



FY2024 Financial Results

10 February 2025

Mitre House, Lancaster
North West, England

Section I

Key Highlights

Duchy House & Palatine House
Preston, North West England

Key Highlights

1 *Distributable income and portfolio valuation has stabilised through a combination of strategic capital management and proactive asset management*

£37.5 million FY2024 Revenue⁽¹⁾
 ▼ 1.2% yoy mainly due to vacant assets

2.87 pence FY2024 DPU
 ▲ 5.0%⁽²⁾ yoy

£416 million Portfolio Valuation⁽³⁾
 ▲ 0.5% vs 30 Jun 2024⁽⁴⁾
 ▲ 1.2% vs 31 Dec 2023⁽⁴⁾

Distributable income has stabilised...

(£'m)



... through a combination of *strategic capital management and proactive asset management*

Notes:

- (1) Excludes effect of straight-line rent adjustments.
- (2) FY2023 DPU adjusted based on FY2024 weighted average Units in issue of 593.4 million.
- (3) Comprising 149 properties as at 31 Dec 2024.
- (4) For the same 149 properties valued as at 31 Dec 2024 for a like-for-like comparison.

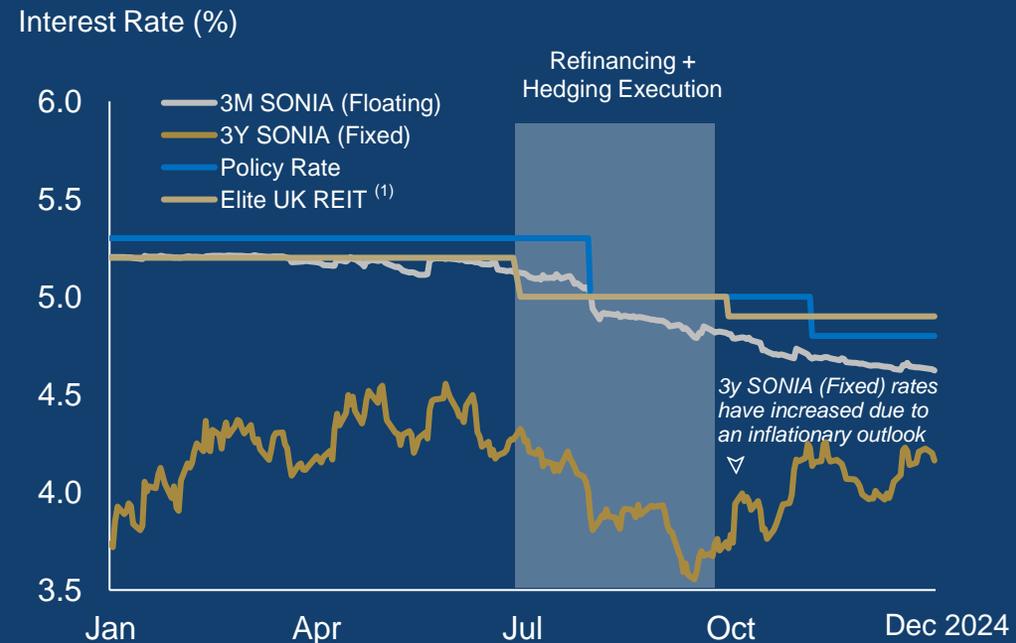
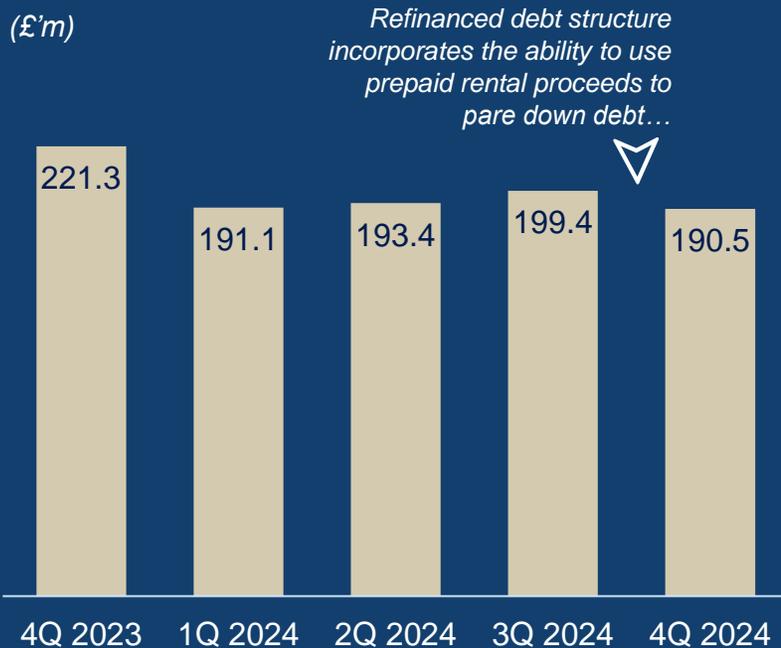
Key Highlights

2 Interest savings are starting to filter through to distributable income through strategic capital management and interest rate optimisation

86% Proportion of debt on fixed rates **4.9%** Borrowing costs ▼ ~30 bps yoy **£2.0** million Estimated annual savings in borrowing costs

Debt reduced by more than £30m throughout FY2024, funded by multiple sources of capital, divestments and dilapidation settlements proceeds...

