



MISSION CRITICAL

6th
ANNUAL
GENERAL
MEETING

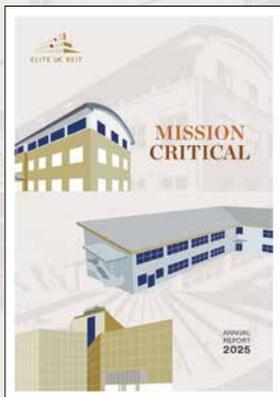
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Scan QR code to view Elite UK REIT's Annual Report 2025 online or visit <https://investor.eliteukreit.com/ar.html>

SGX Trading Names | Trading Codes

EliteUKREIT GBP | MXNU

EliteUKREIT SGD | MENU

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.)

25 March 2026

Dear Unitholder,

We are pleased to inform you that the upcoming 6th Annual General Meeting (“**AGM**”) of the holders of units of Elite UK REIT (“**Unitholders**”) will be convened and held **in a wholly physical format** at Rendezvous Hotel Singapore, 9 Bras Basah Road, Singapore 189559 on Thursday, 23 April 2026 at 10.30 a.m. (Singapore time). **There will be no option for Unitholders to participate virtually.**

Unitholders may participate in the AGM by:

- attending the AGM in person;
- submitting questions related to the resolutions to be tabled for approval at the AGM, in advance of the AGM or at the AGM itself; and/or
- voting at the AGM by the Unitholder (a) in person or (b) by his/her/its duly appointed proxy(ies).

The following documents relating to the AGM will be available for download from Elite UK REIT’s (“**Elite REIT**” or the “**REIT**”) corporate website at the URL https://investor.eliteukreit.com/agm_egm.html and on the SGXNET at the URL <https://www.sgx.com/securities/company-announcements> from the date of this letter:

- Notice of AGM;
- Proxy Form;
- Annual Report for the financial year ended 31 December 2025 (the “**Annual Report 2025**”);
- Letter to Unitholders dated 25 March 2026 (in relation to the proposed Unit Buy-Back Mandate) (the “**UBB Letter**”); and
- Request form for Annual Report 2025 and/or the UBB Letter (the “**Request Form**”).

Detailed instructions on how Unitholders may participate at the AGM are set out in the Notice of AGM.

Please note the deadline for submission of questions related to the resolutions to be tabled for approval at the AGM, in advance of the AGM, is by **8 April 2026**. The deadline for submission of proxy forms is at **10.30 a.m. (Singapore time) on Monday, 20 April 2026**.

For your convenience, we are enclosing printed copies of the Notice of AGM and Proxy Form with this letter.

If you wish to also receive printed copies of the Annual Report 2025 or the UBB Letter, please submit your request through (i) submitting the Request Form that has been sent by post to Unitholders, or (ii) submitting a request via email to Elite REIT's Unit Registrar at EliteREIT@boardroomlimited.com by **8 April 2026**.

Should you have any queries regarding AGM arrangements, please email us at enquiry@eliteukreit.com.

Yours faithfully,
Elite UK REIT Management Pte. Ltd.
(as manager of Elite UK REIT)
(Company Registration No. 201925309R)

Chairman and CEO's Letter to Unitholders

Dear Unitholders,

We are pleased to present the annual report for the financial year ended 31 December 2025 (“FY2025”). Over the past year, Elite REIT delivered one of the strongest performance amongst Singapore-listed REITs, with market capitalisation increasing by 25.4% and total unitholder return reaching 34.2%. This performance reflects continued investor demand for non-discretionary and counter-cyclical rental income in the UK.

The UK economy¹ is estimated to have also expanded by 1.3% year-on-year in 2025 and unemployment rate remained at 5.1% at end 2025. With the REIT's key occupier being the UK's Department for Work and Pensions (“DWP”), which is responsible for welfare, pensions and child maintenance policy, Elite REIT's revenue increased 1.3% year-on-year to £38.0 million, distribution per unit rose 4.5%² year-on-year to 3.03 pence in FY2025.

RECONSTITUTING A MISSION CRITICAL PORTFOLIO

Through a combination of accretive acquisitions and tactical divestments, Elite UK REIT Management Pte. Ltd. (“**Manager**”) further strengthened the resilience of Elite REIT's mission critical portfolio. In June 2025, the Manager completed its first acquisition after the COVID-19 pandemic, acquiring three properties for £9.2 million, representing a 7.6% discount to the average of independent valuations³ and at an attractive yield of 9.2%, higher than the

portfolio's prevailing yield of 9.0%. On a pro forma basis⁴, the acquisition was DPU accretive and resulted in improved gearing.

The acquisition was partially funded by a £4.0 million private placement to institutional, accredited and other investors, alongside existing debt facilities, acquisition fee in units and net divestment proceeds from Hilden House, Warrington. In addition to Hilden House, the Manager divested three other vacant assets to third parties. Collectively, the four properties were divested at an average 5% premium. Proceeds from these divestments were used to finance the June 2025 acquisition and reduce debt. Following the portfolio reconstitution, portfolio occupancy⁵ increased from 93.9% the year before to 98.6% in FY2025 and another government department was added to our occupier mix: Department for Environment, Food and Rural Affairs, which is responsible for improving and protecting the natural environment and supporting UK's food and farming sectors.

