defined in the Prospectus), which will be repaid immediately following the refund of the consumption tax, all of which is expected to be refunded by Projection Year 2027 (as defined in the Prospectus).

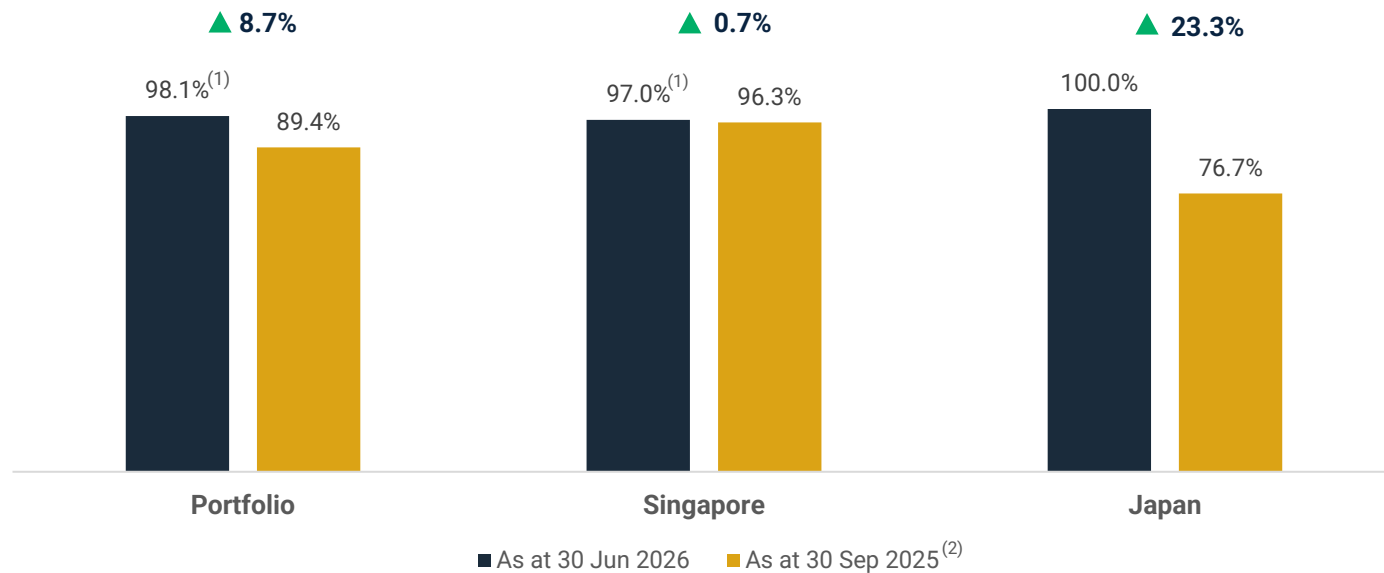


ALICE@Mediapolis

Asset Management

UIB
UI ROUSTEAD REIT

Occupancy

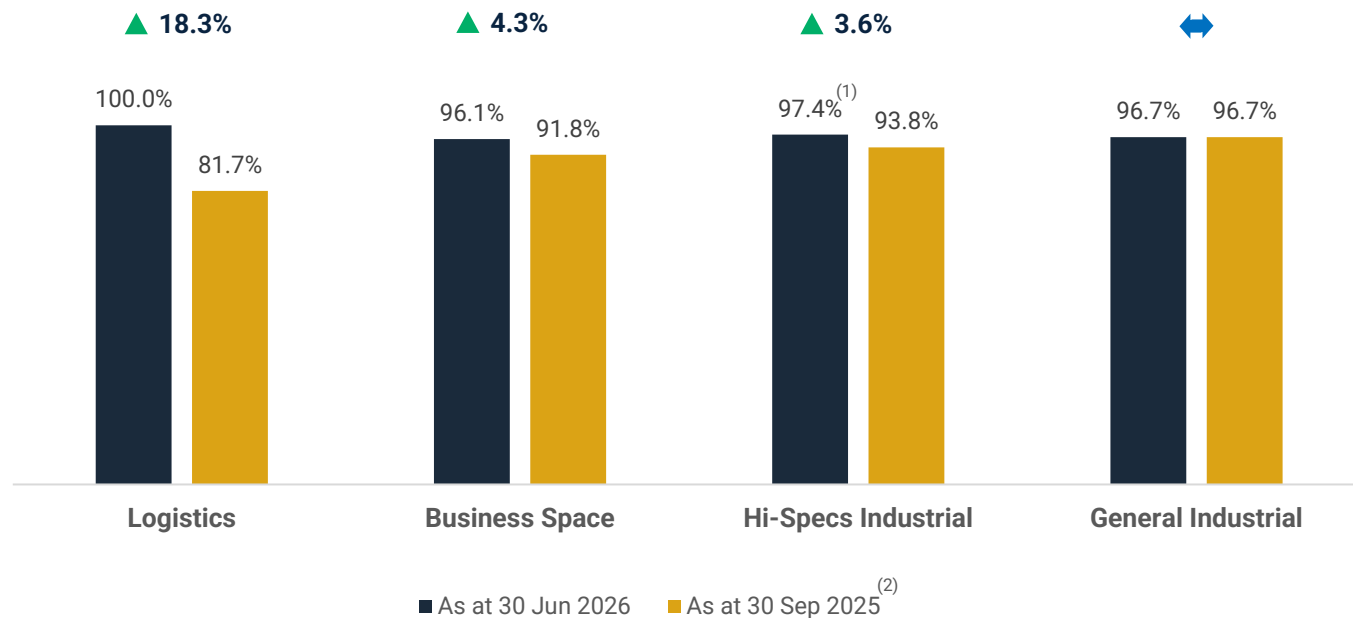


Notes:

(1) Excluding 84 Boon Keng Road as AEI works at the property commenced in June 2026.

(2) As disclosed in the Prospectus.

Occupancy – By Property Segments



Notes:

(1) Excluding 84 Boon Keng Road as AEI works at the property commenced in June 2026.

(2) As disclosed in the Prospectus.

Portfolio Rental Reversions

% Rental Reversion	12 Mar 2026 to 30 Jun 2026 ⁽¹⁾
