



ELITE COMMERCIAL REIT

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

Unaudited Condensed Interim Consolidated Financial Statements and Dividend Announcement for the Six Months Ended 30 June 2021

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 (collectively, the “Joint Issue Managers”). 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 (collectively, the “Joint Bookrunners and Underwriters”).



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(I) Unaudited Condensed Interim Consolidated Financial Statements



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A. Condensed interim statements of financial position

	Note	Group		Trust	
		30/6/2021 £'000	31/12/2020 £'000	30/6/2021 £'000	31/12/2020 £'000
Non-current assets					
Investment properties	5	516,528	311,855	-	-
Investments in subsidiaries		-	-	90,852	90,852
Notes receivable	6	-	-	201,133	111,751
		516,528	311,855	291,985	202,603
Current assets					
Trade and other receivables		10,344	881	5,171	3,190
Cash and cash equivalents		14,652	20,153	909	4,660
		24,996	21,034	6,080	7,850
Total assets		541,524	332,889	298,065	210,453
Non-current liabilities					
Loans and borrowings	7	216,824	101,906	-	-
Lease liabilities		1,241	-	-	-
Financial derivatives		40	-	-	-
Deferred tax liabilities	8	7,702	5,920	-	-
		225,807	107,826	-	-
Current liabilities					
Loans and borrowings	7	9,000	-	-	-
Lease liabilities		7	-	-	-
Trade and other payables		4,877	2,541	686	1,178
Deferred income		8,718	5,364	-	-
		22,602	7,905	686	1,178
Total liabilities		248,409	115,731	686	1,178
Net assets		293,115	217,158	297,379	209,275
Represented by:					
Units in issue and to be issued	9	301,427	208,689	301,427	208,689
Unit issue costs		(5,903)	(5,903)	(5,903)	(5,903)
Retained earnings		(2,409)	14,372	1,855	6,489
Unitholders' funds		293,115	217,158	297,379	209,275
Number of unit in issue and to be issued ('000)	9	471,363	334,858	471,363	334,858
Net asset value per Unit attributable to unitholders (£)	10	0.62	0.65	0.63	0.62



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B. Condensed interim consolidated statement of comprehensive income

		Group	
	Note	6 months ended 30/6/2021 £'000	Period from 6/2/2020 (Listing Date) ⁽¹⁾ to 30/6/2020 £'000
Revenue		15,896	9,316
Property operating expenses		(510)	(261)
Net property income		15,386	9,055
Manager's management fee		(1,116)	(652)
Trustee's fee		(49)	(41)
Other trust expenses		(828)	(2,401)
Finance costs		(2,157)	(1,042)
Change in fair value of investment properties	5	(13,107)	-
(Loss)/profit before tax	11	(1,871)	4,919
Tax expense	12	(3,558)	(1,042)
(Loss)/profit after tax		(5,429)	3,877
Earnings per Unit (pence)			
Basic	13	(1.29)	1.17
Diluted	13	(1.29)	1.16

⁽¹⁾ Actual financial results from 6 February 2020 ("Listing Date") to 30 June 2020 is the first reporting period incorporating the results of the Initial Portfolio held directly 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.



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C. Condensed interim statement of movements in unitholders' funds

Group	Units in issue and to be issued £'000	Unit issue costs £'000	Retained earnings £'000	Total £'000
At 1/1/2021	208,689	(5,903)	14,372	217,158
<u>Total comprehensive income for the period from 1/1/2021 to 30/6/2021</u>				
Loss for the period	-	-	(5,429)	(5,429)
Total comprehensive income for the period	-	-	(5,429)	(5,429)
<u>Transactions with unitholders, recognised directly in unitholders' funds from 1/1/2021 to 30/6/2021</u>				
Units issued and to be issued for Manager's management fee paid/payable in Units	1,116	-	-	1,116
Units issued and to be issued for lease management fee paid/payable in Units	115	-	-	115
Units issued for Manager's acquisition fee paid in Units	2,125	-	-	2,125
Units issued in satisfaction of part of the purchase consideration for subsidiaries acquired	89,382	-	-	89,382
Distribution to unitholders	-	-	(11,352)	(11,352)
Total transactions with unitholders for the period	92,738	-	(11,352)	81,386
At 30/6/2021	301,427	(5,903)	(2,409)	293,115



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C. Condensed interim statement of movements in unitholders' funds (cont'd)

Group	Units in issue and to be issued £'000	Unit issue costs £'000	Retained earnings £'000	Total £'000
At 6/2/2020 (Listing Date)	76,085	(256)	(2,485)	73,344
<u>Total comprehensive income for the period from 6/2/2020 (Listing Date) to 30/6/2020</u>				
Profit for the period	-	-	3,877	3,877
Total comprehensive income for the period	-	-	3,877	3,877
<u>Transactions with unitholders, recognised directly in unitholders' funds from 6/2/2020 (Listing Date) to 30/6/2020</u>				
Issuance of units on Listing Date	130,910	-	-	130,910
Issue costs	-	(5,647)	-	(5,647)
Units issued and to be issued for Manager's management fee paid/payable in Units	652	-	-	652
Units issued and to be issued for lease management fee paid/payable in Units	93	-	-	93
Total transactions with unitholders for the period	131,655	(5,647)	-	126,008
At 30/6/2020	207,740	(5,903)	1,392	203,229



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C. Condensed interim statement of movements in unitholders' funds (cont'd)

Trust	Units in issue and to be issued £'000	Unit issue costs £'000	Retained earnings £'000	Total £'000
At 1/1/2021	208,689	(5,903)	6,489	209,275
<u>Total comprehensive income for the period from 1/1/2021 to 30/6/2021</u>				
Profit for the period	-	-	6,718	6,718
Total comprehensive income for the period	-	-	6,718	6,718
<u>Transactions with unitholders, recognised directly in unitholders' funds from 1/1/2021 to 30/6/2021</u>				
Units issued and to be issued for Manager's management fee paid/payable in Units	1,116	-	-	1,116
Units issued and to be issued for lease management fee paid/payable in Units	115	-	-	115
Units issued for Manager's acquisition fee paid in Units	2,125	-	-	2,125
Units issued in satisfaction of part of the purchase consideration for subsidiaries acquired	89,382	-	-	89,382
Distribution to unitholders	-	-	(11,352)	(11,352)
Total transactions with unitholders for the period	92,738	-	(11,352)	81,386
At 30/6/2021	301,427	(5,903)	1,855	297,379