ASSET REPOSITIONING FOR VALUE CREATION

In FY2025, portfolio valuation increased 2.0% to £424.7 million from the acquisition of three government-leased properties and ongoing value enhancement initiatives. Government-leased remains a core strategic focus; however, we are actively exploring repositioning opportunities within the existing portfolio. In line with our expanded investment mandate launched in 2024, we are also

1 Office for National Statistics (ONS), released 12 February 2026, ONS website, statistical bulletin, GDP first quarterly estimate, UK: October to December 2025

2 FY2024 DPU adjusted based on enlarged equity base for units issued during 2025 and 95% payout ratio. On an unadjusted basis, FY2025 DPU increased 5.6% year-on-year.

3 Colliers International Property Consultants Limited (“Colliers”) and CBRE Limited (“CBRE”, together with Colliers, the “Independent Valuers”)

4 Based on FY2024 Audited Financial Statements.

5 Operational assets excluding Lindsay House, Dundee and Cambria House, Cardiff which are earmarked for asset repositioning into purpose-built student accommodation assets.

Chairman and CEO's Letter to Unitholders

assessing selective opportunities in the Living Sector, which includes purpose-built student accommodation (“**PBSA**”) and built-to-rent (“**BTR**”) residential assets. Two assets with latent potential for PBSA have since been identified, given their favourable locations and positive market dynamics.

The first, Lindsay House, Dundee, received planning approval approximately three months after submission to convert the asset into a PBSA facility. Redevelopment has commenced and remain on track for an opening aligned with the academic year starting September 2027. The REIT is working closely with a development manager and PBSA operator⁶ to maintain strict cost discipline and delivery timetable. The second property, Cambria House, Cardiff, has also received positive feedback in its pre-planning stage.

Elsewhere, Peel Park in Blackpool – which also hosts government office buildings – has been identified as a potential strategic repositioning opportunity for data centre use. Supported by its well-connected location and favourable policy developments, the site is adjacent to the M55 motorway with convenient access to Manchester and Liverpool. It also benefits from strong digital connectivity and proximity to subsea fibre-optic infrastructure and offshore windfarms. Together, these attributes position the site to capture growing demand for secure and resilient data capacity driven by cloud computing, artificial intelligence and expanding digital services.

The Manager had submitted a planning application to convert the portion of the land not occupied by the existing office buildings

to data centre use, together with offers of a significant 120 MVA power supply suitable for potential hyperscale and artificial intelligence-enabled capacity. Planning consent was received in February 2026, and we are actively exploring the potential monetisation options for the site with the objective of maximising value for Unitholders.

EARLY LEASE RENEWALS MITIGATES 2028 RISK

Proactive tenant engagement ahead of the 2028 lease expiries has enabled the REIT to conclude negotiations and enter into new lease agreements with The Secretary of State for Housing, Communities and Local Government of the United Kingdom for properties occupied by the DWP (“**New Lease Agreements**”).

Aggregate rent under the New Lease Agreements, prior to subsequent CPI-linked rent reviews⁷ amounts to £24.3 million annually, with no lease breaks. The DWP also has options to renew for (i) a further five years for new leases of five years or more from 1 April 2028; and (ii) a further three years for new leases of three years or less from 1 April 2028 (“**Option Leases**”).

These lease renewals significantly enhance the REIT's lease expiry profile, which is now amongst the longest within the Singapore REIT sector. Lease expiry exposure in 2028 has been materially reduced from 95.7% of gross rental income to 32.0%. Portfolio's WALE also improves to 7.2 years on a pro forma basis as at 31 December 2025. Importantly, investors will continue to benefit from secure, government-backed income with sustainable growth from mission-critical assets for an extended period.

⁶ Mys Asset Management Limited

⁷ Annually compounded CPI-linked rent reversion, with a minimum increase of 1% and a maximum of 5%, on 1 April 2033 and at commencement of Option Leases if exercised.

Chairman and CEO's Letter to Unitholders

Completing negotiations early for a substantial portion of our portfolio underscores the depth of our tenant relationships. Discussions for remaining DWP-occupied properties are ongoing.

SAFEGUARDING RETURNS WITH TREASURY MANAGEMENT

Two years ago, Elite REIT's net gearing ratio was at 47.5%, near a regulatory limit of 50.0%. To strengthen the REIT's financial position, proceeds from dilapidation settlements, divestments of vacant assets, and the REIT's first equity fundraising⁸ were deployed to reduce borrowings. With 100% of the REIT's borrowings also sustainability-linked, the REIT was also able to achieve a margin reduction by meeting portfolio sustainability targets. As a result of these efforts, borrowing cost also fell 50 basis points from 5.2% as at end-2023 to 4.7% at end-2025. Over the same period, net gearing ratio has significantly reduced from 47.5% to 40.7%, progressing toward our guidance of a gearing below 40.0%.

NAVIGATING THE UK MARKET

According to independent valuer, Colliers International Property Consultants Limited, the UK economy is expected to grow by approximately 1.0% in 2026, which is below its estimated potential rate of 1.5%. Previously, CPI was also forecasted to hit the 2.0% target by late 2026 and the 10-year gilt yield is projected to fall to approximately 4.25%. However, an evolving conflict in the Middle East has led to higher energy costs in March 2026, and the impact on inflation, interest rates and growth is uncertain.

In order to remain positioned for sustainable stability and growth, the Manager will continue in the near term to focus on concluding remaining DWP lease renewals, pursuing accretive opportunities through portfolio reconstitution, advancing asset repositioning for Lindsay House, Cambria House and Peel Park, and optimising the REIT's capital structure through a disciplined and diversified funding approach.