Singapore	2.6%
Business Space	3.4%
Hi-Specs Industrial	0.4%
Logistics ⁽²⁾	N/A
General Industrial ⁽²⁾	N/A
Japan	0.0%
Business Space	0.0%
Logistics ⁽²⁾	N/A

- ~63,600 sq ft of leases were renewed during the Period, of which 26,800 sq ft was attributable to the Singapore portfolio which recorded positive rental reversion of 2.6%
- In Japan, Toyo MK Fuso Building renewed ~36,800 sq ft of leases at the same rent

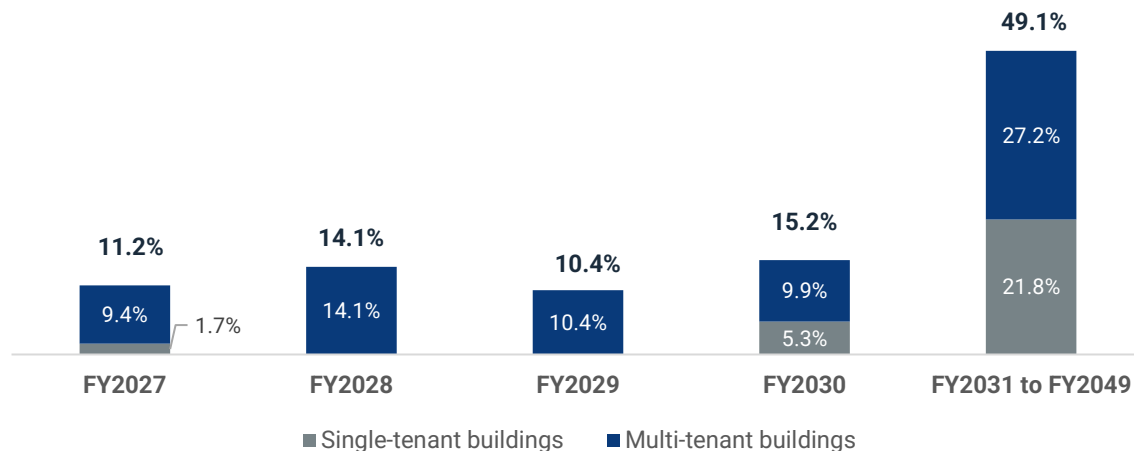
Notes:

- (1) Calculated on the basis of first year renewed rent over last year preceding rent, accounting for renewed leases signed in their respective periods and weighted by area renewed.
- (2) There were no renewals during the period.