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C. Condensed interim statement of movements in unitholders' funds (cont'd)

Trust	Units in issue and to be issued £'000	Unit issue costs £'000	Retained earnings £'000	Total £'000
At 6/2/2020 (Listing Date)	76,085	(256)	6,560	82,389
<u>Total comprehensive income for the period from 6/2/2020 (Listing Date) to 30/6/2020</u>				
Profit for the period	-	-	4,337	4,337
Total comprehensive income for the period	-	-	4,337	4,337
<u>Transactions with unitholders, recognised directly in unitholders' funds from 6/2/2020 (Listing Date) to 30/6/2020</u>				
Issuance of units on Listing Date	130,910	-	-	130,910
Issue costs	-	(5,647)	-	(5,647)
Units issued and to be issued for Manager's management fee paid/payable in Units	652	-	-	652
Units issued and to be issued for lease management fee paid/payable in Units	93	-	-	93
Total transactions with unitholders for the period	131,655	(5,647)	-	126,008
At 30/6/2020	207,740	(5,903)	10,897	212,734



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D Condensed interim consolidated statement of cash flows

	6 months ended 30/6/2021	Period from 6/2/2020 (Listing Date) ⁽¹⁾ to 30/6/2020
Note	£'000	£'000
Cash flows from operating activities		
(Loss)/profit before tax	(1,871)	4,919
Adjustments for:		
Finance costs	2,157	1,042
Manager's management fee paid/payable in Units	1,116	652
Lease management fee paid/payable in Units	115	93
Listing costs expensed in statement of comprehensive income	-	1,721
Change in fair value of investment properties	13,107	-
Operating income before working capital changes	14,624	8,427
Changes in:		
Trade and other receivables	(9,316)	(7,690)
Trade and other payables	1,319	418
Deferred income	2,622	-
Cash generated from operating activities	9,249	1,155
Tax paid	(2,265)	(27)
Net cash generated from operating activities	6,984	1,128
Cash flows from investing activities		
Acquisition of subsidiaries, net of cash acquired	18 (9,470)	-
Net cash used in investing activities	(9,470)	-
Cash flows from financing activities		
Proceeds from issuance of Units	-	130,910
Redemption of existing Units	-	(18,915)
Listing and unit issue costs	-	(7,368)
Interest paid	(1,363)	(2,425)
Proceeds from bank loans	30,800	-
Repayment of bank loans	(19,837)	(105,623)
Distribution to unitholders	(11,352)	(9,805)
Payment of transaction costs related to loans and borrowings	(1,249)	-
Payment of lease liability	(14)	-
(Increase)/Decrease in restricted cash	(100)	5,123
Net cash used in financing activities	(3,115)	(8,103)
Net decrease in cash and cash equivalents	(5,601)	(6,975)
Cash and cash equivalents at 1 January 2021/6 February 2020 (Listing date)	18,976	18,144
Cash and cash equivalents at 30 June ⁽²⁾	13,375	11,169

(1) Actual financial results from 6 February 2020 ("Listing Date") to 30 June 2020 is the first reporting period incorporating the results of the Initial Portfolio held directly 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) Cash and cash equivalents at the end of period exclude restricted cash balance of £1,277,000 (30 June 2020: £1,177,000).



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Significant non-cash transactions

For the period from 1 January 2021 to 30 June 2021, there were the following significant non-cash transactions:

- (i) approximately 678,000 Units, amounting to approximately £451,000, were issued to the Manager as satisfaction of the management fee paid to the Manager.
- (ii) approximately 86,000 Units, amounting to approximately £57,000, were issued to the Manager as satisfaction of the lease management fee paid to the Manager.
- (iii) approximately 131,444,000 Units, amounting to approximately £89,382,000, were issued in satisfaction of part of the purchase consideration for the subsidiaries acquired during the period.
- (iv) approximately 3,199,000 Units, amounting to approximately £2,125,000, were issued to the Manager as satisfaction of the acquisition fee for the subsidiaries acquired during the period.



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E Notes to the unaudited condensed interim consolidated financial statements

These notes form an integral part of the unaudited condensed interim consolidated financial statements.

1. Entity information

The Trust is a Singapore-domiciled unit trust constituted pursuant to the trust deed dated 7 June 2018 (as amended) (the "Trust Deed") between Elite Commercial REIT Management Pte. Ltd. (the "Manager") and Perpetual (Asia) Limited (the "Trustee"). The Trust Deed is governed by the laws of the Republic of Singapore. The Trustee is under a duty to take into custody and hold the assets of the Trust held by it or through its subsidiaries in trust for the holders of units ("Units") in the Trust.

On 6 February 2020 (the "Listing Date"), the Units in the Trust were listed on the Mainboard of the Singapore Exchange Securities Trading Limited (SGX-ST).

The principal activity of the Trust and its subsidiaries (the "Group") is to invest in a diversified portfolio of income-producing properties located primarily in the United Kingdom ("UK") and used primarily for commercial purposes.

The condensed interim consolidated financial statements relate to the Trust and its subsidiaries.

2. Basis of preparation

The condensed interim financial statements for the six months ended 30 June 2021 have been prepared in accordance with IAS 34 *Interim Financial Reporting* issued by the International Accounting Standards Board, and should be read in conjunction with the Group's last annual consolidated financial statements as at and for the year ended 31 December 2020. The condensed interim financial statements do not include all the information required for complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance of the Group since the last annual financial statements for the year ended 31 December 2020.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with International Financial Reporting Standards ("IFRSs"), except for the adoption of new and amended standards as set out in Note 2.1.

