

1st Annual General Meeting

22 April 2021

Important Notice



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The past performance of Elite Commercial REIT is not indicative of future performance. The listing of the Units on the Singapore Exchange Securities Trading Limited (“SGX-ST”) does not guarantee a liquid market for the Units. 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 Commercial 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.

Oversea-Chinese Banking Corporation Limited and UBS AG, Singapore Branch are the Joint Issue Managers for the initial public offering of units in Elite Commercial REIT. Oversea-Chinese Banking Corporation Limited, UBS AG, Singapore Branch, CGS-CIMB Securities (Singapore) Pte. Ltd. and China International Capital Corporation (Singapore) Pte. Limited are the Joint Bookrunners and Underwriters for the initial public offering of units in Elite Commercial REIT.



1. 2020 Year in Review



2. Key Financial Highlights

– Listing Date (6 February 2020) to 31 December 2020



3. Resolutions & Unitholders' Approvals



Section I

2020 Year in Review



Holborn House, Derby

ELITE COMMERCIAL REIT: First & Only UK-Focused S-REIT with Over 99% Leased to the AA-rated UK Government¹

155
office assets,
100% occupied

Portfolio value of
£515.3m

97%
Freehold²

Long WALE
7.2 years³

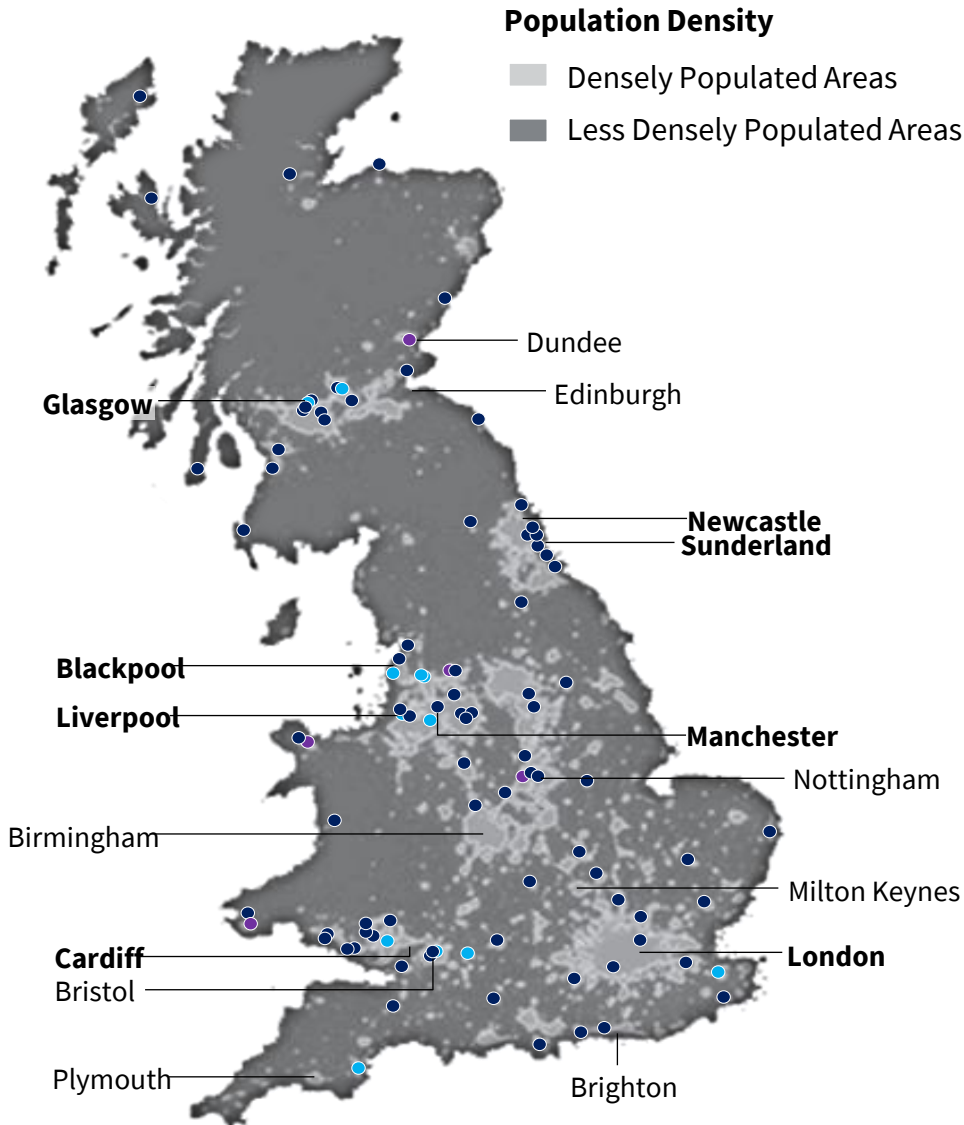


Notes:

1. Majority of the leases are signed by the Secretary of State for Housing, Communities and Local Government, which is a Crown Body
2. 150 properties are on freehold tenures and 5 properties are on long leasehold tenures
3. As at March 2021



Listed on **6 February 2020**, ECR's initial IPO portfolio of 97 office assets is geographically-diversified and primarily occupied by the DWP



- Key occupier is **Department for Work & Pensions (DWP)**, UK's largest public service department
