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.)

ACTUAL ADVANCED DISTRIBUTION FOR THE PERIOD FROM 1 JANUARY 2025 TO 18 JUNE 2025

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcements of Elite UK REIT dated 10 June 2025 titled "Launch of Fully Underwritten Private Placement to Raise Gross Proceeds of No Less Than Approximately £4.0 million" and dated 10 June 2025 titled "Notice of Advanced Distribution Record Date and Distribution Payment Date" (the "**Record Date Announcement**").*

Further to the Record Date Announcement, the Manager is pleased to announce that the Advanced Distribution per unit in Elite UK REIT ("**Unit**") for the period from 1 January 2025 to 18 June 2025 is 1.43 pence. The Advanced Distribution will be out of tax-exempt income and therefore exempt from Singapore income tax in the hands of all Unitholders. No Singapore income tax will be deducted from such Advanced Distribution.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at 5.00 p.m. on 18 June 2025 will be entitled to the Advanced Distribution that will be paid on or around 25 July 2025.

For the avoidance of doubt, the holders of the Private Placement Units issued pursuant to the Private Placement will not be entitled to participate in the distribution of any distributable income accrued by Elite UK REIT prior to the date of issue of the Private Placement Units pursuant to the Private Placement (which includes the Advanced Distribution).

The next distribution following the Advanced Distribution will comprise Elite UK REIT's distributable income for the period from the day on which the Private Placement Units are issued pursuant to the Private Placement to 30 June 2025. Semi-annual distribution will resume thereafter.

BY ORDER OF THE BOARD

ELITE UK REIT MANAGEMENT PTE. LTD.
(as manager of Elite UK REIT)
(Company Registration No. 201925309R)

Liaw Liang Huat Joshua
Chief Executive Officer
15 July 2025

Important Notice:

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of Elite UK REIT 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 past performance of Elite UK REIT is not necessarily indicative of the future performance of Elite UK REIT.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem 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.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States or Hong Kong and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities in Elite UK REIT have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**U.S. Securities Act**") and may not be offered or sold in the United States except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

This publication has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001 of Singapore: The Private Placement Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).