

ELITE UK REIT SUBMITS PLANNING APPLICATION FOR DATA CENTRE SITE IN BLACKPOOL

- *New state-of-the-art 80-megawatt data centre campus planned in Blackpool*
- *Site is located near transatlantic subsea internet cable linking Blackpool with North America, Europe*
- *Hyperscale-level power supplies from local grid secured and offshore windfarms in proximity*
- *Department for Work and Pensions' ongoing occupation needs will remain a priority*
- *Long-term value maximisation for Unitholders either through strategic divestment or partnerships with data centre operators*

SINGAPORE, 3 October 2024 – Elite UK REIT Management Pte. Ltd., the manager (the “**Manager**”) of Elite UK REIT (“**Elite UK REIT**”), is pleased to update that it has submitted a planning application to the local authority for a data centre development site at Peel Park, Blackpool (“**Site**”). This comes after the Manager received positive feedback from the local authority during the pre-planning phase.

Strategically located site with secured access to power grids

The Site and the existing buildings¹ beside it are located on 15.65 hectares of freehold land. The Site benefits from a subsea cable that reached landfall in Blackpool in 2022, connecting Blackpool to Dublin and extending to Europe and the US. The Site is less than 5km to Blackpool town centre, and less than an hour to Liverpool and Manchester via major motorways.

¹ The existing buildings have a land area of approximately 3.95 hectares.

The Manager has secured power supply sufficient for the proposed data centre facility and is in discussions to bring renewable power supplies to the site from wind power infrastructure nearby, enabling the delivery of a sustainably-powered data centre.

Supportive government

This planning application is submitted to the local authority as part of Blackpool's Growth and Prosperity Programme which includes development projects in the Blackpool Airport Enterprise Zone and Talbot Gateway Central Business District.

On 12 September 2024, the UK Government has also moved to classify data centres as "critical national infrastructure", enabling prioritised access to government security agencies and providing reassurance to data centre operators.

Mr. Joshua Liaw, Chief Executive Officer of the Manager, said: "Following the expansion of the REIT's investment mandate in April 2024, we have identified several high-yield assets within our portfolio for strategic repositioning. One key asset is Peel Park, which we believe has significant potential to be transformed into a cutting-edge data centre campus. Its strategic location offers low latency and reduced emissions, making it highly attractive to data centre operators and end-users."

The Manager has been working closely with the Department for Work and Pensions ("DWP"), which currently utilises the existing buildings as its technology hub, to ensure ongoing occupational requirements are taken into consideration in its planning application; DWP's ongoing occupation needs will remain a priority.

The Manager is committed to delivering long-term value for its unitholders by actively exploring opportunities to optimise its asset portfolio. In line with this, the Manager is evaluating a number of strategic options for Peel Park, which may include potential partnerships with leading data centre operators. As and when there are material developments, the Manager will make further announcement(s) in accordance with the listing manual of the SGX-ST.

– End –

Visuals for illustrative purposes



The proposed data centre campus will be located beside existing DWP buildings.



New state-of-art 80-megawatt data centre campus with access to hyperscale-level power supplies from local grid and offshore windfarms.



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About Elite UK REIT

Elite UK REIT is a UK REIT listed in Pound sterling on the Singapore Exchange and managed by Singapore-headquartered Elite UK REIT Management Pte. Ltd. The REIT has three Sponsors: Elite Partners Holding Pte. Ltd., the holding firm for Elite Partners Group, an alternative investment and asset manager; Ho Lee Group Pte. Ltd., a real estate and construction conglomerate; and Sunway RE Capital Pte. Ltd., a wholly-owned subsidiary of Sunway Berhad.

Elite UK REIT's portfolio ("**Portfolio**") comprises mostly freehold properties strategically located mainly in town centres, and near amenities and transportation nodes. With its portfolio, Elite UK REIT is one of the largest providers of critical social infrastructure to the Department for Work and Pensions ("**DWP**") and other UK Government departments. As at 30 June 2024, Elite UK REIT's portfolio has a total asset value of £415 million.

In addition to stable government-backed income stream, the Manager plans to capitalise on emerging market trends and sectors exhibiting strong growth potential in the UK, such as the Living Sector, which includes purpose-built student accommodation and Built-to-Rent residential assets.

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