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.)

(I) NOTICE OF RECORD AND DISTRIBUTION PAYMENT DATE
(II) APPLICATION OF DISTRIBUTION REINVESTMENT PLAN TO DISTRIBUTION

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Unitholders ("**Unitholders**") of Elite UK REIT (the "**REIT**") will be closed at **5.00 p.m. on Friday, 8 August 2025** being the record date ("**Record Date**") for the purpose of determining Unitholders' entitlement to the REIT's distributable income of 0.11 pence per unit for the period from 19 June 2025 to 30 June 2025 (the "**Distribution**").

Unitholders whose securities accounts with The Central Depository (Pte) Limited ("**CDP**") are credited with units in the REIT ("**Units**") as at the Record Date will be entitled to the Distribution that will be paid on Thursday, 18 September 2025.

The 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 Distribution.

APPLICATION OF DISTRIBUTION REINVESTMENT PLAN TO THE DISTRIBUTION

The Manager has determined that the Distribution Reinvestment Plan (**"DRP**") will apply to the Distribution.

The DRP provides Unitholders with the option to receive their Distribution, either wholly in the form of Units or cash. A Unitholder will have the following options in respect of his Distribution:

- elect to receive a cash distribution on his existing Units held; or
- elect to receive an allotment of Units credited as fully paid in lieu of all of the cash amount of the distribution entitlement for the distribution period from 19 June 2025 to 30 June 2025.

Participation in the DRP is voluntary and Unitholders may elect to participate in respect of all of their unitholdings in the REIT. Units to be issued under the DRP will be issued under the general mandate to issue Units obtained from Unitholders at the Annual General Meeting of the REIT held on 30 April 2025.

- **Notice of Election**

  The Notices of Election[1] in relation to the DRP will be sent to Unitholders registered in the Depository Register[2] as at the Record Date on or about 21 August 2025.

  Unitholders who wish to receive their Distribution in Singapore dollars need not take any action. Unitholders who wish to participate in the DRP or receive their Distribution in GBP will have to

[1] "**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.
[2] "**Depository Register**" shall have the meaning ascribed to it in the Companies Act, Chapter 50 of Singapore.

complete the Notice of Election and send it to the Manager c/o The Central Depository (Pte) Limited at the address(es) indicated on the Notices of Election, such that it is received by 5.30 p.m. on Monday, 1 September 2025 ("Election Closing Date").

Unitholders who wish to participate in the DRP and do not receive the Notice of Election within three Market Days[3] after the expected date of despatch or about 21 August 2025 may obtain a copy from the processing agent of the REIT, The Central Depository (Pte) Limited at 11 North Buona Vista Drive, #06-07 The Metropolis Tower 2, Singapore 138589. Unitholders who are depositors of the securities accounts with CDP are recommended to submit the Notice of Election to CDP in electronic form via investors.sgx.com by the Election Closing Date.

- **Overseas Unitholders**

Only Unitholders with Singapore registered addresses will be eligible to participate in the DRP. For practical reasons and to avoid any violation of the securities laws applicable in countries outside Singapore where Unitholders may have their registered addresses, the DRP will not be offered to Overseas Unitholders (as defined in the Distribution Reinvestment Plan Statement). Overseas Unitholders who wish to be eligible to participate in the DRP should provide an address in Singapore for the service of notices and documents to the Manager c/o The Central Depository (Pte) Limited, 9 North Buona Vista Drive, #01-19/20, The Metropolis, Singapore 138588, not later than three Market Days prior to the Record Date. Unitholders should note that all correspondences and notices will be sent to their last registered addresses with CDP. Unitholders which are subject to the laws and regulations of jurisdictions outside Singapore shall, in participating in the DRP, be deemed to have complied with all applicable legal and regulatory requirements of the relevant jurisdictions.

Where deduction of income tax is applicable and the Unitholders elect to receive the distributions in Units, the number of Units to be allotted under the DRP will be computed based on the distributions net of tax deducted.

- **Issue Price**

The issue price of each new Unit issued pursuant to the DRP will be set at a 2% discount to the volume-weighted average traded price per Unit[4] for all trades on Singapore Exchange Securities Trading Limited (the "SGX-ST") for each of the Market Days during the period of 10 Market Days prior to and ending on the Record Date. The Manager will announce further details on the application of the DRP to the Distribution, including the Issue Price of new Units issued pursuant to the DRP, in due course.

IMPORTANT – DISTRIBUTION CURRENCY ELECTION

Registered Unitholders (other than CDP) and Unitholders whose Units are held directly through CDP will receive their Distribution in Singapore dollars, unless Unitholders elect to receive their Distribution in GBP by submitting a completed "**Distribution Election Notice**" to CDP by Monday, 1 September 2025. No action is needed for Unitholders who wish to receive the Distribution in Singapore dollars.

For the Distribution to be paid in Singapore dollars, the Manager will make the necessary arrangements to convert the Distribution from GBP into Singapore dollars (taking into account the cost of exchange) at the prevailing market exchange rate. Neither CDP nor the Manager will be liable for any damages or

[3] "**Market Day**" shall mean a day on which the SGX-ST is open for trading in securities.

[4] The volume-weighted average traded price per Unit in relation to the DRP shall be computed based on the volume-weighted average traded price per Unit ("VWAP") for all trades on the SGX-ST for each of the Market Days during the period of 10 Market Days prior to and ending on the Record Date. In the event that there is no trading in the Units during the period of 10 Market Days prior to and ending on the Record Date, the Issue Price shall not exceed the VWAP for all trades on the SGX-ST, for each of the Market Days during a period to be determined by the Manager prior to the announcement of the application of the DRP to the Distribution.

losses suffered by Unitholders howsoever arising from the conversion of the Distribution payable to each Unitholder from GBP into Singapore dollars. Save for approved depository agents (acting as nominees of their individual customers), each Unitholder may elect to receive the entire Distribution in either Singapore dollars or GBP and will not be able to elect to receive the Distribution in a combination of Singapore dollars and GBP.

IMPORTANT DATES AND TIMES

Event	Date / Deadline
Units will be traded ex-dividend	9.00 a.m. Thursday, 7 August 2025
Record Date	5.00 p.m. Friday, 8 August 2025
Date of announcement of issue price for DRP	Friday, 8 August 2025
Election start date for Unitholders who wish to participate in the DRP or receive their Distribution in GBP	Thursday, 21 August 2025
Unitholders must complete and return the Distribution Election Notice to CDP in order to participate in the DRP and/or receive the Distribution in GBP	5.30 p.m. Monday, 1 September 2025
Payment of Distribution and listing of Units issued pursuant to the DRP	Thursday, 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
31 July 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.