 - Responsible for welfare, pensions and child maintenance policy
 - **Over 20 million claimants; £191.8 billion** benefit spent in FY19/20
 - Services provided primarily via Jobcentre Plus centres
- 

Department for Work & Pensions
- **Full Repairing and Insuring Leases:** Tenant (UK Government) is responsible for the full maintenance and repair of external, internal and structural format of the property and landlord (Elite Commercial REIT) has no repairing or insuring liability
 - Built-in upside from **inflation-linked rental uplifts²**

Notes:

1. Including mixed use properties with a medical centre, back office or retail component in addition to the Jobcentre Plus
2. The leases to the UK Government have rent reviews in the fifth year (2023) based on the UK Consumer Price Index ("CPI"), subject to an annual minimum increase of 1.0% and maximum of 5.0%

On 19 October 2020, ECR announced the proposed acquisition of 58 commercial assets, which reinforces the Manager's investment strategy

58 commercial properties primarily leased to UK Government entities, with a WALE of 7.4 years⁽¹⁾

Agreed Value of £212.5m, with a transaction structure which provides completion certainty regardless of Equity Fund Raising

Summary of the New Properties

Agreed Value	£212.5m
No. of assets	58
Occupancy	100%
WALE ⁽¹⁾	7.4 years
% of annual GRI from UK Government tenants	98.8%
% of value in London	35.9%
% of Freehold (by NIA)	92.3%

On 25 January 2021, the Manager received Unitholders' approval (99.99%) during an EGM held in relation to the Proposed Acquisition:

- Approve the Proposed Acquisition, as an interested person transaction
- Approve the issue of Consideration Units
- Approve the proposed transfer of a controlling interest to Elite UK Commercial Fund II as a result of the issue of Consideration Units; and
- Approve the proposed Whitewash Resolution

Notes:

1 As at 14 August 2020, by annual GRI

Enlarged Portfolio – Diversified and More Resilient



Portfolio Quality

36% London exposure

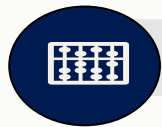
5 new UK Government tenants



Size and Liquidity

60% increase in total number of properties

39% increase in market cap

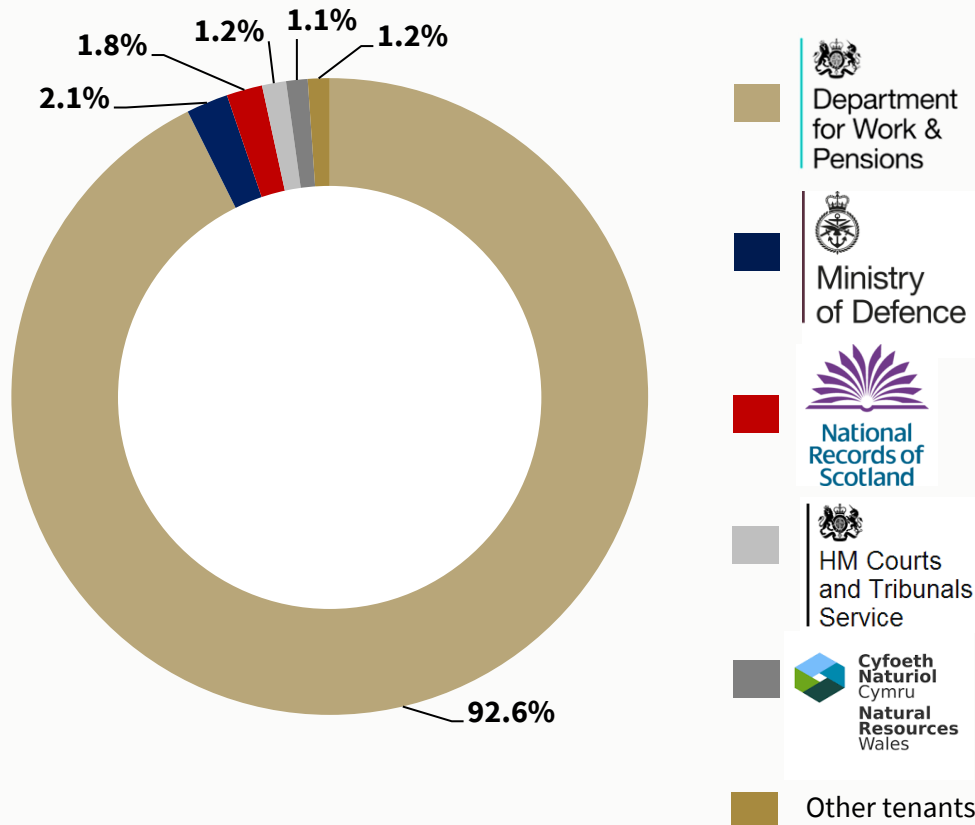


Extends exposure to UK sovereign credit

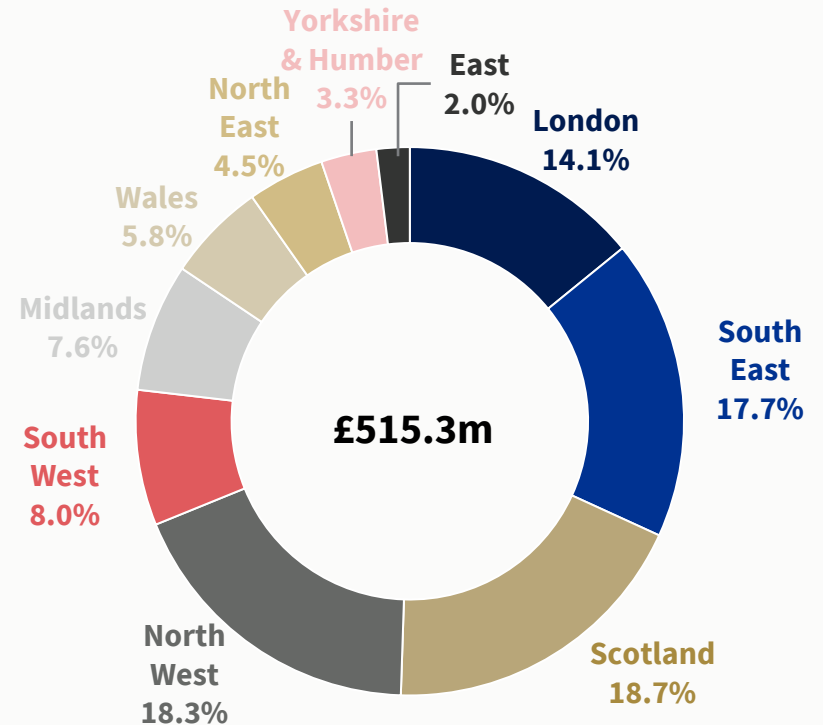
Diversify Tenant Mix



Tenant Breakdown by Gross Rental Income



Enlarged portfolio valuation breakdown



 The Manager completed its maiden portfolio acquisition of 58 commercial properties across UK on **9 March 2021**.