Portfolio Lease Expiry Profile

- Long portfolio weighted average lease expiry at 5.4 years, with well-spread lease expiry extending beyond FY2031
- As at 30 June 2026, 11.2% of portfolio gross rental income is due for renewal for balance of FY2027, of which ~78% is under advanced negotiations

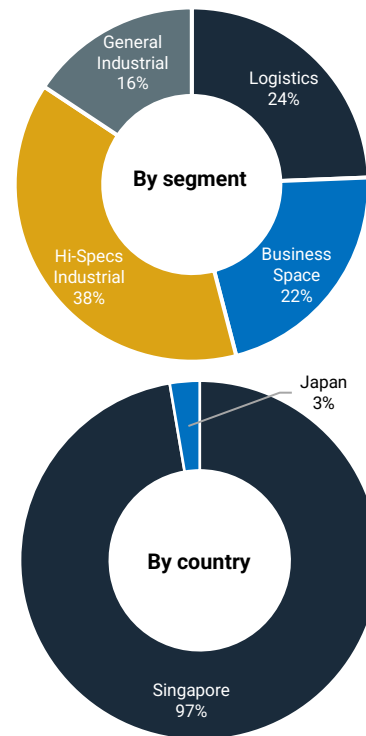
% of Gross Rental Income (Portfolio)⁽¹⁾



Note:

(1) For the month of June 2026.

Breakdown of expiring leases for FY2027



Top 10 Tenants

	Country	Tenant	NPI Contribution ⁽¹⁾
1		Global technology company ⁽²⁾	8.5%
2		Leading global aerospace corporation ⁽²⁾	7.6%
3		GlaxoSmithKline	5.1%
4		Rolls-Royce Solutions Asia	4.8%
5		Jabil Circuit	4.2%
6		AUMOVIO	4.0%
7		Yamato Transport	3.9%
8		Nippon Express	3.4%
9		Network for Electronic Transfers	2.8%
10		Jumbo Group	2.6%

~47%
NPI contribution from
top 10 tenants⁽¹⁾

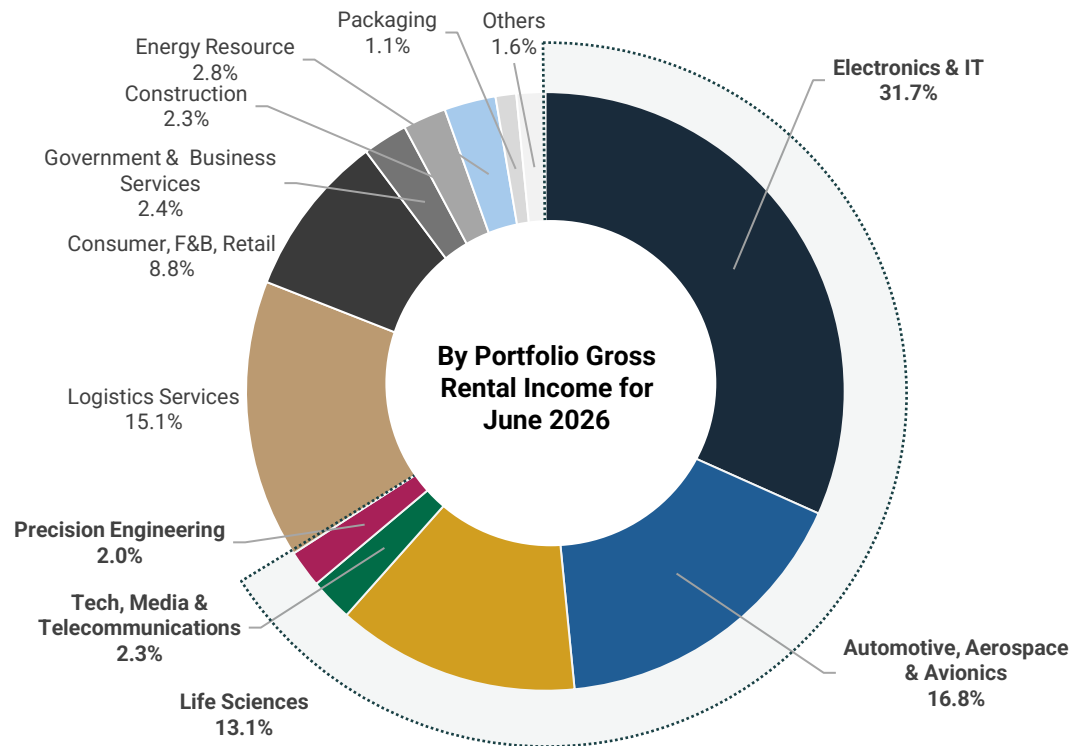
**100% of top 10
tenants**
are Fortune 500 or Listed
Companies⁽³⁾

