



ELITE COMMERCIAL REIT

(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 PREFERENTIAL OFFERING RECORD DATE

Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of Elite Commercial REIT dated 18 December 2023 titled “Launch of Fully Underwritten Non-Renounceable Preferential Offering to Raise Gross Proceeds of Approximately £28.0 million” (the “Launch Announcement”).

NOTICE IS HEREBY GIVEN THAT pursuant to the Preferential Offering, the Transfer Books and Register of Unitholders of Elite Commercial REIT will be closed on **27 December 2023 at 5.00 p.m.** (the “**Preferential Offering Record Date**”) for the purpose of determining the provisional allotment of 103,354,690 new Units (the “**Preferential Offering Units**”) to Eligible Unitholders¹ under the Preferential Offering.

STATUS OF PREFERENTIAL OFFERING UNITS ISSUED PURSUANT TO THE PREFERENTIAL OFFERING

The Preferential Offering Units issued pursuant to the Preferential Offering will, upon issue, rank *pari passu* in all respects with the Units in issue on the day immediately prior to the date on which the Preferential Offering Units are issued pursuant to the Preferential Offering, including the right to distributions out of Elite Commercial REIT’s distributable income.

For enquiries, please contact the Manager at +65 6955 9999 or email: enquiry@elitecreit.com or visit our website at <https://www.elitecreit.com/>.

¹ Only Eligible Unitholders (as defined herein) are eligible to participate in the Preferential Offering. “**Eligible Unitholders**” are Unitholders with Units standing to the credit of their respective securities accounts with The Central Depository (Pte) Limited (“**CDP**”) as at the Preferential Offering Record Date and (a) whose registered addresses with CDP are in Singapore as at the Preferential Offering Record Date; or (b) who have at least three Market Days prior to the Preferential Offering Record Date provided CDP with addresses in Singapore for the service of notices and documents, but exclude, subject to certain exceptions, Unitholders located, resident or with a registered address outside of Singapore. For Eligible Unitholders, applications for the Preferential Offering Units shall **only** be made through an automated teller machine (“**ATM**”) of a Participating Bank (“**Electronic Application**”) and **not** through mailing an application form to CDP nor by PayNow via the SGX Investor Portal. However, Eligible Unitholders who hold Units through a corporate Securities Accounts with CDP (“**Corporate Account Unitholders**”) are not able to make Electronic Applications. On an exceptional basis, **only** such Corporate Account Unitholders may make their applications directly through the Manager by way of a telegraphic transfer in Pound sterling to Elite Commercial REIT. Further details on the acceptance of their provisional allotments of Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units by Eligible Unitholders who hold their Units through a joint Securities Account with CDP will be provided later. Please refer to paragraph 7 of the Launch Announcement for further details.

BY ORDER OF THE BOARD

ELITE COMMERCIAL REIT MANAGEMENT PTE. LTD.

(as manager of Elite Commercial REIT)

(Company Registration No. 201925309R)

Liaw Liang Huat Joshua

Chief Executive Officer

18 December 2023

Important Notice:

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of Elite Commercial REIT 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 past performance of Elite Commercial REIT is not necessarily indicative of the future performance of Elite Commercial REIT.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem 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.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States or Hong Kong and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities in Elite Commercial REIT have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**U.S. Securities Act**") and may not be offered or sold in the United States except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and in compliance with any

applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

This publication has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001 of Singapore: The Preferential Offering Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).