The condensed interim financial statements are presented in Pound Sterling (£), which is the Trust's functional currency. All financial information presented in Pound Sterling have been rounded to the nearest thousand, unless otherwise stated.

2.1 New and amended standards adopted by the Group

A number of new and amendments to standards have become applicable for the current reporting period. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards.

2.2 Use of estimates and judgements

In preparing the condensed interim financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2020.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and any future periods affected.



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Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next interim period are included in Note 5 – valuation of investment properties.

Measurement of fair values

A number of the Group’s accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. When measuring the fair value of an asset or a liability, the Group uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement (with Level 3 being the lowest).

The Group recognises transfers between levels of the fair value hierarchy as of the end of the reporting period during which the change has occurred.

3. Seasonal operations

The Group’s business is not affected significantly by seasonal or cyclical factors during the financial period.

4. Segment reporting

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group’s other components.

Segment information has not been presented as all the Group’s investment properties are commercial properties and are located in the United Kingdom.

5. Investment properties

	Group	
	6 months ended 30/6/2021 £’000	Period from 6/2/2020 (Listing date) to 31/12/2020 £’000
As at 1 January 2021/6 February 2020 (Listing date)	311,855	295,968
Acquisition of subsidiaries (including acquisition costs)*	217,780	-
Net changes in fair value recognised in profit or loss	(13,107)	15,887
As at 30 June 2021/31 December 2020	516,528	311,855

* The newly acquired subsidiaries, Elite Amphora Limited and Elite Cask Limited, held 58 properties located across the United Kingdom.



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Fair value hierarchy

The fair value measurement for investment properties has been categorised as a Level 3 fair value based on the inputs to the valuation techniques used.

	Group	
	30/06/2021	31/12/2020
	£'000	£'000
Fair value of investment properties	515,280	311,855
Add: Carrying amount of lease liabilities	1,248	-
As at 30 June 2021/31 December 2020	516,528	311,855

Measurement of fair value

Investment properties are stated at fair value. The fair values were based on market values, being the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after property marketing wherein the parties had acted knowledgeably, prudently and without compulsion.

The carrying values of the investment properties as at 30 June 2021 were subject to both external and internal assessments. Colliers International Valuation UK LLP were instructed to conduct desktop assessment of the fair values for a sample of properties. The Manager also undertook an internal assessment of the assets not included in the Colliers' assessment sample. The Manager has taken into consideration the portfolio being 100% occupied, the close to 100% rental collection statistics, the stability of market rents, the current pricing of comparable investment transactions in the UK, the yield rates and the current relatively stable condition of the UK economy. Overall, the Manager has assessed that the carrying values of the investment properties as at 30 June 2021 approximate their fair values.

The carrying values of the investment properties as at 31 December 2020 were based on independent professional valuations undertaken by Colliers International Valuation UK LLP. Recognising the potential for market conditions to move rapidly in response to changes in the control or future spread of COVID-19, the valuer had highlighted the importance of the valuation date of the valuations in its valuation report in respect of the valuations as at 31 December 2020.

The independent professional valuations were based on the income capitalisation method. The valuation method used in determining the fair value involve certain estimates including that relating to yield rate. The specific risks inherent in each of the properties are taken into consideration in arriving at the property valuation. At the reporting date, yield rates of 4.00% to 13.01% (31 December 2020: 5.11% to 10.26%) were applied in the valuations.

An increase in yield rate will result in a decrease to the fair value of the investment property.

Security

As at 30 June 2021, the 58 properties held by the newly acquired subsidiaries, Elite Amphora Limited and Elite Cask Limited amounting to £203.4 million were pledged as security to secure a credit facility (Note 7).

6. Notes receivable

Notes receivable relate to loan notes issued by a subsidiary, Elite UK Commercial Holdings Limited ("EUKCH"), subscribed by the Trust. During the current interim financial period, the Trust subscribed to a new loan note issued by EUKCH, amounting to £89.4 million.

£111.8 million and £89.4 million of the loan notes will mature on 16 November 2023 and 25 October 2025 respectively. The unsecured notes carry interest at a fixed interest rate of 5% (2020: 5%) per annum.

Under the terms of the loan notes, the Trust, as a noteholder, has the right, at its sole discretion, to require the EUKCH to purchase all of its notes on specified put option exercise dates, being 16 November 2021 and 16 November 2022 for the £111.8 million loan note, and 9 March 2024 and 9 March 2025 for the £89.4 million loan note. At the reporting date, the Trust does not intend to require the issuer to redeem the loan notes that it holds.



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7. Loans and borrowings

	Group	
	30/6/2021	31/12/2020
	£'000	£'000
Secured bank loans	228,000	103,200
Less: Unamortised transaction costs	(2,176)	(1,294)
As at 30 June 2021/31 December 2020	225,824	101,906
Current	9,000	-
Non-current	216,824	101,906
Total	225,824	101,906

As at 30 June 2021, the Group has the loan facilities comprising:

£140.0 million term loan and bridge loan facilities

- A £125.0 million secured term loan facility. At the reporting date, £125.0 million (31 December 2020: £103.2 million) was drawn down.
- A £15.0 million bridge loan facility. At the reporting date, £9.0 million (31 December 2020: £Nil) was drawn down.
- The shares of a subsidiary, Elite Gemstones Properties Limited, were pledged to secure the facilities.

£94.0 million term loan and revolving credit facilities

- A £80.0 million secured term loan facility. At the reporting date, £80.0 million (31 December 2020: £Nil) was drawn down.
- A £14.0 million revolving credit facility. At the reporting date, £14.0 million (31 December 2020: £Nil) was drawn down.
- The shares of newly acquired subsidiaries, Elite Amphora Limited and Elite Cask Limited and the 58 properties held by these entities, were pledged to secure the facilities.