Our Sponsors – Ho Lee Group Pte. Ltd. and Elite Partners Holdings Pte. Ltd. – and our substantial investors together hold 42% of Elite REIT's Units, demonstrating strong alignment with Unitholders. Alongside support from our Sponsors as well as the hard work and commitment to excellence from our management, FY2025 has been an outstanding year and we would like to extend our sincere appreciation to the entire team.

The Board also wishes to thank Datin Paduka Sarena Cheah and Mr Tan Chin Hwee, who stepped down as Non-Independent Non-Executive Director and as Independent Non-Executive Director respectively.

Finally, we thank our Unitholders for your steadfast support as we continue to build a defensive yet growth-oriented portfolio anchored by resilient and enduring income streams from mission-critical assets.

David Lim

Chairman and Independent
Non-Executive Director

Joshua Liaw

Chief Executive Officer

Notice of Annual General Meeting

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.)

NOTICE IS HEREBY GIVEN that the Annual General Meeting (“**AGM**” or “**Meeting**”) of the holders of units of Elite UK REIT (the “**Unitholders**”) will be convened and held **in a wholly physical format** at Rendezvous Hotel Singapore, 9 Bras Basah Road, Singapore 189559 on Thursday, 23 April 2026 at 10.30 a.m. (Singapore time) to transact the following business:

(A) AS ORDINARY BUSINESS

1. To receive and adopt the Report of Perpetual (Asia) Limited, as trustee of Elite UK REIT (the “**Trustee**”), the Statement by Elite UK REIT Management Pte. Ltd., as manager of Elite UK REIT (the “**Manager**”) and the Audited Financial Statements of Elite UK REIT for the financial year ended 31 December 2025 together with the Auditors’ Report thereon. **(Ordinary Resolution 1)**
2. To re-appoint KPMG LLP as Auditors of Elite UK REIT and to hold office until the conclusion of the next AGM and to authorise the Manager to fix their remuneration. **(Ordinary Resolution 2)**

(B) AS SPECIAL BUSINESS

To consider and if thought fit, to pass, with or without any modifications, the following resolutions as Ordinary Resolutions:

3. **General Mandate for the Issue of New Units and/or Convertible Securities** **(Ordinary Resolution 3)**

That authority be given to the Manager to:

- (a) (i) issue units in Elite UK REIT (“**Units**”) whether by way of rights, bonus or otherwise; and/or
- (ii) make or grant offers, agreements or options (collectively, “**Instruments**”) that might or would require Units to be issued, including but not limited to the creation and issue of (as well as adjustments to) securities, options, warrants, debentures or other instruments convertible into Units,

at any time and upon such terms and conditions and for such purposes and to such persons as the Manager may in its absolute discretion deem fit; and

- (b) issue Units in pursuance of any Instrument made or granted by the Manager while this Resolution was in force (notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time such Units are issued),

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provided that:

- (1) the aggregate number of Units to be issued pursuant to this Resolution (including Units to be issued in pursuance of the Instruments made or granted pursuant to this Resolution) shall not exceed fifty per cent (50.0%) of the total number of issued Units (excluding treasury Units, if any) (as calculated in accordance with sub-paragraph (2) below), of which the aggregate number of Units to be issued other than on a pro rata basis to existing Unitholders (including Units to be issued in pursuance of Instruments to be made or granted pursuant to this Resolution) shall not exceed twenty per cent (20.0%) of the total number of issued Units (excluding treasury Units, if any) (as calculated in accordance with sub-paragraph (2) below);
- (2) subject to such manner of calculation as may be prescribed by the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”), for the purpose of determining the aggregate number of Units and Instruments that may be issued under sub-paragraph (1) above, the total number of issued Units and Instruments shall be based on the total number of issued Units (excluding treasury Units, if any) at the time of the passing of this Resolution, after adjusting for:
 - (a) any new Units arising from the conversion or exercise of the Instruments; and
 - (b) any subsequent bonus issue, consolidation or subdivision of Units;
- (3) in exercising the authority conferred by this Resolution, the Manager shall comply with the provisions of the Listing Manual of the SGX-ST (the “**Listing Manual**”) for the time being in force (unless such compliance has been waived by the SGX-ST) and the Trust Deed constituting Elite UK REIT (as amended) (“**Trust Deed**”) for the time being in force (unless otherwise exempted or waived by the Monetary Authority of Singapore);
- (4) unless revoked or varied by Unitholders in a general meeting of Elite UK REIT, the authority conferred by this Resolution shall continue in force (i) until (a) the conclusion of the next AGM of Elite UK REIT or (b) the date by which the next AGM of Elite UK REIT is required by the applicable laws and regulations or the Trust Deed to be held, whichever is earlier or (ii) in the case of Units to be issued in pursuance of the Instruments, made or granted pursuant to this Resolution, until the issuance of such Units in accordance with the terms of the Instruments;

Notice of Annual General Meeting

- (5) where the terms of the issue of the Instruments provide for adjustment to the number of Instruments or Units into which the Instruments may be converted in the event of rights, bonus or other capitalisation issues or any other events, the Manager is authorised to issue additional Instruments or Units pursuant to such adjustment notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time the Instruments or Units are issued; and
- (6) the Manager and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interest of Elite UK REIT to give effect to the authority conferred by this Resolution.