- ✓ Issue up to 131.4 million New Units at £0.68 per Unit to fund acquisition
- ✓ European institution PartnerRE increases stake from 1% currently to 23% of the REIT's enlarged share capital

About PartnerRE

- A leading global diversified reinsurance firm with over US\$9 billion in total capital, with a credit rating of A+/A1/A+ (S&P/Moody's/Fitch)¹
- Backed of EXOR, one of Europe's leading investment companies with a net asset value of over \$20 billion

¹<https://partnerre.com/financial-information/>

- ✓ Consideration Unit Issue price of £0.68 to Vendor (or its nominee) represents premium of 3.8% over closing price of £0.655 on 26 Feb 2021
- ✓ Manager secures cost-effective bridge financing



ELITE COMMERCIAL REIT

Section II

Key Financial Highlights

Listing Date (6 February 2020) to 31 December 2020



Nutwood House, Canterbury

Outperformance in a challenging environment

6 February 2020 (Listing date) – 31 December 2020

- **Outperformance of actual distributable income to unitholders and DPU against IPO Forecast**
 - Actual distributable income to unitholders **exceeds 2.1% : £14.8 million** vs £14.5 million
 - Actual DPU **exceeds 2.3%: 4.44 pence** vs 4.34 pence
- **Uplift in portfolio valuation**
 - Fair value gain of investment properties of **£15.9 million**
- **Stable cashflow with approximately 100% rent collection achieved in advance, despite UK lockdowns and Brexit**
 - Received in advance 99.6% of the rent for the period spanning across the months of January to March 2021, within 7 days of the due date
 - Backed by AA-rated tenant (the UK Government) with DWP's uniquely counter-cyclical operations despite Brexit and UK's battle against COVID-19
- **Resilient and fully occupied portfolio with enhanced income visibility**
 - 82.5% of the 97 assets in the portfolio are used to provide key front-of-house services, primarily Jobcentre Plus unemployment services
 - Secured waivers/ extension of break option for two properties, enhancing income visibility
- **Prudent capital management and strong balance sheet**
 - Adequate working capital and debt headroom to meet ongoing obligations
 - Sound aggregate leverage and interest coverage ratios



Key Highlights

6 February 2020 (Listing date) – 31 December 2020

6 Feb to 31 Dec 2020			
	Actual ¹ £'000	Forecast ² £'000	Variance %
Revenue	20,963	20,985	▼ 0.1
Profit before tax ³	29,099	13,019	▲ 123.5
Profit after tax ³	23,358	10,521	▲ 122.0
Income available for distribution to Unitholders	14,841	14,536	▲ 2.1
Distribution per unit (“DPU”) - pence	4.44	4.34	▲ 2.3

Notes:

1. Consolidated financial results from Listing Date to 31 December 2020 is the first reporting period incorporating the results of the Initial Portfolio held by Elite Commercial REIT. Although Elite Commercial REIT was constituted on 7 June 2018, the initial public offering was completed on 6 February 2020 which was the official listing date of Elite Commercial REIT.
2. Other than unit issue costs which were charged to the statement of comprehensive income, the forecast results for the period from the Listing Date to 31 December 2020 was derived by pro-rating the forecast results as disclosed in the Prospectus.
3. Actual profit before tax includes fair value gains on investment properties of £15.9 million while the profit after tax includes the net fair value gains on investment properties of £12.3 million.

