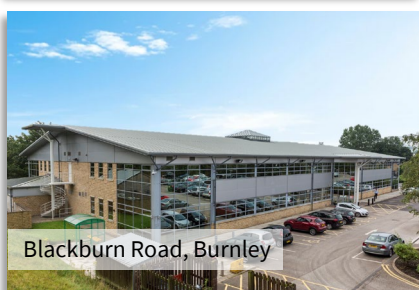




FACTSHEET

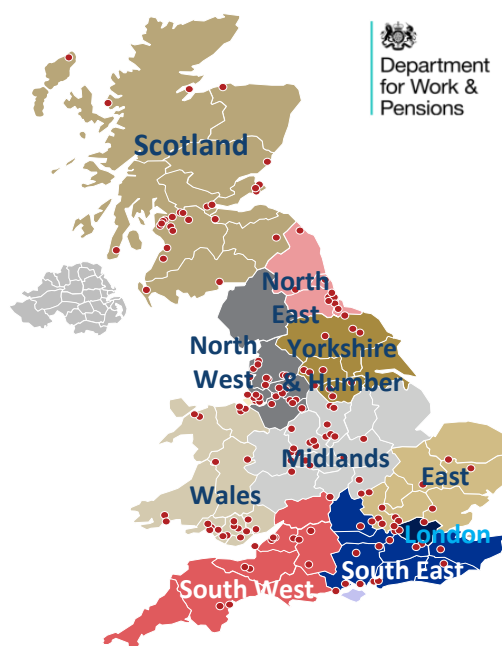
UK-Focused Singapore REIT

Critical Social Infrastructure Backed by UK Government Leases



Elite Commercial REIT is a Singapore real estate investment trust established with the investment strategy of principally investing, directly or indirectly, in commercial assets and real estate-related assets in the United Kingdom (“UK”). Listed on Singapore Exchange Securities Trading Limited (“SGX-ST”) on 6 February 2020, Elite Commercial REIT is the first and only UK-focused REIT listed in Singapore.

GEOGRAPHICALLY DIVERSIFIED



STABLE PORTFOLIO

- Over 99.0% of gross rental income is derived from the AA-credit rated UK Government
- Full repairing and insuring leases⁽⁸⁾
- Signed directly with the Secretary of State⁽⁹⁾

RESILIENT KEY OCCUPIER

Department for Work & Pensions (“DWP”)

- ~91.7% by gross rental income; the remaining are mostly occupied by other UK sovereign tenants
- 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 20 million claimants and disbursed over £217 billion in benefits and pensions in FY2021/22

OVERVIEW

Stock code	MXNU
Unit price ⁽¹⁾	£0.305
Market cap ⁽²⁾	~£147.1 million

1H 2023 FINANCIAL POSITION

Revenue ⁽³⁾	£19.1 million
Net property income ⁽³⁾	£20.0 million
Amount generated during the period for distribution to Unitholders	£9.3 million
Distribution per unit (“DPU”) ⁽⁴⁾	1.94 pence
Distribution yield ⁽⁵⁾	11.5%

LONG WALE, HIGH OCCUPANCY

Number of properties	155
Portfolio valuation ⁽⁶⁾	£466.2 million
Net internal area (“NIA”)	3.9 million sq ft
Weighted average lease expiry (“WALE”) ⁽¹⁾	4.5 years
Occupancy rate (by NIA) ⁽¹⁾	92.1%
Land tenure ⁽⁷⁾	97.0% Freehold

1. As at 30 June 2023.

2. Based on the number of units in issue and closing unit price of £0.305 as at 30 June 2023.

3. Includes £0.4 million of straight-line rent adjustments.

4. Based on 100% payout ratio. At 90% payout ratio, the DPU for 1H 2023 is 1.74 pence

5. Based on the closing unit price of £0.305 as at 30 June 2023 and annualised 1H 2023 DPU at 90% payout ratio.

6. As at 31 December 2022.

7. 150 properties are on freehold tenures and 5 properties are on long leasehold tenures.

8. Under a full repairing and insuring lease, commonly known as triple net lease, the responsibility for the repair of the external and internal parts as well as the structure of the property is placed with the tenant.

