



## FACTSHEET

# First UK-focused Singapore-listed REIT

Over 99.0% Leased to the AA-rated UK Government



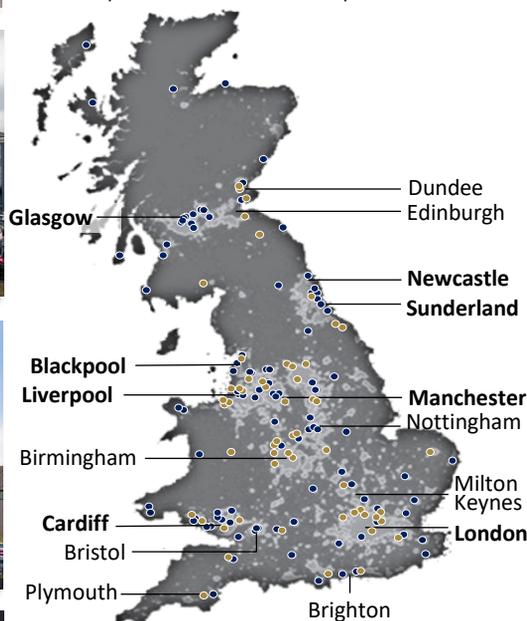
Elite Commercial REIT is a Singapore real estate investment trust established with the investment strategy of principally investing, directly or indirectly, in commercial assets and real estate-related assets in the United Kingdom (“UK”). Listed on Singapore Exchange Securities Trading Limited (“SGX-ST”)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

## GEOGRAPHICALLY DIVERSIFIED

### Population density

- Densely populated areas
- Less densely populated areas

- IPO Portfolio
- Properties from Maiden Acquisition



## STABLE KEY OCCUPIER

Department for Work & Pensions (“DWP”) – approximately 90% by gross rental income; the remaining 10% are mostly occupied by other UK sovereign tenants

- Full Repairing and Insuring Leases<sup>(7)</sup>
- Built-in upside from inflation-linked rental uplifts<sup>(8)</sup>

- UK’s largest public service department, integral in supporting UK’s social fabric
- Over 23 million claimants; £212.4 billion benefit spent in FY20/21 and £218.3 billion benefit planned for FY21/22
- Services provided primarily via Jobcentre Plus centres

## OVERVIEW

Stock Code	MXNU
Unit Price <sup>(1)</sup>	£0.65
Market Cap <sup>(2)</sup>	~£311.3 million

## STRONG FINANCIALS (1Q 2022)

Revenue	£9.2 million
Distributable Income generated during the period	£6.1 million
Distribution per unit (“DPU”) – pence	1.28
Distribution Yield <sup>(3)</sup>	8.0%

## LONG WALE, FULL OCCUPANCY

Total Portfolio Valuation <sup>(4)</sup>	£500.1 million
Number of properties	155
Total Net Internal Area (“NIA”)	3.9 million sq ft
Weighted Average Lease Expiry (“WALE”) <sup>(1)</sup>	5.5 years
Occupancy <sup>(5)</sup>	100%
Land Tenure <sup>(6)</sup>	97.0% Freehold
Quarterly advance rental collection	Consistently ~100%



1. As at 31 March 2022.

2. Based on the number of units in issue and closing unit price of £0.65 as at 31 March 2022.

3. Based on the closing unit price of £0.65 as at 31 March 2022 and annualised 1Q 2022 DPU.

4. As at 31 December 2021.

5. Majority of the leases are signed under the Secretary of State for Levelling Up, Housing and Communities (formerly known as the Secretary of State for Housing, Communities and Local Government), which is a Crown Body.

6. 150 properties are on freehold tenures and 5 properties are on long leasehold tenures.

7. 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. Elite Commercial REIT, as the landlord, has no repairing or insuring liability.

8. Majority of the leases include rental escalations that are linked to the UK Consumer Price Index (“CPI”), subject to an annual minimum increase of 1.0% and maximum of 5.0% on an annual compounding basis from 1 April 2018 to 31 March 2023.