7.8 years
WALE for
top 10 tenants⁽¹⁾

Notes:

- (1) Based on net property income ("NPI") contribution for the month of June 2026.
- (2) The identity of the tenant is not disclosed due to confidentiality obligations.
- (3) Tenants that are owned by Fortune 500, Fortune 500 Europe and public-listed multinational corporations.

Diversified and Resilient Tenant Base



65.9%

in high-tech/value-add, knowledge and innovative sectors

- ✓ Closely aligned with key drivers of Singapore's economic growth and competitiveness
- ✓ Well-positioned to benefit from ongoing initiatives aimed at fostering industry development

Enhances UI Boustead REIT's income stability and organic growth prospects

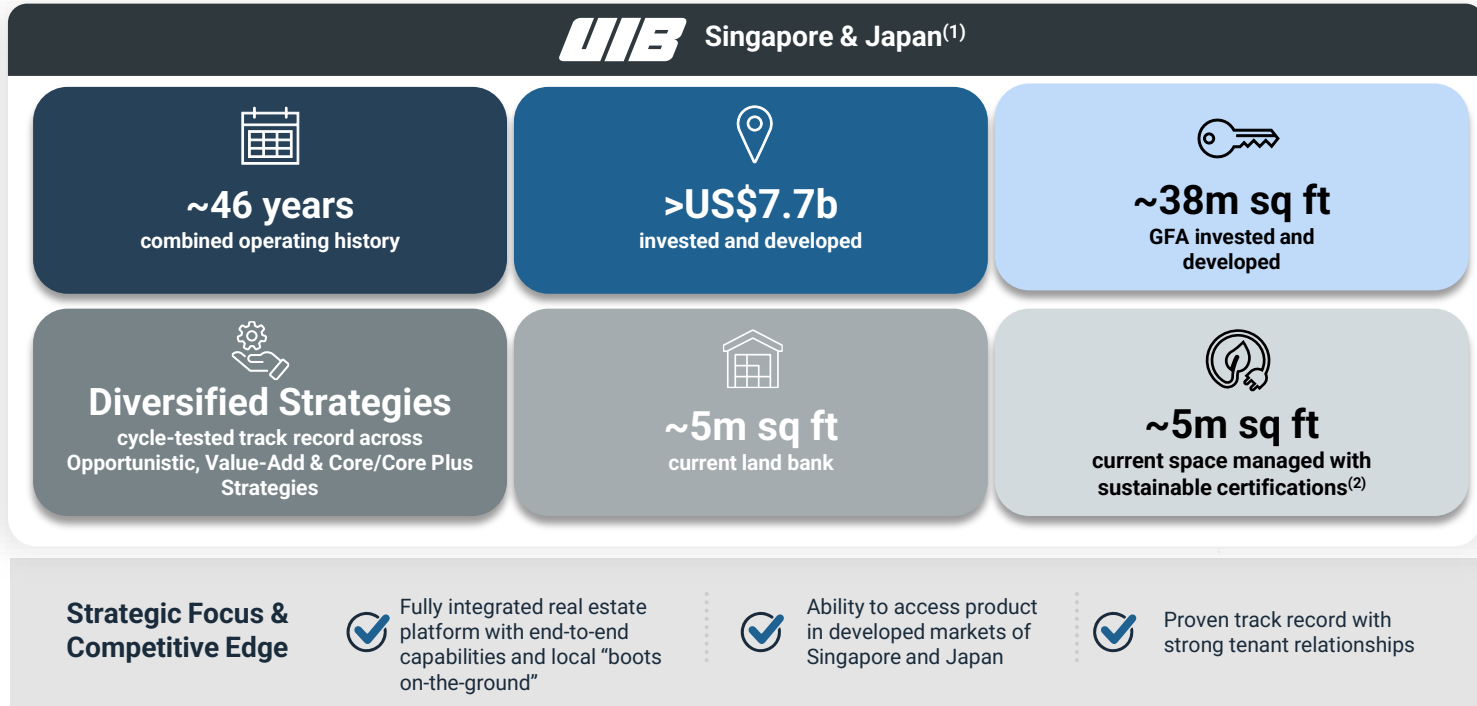


UIB Konan Phase 2

About the Sponsor



Sponsored by Pan-Asian Logistics and Industrial Real Estate Platform

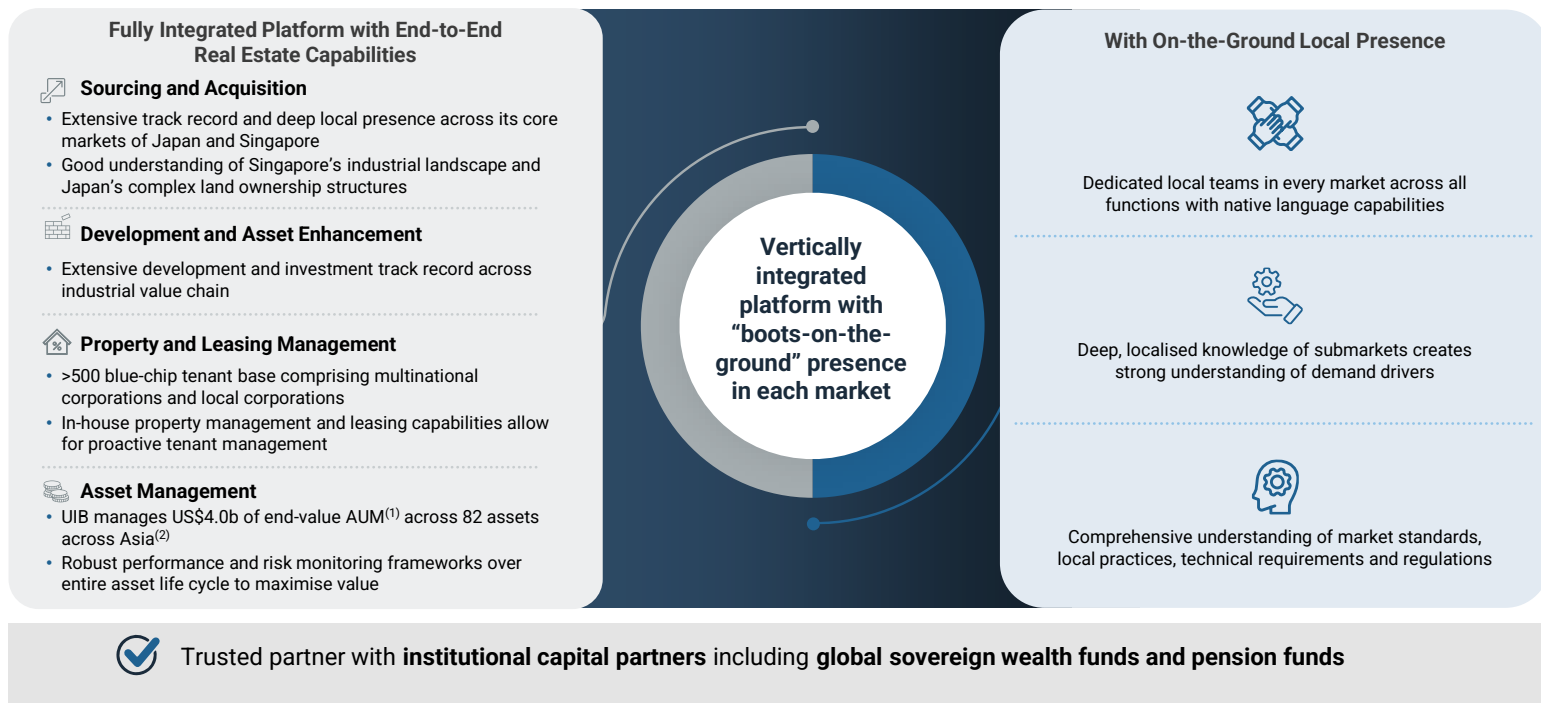


Notes:

(1) As at December 2025. Figures below reflect UIB's presence in Japan and Singapore only.

(2) Includes Green Mark, CASBEE, LEED, BELS and ZEB (Zero Energy Building) Ready certifications.

Fully Vertically Integrated Platform with End-to-End Capabilities and Local "Boots-on-the-Ground" Across Markets



Notes:

(1) As of December 2025. AUM may include land bank where the construction start has been finalised or where the project is sufficiently advanced.

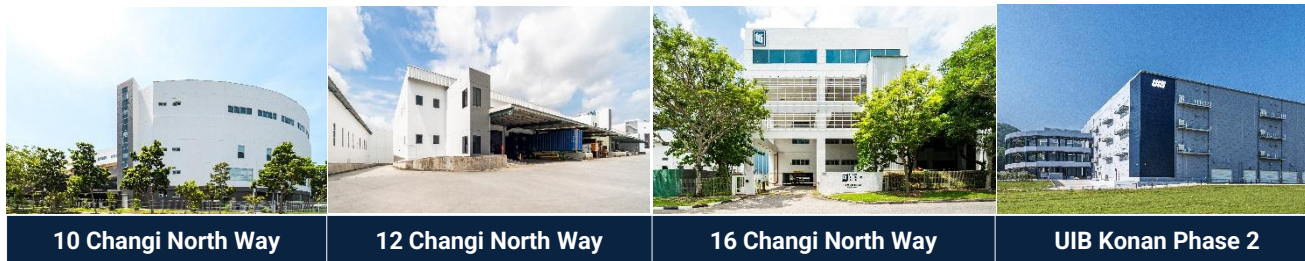
(2) Includes all UIB markets: Japan, Singapore and China.



GSK Asia House

Portfolio Information

Portfolio – Logistics



	10 Changi North Way	12 Changi North Way	16 Changi North Way	UIB Konan Phase 2
Country	Singapore	Singapore	Singapore	Japan
Year of Completion⁽¹⁾	2011	2005	2008	2025
Land Expiry	2065	2065	2065	Freehold
GFA (sq ft)	129,373	257,789	121,851	1,953,257
NLA (sq ft)	128,505	221,822	121,851	1,713,617
Tenancy	Single-tenant	Multi-tenant	Single-tenant	Multi-tenant
Agreed Property Value (S\$m)⁽²⁾	36.0	66.0	36.8	431.0
Committed Occupancy⁽³⁾	100.0%	100.0%	100.0%	100.0%

Notes:

- (1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
- (2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
- (3) As at 30 June 2026.

Portfolio – Business Space

			
ALICE@Mediapolis	GSK Asia House	Razer SEA HQ	Toyo MK Fuso Building

Country	Singapore	Singapore	Singapore	Japan
Year of Completion ⁽¹⁾	2018	2016	2021	1997
Land Expiry	2047	2045	2049	Freehold
GFA (sq ft)	425,181	156,247	205,607	208,640
NLA (sq ft)	329,896	136,341	179,716	163,579
Tenancy	Multi-tenant	Multi-tenant	Multi-tenant	Multi-tenant
Agreed Property Value (S\$m) ⁽²⁾	209.5	128.0	110.0	117.5
Committed Occupancy ⁽³⁾	91.3%	98.1%	100.0%	100.0%

Notes:

- (1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
- (2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
- (3) As at 30 June 2026.