(Please see Explanatory Note)

4. Unit Buy-Back Mandate

**(Ordinary
Resolution 4)**

That:

- (a) the exercise of all the powers of the Manager to repurchase issued Units for and on behalf of Elite UK REIT not exceeding in aggregate the Maximum Limit (as hereafter defined), at such price or prices as may be determined by the Manager from time to time up to the Maximum Price (as hereafter defined), whether by way of:
 - (i) market repurchase(s) on the SGX-ST and/or, as the case may be, such other stock exchange for the time being on which the Units may be listed and quoted; and/or
 - (ii) off-market repurchase(s) (which are not market repurchase(s)) in accordance with any equal access scheme(s) as may be determined or formulated by the Manager as it considers fit in accordance with the Trust Deed,

and otherwise in accordance with all the applicable laws and regulations, including but not limited to the Trust Deed and the Listing Manual as may for the time be applicable, be and is hereby authorised and approved generally and unconditionally (the “**Unit Buy-Back Mandate**”);

Notice of Annual General Meeting

- (b) (unless revoked or varied by the Unitholders in a general meeting) the authority conferred on the Manager pursuant to the Unit Buy-Back Mandate may be exercised by the Manager at any time and from time to time during the period commencing from the date of the passing of this Resolution and expiring on the earliest of:
- (i) the date on which the next annual general meeting of Elite UK REIT is held;
 - (ii) the date by which the next annual general meeting of Elite UK REIT is required by applicable laws and regulations or the provisions of the Trust Deed to be held; or
 - (iii) the date on which repurchases of Units by the Manager pursuant to the Unit Buy-Back Mandate are carried out to the full extent mandated;
- (c) in this Resolution:

“Average Closing Price” means the average of the closing market prices of the Units over the last five Market Days, on which transactions in the Units were recorded, immediately preceding the date of the market repurchase or, as the case may be, the date of the making of the offer pursuant to the off-market repurchase, and deemed to be adjusted for any corporate action that occurs during the relevant five Market Days and on the date of the market repurchase;

“date of the making of the offer” means the date on which the Manager makes an offer for an off-market repurchase, stating therein the repurchase price (which shall not be more than the Maximum Price for an off-market repurchase) for each Unit and the relevant terms of the equal access scheme for effecting the off-market repurchase;

“Market Day” means a day on which the SGX-ST and/or, as the case may be, such other stock exchange for the time being on which the Units may be listed and quoted, is open for trading in securities;

“Maximum Limit” means the number of Units representing 10.0% of the total number of issued Units as at the date of the passing of this Resolution; and

Notice of Annual General Meeting

“**Maximum Price**” in relation to a Unit to be repurchased, means the repurchase price (excluding brokerage, stamp duty, commission, applicable goods and services tax and other related expenses) which shall not exceed 105.0% of the Average Closing Price of the Units for both a market repurchase and an off-market repurchase;

- (d) the Manager and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such Director or, as the case may be, the Trustee may consider expedient or necessary or in the interests of Elite UK REIT to give effect to the transactions contemplated and/or authorised by this Resolution.

(Please see Explanatory Note)

BY ORDER OF THE BOARD OF DIRECTORS

ELITE UK REIT MANAGEMENT PTE. LTD.

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

Josephine Toh
Company Secretary

Singapore
25 March 2026

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Explanatory Notes:

Ordinary Resolution 3

The Ordinary Resolution 3 above, if passed, will empower the Manager from the date of this AGM until (i) the conclusion of the next AGM of the Unitholders of Elite UK REIT, or (ii) the date by which the next AGM of the Unitholders of Elite UK REIT is required by the applicable laws and regulations or the Trust Deed to be held, or (iii) such authority is varied or revoked by the Unitholders in a general meeting, whichever is the earliest, to issue Units, make or grant Instruments and to issue Units pursuant to such Instruments, up to a number not exceeding, in total, fifty per cent (50.0%) of the total number of issued Units (excluding treasury Units, if any), with a sub-limit of twenty per cent (20.0%) for issues other than on a pro rata basis to Unitholders.

For the purpose of determining the aggregate number of Units that may be issued, the total number of issued Units will be calculated based on the total number of issued Units (excluding treasury Units, if any) at the time this Ordinary Resolution 3 is passed, after adjusting for new Units arising from the conversion and any subsequent bonus issue, consolidation or subdivision of Units.

Ordinary Resolution 4

Ordinary Resolution 4, if passed, will empower the Manager from the date of the AGM of Elite UK REIT until (i) the date on which the next annual general meeting of Elite UK REIT is held, (ii) the date by which the next annual general meeting of Elite UK REIT is required by applicable laws and regulations or the provisions of the Trust Deed to be held, or (iii) the date on which the repurchases of Units pursuant to the Unit Buy-Back Mandate are carried out to the full extent mandated, whichever is the earliest, to exercise all the powers to repurchase issued Units for and on behalf of Elite UK REIT not exceeding in aggregate 10.0% of the total number of Units as at the date of the passing of Ordinary Resolution 4, whether by way of market repurchase(s) or off-market repurchase(s), on the terms of the Unit Buy-Back Mandate set out in the Letter to Unitholders dated 25 March 2026 (in relation to the proposed Unit Buy-Back Mandate), unless such authority is revoked or varied by the Unitholders in a general meeting.

Important Notice:

1. A Unitholder who is not a relevant intermediary (as defined in paragraph 2 below) and entitled to attend and vote at the AGM is entitled to appoint one or two proxies to attend and vote in his/her/its stead. A proxy need not be a Unitholder. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless he/she/it specifies the proportion of his/her/its unitholding (expressed as a percentage of the whole) to be represented by each proxy.

Completion and return of the instrument appointing a proxy(ies) (the “**Proxy Form**”) by a Unitholder will not prevent him/her from attending, speaking and voting at the AGM if he/she so wishes. The appointment of the proxy(ies) for the AGM will be deemed to be revoked if the Unitholder attends the AGM in person and, in such event, the Manager reserves the right to refuse to admit any person or persons appointed under the relevant Proxy Form to the AGM.