8. Deferred tax liabilities

The movement in deferred tax liabilities during the financial period/year is as follows:

Group	At 31/12/2019	Recognised in profit or loss	At 31/12/2020	Recognised in profit or loss (Note 12)	At 30/6/2021
	£'000	£'000	£'000	£'000	£'000
Deferred tax liabilities					
Investment properties	2,349	3,571	5,920	1,782	7,702



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9. Units in issue and to be issued

	30/6/2021		31/12/2020	
	Number of Units '000	£'000	Number of Units '000	£'000
Units issued				
As at 1 January 2021/6 February 2020 (Listing date)	334,858	208,689	139,706	76,085
Issue of new Units:				
- Arising from the initial public offering	-	-	192,514	130,910
- Issued in satisfaction of part of the purchase consideration for subsidiaries acquired	131,444	89,382	-	-
- Acquisition fees paid in Units	3,199	2,125	-	-
- Manager's management fees paid in Units	678	451	1,675	1,062
- Lease management fees paid in Units	86	57	239	151
Total issued Units	470,265	300,704	334,134	208,208
Units to be issued				
- Manager's management fees paid in Units	1,010	665	636	422
- Lease management fees paid in Units	88	58	88	59
Total issuable Units	1,098	723	724	481
Total issued and issuable Units as at 30 June 2021/31 December 2020	471,363	301,427	334,858	208,689

The Group and the Trust do not hold any treasury units as at 30 June 2021 and 31 December 2020.

10. Net asset value per Unit

	Group		Trust	
	30/6/2021 £'000	31/12/2020 £'000	30/6/2021 £'000	31/12/2020 £'000
Net asset value per Unit is based on:				
Net assets attributable to unitholders	293,115	217,158	297,379	209,275
Total issued and to be issued Units as at 30 June 2021/31 December 2020 ('000) (Note 9)	471,363	334,858	471,363	334,858
Net asset value per Unit (£)	0.62	0.65	0.63	0.62



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11. (Loss)/profit before tax

The following items have been included in arriving at (loss)/profit for the period:

	6 months ended 30/6/2021 £'000	Period from 6/2/2020 (Listing Date) to 30/06/2020 £'000
Listing costs expensed in statement of comprehensive income	-	1,721
Finance costs:-		
- Amortisation of transaction costs relating to loans and borrowings	384	133
- Commitment fee	28	-
- Change in fair value of financial derivative	40	-
- Lease interest	11	-
- Interest expense on loans and borrowings	1,694	909
	<u>2,157</u>	<u>1,042</u>

12. Tax expense

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the condensed interim consolidated statement of comprehensive income are:

	6 months ended 30/6/2021 £'000	Period from 6/2/2020 (Listing Date) to 30/06/2020 £'000
Current income tax expense	1,776	1,042
Deferred income tax expense relating to origination and reversal of temporary differences	1,782	-
	<u>3,558</u>	<u>1,042</u>

During the current interim financial period, the UK corporate tax rate was revised from 19% to 25% with effect from 1 April 2023. Arising therefrom, the Group's deferred tax liabilities (Note 8) have been calculated at the revised tax rate of 25%.



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13. Earnings per Unit

Basic earnings per Unit

The calculation of basic earnings per Unit is based on the (loss)/profit attributable to unitholders and the weighted average number of Units outstanding.

	6 months ended 30/6/2021 £'000	Period from 6/2/2020 (Listing Date) to 30/06/2020 £'000
(Loss)/profit for the period attributable to unitholders	<u>(5,429)</u>	<u>3,877</u>
	'000	'000
Weighted average number of Units:		
- Units issued on the beginning of the period/on Listing Date	334,858	139,706
- Effect of Units arising from initial public offering	-	192,514
- Effect of Units issued in satisfaction of part of the purchase consideration for subsidiaries acquired	82,788	-
- Effect of Units issued as payment of Manager's acquisition fee	2,015	-
- Effect of Units issued and to be issued as payment of Manager's management fee payable in Units	350	277
- Effect of Units issued and to be issued as payment of lease management fee payable in Units	44	40
Weighted average number of Units	<u>420,055</u>	<u>332,537</u>

Diluted earnings per Unit

The calculation of diluted earnings per Unit is based on the (loss)/profit attributable to unitholders and the weighted average number of Units outstanding after adjustment for the effects of all dilutive potential Units.

	6 months ended 30/6/2021 £'000	Period from 6/2/2020 (Listing Date) to 30/06/2020 £'000
(Loss)/profit for the period attributable to unitholders	<u>(5,429)</u>	<u>3,877</u>
	'000	'000
Weighted average number of Units:		
- Weighted average number of Units (basic)	420,055	332,537
- Effect of Units issued and to be issued as payment of Manager's management fee and lease management fee payable in Units	-	843
Weighted average number of Units	<u>420,055</u>	<u>333,380</u>

For the 6 months ended 30 June 2021, the diluted earnings per Unit is the same as the basic earnings per Unit as the Units to be issued as payment of Manager's management fee and lease management fee payable in Units were anti-dilutive.



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14. Amount available for distribution

	6 months ended 30/6/2021 £'000	Period from 6/2/2020 (Listing Date) to 30/06/2020 £'000
Amount available for distribution to unitholders at 1 January 2021/6 February 2020 (Listing Date)	8,342	-
(Loss)/profit for the period	(5,429)	3,877
Distribution adjustments (Note A)	16,590	2,640
	11,161	6,517
Amount available for distribution to unitholders	19,503	6,517
Distribution to unitholders:		
Distribution of 2.49 pence per Unit for the period from 1 July 2020 to 31 December 2020	(8,338)	-
Distribution of 0.90 pence for the period from 1 January 2021 to 8 March 2021	(3,014)	-
	(11,352)	-
Amount available for distribution to unitholders at end of the period	8,151	6,517
Distribution per Unit (pence)	2.63 ⁽²⁾	1.95

Note A

	£'000	£'000
Distribution adjustments relate to the following items:		
Management fee payable in units	1,116	652
Lease management fees payable in units	115	93
Trustee's fee	49	41
Amortisation of transaction costs relating to loans and borrowings	384	133
Listing costs expensed in statement of comprehensive income	-	1,721
Change in fair value of investment properties	13,107	-
Change in fair value of financial derivative	40	-
Deferred tax	1,782	-
Others	(3)	-
Distribution adjustments	16,590	2,640

(1) Distribution of 0.90 pence per Unit for the period from 1 January 2021 to 8 March 2021 was already paid on 15 April 2021.