Portfolio – Hi-Specs Industrial

				
26 Tai Seng Street	351 Braddell Road	AUMOVIO Building Phase 1 and 2	84 Boon Keng Road	Edward Boustead Centre

Country	Singapore	Singapore	Singapore	Singapore	Singapore
Year of Completion⁽¹⁾	2011	2021	2012	2018	2014
Land Expiry	2067	2048	2059	2047	2043
GFA (sq ft)	193,012	260,631	174,917	120,031	94,278
NLA (sq ft)	180,801	236,864	174,917	~99,000 ⁽⁴⁾	76,894
Tenancy	Multi-tenant	Multi-tenant	Single-tenant	Multi-tenant	Multi-tenant
Agreed Property Value (\$m)⁽²⁾	105.0	131.0	72.0	25.4	29.5
Committed Occupancy⁽³⁾	96.7%	95.2%	100.0%	N.A. ⁽⁵⁾	100.0%

Notes:

- (1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
- (2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
- (3) As at 30 June 2026.
- (4) Subject to final survey.
- (5) Not applicable as the AEI works at the property commenced in June 2026.

Portfolio – General Industrial

				
6 Tampines Industrial Avenue 5	8 & 12 Seletar Aerospace Heights	85 Tuas South Avenue 1	Rolls-Royce Solutions Asia	Jabil Circuit

Country	Singapore	Singapore	Singapore	Singapore	Singapore
Year of Completion⁽¹⁾	2010	2020	2008	2014	2013
Land Expiry	2069	2049	2060	2043	2042
GFA (sq ft)	430,996	222,840	114,200	284,803	215,495
NLA (sq ft)	383,006	222,840	112,299	266,947	215,495
Tenancy	Multi-tenant	Single-tenant	Single-tenant	Single-tenant	Single-tenant
Agreed Property Value (\$m)⁽²⁾	115.0	72.7	25.7	51.6	48.0
Committed Occupancy⁽³⁾	86.6%	100.0%	100.0	100.0%	100.0%

Notes:

- (1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
- (2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
- (3) As at 30 June 2026.

Portfolio – General Industrial



	10 Seletar Aerospace Heights	11 Seletar Aerospace Link	26 Changi North Rise	31 Tuas South Avenue 10	98 Tuas Bay Drive
Country	Singapore	Singapore	Singapore	Singapore	Singapore
Year of Completion ⁽¹⁾	2013	2015	2011	2014	2019
Land Expiry	2042	2045	2070	2043	2048
GFA (sq ft)	67,708	38,391	64,584	113,316	81,143
NLA (sq ft)	67,708	38,391	64,584	113,316	74,859
Tenancy	Single-tenant	Single-tenant	Single-tenant	Single-tenant	Single-tenant
Agreed Property Value (\$m) ⁽²⁾	24.4	11.9	19.7	20.5	17.0
Committed Occupancy ⁽³⁾	100.0%	100.0%	100.0%	100.0%	100.0%

Notes:

- (1) Completion Year refers to the year the Temporary Occupation Permit was issued for the Singapore Properties, and the year of building completion for the Japan Properties.
- (2) Based on independent valuation as at 30 September 2025 and on the basis of 100.0% interest in each of the Properties.
- (3) As at 30 June 2026.



