



(a real estate investment trust constituted on 7 June 2018
under the laws of the Republic of Singapore)
(Managed by Elite Commercial REIT Management Pte. Ltd.)

NOTICE OF ASSET VALUATIONS

Pursuant to Rule 703 of the SGX Listing Manual, Elite Commercial REIT Management Pte. Ltd. (the “**Manager**”), in its capacity as manager of Elite Commercial REIT (the “**REIT**”), wishes to announce that the property valuations which have been adopted in the financial statements of the REIT for the financial year ended 31 December 2022 are as follows:

S/No	Property	Property Valuation as at 31 December 2022
1	Acacia Walk, Nottingham	£ 761,500
2	Afon House, Newtown	£ 1,550,000
3	Atlas Road, Glasgow	£ 2,980,000
4	Bayfield Road, Portree	£ 257,000
5	Beaufort House, Harlow	£ 6,150,000
6	Beech House, Hyde	£ 2,585,000
7	Beecroft Road, Cannock	£ 1,280,000
8	Blackburn House, Norwich	£ 1,200,000
9	Blackburn Road, Burnley	£ 6,285,000
10	Bowling Green Street, Bellshill	£ 3,310,000
11	Bradmarsh Business Park, Rotherham	£ 975,000
12	Brendon House, Taunton	£ 5,050,000
13	Bridge House, Castleford	£ 765,000
14	Bridge Street, Llangefni	£ 675,000
15	Bristol Road South, Birmingham	£ 3,600,000
16	Broadlands House, Newport	£ 6,925,000
17	Broadway House, Ealing	£ 9,000,000
18	Broadway House, Houghton Le Spring	£ 1,395,000
19	Brunswick House, Birkenhead	£ 1,900,000
20	Cardwell Place, Blackburn	£ 500,000
21	Castle House, Huddersfield	£ 2,200,000
22	Castlestead House, Montrose	£ 424,000
23	Centurion House, Castleford	£ 835,000
24	Chantry House, Chester	£ 5,600,000
25	Chantry House, Rotherham	£ 1,275,000
26	Charles Street, Newport	£ 1,950,000
27	Claverhouse Industrial Park, Dundee	£ 3,170,000
28	Cleddau Bridge Business Park, Pembroke Dock	£ 1,350,000
29	Collyer Court, Peckham	£ 7,800,000
30	Cotswold House, Torquay	£ 2,705,000
31	Coustonholm Road, Glasgow	£ 3,620,000
32	Crown Building, Banbury	£ 3,175,000
33	Crown Building, Kilmarnock	£ 3,270,000
34	Crown Buildings, Aberdare	£ 904,500

S/No	Property	Property Valuation as at 31 December 2022
35	Crown Buildings, Abertillery	£ 416,500
36	Crown Buildings, Bridgend	£ 4,325,000
37	Crown Buildings, Caerphilly	£ 535,000
38	Crown Buildings, Chester Le Street	£ 640,000
39	Crown Buildings, Colchester	£ 3,025,000
40	Crown Buildings, Ilkeston	£ 1,155,000
41	Crown Buildings, Mexborough	£ 620,000
42	Crown Buildings, Tonbridge	£ 2,925,000
43	Crown House, Burton On Trent	£ 900,500
44	Crown House, Chatham	£ 5,915,000
45	Crown House, Grantham	£ 1,710,000
46	Crown House, Romford	£ 10,200,000
47	Crown House, Worthing	£ 4,825,000
48	Cyppa Court, Chippenham	£ 2,000,000
49	Discovery House, Stornoway	£ 955,000
50	Dock Street, Porthcawl	£ 325,500
51	Duchy House, Preston	£ 3,200,000
52	East Street, Epsom	£ 2,225,000
53	Elder House, Northallerton	£ 823,500
54	Finchley Lane, Hendon	£ 5,600,000
55	Flemington House, Motherwell	£ 2,635,000
56	George Street, Corby	£ 1,125,000
57	Glasgow Benefits Centre, Glasgow	£ 29,950,000
58	Gloucester House, Bognor Regis	£ 3,215,000
59	Great Moor Street, Bolton	£ 1,400,000
60	Great Oaks House, Basildon	£ 8,800,000
61	Great Western House, Birkenhead	£ 8,685,000
62	Hadrian House, Eston	£ 1,525,000
63	Hall Street, Campbeltown	£ 561,500
64	Hannah Street, Porth	£ 679,500
65	Hanover House, Bridgwater	£ 2,100,000
66	Hatfield House, Peterlee	£ 1,050,000
67	Heron House, Falkirk	£ 3,050,000
68	Heron House, Stockport	£ 3,785,000
69	High Road, Ilford	£ 6,175,000
70	High Street, Bilston	£ 1,275,000
71	High Street, Dingwall	£ 309,500
72	High Street, Rhyl	£ 840,000
73	High Street, Swansea	£ 1,900,000
74	Hilden House, Warrington	£ 4,300,000
75	Holborn House, Derby	£ 6,190,000
76	Hougoumont House, Liverpool	£ 1,380,000
77	Irish Street, Dumfries	£ 1,120,000
78	John Street, Sunderland	£ 500,000
79	Kent Street, Bristol	£ 1,080,000
80	Kilner House, Canning Town	£ 4,835,000
81	Ladywell House, Edinburgh	£ 4,800,000
82	Leeds Road, Bradford	£ 690,000
83	Lee-Moran House, Burnley	£ 1,875,000
84	Lindsay House, Dundee	£ 2,050,000
85	Lodge House, Bristol	£ 4,935,000
86	Lothersdale House, Wellingborough	£ 2,465,000