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2. A Unitholder who is a relevant intermediary and entitled to attend and vote at the AGM is entitled to appoint more than two proxies to attend and vote instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder appoints more than one proxy, the appointments shall be invalid unless the Unitholder specifies the number of Units in relation to which each proxy has been appointed in the Proxy Form.

“**Relevant intermediary**” means:

- (i) a banking corporation licensed under the Banking Act 1970 or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity; or
 - (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001 and who holds Units in that capacity.
3. The AGM will be held in a wholly physical format at Rendezvous Hotel Singapore, 9 Bras Basah Road, Singapore 189559 on **Thursday, 23 April 2026 at 10.30 a.m. (Singapore time)**. **There will be no option to participate virtually.** Printed copies of this Notice of AGM dated 25 March 2026 (the “**Notice of AGM**”) and the Proxy Form will be sent to Unitholders. This Notice of AGM and Proxy Form will also be made available on Elite UK REIT’s website at the URL https://investor.eliteukreit.com/aggm_egm.html and on SGXNET at the URL <https://www.sgx.com/securities/company-announcements>.
4. **Arrangements for conduct of the AGM**

Arrangements relating to the conduct of the AGM, including:

- (a) attending the AGM in person;
- (b) submitting questions related to the resolutions to be tabled for approval at the AGM, in advance of the AGM or at the AGM itself; and/or
- (c) voting at the AGM by the Unitholder (a) in person or (b) by his/her/its duly appointed proxy(ies),

are set out in this Notice of AGM. Any reference to a time of day is made by reference to Singapore time. Unitholders, including Supplementary Retirement Scheme (“**SRS**”) investors, or, where applicable, their appointed proxy(ies) who will be attending the AGM in person should bring along their NRIC/passport so as to enable the verification of their identity on the day of the AGM. Registration will commence at **9.30 a.m. (Singapore time) on Thursday, 23 April 2026**.

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5. Question and answer and AGM minutes

Unitholders, including SRS investors, or, where applicable, their appointed proxy(ies) will be able to submit questions related to the resolutions to be tabled for approval at the AGM to the Chairman of the AGM, at the AGM.

Unitholders, including SRS investors, may also submit questions related to the resolutions to be tabled for approval at the AGM, in advance of the AGM. To do so, all questions must be submitted in the following manner by **8 April 2026**:

- (a) if submitted by post, be deposited at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
- (b) if submitted electronically, via email to the Manager at EliteREIT@boardroomlimited.com

Unitholders, including SRS investors, who submit questions by post to the Unit Registrar or via email to the Manager must provide the following information:

- (1) the Unitholder's full name;
- (2) the Unitholder's address; and
- (3) the manner in which the Unitholder holds Units in Elite UK REIT (e.g., via CDP or SRS).

Unitholders are strongly encouraged to submit their questions via email.

The Manager will endeavour to address all substantial and relevant questions received by it in the manner set out above by publishing the responses to such questions on Elite UK REIT's website at the URL https://investor.eliteukreit.com/agm_egm.html and on SGXNET at the URL <https://www.sgx.com/securities/company-announcements> prior to the AGM by **17 April 2026**. Where substantially similar questions are received, the Manager will consolidate such questions and consequently not all questions may be individually addressed.

Any subsequent clarifications sought, or substantial and relevant follow-up questions (which are related to the resolutions to be tabled for approval at the AGM) received after the 8 April 2026 submission deadline which have not already been addressed prior to the AGM, as well as those substantial and relevant questions received at the AGM itself, will be addressed during the AGM. Where substantially similar questions are received, the Manager will consolidate such questions and consequently, not all questions may be individually addressed.

The Manager will publish the minutes of the AGM on Elite UK REIT's website and on SGXNET within one month from the date of the AGM, and the minutes will include the responses to the substantial and relevant questions received from Unitholders which are addressed during the AGM.

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6. Voting, or appointing proxy(ies) to vote, at the AGM

A Unitholder who wishes to exercise his/her/its voting rights at the AGM may: (a) vote at the AGM in person or (b) appoint proxy(ies) to vote on his/her/its behalf at the AGM. Upon their registration at the AGM venue, Unitholders will be provided with a handheld device for electronic voting at the AGM.

A Unitholder who wishes to submit a Proxy Form must complete the accompanying Proxy Form, before submitting it in the manner set out below. Printed copies of the Proxy Form will be sent to Unitholders. The Proxy Form may also be accessed at Elite UK REIT's website at the URL https://investor.eliteukreit.com/agm_egm.html, and will also be made available on SGXNET at the URL <https://www.sgx.com/securities/company-announcements>.

Where a Unitholder appoints proxy(ies), he/she/it may give specific instructions as to voting, or abstentions from voting, in respect of the resolutions in the Proxy Form, failing which the proxy(ies) will vote or abstain from voting at his/her/their discretion, as he/she/they may on any other matter arising at the AGM.

7. The Proxy Form must be submitted to the Manager c/o Elite UK REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:

- (a) if submitted by post, by completing and signing the Proxy Form, and lodging the same at the Unit Registrar's office at **Boardroom Corporate & Advisory Services Pte. Ltd. at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632**; or
- (b) if submitted electronically, by completing and signing the Proxy Form, and attaching and sending a clear PDF copy of the same via email to the Unit Registrar at EliteREIT@boardroomlimited.com,

in either case, by **10.30 a.m. (Singapore time) on Monday, 20 April 2026**, being 72 hours before the time fixed for holding the AGM.

