

ELITE UK REIT SECURES PLANNING CONSENT FOR MAJOR DATA CENTRE DEVELOPMENT AT PEEL PARK, BLACKPOOL

- *Proposed state-of-the-art data centre facility to be developed on land adjacent to DWP-occupied office buildings*
- *Peel Park, Blackpool benefits from proximity to National Grid and renewable energy infrastructure as well as national fibre networks and transatlantic subsea data cables*

SINGAPORE, 12 February 2026 – Elite UK REIT Management Pte. Ltd., the manager (the “**Manager**”) of Elite UK REIT (“**Elite UK REIT**” or the “**REIT**”), is pleased to announce that it has secured planning approval from Fylde Borough Council’s Planning Committee for a proposed data centre development at Peel Park, Blackpool, located on approximately 37 acres of freehold land. The approval permits the development of a data centre building on an approximately 20-acre plot (“**Site**”) at Peel Park, Blackpool, next to existing office buildings which remain leased to DWP¹.

Peel Park, Blackpool is situated south of the M55 motorway. The Site currently comprises underused car parking, scrubland, and trees but it benefits from strategic connectivity and proximity to subsea fibre-optic infrastructure, positioning it as a key asset in meeting rising demand for secure, resilient data capacity driven by cloud computing, artificial intelligence and digital services.

After receiving positive feedback from the local authority during the pre-planning phase and the submission of a planning application in October 2024, the Manager applied for and has been offered power of up to 120 megavolt-ampere (“**MVA**”) for the Site. As a result of proactive asset repositioning, the valuation of Peel Park, Blackpool has

¹ Existing office buildings located on approximately 17 acres of freehold land and is occupied by the Department for Work and Pensions (“**DWP**”), who will continue to have its operational needs prioritised.



increased 65% from two years ago and 22% from a year ago to £40.0 million as at 31 December 2025².

Mr. Joshua Liaw, Chief Executive Officer of the Manager, said: “The planning approval today marks another milestone in our value creation strategy. It demonstrates our ability to identify unique attributes and potential of each of our portfolio assets and when feasible, reposition the REIT’s assets to deliver even greater value. We are now in a strong position to actively explore various strategic options for Peel Park, Blackpool to maximise value for our Unitholders.

“With demand for artificial intelligence and cloud-based technologies continuing to grow, we are excited about the prospect of a proposed data centre in Peel Park, Blackpool in supporting regional economic development, inward investment and the objectives of the nearby Blackpool Airport Enterprise Zone.”

The data centre building on the proposed data centre development Site can be up to 14 metres in height, with a rooftop cooling structure rising to 20 metres. The Site is also expected to encompass a substation compound; a security office, and associated plant, infrastructure, parking, drainage and landscaping.

As and when there are material developments, the Manager will make further announcement(s) in accordance with the listing manual of the SGX-ST.

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² The valuation of Peel Park, Blackpool as at 31 Dec 2025 is based on an independent valuation by Colliers International Property Consultants Limited.

Visuals for illustrative purposes



The proposed data centre campus will be located beside existing DWP buildings.



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About Elite UK REIT (“英利英国房地产信托”)

Elite UK REIT (“英利英国房地产信托”), 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 (“**Elite REIT**” (“英利房托”))’s mission-critical portfolio has a total asset value of £424.7 million as at 31 December 2025. 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 REIT is positioned for sustainable stability and growth from government-leased properties and the living sector.

Elite REIT’s Sponsors are Ho Lee Group Pte. Ltd. (“**Ho Lee**”) and Elite Partners Holding 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 billion in UK and Europe.



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