15. Related party transactions

In the normal course of the operations of the Trust, the Manager's management fee and the Trustee's fee have been paid or are payable to the Manager and Trustee respectively.

Other than as disclosed elsewhere in the financial statements, there were the following significant related party transactions during the period.

	6 months ended 30/6/2021 £'000	Period from 6/2/2020 (Listing Date) to 30/06/2020 £'000
Acquisition of subsidiaries from related corporations of the Manager	98,989	-
Property management fee paid/payable to a related corporation of the Manager	88	-
Lease management fee paid/payable to the Manager	115	93



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16. Financial assts and financial liabilities

Accounting classifications and fair values

The carrying amounts and fair values of financial assets and liabilities, including their levels in the fair value hierarchy are as follows. It does not include fair value information for financial assets and liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Carrying amount				Fair value			
	Financial assets at amortised cost £'000	At FVTPL £'000	Other financial liabilities £'000	Total carrying amount £'000	Level 1 £'000	Level 2 £'000	Level 3 £'000	Total £'000
Group 30/6/2021								
Financial assets not measured at fair value								
Trade and other receivables*	10,058	-	-	10,058				
Cash and cash equivalents	14,652	-	-	14,652				
	<u>24,710</u>	<u>-</u>	<u>-</u>	<u>24,710</u>				
Financial liabilities measured at fair value								
Financial derivatives	-	(40)	-	(40)	-	(40)	-	(40)
Financial liabilities not measured at fair value								
Trade and other payables	-	-	(4,877)	(4,877)				
Loans and borrowings	-	-	(225,824)	(225,824)	-	(217,912)	-	(217,912)
	<u>-</u>	<u>-</u>	<u>(230,701)</u>	<u>(230,701)</u>				
31/12/2020								
Financial assets not measured at fair value								
Trade and other receivables*	833	-	-	833				
Cash and cash equivalents	20,153	-	-	20,153				
	<u>20,986</u>	<u>-</u>	<u>-</u>	<u>20,986</u>				
Financial liabilities not measured at fair value								
Trade and other payables	-	-	(2,541)	(2,541)				
Loans and borrowings	-	-	(101,906)	(101,906)	-	(96,114)	-	(96,114)
	<u>-</u>	<u>-</u>	<u>(104,447)</u>	<u>(104,447)</u>				

* Excluding prepayments



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16. Financial assts and financial liabilities (cont'd)

	Carrying amount				Fair value			
	Financial assets at amortised cost £'000	At FVTPL £'000	Other financial liabilities £'000	Total carrying amount £'000	Level 1 £'000	Level 2 £'000	Level 3 £'000	Total £'000
Trust								
30/6/2021								
Financial assets not measured at fair value								
Notes receivable	201,133	-	-	201,133				
Trade and other receivables*	5,166	-	-	5,166				
Cash and cash equivalents	909	-	-	909				
	<u>207,208</u>	<u>-</u>	<u>-</u>	<u>207,208</u>				
Financial liabilities not measured at fair value								
Trade and other payables	-	-	(686)	(686)				
	<u>-</u>	<u>-</u>	<u>(686)</u>	<u>(686)</u>				
31/12/2020								
Financial assets not measured at fair value								
Notes receivable	111,751	-	-	111,751				
Trade and other receivables*	3,184	-	-	3,184				
Cash and cash equivalents	4,660	-	-	4,660				
	<u>119,595</u>	<u>-</u>	<u>-</u>	<u>119,595</u>				
Financial liabilities not measured at fair value								
Trade and other payables	-	-	(1,178)	(1,178)				
	<u>-</u>	<u>-</u>	<u>(1,178)</u>	<u>(1,178)</u>				

* Excluding prepayments

Measurement of fair value

The following table shows the valuation techniques used in measuring Level 2 fair values, as well as the significant unobservable inputs used.

Type	Valuation technique	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Bank loan	Discounted cash flows: The fair value is based on the present value of future payments, discounted at the market rate of interest at the measurement date.	Discount rate: 1.6% (2020: 1.5%)	The estimated fair value varies inversely against the interest rates.
Interest rate swaps	Market comparison technique: The fair values are based on bank quotes. Similar contracts are traded in an active market and the quotes reflect the actual transactions in similar instruments.	Not applicable	Not applicable



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17. Financial ratios

	Group	
	30/6/2021	31/12/2020
Leverage ratio (%)	<u>42.1%</u>	<u>31.0%</u>
Interest coverage ratio (times)	<u>6.4</u>	<u>7.7 *</u>

* The interest coverage ratio is computed based on the financial information for the period 6 February 2020 (Listing Date) to 31 December 2020. The interest coverage ratio is calculated by dividing the earnings before interest, tax, depreciation and amortization (excluding effects of any fair value changes of derivatives and investment properties and foreign exchange translation) ("EBITDA"), and the one-time IPO transaction costs expensed in statement of comprehensive income, by the interest expenses and borrowing related fees.

Including the one-time IPO transaction costs, the interest coverage ratio calculated by dividing EBITDA by the interest expense and borrowings related fees is 6.9 times.

18. Acquisition of subsidiaries

On 9 March 2021, the Group acquired 100% of the shares and voting interest in Elite Amphora Limited and Elite Cask Limited, which hold 58 properties located across the United Kingdom. The total purchase consideration (including acquisition costs) for the shares and voting interest in the entities and amounts due to the vendor was approximately £103.0 million.

The total purchase consideration was settled through the (i) the issue of new Units to the vendor at an issue price of £0.68 per new Unit amounting to approximately £89.4 million and (ii) issue of Units to the Manager as payment of the acquisition fee amounting to approximately £2.1 million, and (iii) cash of £11.5 million.