8. Relevant intermediaries

Persons who hold Units through relevant intermediaries, other than SRS investors, and who wish to participate in the AGM should contact the relevant intermediary through which they hold such Units as soon as possible. Persons who hold Units through relevant intermediaries, other than SRS investors, may (i) vote at the AGM if they are appointed as proxies by their respective relevant intermediaries; or (ii) specify their voting instructions to their respective SRS Operators / arrange for their votes to be submitted with their respective relevant intermediaries, and should contact their respective relevant intermediaries as soon as possible in order for the necessary arrangements to be made.

Notice of Annual General Meeting

In addition, SRS investors may (a) vote at the AGM if they are appointed as proxies by their respective SRS Operators, and should contact their respective SRS Operators if they have any queries regarding their appointment as proxies; or (b) specify their voting instructions to their respective SRS Operators / arrange for their votes to be submitted with their respective SRS Operators, and should approach their respective SRS Operators by **10.30 a.m. (Singapore time) on Monday, 13 April 2026**, being at least seven working days before the date of the AGM, to ensure their votes are submitted.

9. The Annual Report for the financial year ended 31 December 2025 (the “**Annual Report 2025**”) and the Letter to Unitholders dated 25 March 2026 (in relation to the proposed Unit Buy-Back Mandate) (the “**UBB Letter**”) have been uploaded on SGXNET on 25 March 2026 at the URL <https://www.sgx.com/securities/company-announcements> and may be accessed at Elite UK REIT’s website at the URL https://investor.eliteukreit.com/agm_egm.html. Printed copies of the Annual Report 2025 and the UBB Letter will not be sent to Unitholders unless requested for by a Unitholder submitting a request via email to Elite UK REIT’s Unit Registrar at EliteREIT@boardroomlimited.com or by post to the Unit Registrar’s office by **8 April 2026**. The following information must be provided:

- (a) the Unitholder’s full name; and
- (b) the Unitholder’s address

A printed copy of the Annual Report 2025 and/or UBB Letter will then be sent to the address specified by the Unitholder at his/her/its own risk.

10. **Important reminder:**

Unitholders should check Elite UK REIT’s website at the URL https://investor.eliteukreit.com/agm_egm.html and SGXNET at the URL <https://www.sgx.com/securities/company-announcements> for the latest updates on the status of the AGM.

Personal Data Privacy:

By either (a) attending the AGM or (b) submitting an instrument appointing proxy(ies) to attend, speak and vote at the AGM and/or any adjournment thereof; and/or (c) submitting any question in advance of, or at, the AGM, a Unitholder:

- (i) consents to the collection, use and disclosure of the Unitholder’s personal data by Elite UK REIT, the Manager and the Trustee (or their respective agents or service providers) for the following purposes:
 - (1) the processing, administration and analysis by Elite UK REIT, the Manager and the Trustee (or their respective agents or service providers) of instruments appointing proxy(ies) for the AGM (including any adjournment thereof);

Notice of Annual General Meeting

- (2) the addressing of questions received from Unitholders in advance of or at the AGM and, if necessary, the following up with the relevant Unitholders in relation to such questions;
- (3) the preparation and compilation of the attendance lists, proxy lists, minutes and other documents relating to the AGM (including any adjournment thereof); and
- (4) in order for Elite UK REIT, the Manager and the Trustee (or their respective agents or service providers) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines,

(collectively, the “**Purposes**”);

- (ii) warrants that where the Unitholder discloses the personal data of the Unitholder's proxy(ies) and/or representative(s) to Elite UK REIT, the Manager and the Trustee (or their respective agents or service providers), the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by Elite UK REIT, the Manager and the Trustee (or their respective agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes;
- (iii) agrees to provide the Manager and the Trustee with written evidence of such prior consent upon reasonable request;
- (iv) agrees that the Unitholder will indemnify Elite UK REIT, the Manager and the Trustee in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the Unitholder's breach of warranty; and
- (v) agrees and consents to such photographic, sound and/or video recordings of the AGM as may be made by Elite UK REIT, the Manager and the Trustee (or their respective agents or service providers) for record keeping and to ensure the accuracy of the minutes prepared of the AGM. Accordingly, the personal data of the Unitholder (such as his/her name, his/her presence at the AGM and any questions he/she may raise or motions he/she may propose/second) may be recorded by Elite UK REIT, the Manager and the Trustee (or their respective agents or service providers) for such purpose.

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.)

Request Form

TO: ELITE UK REIT MANAGEMENT PTE. LTD. (AS MANAGER OF ELITE UK REIT)

Note: Please tick the applicable box below if you would like to receive a printed copy of Elite UK REIT's Annual Report for the financial year end 31 December 2025 (the "**Annual Report 2025**") and/or the letter to Unitholders dated 25 March 2026 (in relation to the proposed Unit Buy-Back Mandate) (the "**UBB Letter**") and return this form to us by **8 April 2026**. We regret that we will not be able to process any late, incomplete or improperly completed forms.

I wish to receive a printed copy of the Annual Report 2025.

I wish to receive a printed copy of the UBB Letter.

My/Our Units are held in/through:

CDP Securities Account

CPFIS/SRS Account

Others: _____

Name(s) of Unitholder(s): _____

Mailing Address: _____

Signature(s): _____ Date: _____

Personal Data Privacy:

By submitting this request form for a copy of the Annual Report 2025 and/or the UBB Letter, you accept and agree, where applicable, to the personal data privacy terms set out in the Notice of AGM dated 25 March 2026.