Strong Balance Sheet

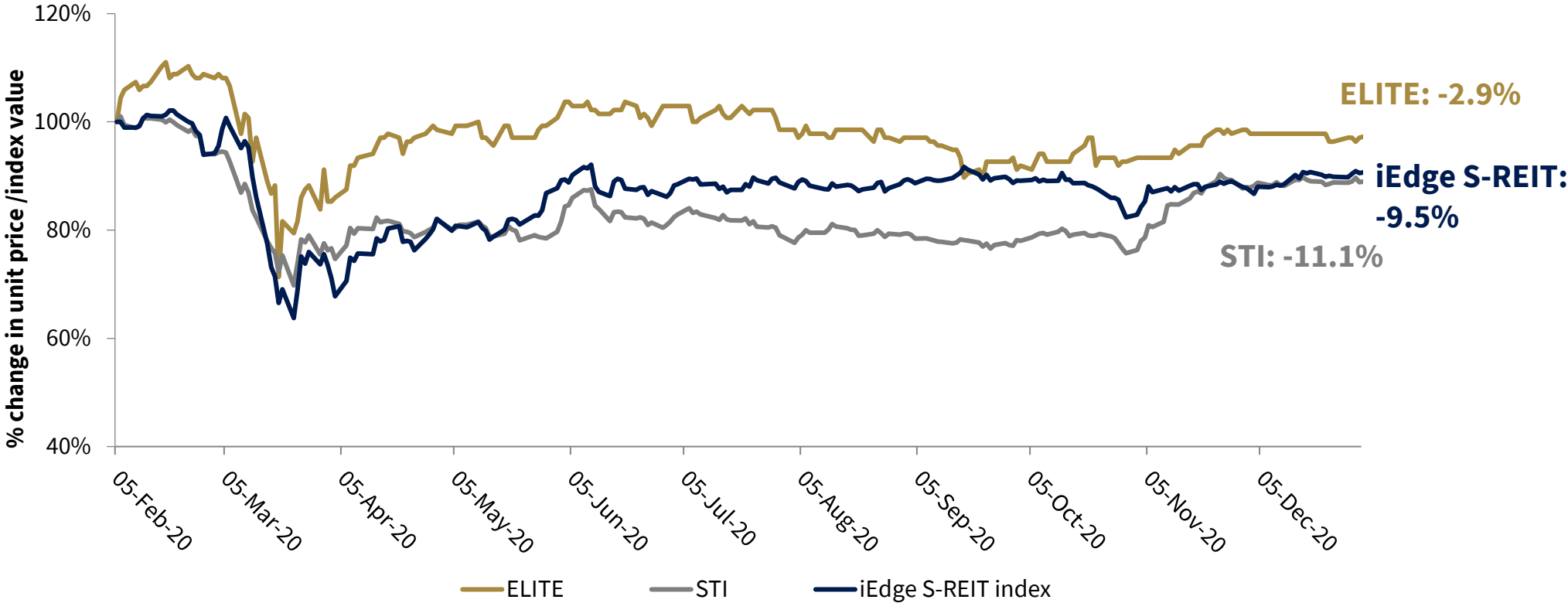
As at 31 December 2020

	£'000
Non-current assets	311,855 ¹
Current assets	21,034
Total assets	332,889
Non-current liabilities	107,826
Current liabilities	7,905
Total liabilities	115,731
Net assets / Unitholders' funds	217,158
Units in issue and issuable ('000)	333,858
Net asset value per unit (£)	0.65

Notes:

1. Non-current assets comprise investment properties, which are stated at their fair values based on the valuations of the Properties as at 31 December 2020 by Colliers International Valuation UK LLP based on the price that would be received for the sale of each Property, in accordance with the relevant accounting standard.

Resilient Performance from Listing Date to 31 Dec 2020 Amid COVID-19 & Brexit





Section III

Resolutions & Unitholders' Approvals



Holborn House, Derby

Ordinary Resolution 1

1

To receive and adopt the Report of the Trustee, the Statement by the Manager, and the Audited Financial Statements of Elite Commercial REIT for the financial year ended 31 December 2020 together with the Auditors' Report thereon.

	No. of Votes	Percentage (%)
For	78,652,395	99.86%
Against	113,800	0.14%

Ordinary Resolution 2

2

To re-appoint KPMG LLP as Auditors of Elite Commercial REIT and to hold office until the conclusion of the next AGM and to authorise the Manager to fix their remuneration.

	No. of Votes	Percentage (%)
For	78,648,395	99.85%
Against	117,800	0.15%

Ordinary Resolution 3

3

To approve the General Mandate for the issue of New Units and/or Convertible Instruments

	No. of Votes	Percentage (%)
For	78,063,395	99.11%
Against	702,800	0.89%



Thank You

*For information on Elite Commercial REIT, do visit our website at www.elitecreit.com
or reach out to us at enquiry@elitecreit.com to find out more.*