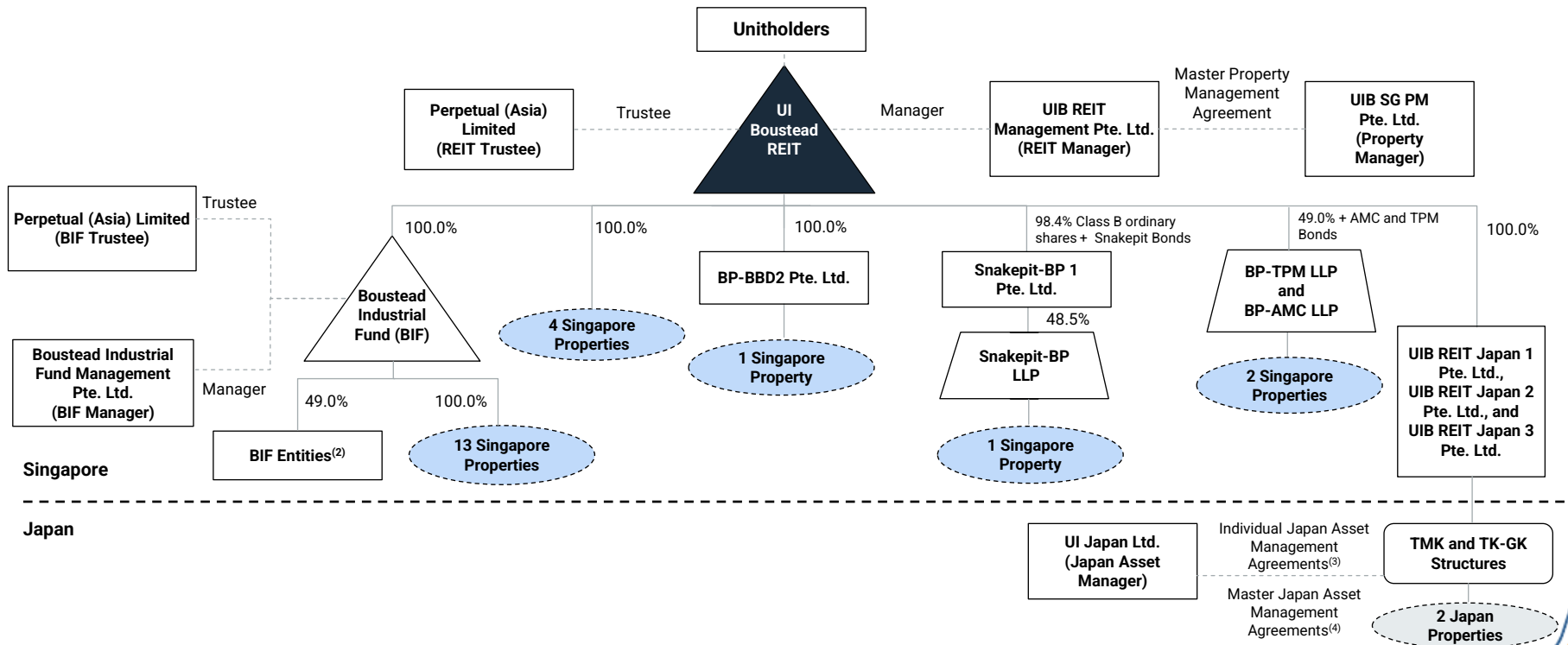
UIB Konan Phase 2

UI Boustead REIT Structure



UI Boustead REIT Structure⁽¹⁾

- UI Boustead REIT has 100% economic interest in all its 23 completed properties



Notes: (1) Reflects completed assets only. (2) "BIF Entities" refer to BP-CA3 LLP, BP-SF Turbo LLP and BP-TN Pte. Ltd. BIF directly owns 49.0% partnership interests in BP-CA3 LLP (previously held AUMOVIO Building Phase 3) and BP-SF Turbo LLP (previously held 11 Seletar Aerospace Link), and 49.0% of the total issued shares of BP-TN Pte. Ltd. (previously held Rolls-Royce Solutions Asia). AUMOVIO Building Phase 3, 11 Seletar Aerospace Link and Rolls-Royce Solutions Asia, comprise the IPO Portfolio and have been sold to the REIT Trustee or, as the case maybe, the BIF Trustee. The BIF Entities will be wound up. (3) "Individual Japan Asset Management Agreements" refers to separate Individual TMK Asset Management Agreements entered into between UIB Konan2 TMK and the Japan Asset Manager and UIB Koto TMK and the Japan Asset Manager, and the Individual GK Asset Management Agreements entered into between UIB Konan2 GK and the Japan Asset Manager and UIB Koto GK and the Japan Asset Manager. (4) "Master Japan Asset Management Agreements" refers to Master TMK Asset Management Agreement entered into between the Japan Asset Manager, the REIT Manager and the REIT Trustee, and the Master GK Asset Management Agreement entered into between the Japan Asset Manager, the REIT Manager and the REIT Trustee.

Thank You

For more information on UI Boustead REIT, please visit www.uibreit.com.

For investor and media enquiries related to UI Boustead REIT, please contact ir.team@uibreit.com.