Glue all sides firmly. Stapling and spot sealing are disallowed.

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ELITE UK REIT MANAGEMENT PTE. LTD.

(as manager of Elite UK REIT)

c/o Boardroom Corporate & Advisory Services Pte. Ltd.

1 Harbourfront Avenue,
#14-07 Keppel Bay Tower,
Singapore 098632

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Proxy Form

ANNUAL GENERAL MEETING

(Please see notes overleaf before completing this Form)

ELITE UK REIT

(a real estate investment trust constituted on 7 June 2018 under the laws of the Republic of Singapore)

Note
This instrument appointing proxy(ies) ("**Proxy Form**") has been made available on SGXNET at the URL <https://www.sgx.com/securities/company-announcements> and may be accessed at Elite UK REIT's website at the URL https://investor.eliteukreit.com/aggm_egm.html. Printed copies of this Proxy Form will be sent to Unitholders of Elite UK REIT ("**Unitholders**").

Personal data privacy

By submitting an instrument appointing a proxy(ies), Unitholders accepts and agrees to the personal data privacy terms set out in the Notice of Annual General Meeting dated 25 March 2026 ("**Notice of AGM**").

IMPORTANT

- The Annual General Meeting ("**AGM**") will be held in a wholly physical format at Rendezvous Hotel Singapore, 9 Bras Basah Road, Singapore 189559. **There will be no option for Unitholders to participate virtually.** The Notice of AGM and the Proxy Form will be available through electronic means via publication on Elite UK REIT's website at the URL https://investor.eliteukreit.com/aggm_egm.html and on the SGXNET at the URL <https://www.sgx.com/securities/company-announcements>. Printed copies of the Notice of AGM and the Proxy Form will be sent to Unitholders. However, printed copies of the Annual Report 2025 will **not** be sent to Unitholders. Any Unitholder who wishes to receive printed copies of the Annual Report 2025 should submit his/her/its request via the request form or via email to the Unit Registrar by 8 April 2026. **Please refer to the Notice of AGM for details of the arrangements relating to the conduct of the AGM.**
- This Proxy Form is for use by Unitholders wishing to appoint a proxy(ies) for the AGM. Please read the notes overleaf which contain instructions on, inter alia, the appointment of a proxy(ies).
- This Proxy Form is not valid for use and shall be ineffective for all intents and purposes if used or purported to be used by investors holding Units through a relevant intermediary and SRS investors who hold Units through SRS Operators. Unitholders holding Units through relevant intermediaries who wish to participate / vote in the AGM should contact their respective relevant intermediary as soon as possible in order for the necessary arrangements to be made for their participation in the AGM. SRS investors (a) may vote at the AGM if they are appointed as proxies by their respective SRS Operators, and should contact their respective SRS Operators as soon as practicable if they have any queries regarding their appointment as proxies; or (b) may specify their voting instructions to their respective SRS Operators / arrange for their votes to be submitted with their respective SRS Operators, and should approach their respective SRS Operators by **10.30 a.m. (Singapore time) on Monday, 13 April 2026**, being seven (7) working days before the date of the AGM, to ensure their votes are submitted.
- Capitalised terms not otherwise defined herein shall have the meanings ascribed to them in the Notice of AGM.

I/We, _____ (Name)
_____ (NRIC/Passport Number/Company Registration Number)
of _____ (Address)

being a Unitholder/Unitholders of Elite UK REIT, hereby appoint the following person(s):

Name	NRIC/Passport No.	Email address	Proportion of Unitholdings	
			No. of Units	%
Address				

* and/or

Name	NRIC/Passport No.	Email address	Proportion of Unitholdings	
			No. of Units	%
Address				

or, both of whom failing, the **Chairman of the AGM**, as *my/our *proxy/proxies to attend, speak and vote for *me/us on *my/our behalf at the AGM of Elite UK REIT to be held in a wholly physical format at Rendezvous Hotel Singapore, 9 Bras Basah Road, Singapore 189559, on **Thursday, 23 April 2026 at 10:30 a.m. (Singapore time)** and at any adjournment thereof.

*I/We direct *my/our *proxy/proxies to vote for or against, or abstain from voting on, the resolutions to be proposed at the AGM as indicated hereunder. If no specific direction as to voting is given, or in the event of any other matter arising at the AGM and at any adjournment thereof, *my/our *proxy/proxies will vote or abstain from voting at *his/her/their discretion.

No.	Ordinary Resolutions	For**	Against**	Abstain**
ORDINARY BUSINESS				
1.	To receive and adopt the Report of the Trustee, the Statement by the Manager, and the Audited Financial Statements of Elite UK REIT for the financial year ended 31 December 2025 together with the Auditors' Report thereon.			
2.	To re-appoint KPMG LLP as Auditors of Elite UK REIT and to hold office until the conclusion of the next AGM and to authorise the Manager to fix their remuneration.			
SPECIAL BUSINESS				
3.	To authorise the Manager to issue new Units and to make or grant convertible instruments.			
4.	To approve the Unit Buy-Back Mandate.			

* Delete where inapplicable

** Voting will be conducted by poll. If you wish to exercise all your votes "For" or "Against" the resolutions, please tick (✓) within the "For" or "Against" box provided. Alternatively, if you wish to exercise your votes both "For" and "Against" the resolutions, please indicate the number of votes "For" or "Against" in the relevant boxes provided. If you wish your proxy(ies) to abstain from voting on the resolutions, please tick (✓) within the "Abstain" box provided. Alternatively, please indicate the number of Units that your proxy(ies) is directed to vote "For" or "Against", or "Abstain" in the relevant boxes provided.

