ELITE UK REIT SECURES SINGAPORE'S FIRST GBP-DENOMINATED SUSTAINABILITY-LINKED SHARIAH-COMPLIANT MURABAHA FACILITY

- ***£50 million (S$87 million-equivalent) Sustainability-Linked Murabaha Facility will be used to partially finance acquisition of five government-leased properties[1], refinance existing loan facilities, and for general corporate and working capital purposes***
- ***Believed to be the first GBP-denominated Sustainability-Linked Shariah-compliant Murabaha Facility***

SINGAPORE, 25 August 2026 – Elite UK REIT Management Pte. Ltd., the manager (the "**Manager**") of Elite UK REIT (the "**REIT**") is pleased to announce that the REIT through its wholly-owned subsidiary Elite Phoenix Limited (the "**Customer**"), has entered into a £50 million Murabaha facilities agreement for a 48-months term (the "**Facilities**") with Malayan Banking Berhad, Singapore Branch ("**Maybank**") and RHB Bank Berhad (acting out of its Singapore office) ("**RHB**"). As at 17 August 2026, £22 million of the Facilities have been drawn to partially finance an acquisition of five new government-leased properties (the "**Acquisitio**n")[1].

Being a Murabaha facility, the Facilities are to be applied towards Shariah-compliant purposes. The Facilities, like the REIT's existing loan facilities, are also sustainability-linked, with scope for margin adjustments should energy performance certificate ratings improve. Apart from the partial financing of the Acquisition, the funds will also be used for inter alia the refinancing the Customer's existing loan facilities, financing the general corporate and working capital requirements of Elite Phoenix Limited and/or payment of fees payable under the finance documents in relation to the Facilities.

[1] Acquisition of Queensway House, East Kilbride; Griffin House, Wigan; Penhaligon House, St Austell; Challand House, Pontefract; Bridgend Jobcentre, Bridgend completed on 17 August 2026

Mr. Joshua Liaw, Chief Executive Officer of the Manager, said: "We are pleased to partner Maybank and RHB on this landmark financing, which brings together three important elements for Elite UK REIT – sustainability, Shariah-compliant finance and GBP funding. As a Singapore-listed REIT investing in UK real estate, it is important that we continue to diversify our sources of capital while maintaining a prudent approach to currency and balance sheet management. A GBP-denominated Murabaha facility allows us to access Islamic financing while keeping our borrowings aligned with the currency of our assets and income.

More broadly, we see Islamic finance as a natural extension of Singapore's position as an international financial centre connecting capital across Asia, the UK and the wider global market. We are therefore particularly pleased that Elite UK REIT can play a part, together with Maybank and RHB, in introducing what we believe to be the first GBP-denominated sustainability-linked Murabaha facility completed in Singapore. This financing is also another step in broadening the REIT's appeal to a wider pool of capital, including investors and financial institutions seeking Shariah-compliant and sustainability-linked investment opportunities."

Mr. Alvin Lee, Country CEO, CEO of Maybank Singapore, said: "We are pleased to partner Elite UK REIT on this landmark financing, which brings together sustainability-linked and Shariah-compliant financing within a GBP-denominated structure and enables them to broaden and deepen their investor pool. As one of the world's Islamic finance leaders, Maybank is committed to delivering innovative and values-based solutions that support our clients' growth and sustainability ambitions within ASEAN and globally."

Mr. Goh Ken-Yi, Chief Executive Officer of RHB Singapore, said: "We are delighted to participate in this landmark Sustainability-Linked Murabaha GBP Facility, another important milestone in our longstanding relationship with Elite UK REIT. This transaction showcases our expertise in Islamic finance, sustainable finance and innovative capital solutions, while demonstrating our commitment to supporting Elite

UK REIT's strategic growth ambitions. We look forward to continuing this partnership as Elite UK REIT advances on its growth and sustainability journey."

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About Elite UK REIT ("英利英国房地产信托")

Elite UK REIT ("Elite REIT" ("英利房托")), is a UK REIT listed on the Singapore Exchange and managed by Singapore-headquartered Elite UK REIT Management Pte. Ltd. (the "**Manager**"). Elite UK REIT's mission-critical portfolio has a total asset value of £488.8 million as at 7 August 2026. With its portfolio, Elite REIT provides Unitholders with a secure income stream from the Department for Work and Pensions and various UK Government departments.

The portfolio has 148 properties which are mostly freehold or virtually freehold, geographically diversified across the UK and strategically located in town centres, near amenities, and transportation nodes. The Manager is also capitalising on sectors exhibiting strong growth potential in the UK, such as purpose-built student accommodation and built-to-rent residential assets. With a long and diversified lease expiry profile and prudent capital management, Elite UK REIT is positioned for sustainable stability and growth from government-leased properties and the living sector.

Elite UK REIT's Sponsors are Ho Lee Group Pte. Ltd. ("**Ho Lee**") and Elite Partners Holdings Pte. Ltd. ("**EPH**"). Ho Lee is a real estate and construction conglomerate with deep expertise across the full real-estate value chain, spanning general building construction, industrial projects and residential development. EPH is an alternative investment and asset manager that has assets under management of more than S$2.3 billion in UK and Europe.

For more information, please visit https://www.eliteukreit.com/.

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About Maybank

Maybank is among Asia's leading financial group and Southeast Asia's fourth largest bank by assets, with a significant global workforce and an extensive network spanning ASEAN and key international financial centres. Guided by its ROAR30 strategy (2026-2030), Maybank continues to Humanise Financial Services through values-based offerings that deliver exceptional customer experience, drive positive societal impact and power the real economy. The Group provides a comprehensive range of financial services across consumer and corporate banking, investment banking, Islamic banking, insurance and takaful, and asset management.

Maybank was recognised by Euromoney's Awards for Excellence 2026 as the Best Bank for Corporate Responsibility in the World, Best Bank for ESG in Asia, Best Bank for Large Corporates in both ASEAN and Malaysia, and Best Bank in Malaysia. Maybank Islamic Berhad (Maybank Islamic) has also been named The Banker's Global Islamic Bank of the Year 2026.

(www.maybank.com)

RHB Singapore

RHB Singapore was first established in 1961 through a series of rapid expansion and strategic mergers. For more than half a century in Singapore, RHB has garnered invaluable financial experience and transferred those insights of service excellence on to clients, helping individuals and corporations fulfil their financial goals. RHB Singapore's core businesses are streamlined into five pillars, namely Retail Banking, Commercial Banking, Corporate and Investment Banking, Treasury and Asset Management. RHB Banking Group aspires to deliver superior customer experience and shareholder value; and to be recognised as a Leading Multinational Financial Services Group.

Find out more about RHB Singapore at www.rhbgroup.com.sg

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