S/No	Property	Property Valuation as at 31 December 2022
87	Low Hall, Pontefract	£ 727,500
88	Maengwyn Street, Machynlleth	£ 153,500
89	Medina Road, Finsbury Park	£ 4,930,000
90	Medwyn House, Lewes	£ 5,800,000
91	Mitre House, Lancaster	£ 6,335,000
92	Monks Park Avenue, Bristol	£ 1,485,000
93	Mulberry House, Goole	£ 422,500
94	New Reiver House, Galashiels	£ 2,400,000
95	Newport Road, Cardiff	£ 4,250,000
96	Norham House, Berwick Upon Tweed	£ 368,500
97	Nutwood House, Canterbury	£ 7,675,000
98	Oates House, Stratford	£ 7,950,000
99	Oldway House, Swansea	£ 1,065,000
100	Openshaw Job Centre, Manchester	£ 475,000
101	Palatine House, Preston	£ 2,745,000
102	Palting House, Folkestone	£ 3,630,000
103	Parc Menai, Bangor	£ 4,900,000
104	Parklands, Falkirk	£ 9,300,000
105	Peckham High Street	£ 9,000,000
106	Peel Park, Blackpool	£ 25,000,000
107	Phoenix House, Bradford	£ 4,100,000
108	Pollokshaws Road, Glasgow	£ 1,505,000
109	Portland House, Redcar	£ 750,000
110	Premier House, Liverpool	£ 690,000
111	Quay Street, Haverfordwest	£ 834,000
112	Queens House, Plymouth	£ 1,275,000
113	Raydean House, Barnet	£ 6,800,000
114	Regent House, Weston Super Mare	£ 2,695,000
115	Reiverdale House, Ashington	£ 992,500
116	Rishton House, Lowestoft	£ 1,710,000
117	Roskell House, Fleetwood	£ 443,500
118	Roydale House, Leigh	£ 1,420,000
119	Saxon Mill Lane, Tamworth	£ 1,350,000
120	Scotland House, Stourbridge	£ 1,425,000
121	Sidlaw House, Dundee	£ 1,800,000
122	Silver Street, Bury	£ 1,040,000
123	South Muirhead Road, Glasgow	£ 765,000
124	South Western House, Aldershot	£ 2,220,000
125	Speke Road, Liverpool	£ 740,000
126	Spring Gardens House, Swindon	£ 8,450,000
127	Springfield House, Liverpool	£ 1,045,000
128	St Andrew's House, Bury St Edmunds	£ 2,310,000
129	St Andrew's House, Hexham	£ 2,350,000
130	St Cross House, Southampton	£ 5,950,000
131	St John Street, Stranraer	£ 602,500
132	St John's Square, Seaham	£ 531,000
133	St Katherine's House, Northampton	£ 2,000,000
134	St Martin's House, Bootle	£ 4,570,000
135	St Paul's House, Chippenham	£ 900,000
136	Station Road, Port Talbot	£ 740,000
137	Summerlock House, Salisbury	£ 2,180,000
138	Tannery House, Alfreton	£ 1,030,000

S/No	Property	Property Valuation as at 31 December 2022
139	Temple House, Wolverhampton	£ 3,125,000
140	The Forum, Stevenage	£ 4,200,000
141	Theatre Buildings, Billingham	£ 500,000
142	Thistle House, Tonypany	£ 912,000
143	Tomlinson House, Blackpool Norcross Lane	£ 10,625,000
144	Trinity Road, Elgin	£ 1,660,000
145	Units 1-2 Dallas Court, Salford	£ 1,225,000
146	Upper Huntbach Street, Stoke-On-Trent	£ 2,280,000
147	Victoria Road, Kirkcaldy	£ 650,000
148	Waggon Road, Leven	£ 284,000
149	Wallacetoun House, Ayr	£ 2,690,000
150	Ward Jackson House, Hartlepool	£ 2,230,000
151	Washwood Heath Road, Birmingham	£ 675,000
152	Whitburn Road, Bathgate	£ 1,925,000
153	Wilmslow Road, Manchester	£ 2,660,000
154	Windsor Road, Neath	£ 1,375,000
155	Wyvern House, Bedford	£ 2,310,000
Total		£ 466,175,000

Knight Frank LLP was appointed as the independent valuer for the valuation as at 31 December 2022. Copies of the valuation reports are available for inspection by prior appointment at the Manager's registered office at 8 Temasek Boulevard, #37-02 Suntec Tower 3, Singapore 038988 during normal business hours for a period of three months from the date of this announcement.

By Order of the Board
Shaldine Wang
Chief Executive Officer

Elite Commercial REIT Management Pte. Ltd.
(Registration Number: 201925309R)
(as manager of Elite Commercial REIT)

14 February 2023

IMPORTANT NOTICE

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for units in Elite Commercial REIT ("Units") in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

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. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.