The cash outflow for the acquisition of subsidiaries, net of cash acquired of £2.0 million, is £9.5 million



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(II) Other Information Required By Listing Rule Appendix 7.2



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1. Overview

The condensed interim consolidated financial statements comprise the condensed interim statement of financial position of Elite Commercial REIT and its subsidiaries (“the Group”) and statement of financial position of Elite Commercial REIT (“the Trust”) as at 30 June 2021 and the related condensed interim consolidated statement of comprehensive income, condensed interim consolidated statement of movements in unitholders’ fund and condensed consolidated interim statement of cash flows for the six month period then ended and certain explanatory notes.

The condensed interim consolidated financial statements have not been audited or reviewed by the auditors.

Elite Commercial REIT Management Pte. Ltd. is the manager of Elite Commercial REIT (the “Manager”) and Perpetual (Asia) Limited is the trustee of Elite Commercial REIT (the “Trustee”).

The REIT commenced trading on the Singapore Exchange Securities Trading Limited (“SGX-ST”) on 6 February 2020 (“Listing Date”).

As at the Listing Date, the Group’s portfolio comprised of 97 quality commercial buildings (the “Initial Portfolio”) located across the UK with over 99.0% of the Group’s revenue derived from the current leases with the UK Government via The Secretary of State for Housing, Communities and Local Government (with the Department for Work and Pensions (“DWP”) occupying each Property under a group sharing arrangement).

On 9 March 2021 (“Acquisition Date”), the Group completed its acquisition of 58 properties located across the United Kingdom (the “New Properties”). The New Properties are expected to provide stable cashflows and attractive recession-proof yields, while maintaining the enlarged REIT’s exposure to high credit quality UK sovereign tenants in addition to the counter-cyclical DWP.



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2. Review of performance of the Group

		6 months ended 30/6/2021	Period from 6/2/2020 (Listing Date) ⁽¹⁾ to 30/6/2020	Variance Favourable/ (unfavourable)
	Note	£'000	£'000	%
Revenue	(a)	15,896	9,316	70.6
Property operating expenses	(b)	(510)	(261)	(95.4)
Net property income		15,386	9,055	69.9
Manager's management fee	(c)	(1,116)	(652)	(71.2)
Trustee's fee		(49)	(41)	(19.5)
Other trust expenses	(d)	(828)	(2,401)	65.5
Finance costs	(e)	(2,157)	(1,042)	(107.0)
Change in fair value of investment properties	(f)	(13,107)	-	n.m.
(Loss)/profit before tax		(1,871)	4,919	(138.0)
Tax expense	(g)	(3,558)	(1,042)	(241.5)
(Loss)/profit after tax		(5,429)	3,877	(240.0)
Income available for distribution to unitholders		11,161	6,517	71.3
Distribution per Unit (pence)		2.63 ⁽²⁾	1.95	34.9

n.m. - not meaningful

⁽¹⁾ Actual financial results from 6 February 2020 ("Listing Date") to 30 June 2020 ("First Reporting Period") is the first reporting period incorporating the results of the Initial Portfolio held directly by Elite Commercial REIT. Although constituted on 7 June 2019, the IPO was completed on 6 February 2020 which was the official listing date of Elite Commercial REIT.

⁽²⁾ Included in the Distribution per Unit of 2.63 pence was distribution of 0.90 pence per Unit for the period from 1 January 2021 to 8 March 2021, which was paid on 15 April 2021.

**Review of performance (1H2021 vs First Reporting Period)****(a) Revenue**

Revenue comprises contracted rental income from leasing of the office spaces of the Initial Portfolio and New Properties.

Revenue from its newly acquired portfolio boosted total revenue, increasing 70.6% when compared to its First Reporting Period. Revenue from the New Properties since Acquisition Date approximate £4.4 million, contributing to approximately 27.5% of the current £15.9 million revenue.

(b) Property operating expenses

Property operating expenses includes the following items:

	6 months ended 30/6/2021 £'000	Period from 6/2/2020 (Listing Date) to 30/6/2020 £'000	Variance Favourable/ (unfavourable) %
Property management fee	253	96	(163.5)
Lease management fee	115	93	(23.7)
Property insurance expenses	142	72	(97.2)
	510	261	(95.4)

The increase in property operating expenses when compared to the First Reporting Period is due mainly to the New Properties and the full 6 months period in 2021.

Property management fee is the fee payable to the Property Manager of the Group. Property Manager of the Initial Portfolio is Jones Lang LaSalle Limited while the New Properties are currently managed by Elite Real Estate Services Pte. Ltd. ("ERES"). Property management fee incurred by the New Properties includes the following:

- a property management fee of 2.0% per annum of the gross revenue income of the New Properties
- a lease management fee of 1.0% per annum of the gross revenue income of the New Properties
- market services commissions for procuring or renewing leases, which range from 0.5 to 2.0 months' gross revenue income of the New Properties; and
- a property management services fee for the development or redevelopment of the New Properties, which ranges from 1.5% to 3.0% of the construction cost.

Lease management fee of £115,000 (First Reporting Period: £93,000) is based on 1.0% per annum of revenue of the Initial Portfolio and is payable to the Manager. The Manager has elected to receive 100% of the lease management fee in the form of Units.

(c) Manager's management fee

The increase in Manager's management fee when compared to the First Reporting Period is due mainly to the New Properties and the full 6 months period in 2021.

Manager's management fee relates to the base fee which is calculated based on 10% of the income available for distribution. The Manager has elected to receive 100% of the base fee in the form of Units.



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(d) Other trust expenses

Other trust expenses consist mainly statutory fees such as audit fees, tax agent fees and corporate secretarial fees, valuation expenses and other trust related expenses.

Included in other trust expenses for First Reporting Period was £1.7 million IPO listing costs expensed in the statement of comprehensive income.

(e) Finance costs

Finance costs consist of amortisation of transaction costs relating to loans and borrowings, commitment fee, change in fair value of financial derivative and lease interest and interest expense on borrowings. Increased finance costs is in line with the increased borrowings from the New Properties.

