



## ELITE UK REIT RETURNS TO FTSE GLOBAL MICRO-CAP INDEX AND FTSE GLOBAL TOTAL CAP INDEX

**SINGAPORE, 23 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 the REIT has been added into the FTSE Global Micro-Cap Index and FTSE Global Total Cap Index. This addition is indicative<sup>1</sup>; constituent changes will be effective after the close of business on Friday, 20 March 2026.

Elite UK REIT was previously excluded from these FTSE indices on 23 August 2024, as the REIT did not meet liquidity requirements. Since then, the REIT’s 1-year average daily turnover has improved 2.5 times, while market capitalisation improved 48% to £225.8 million as at 20 February 2026<sup>2</sup>.

**Mr. Joshua Liaw, Chief Executive Officer of the Manager**, said: “We’ve had a strong start to 2026, signing £24.3 million of new lease agreements with the UK Government, securing planning consent for a major data centre development in Blackpool, and now returning to two global indices, another of our key priorities. We are confident that this addition into the FTSE Global Micro-Cap Index and FTSE Global Total Cap Index will pave the way for greater institutional interest internationally. As we continue to focus on delivering sustainable income and growth, we would like to thank the investment community for the strong support.”

The FTSE Global Micro Cap Index provides deep representation of the smallest segment of the global investable equity market. The FTSE Global Total Cap Index is a market-capitalisation weighted index representing the performance of the large, mid,

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<sup>1</sup> Index review changes may be subject to revision until close of business Friday, 6 March 2026. Effective Monday, 9 March 2026, the index review changes will be considered final. Any subsequent changes will generally only be considered in exceptional circumstances, in accordance with the FTSE Russell recalculation policy and guidelines.

<sup>2</sup> Source: Bloomberg Finance L.P.



small and micro cap stocks globally. Both indices are designed for use in the creation of index tracking funds, derivatives and as a performance benchmark<sup>3</sup>.

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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.

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<sup>3</sup> Source: FTSE Russell as at 30 January 2026



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.

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



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