9. Majority of the leases are signed by the Secretary of State for Levelling Up, Housing and Communities, which is a Crown Body.



FACTSHEET

Unique Social Infrastructure Play

Key Occupier is UK's Largest Public Service Department



Proposed
Divestments⁽¹⁾
£1.1 million

▲ ~14.4% above valuation



Recycled
Gross Proceeds⁽²⁾
£3.0 million

HEALTHY BALANCE SHEET

Total assets	£488.4 million
Total liabilities	£241.9 million
Net assets / Unitholders' funds	£246.5 million
Units in issue and issuable	~482.1 million
Net asset value per unit ⁽⁴⁾	£0.51

PRUDENT CAPITAL MANAGEMENT

Gearing ratio	46.0%
Interest coverage ratio	3.4x
Proportion of unencumbered assets ⁽⁵⁾	61%
Borrowing costs	5.2%
Interest rate hedged / fixed	62%
Available debt headroom ⁽⁶⁾	~£39m

DIVESTMENTS OF ASSETS ABOVE VALUATION

- Proposed divestments of Openshaw Jobcentre, Manchester and John Street, Sunderland for £1.1 million, at about 14.4% premium to assets' valuation
- Another three vacant assets in advanced stages of divestment⁽³⁾
- Part of the REIT's proactive asset management strategy to maximise value outcomes and minimise holding costs.

Notes:

- Openshaw Jobcentre, Manchester and John Street, Sunderland were divested for a total sale consideration of £1.1 million, at about 14.4% premium to assets' valuation as at 31 July 2023.
- Total dilapidation settlements received for four assets as at 30 June 2023 and the estimated gross disposal proceeds from Openshaw Jobcentre, Manchester and John Street, Sunderland.

3. Subject to ongoing legal documentation.

4. As at 30 June 2023.

5. Based on valuations; unencumbered assets refer to properties without land mortgages.

6. Based on gearing limit of 50%.

MAXIMISING VALUE THROUGH PROACTIVE ASSET MANAGEMENT

- Assets are located primarily in town centres, close to transportation nodes and amenities
- Various potential alternative uses are available for the assets, depending on the real estate market conditions and economic dynamics of the submarkets

Proactive Tenant Engagement

- Focus on tenant retention**
- Expand on Sustainability Collaboration**
- Diversify lease expiries and income profile**

★ Successful Rental Uplift ★

- 136 assets up for rent review in April 2023
- 134** assets out of 155 assets have rent escalation pegged to the UK Consumer Price Index.
- Based on respective lease agreements, the rent escalations are:
 - ✓ **21.07%** for **7** of the assets
 - ✓ **15.28%** for **127** of the assets
- The remaining two assets have rent review based on open market rent
- Net annualised rent increase of about **13.1%** from these 136 assets

Negotiating for reasonable dilapidations settlement

Seek redevelopment consent for 'highest and best use' for vacant assets

Potential re-letting for commercial use or other uses

Disposal following re-letting or with vacant possession

EXPERIENCED SPONSORS



Elite Partners Holdings Pte. Ltd.

- Investment holding firm for Elite Partners Group
- Established to deliver lasting value for investors based on common interests, long-term perspectives and a disciplined approach
- Backed by a team with proven expertise in private equity and REITs



Ho Lee Group Pte. Ltd.

- Extensive experience across the real estate value chain, from general building construction to industrial and residential development
- One of the major sponsors of Viva Industrial Trust during its IPO in November 2013



Sunway RE Capital Pte. Ltd.

Wholly owned subsidiary of Sunway Berhad – one of Malaysia's largest conglomerates with businesses in property development, property investment and REIT, construction, healthcare, hospitality, leisure, quarry, building materials, and trading and manufacturing

NEAR-TERM KEY PRIORITIES



Manage vacant assets proactively:

Reasonable dilapidation settlements, potential re-letting, seek redevelopment consent



Capital management:

Reduce gearing, strengthen balance sheet, diversify funding sources, opportunistic divestments



Future-proof assets:

Diversify lease expiry, sustainability collaboration, improve EPC ratings, explore co-location



Improve trading liquidity:

Broaden research analyst and media coverage, investor engagements, larger asset base as REIT grows