(f) Change in fair value of investment properties

Fair value loss on investment properties relates to fair value loss on the New Properties amounting to approximately £13.1 million, which is the difference between the agreed purchase price (including the acquisition costs incurred) of the New Properties and their fair values at the reporting date.

(g) Tax expenses

Higher tax expense when compared to the First Reporting Period due to (i) higher net operating income as a result of the acquisition of the New Properties and (ii) adoption of revised tax rate of 25% (tax rate used in the First Reporting Period: 19%) for deferred tax on the investment properties subsequent to the third reading of Finance Bill in May 2021 which confirmed the change of tax rate from 19% to 25% with effect from 1 April 2023.



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3. Variance between Actual Results and Projection Statement

	6 months ended 30/6/2021 £'000	Projection 6 months ended 30/6/2021 £'000	Variance Favourable/ (unfavourable) %
Revenue	15,896	11,541	37.7
Property operating expenses	(510)	(307)	(66.1)
Net property income	15,386	11,234	37.0
Manager's management fee	(1,116)	(814)	(37.1)
Trustee's fee	(49)	(51)	3.9
Other trust expenses	(828)	(700)	(18.3)
Finance costs	(2,157)	(1,330)	(62.2)
Change in fair value of investment properties	(13,107)	-	n.m
(Loss)/profit before tax	(1,871)	8,339	(122.4)
Tax expense	(3,558)	(1,397)	(154.7)
(Loss)/profit after tax	(5,429)	6,942	(178.2)
Income available for distribution to unitholders	11,161	8,141	37.1
Distribution per Unit (pence)	2.63	2.42	8.7

n.m. - not meaningful



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Review of performance (actual vs projection)

Actual revenue amounting to £15.9 million was higher than projection by 37.7%. This was due to contribution by the New Properties of approximately £4.4 million. Consequently, the actual net property income was higher than projection by 37.0%. Excluding the net property income of New Properties approximately £4.2 million, actual property income is very much aligned with projected net property income of £11.2 million.

Manager's management fee were higher by 37.1% when compared to projection, because of a higher than projected income available for distribution to unitholders by 37.1%. Manager's base fee is 10.0% of income available for distribution to Unitholders (calculated before accounting for the Manager's base fee).

Trustee's fee was largely in line with projection. Other trust expenses were 18.3% higher than projection due to other trust expenses incurred from the New Properties.

Finance costs were 62.2% higher than projection largely due to the additional loan drawdown to finance the acquisition of New Properties as well as the existing bank loans assumed in the newly acquired subsidiaries, Elite Amphora Limited and Elite Cask Limited.

Tax expense was higher than projection by 154.7%. It was due to (i) higher net operating income as a result of the acquisition of the New Properties and (ii) adoption of revised tax rate of 25% (tax rate used in projection: 19%) for deferred tax on the investment properties subsequent to the third reading of Finance Bill in May 2021 which confirmed the change of tax rate from 19% to 25% with effect from 1 April 2023.

Notwithstanding losses after tax of £5.4 million, which is mainly due to £13.1 million fair value loss on investment properties, the Group reported a total DPU of 2.63 pence for the 6 months ended 30 June 2021, an 8.7% increase from projected DPU of 2.42 pence.

4. **Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months**

The DWP, the primary and uniquely counter-cyclical occupier of the majority of the assets held by the Group, has supported millions of people through the pandemic, helping to deliver an unprecedented welfare support package competently and compassionately during a traumatic and testing year for the UK.¹ DWP was on the front line of UK government's emergency economic response, in leading its national recovery through Plan for Jobs and more.

DWP has met its pledge to hire 13,500 work coaches to achieve the targeted 27,000 work coaches it employs to provide support to job seekers.² Work coaches are critical to the UK government's Plan for Jobs, providing assistance to people trying to get back into the workforce. To house these additional work coaches and meet the increased demand due to the COVID-19 pandemic, the DWP has been setting up temporary jobcentres across the country in 2021 to increase capacity in order to provide tailored face-to-face support in a COVID-secure environment and help support more people back into work and progress into new roles.³

As the UK Government's largest public service department, DWP is responsible for crucial welfare, pensions and child maintenance services. Against the current macroeconomic backdrop, our assets via DWP continue to be a crucial social infrastructure that serves the UK society. Overall, the REIT maintains its 99% exposure to the UK Government, rated AA-/Stable by Fitch Ratings, Aa3 by Moody's Investors Service and AA by S&P Global Ratings. Besides the DWP, the REIT also counts other government agencies including the Ministry of Defence, National Records of Scotland, Her Majesty's Courts and Tribunals Service, and National Resources of Wales as tenants.

As at 30 June 2021, the portfolio is 100% occupied. In terms of rent collection, the Group received in advance 99.7% of the rent for the period of July 2021 to September 2021, within seven days of the due date.

Within 1H2021, there were two lease events. The lease break option for The Forum, Stevenage is not exercised and the lease will continue to run until 31 March 2028. The lease break for the property at East Street, Epsom, has been exercised. However, the Manager has received a buy offer for this property at £2.9 million, approximately 21% above current valuation of £2.4 million.

In light of the upcoming lease break options at properties where DWP is the primary tenant, the Manager has been engaging the tenant proactively, has augmented the management team on the ground and relied on data analytics to have better insights into the overall utilisation at the properties.

The Manager remains focused on realising opportunities for growth via acquisition of assets which have been leased long-term by various ministries of the UK Government. These opportunities are available to the REIT through the ROFR pipeline from sponsors and open market supply.

Other Corporate Developments

On 4 June 2021, the Manager filed an application for Elite UK Commercial Holdings Limited ("ECHL"), a wholly owned subsidiary of Elite Commercial REIT, to be admitted on The International Stock Exchange (the "TISE") as a listed United Kingdom Real Estate Investment Trust. The admission of ECHL on TISE is expected to be completed by 3Q 2021.

