

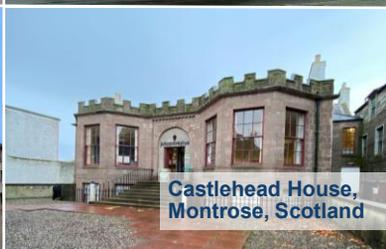


FACTSHEET

UK REIT listed in Singapore



Income and growth from social infrastructure mainly leased to the UK Government



Elite UK REIT is a UK REIT listed in Pound sterling on the Singapore Exchange. The REIT has two Sponsors:

- **Ho Lee Group**, a real estate and construction conglomerate; and
- **Elite Partners**, an alternative investment and asset manager.

Government-backed income stream
AA-rated sovereign credit strength ⁽¹⁾

100% Freehold and Long Leasehold Assets ⁽²⁾

Triple Net Full Repairing & Insuring Leases ⁽³⁾

£ **8.8%** DPU Yield ⁽⁴⁾

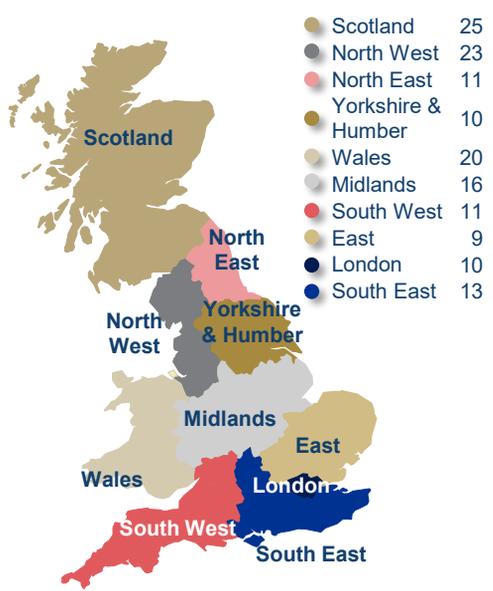
£419.7 million Valuation as at 30 Sep 2025

98.6% Portfolio Occupancy as at 30 Sep 2025 ⁽⁵⁾

(1) Nearly all leases are signed with the Ministry of Housing, Communities and Local Government, which is a Crown Body.
 (2) Consisting of 142 properties which are on freehold tenures and six properties which are on long leasehold tenures.
 (3) The responsibility for the repair of the external and internal parts as well as the structure of the property is placed with the tenant for occupied assets.
 (4) Based on annualising 9M 2025 DPU of 2.33 pence and unit price of 35.5 pence as at 30 September 2025.
 (5) Excludes Lindsay House, Dundee and Cambria House, Cardiff which are undergoing asset repositioning.

Stock Code: **MXNU** | Bloomberg Code: **Elite:SP** | Unit Price: **£0.355**⁽⁶⁾ | Market Cap: **£213.6 million**⁽⁶⁾

148 PROPERTIES GEOGRAPHICALLY DIVERSIFIED



RESILIENT KEY OCCUPIER

Department for Work & Pensions ("DWP")

- Contributed 92.3% by gross rental as at 30 Sep 2025
- UK's largest public service department, integral in supporting UK's social fabric
- Responsible for welfare, pensions and child maintenance policy
- Services provided primarily via Jobcentre Plus centres
- Serves over 24 million claimants and disbursed over £265 billion in benefits ⁽⁷⁾

- Unique Asset Class**
Network of social infrastructure assets serving local communities
- Geographically Diversified**
Located across the UK covering regional cities
- Strategically Located**
Assets located primarily in town centres, near key transport nodes and amenities
- Resilient Tenant Base**
Tenancies backed by AA-rated UK sovereign credit strength
- Tax Efficient Structure**
On par with other UK REITs in terms of tax treatment

(6) As at 30 Sep 2025
 (7) Gov.UK, Department for Work & Pensions, DWP annual report and accounts 2023 to 2024.



FACTSHEET

UK REIT listed in Singapore



Income and growth from social infrastructure mainly leased to the UK Government

HIGHLIGHTS	9M 2025	9M 2024
Revenue ⁽¹⁾	£28.3m	£28.0m
Net Property Income ⁽¹⁾	£27.4m	£27.5m
Distributable Income	£14.8m	£14.0m
DPU ⁽²⁾	2.33p	2.13p

Naturally hedged against foreign exchange fluctuations

Compliant with all debt facilities' financial covenants

85% Interest rate exposure fixed or hedged to fixed rates as at 30 Sep 2025

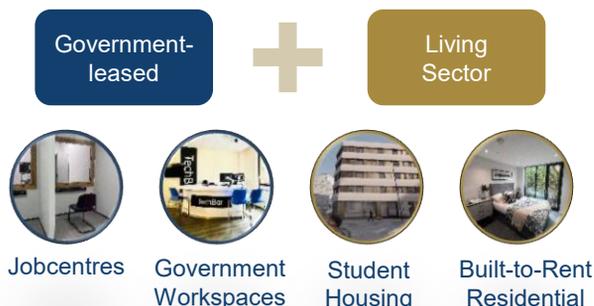
FINANCIAL POSITION	30 Sep 25	31 Dec 24
Total debt	£189.9m	£190.5m
Net gearing ratio	42.5%	42.5%
Borrowing costs	4.8%	4.9%
ICR	2.7x	2.5x
NAV per unit	£0.39	£0.41

(1) Excludes effect of straight-line rent adjustments.
 (2) Based on payout ratio of 95% for 9M 2025 and 90% for 9M 2024. At 100% payout ratio, the DPU for 9M 2025 and 9M 2024 are 2.46 pence and 2.36 pence respectively.

DEFENSIVE CASHFLOW, VALUE CREATION, AND KEY PRIORITIES

DEFENSIVE CASHFLOW: MULTI-SECTOR AND FOCUSED MARKET EXPOSURE TO THE UK

- ✓ Resilient cashflow underpinned by secure government leases
- ✓ Positioned to capitalise on the sustained growth of the living sector, supported by strong demand fundamentals and structural undersupply
- ✓ Prime city-centre assets with good connectivity to transportation hubs and urban amenities
- ✓ Various potential alternative uses are available for the assets, depending on the real estate market conditions and economic dynamics of the submarkets



VALUE CREATION: POSITIONING FOR SUSTAINABLE GROWTH AND STABILITY

- ✓ Diversify lease expiry profile and extend leases ahead of expiries
- ✓ Seek planning consent for assets with viable alternative uses
- ✓ Focus on high-value assets to unlock value and increase portfolio base



HIGHLIGHTS	Lease regears with DWP Estimated completion 1Q 2026	Peel Park Blackpool Awaiting planning approval	Cambria House Cardiff Positive pre-planning consultation	Lindsay House Dundee Development in progress
-------------------	--	---	---	---

MANAGEMENT'S FOCUS AREAS IN THE NEAR TERM