Dated this _____ day of _____ 2026

Signature(s) of Unitholder(s)/Common Seal of Corporate Unitholder

IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM ON REVERSE PAGE

Total Number of Units Held

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ELITE UK REIT MANAGEMENT PTE. LTD.

(as manager of Elite UK REIT)
c/o Boardroom Corporate & Advisory Services Pte. Ltd.
1 Harbourfront Avenue,
#14-07 Keppel Bay Tower,
Singapore 098632



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IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM BELOW

Notes to the Proxy Form:

1. A Unitholder who is not a relevant intermediary (as defined herein) is entitled to appoint not more than two proxies to attend, speak and vote at the AGM. Where such Unitholder's instrument appointing a proxy(ies) appoints more than one proxy, the proportion of the unitholding concerned to be represented by each proxy shall be specified in the instrument appointing a proxy(ies).
 2. A Unitholder who is a relevant intermediary is entitled to appoint more than two proxies to attend, speak and vote at the AGM, but each proxy must be appointed to exercise the rights attached to a different unit in Elite UK REIT ("Unit") or Units held by such Unitholder. Where such Unitholder's instrument appointing a proxy(ies) appoints more than two proxies, the number of Units held in relation to which each proxy has been appointed shall be specified in the instrument appointing a proxy(ies).
"Relevant intermediary" means:
(i) a banking corporation licensed under the Banking Act 1970, or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity; or
(ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001, and who holds Units in that capacity.
This Proxy Form may be accessed at Elite UK REIT's website at the URL https://investor.eliteukreit.com/agn_eqm.html, and will also be made available on the SGXNET at the URL <https://www.sgx.com/securities/company-announcements>. Where a Unitholder appoints proxy(ies), he/she/it may give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the Proxy Form, failing which the proxy(ies) will vote or abstain from voting at his/her/ their discretion, as he/she/they may on any other matter arising at the AGM and at any adjournment thereof.
 3. A proxy need not be a Unitholder.
 4. A Unitholder who wishes to submit an instrument of proxy must do so in the following manner:
(a) if submitted by post, by completing and signing the Proxy Form, before lodging it at the office of Elite UK REIT's Unit Registrar's office at **Boardroom Corporate & Advisory Services Pte. Ltd. at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632**; or
(b) if submitted electronically via email, by completing and signing the Proxy Form, before attaching and sending a clear PDF copy of the same via email to Elite UK REIT's Unit Registrar at EliteREIT@boardroomlimited.com
in either case, by **10.30 a.m. (Singapore time) on Monday, 20 April 2026**, being 72 hours before the time fixed for holding the AGM.
- Unitholders are strongly encouraged to submit completed instruments appointing a proxy(ies) electronically via email.**

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6. A Unitholder should insert the total number of Units held in the Proxy Form. If the Unitholder has Units entered against his/her/its name in the Depository Register maintained by The Central Depository (Pte) Limited, he/she/it should insert that number of Units. If the Unitholder has Units registered in his/her/its name in the Register of Unitholders of Elite UK REIT, he/she/it should insert that number of Units. If the Unitholder has Units entered against his/her/its name in the said Depository Register and registered in his/her/its name in the Register of Unitholders, he/she/it should insert the aggregate number of Units. If no number is inserted, the Proxy Form will be deemed to relate to all the Units held by the Unitholder.
7. The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.
8. Completion and return of the instrument appointing a proxy(ies) by a Unitholder will not prevent him/her from attending, speaking and voting at the AGM if he/she so wishes. The appointment of the proxy(ies) for the AGM will be deemed to be revoked if the Unitholder attends the AGM in person and, in such event, the Manager reserves the right to refuse to admit any person or persons appointed under the relevant instrument appointing a proxy(ies) to the AGM.
9. Where the Proxy Form is signed on behalf of the appointor by an attorney, the power of attorney or other authority under which it is signed (if applicable) or a duly certified copy thereof must (failing previous registration with the Manager), if the Proxy Form is submitted by post, be lodged with the Proxy Form, or, if the Proxy Form is submitted via email, be emailed with the Proxy Form, failing which the Proxy Form may be treated as invalid.
10. Any reference to a time of day is made by reference to Singapore time.
11. All Unitholders will be bound by the outcome of the AGM regardless of whether they have attended or voted at the AGM.
12. On a poll, every Unitholder who is present in person or by proxy shall have one vote for every Unit of which he/she is the Unitholder. There shall be no division of votes between a Unitholder who is present in person and voting at the AGM and his/her proxy(ies). A person entitled to more than one vote need not use all his/her votes or cast them the same way.

GENERAL

The Manager shall be entitled to reject this Proxy Form if it is incomplete, improperly completed or illegible or where the true intention of the appointor is not ascertainable from the instruction of the appointor specified in the Proxy Form. In the case of Unitholders whose Units are entered against their names in the Depository Register, the Manager may reject any Proxy Form lodged if such Unitholders are not shown to have the corresponding number of Units in Elite UK REIT entered against his/her/ its name in the Depository Register not less than 72 hours before the time appointed for holding the AGM, as certified by CDP to the Manager.



ELITE UK REIT

ELITE UK REIT MANAGEMENT PTE. LTD.

3 Church Street #09-03 Samsung Hub

Singapore 049483

www.eliteukreit.com