With the proposed TISE listing, the tax treatment of Elite Commercial REIT will be on par with that of other UK REITs. Elite Commercial REIT's applicable principal tax rate will also be reduced to 15% from the current 19%, based on the Double Taxation Treaty between the UK and Singapore. Any latent capital gains (and its corresponding deferred tax liabilities) of the properties currently held by Elite Commercial REIT will be eliminated.

On 28 June 2021, the Manager announced the establishment of a distribution reinvestment plan ("DRP"), whereby unitholders of Elite Commercial REIT may elect to receive fully paid new units in Elite Commercial REIT instead of cash. This will enable Unitholders to increase their unitholding in Elite Commercial REIT without incurring brokerage fees, stamp duties (if any) and other related costs.

¹ "Department for Work and Pensions Outcome Delivery Plan: 2021 to 2022", Gov.UK, 15 July 2021

² "Government delivers 13,500 Work Coaches to boost Britain's Jobs Army", Gov.UK, 29 March 2021

³ "Temporary jobcentres during the coronavirus (COVID-19) pandemic", Gov.UK, 23 March 2021



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Macro Environment

The UK economy gross domestic product (“GDP”) contracted by 1.6%⁴ in the first quarter of 2021. This comes as the UK began its third lockdown in January 2021 since the start of the COVID-19 pandemic.

The UK government lifted most legal restrictions related to COVID-19 starting July 19, 2021 in England for life to resume to normal as much as possible. This comes after the aggressive ramp-up of its COVID-19 vaccination programme to offer a first dose of the vaccine to all over-18s and provide two-thirds of adults with a second dose by July 19.

For 2021, the Bank of England has forecasted the UK economy to report a GDP growth of 7.25%⁵, boosted by the rapid COVID-19 vaccination programme rollout as restrictions to economic activity are progressively eased. Growth is also expected to be driven by a rebound in consumer spending as well as announced fiscal and monetary stimulus. Despite signs of economic recovery, the UK central bank noted that 2021’s forecast GDP growth rate should be seen in perspective given the 9.9% full-year GDP contraction seen in 2020.

The unemployment rate in the UK in the three months March to May 2021 stood at 4.8%⁶ and is projected to peak at 5.5% in 3Q 2021⁵, compared with 4.0% or about 1.3 million people before the pandemic. Claimant count remained high at 2.33 million in May 2021⁷ compared to 1.4 million in March 2020 before UK’s first lockdown started.

The UK government has extended its Coronavirus Job Retention Scheme (furlough) until 30 September 2021, from the initial April 2021 end date. The jobs support scheme had paid the wages of 8.9 million jobs at its peak in May 2020 and supported 2.4 million jobs as at end May 2021⁸. Unemployment is expected to rise once the scheme ends.

Policy makers expect that the UK economy will experience a temporary period of strong GDP growth and above-target CPI inflation in 2021, after which growth and inflation will fall back to more moderate levels.⁹

⁴ Office for National Statistics, GDP quarterly national accounts, UK: January to March 2021, 30 June 2021

⁵ Bank of England Monetary Policy Report, May 2021

⁶ Unemployment - Office for National Statistics, Unemployment, 15 July 2021

⁷ “Alternative Claimant Count statistics January 2013 to May 2021”, Gov.UK, 15 July 2021

⁸ “UK jobs leap as economy bounces back, pay jumps too”, Reuters, 15 July 2021

⁹ “Recovery likely to push inflation above 3% by end of year, says Bank, The Guardian, 24 June 2021



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5. Distribution information

5(a) Current financial period

Any distribution declared for the current period? Yes.

Name of distribution: Interim distribution for the period from 9 March 2021 to 30 June 2021

Distribution type: Tax-exempt income

Distribution rate: 1.73 pence per unit

Tax Rate: Tax exempt income distribution
Tax-exempt income distribution is exempt from Singapore income tax in the hands of all Unitholders. No tax will be deducted from such distribution.

5(b) Corresponding period of the immediately preceding financial year

Any distributions declared for the corresponding period of the immediately preceding financial year? Yes

5(c) Notice of Record Date: 11 August 2021

5(d) Date Payable: 24 September 2021

6. If the Group has obtained a general mandate from Unitholders for IPTs, the aggregate value of each transaction as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

No general mandate had been obtained from Unitholders for Interested Person Transactions.

7. Confirmation pursuant to Rule 720(1) of the Listing Manual

Tan Hai Peng Micheal and Victor Song Chern Chean, Non-Independent Non Executive Directors, on behalf of the board of directors of the Manager, confirm that the Manager has procured undertakings from all its directors and executive officers in the form as set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

8. Negative confirmation pursuant to Rule 705 (5) of the Listing Manual

Tan Hai Peng Micheal and Victor Song Chern Chean, Non-Independent Non Executive Directors, on behalf of the board of directors of the Manager confirmed that, to the best of their knowledge, nothing has come to the attention of the board of directors of the Manager which may render the unaudited financial results of Elite Commercial REIT for the period from 1 January 2021 to 30 June 2021 to be false or misleading in any material aspect.

9. Confirmation pursuant to Rule 704(13) of the Listing Manual

Pursuant to Rule 704(13) of the Listing Manual of Singapore Exchange Securities Trading Limited, the REIT Manager confirm that there is no person occupying managerial position in the REIT Manager who is a relative of a director, chief executive officer, substantial shareholder of the Company or substantial Unitholder of Elite Commercial REIT.



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Certain statements in this release constitute “forward-looking statements”. This release also contains forward-looking financial information. Such forward-looking statements and financial information involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of Group to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements and financial information. Such forward-looking statements and financial information are based on numerous assumptions regarding the Manager’s present and future business strategies and the environment in which the Group will operate in the future. Because these statements and financial information reflect the current views of the Manager concerning future events, these statements and financial information necessarily involve risks, uncertainties and assumptions. Actual future performance could differ materially from these forward-looking statements and financial information. You should not place any reliance on these forward-looking statements and financial information.

By Order of the Board

Shaldine Wang

Chief Executive Officer

Elite Commercial REIT Management Pte. Ltd.

(Company Registration Number: 201925309R)

As Manager of Elite Commercial REIT

2 August 2021