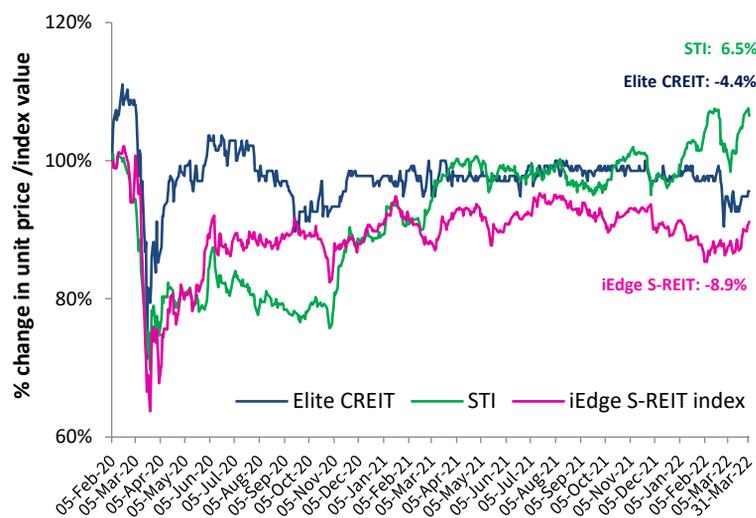


## FACTSHEET

# Unique Social Infrastructure Play

Key Occupier is UK's Largest Public Service Department

### RESILIENT TRADING PERFORMANCE THROUGHOUT COVID-19 PANDEMIC & BREXIT



### HEALTHY BALANCE SHEET

Total Assets	£527.8 million
Total Liabilities	£244.3 million
Net assets / Unitholders' funds <sup>(1)</sup>	£283.4 million
Units in issue and issuable	478.9 million
Net asset value per unit	£0.59

### PRUDENT CAPITAL MANAGEMENT

Gearing Ratio	42.8%
Interest Coverage Ratio	5.8x
Proportion of Unencumbered Assets <sup>(2)</sup>	61%
Borrowing Costs	2.1%
Fixed Interest Rate Exposure	63%

#### Notes:

- Discrepancies between the listed figures and totals thereof are due to rounding.
- Based on valuations; unencumbered assets refer to properties without land mortgages.

### POSITIVE OUTCOME OF LEASE RE-GEARING EXERCISE



**Lease break options removed** from **109 assets<sup>(1)</sup>** occupied by the Department for Works and Pensions ("DWP") and the Ministry of Defence ("MOD")



The rest of lease terms remain the same and will benefit from the **built-in inflation-linked rental escalation** in April 2023



**Rental uplift** is based on the UK Consumer Price Index, subject to an annual minimum increase of 1.0% and maximum of 5.0% on an annual compounding basis from 1 April 2018 to 31 March 2023



**Lease stability and income visibility** until March 2028 for **85.2%** of total REIT portfolio based on annualised gross rental income as at 31 March 2022



**Maximising value** through active formulation of appropriate asset management strategy for 8 DWP-occupied assets with lease break options exercised



**Alternative uses** include potential re-letting as an office; disposal with vacant possession or following re-letting; or conversion/redevelopment to other uses

### SUSTAINABILITY EFFORTS



Secured collaborations with the **DWP** and the **MOD** to boost sustainability and energy efficiency of their occupied estate



Commitment to invest **£14.8 million<sup>(2)</sup>** over 3 years towards sustainability & climate adaptation works, funded through internal sources with minimal DPU impact



In alignment with the UK Government's commitment to achieve **net zero carbon** by 2050

#### Notes:

- Of the 109 assets with March 2023 lease break option removed, 108 are occupied by the DWP and one by the MOD.
- Comprising £14.67 million of Sustainability Contribution to DWP-occupied assets and £0.1 million to MOD-occupied asset.

### 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

### STRATEGIES MOVING FORWARD



Acquisition opportunities in terms of pipeline from Sponsor's ROFR and third-party transactions in the open market



Other commercial assets leased to the UK Government providing key social infrastructure



Sustainability integration into overall business strategy to ensure portfolio remains relevant