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.)

ENTRY INTO £50 MILLION FACILITIES AGREEMENT AND DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL OF SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcements of Elite UK REIT dated 16 June 2026 titled "The Proposed Acquisition of five government-leased properties located across the United Kingdom, as an interested person transaction" in relation to the Proposed Acquisition (the "**Acquisition Announcement**"), and dated 16 June 2026 titled "Launch of Fully Underwritten Private Placement to raise gross proceeds of approximately £7.4 million" in relation to the launch of the private placement (the "**Launch of Placement Announcement**").*

Elite UK REIT Management Pte. Ltd., in its capacity as manager of Elite UK REIT (the "**Manager**"), is pleased to announce that as part of the completion of the Proposed Acquisition, Elite Phoenix Limited (the "**Customer**"), now a wholly-owned subsidiary of Elite UK REIT, has on 13 August 2026 entered into a facilities agreement ("**Facilities Agreement**") in relation to 48 months term and revolving facilities of up to £50,000,000 (the "**Facilities**"). The Facilities are guaranteed by Perpetual (Asia) Limited (in its capacity as trustee of Elite UK REIT).

The funds from the Facilities will be used for *inter alia* the refinancing the Customer's existing loan facilities, financing the general corporate and working capital requirements of the Customer and/or payment of fees payable under the finance documents in relation to the Facilities. For the purposes of Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited ("**SGX-ST**"), the Facilities Agreement contains provisions entitling the lenders to require the immediate prepayment of all outstanding loans, accrued interest and other amounts under the Facilities Agreement if any of the following events (each, a "**Specified Event**") occurs:

(1) Elite Partners Holdings Pte. Ltd. ceases directly or indirectly to:

    (a) have the power (whether by way of ownership of shares, proxy, contract, agency or otherwise) to:

        (i) cast, or control the casting of, more than fifty per cent (50%) of the maximum number of votes that might be cast at a general meeting of the Manager; or

        (ii) appoint or remove all, or the majority, of the directors or other equivalent officers of the Manager;

    (b) hold beneficially more than fifty per cent (50%) of the issued share capital of the Manager (excluding any part of that issued share capital that carries no right to participate beyond a specified amount in a distribution of either profits or capital);

(2) the Manager ceases to be the manager of Elite UK REIT; or

(3) Perpetual (Asia) Limited or such other trustee as appointed under the trust deed dated 7 June 2018 constituting Elite UK REIT (formerly known as Elite UK Commercial Fund and Elite Commercial REIT) (as from time to time altered, modified or supplemented) ("**Trust Deed**") (where such replacement or substitute trustee is approved by the Monetary Authority of Singapore to act as a trustee of collective investment schemes in Singapore and subject to the satisfaction of any necessary know-your-customer checks of the Lenders in respect of such

replacement or substitute trustee) from time to time ceases to be the trustee of Elite UK REIT and no replacement trustee is appointed in accordance with the terms of the Trust Deed.

As at the date of this announcement, £22,000,000 of the Facilities has been drawn down. Should a Specified Event occur, the aggregate amount of the Facilities (drawn down so far) and existing outstanding borrowings of Elite UK REIT that may be affected is approximately £197.2 million (excluding interest).

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
18 August 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.