



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.)

IMPLEMENTATION OF DUAL CURRENCY TRADING FOR ELITE UK REIT ON SGX-ST

1.0 DUAL CURRENCY TRADING

Elite UK REIT Management Pte. Ltd., as manager of Elite UK REIT (the “**Manager**”), wishes to announce that with effect from 9.00 a.m on 16 March 2026, the trading of units in Elite UK REIT (“**Units**”) will commence in Singapore dollars (“**SGD**”) in addition to pound sterling (“**GBP**”).

The Units are currently quoted and traded only in GBP. With the implementation of the dual currency trading of the Units from 16 March 2026, Elite UK REIT will have a SGD counter in addition to its existing GBP counter. Trades made in the SGD counter will be settled through Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) in SGD. Trades made in the GBP counter will be settled through SGX-ST in GBP. The Units traded in both counters are identical. Investors will be able to buy or sell the Units through either counter.

The Manager believes dual currency trading will improve fungibility for investors to buy in one currency counter and sell in the other currency counter if they so wish. Investors who wish to invest in Elite UK REIT using Singapore dollars could benefit from a reduction in transaction costs.

The trading name and stock code of the SGD counter will be announced once available from SGX-ST.

2.0 DISTRIBUTIONS CAN BE RECEIVED IN SGD OR GBP

Unitholders will continue to have the option of receiving their distributions in GBP or SGD. To receive distributions in GBP, Unitholders are required to submit a completed “Distribution Election Notice” form to The Central Depository (Pte) Limited (“**CDP**”). No action is needed for Unitholders who wish to receive the Distribution in Singapore dollars.

2.1 FURTHER INFORMATION

The implementation of dual currency trading will not change the total number of Units issued by Elite UK REIT.

When in doubt as to the action they should take, Unitholders and potential investors are advised to consult their stockbrokers, bank managers, accountants, solicitors or other professional advisers.

BY ORDER OF THE BOARD OF DIRECTORS

ELITE UK REIT MANAGEMENT PTE. LTD.

as manager of Elite UK REIT
(Company Registration No. 201925309R)

Liaw Liang Huat Joshua

Chief Executive Officer

3 March 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.