... combined with tactical moves to lock in attractive fixed rates have reduced overall borrowing costs.



Notes:

(1) Including credit margin and base rates. Base rates is a combination of 3-month SONIA (Floating) and 3-year SONIA (Fixed) rates.

Key Highlights

3 Value creation through strategic asset conversions, concluding dilapidation settlements and tactical disposals

15% Average premium to valuation achieved on contracted divestments

£8.6 million Value Creation for Peel Park, Blackpool \uparrow 36% yoy

£2.5 million Dilapidation settlements all fully closed out and collected in FY2024



RELET



Social Infrastructure

+30% Rental Reversion +5% Rental Reversion

RECYCLE



Vacant Assets

£6.2 million, 15% Premium to Valuation

REPOSITION



Government Workspace

£24.2m value 31 Dec 2023

Government Workspace

Future Data Centre Development Site

£32.8m value 31 Dec 2024

Section II

Financial Performance

Financial Performance



- ✓ **DPU increased by 5.0%⁽²⁾ yoy to 2.87 pence**, maximising unitholders' returns through proactive asset management and strategic capital management
- ✓ Refinancing to **achieve interest rate of 4.9%, reducing borrowing cost by 30bp**
- ✓ **Tax expense decreased by 13.5% yoy** due to higher interest deduction and higher capital allowances claims from sustainability enhancement works

£'000	2H 2024	YoY Change %	FY2024	YoY Change %	Commentary
Revenue⁽¹⁾	18,891	▼ 1.7%	37,503	▼ 1.2%	<ul style="list-style-type: none"> • Lower revenue mainly due to non-income generating vacant assets offset by rent escalations since 2Q 2023
Net Property Income⁽¹⁾	18,641	▼ 15.5%	37,373	▼ 10.3%	<ul style="list-style-type: none"> • Lower dilapidation concluded during 2024 due to occupancy stability
Distributable Income	9,271	▲ 6.5%	18,454	▲ 2.3%	<ul style="list-style-type: none"> • Interest savings from strategic capital management and interest rate optimisation
Distribution per unit ("DPU") – pence⁽²⁾	1.47	▲ 5.8%	2.87	▲ 5.0%	<ul style="list-style-type: none"> • Tax benefits arising from capital expenditure on sustainability enhancement works

Notes:

(1) Excludes effect of straight-line rent adjustments.

(2) FY2023 DPU adjusted based on FY2024 weighted average Units in issue of 593.4 million.

Capital Management

Optimised borrowing costs whilst mitigating interest rate risks



Capital Structure	31 Dec 2024	31 Dec 2023
Total Assets	£440.3m	£444.0m
Total Liabilities	£199.1m	£236.8m
Total Debt	£190.5m	£221.3m
Net assets	£241.2m	£207.2m
Net asset value per Unit	£0.41	£0.43
Net Gearing Ratio⁽¹⁾	42.5%	47.5%

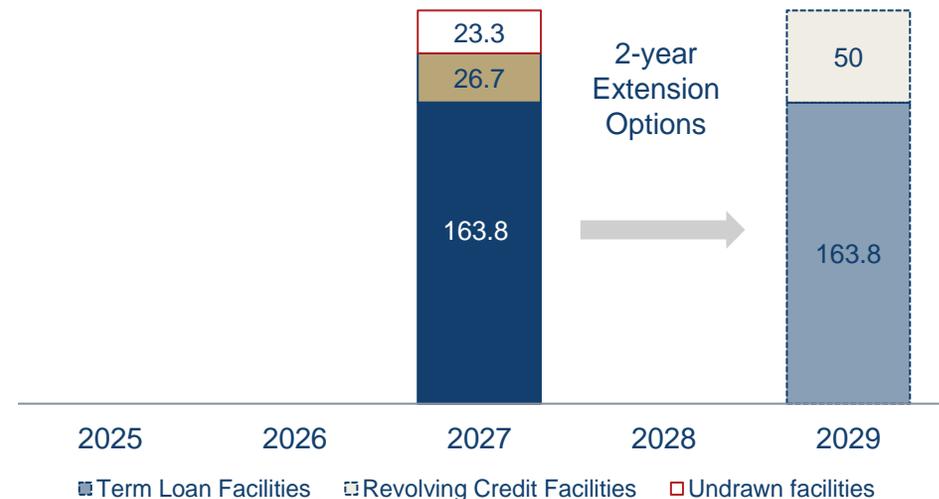
Debt Management	31 Dec 2024	31 Dec 2023
Borrowing Costs	4.9%	5.2%
Interest Rate Fixed	86%	63%
Interest Coverage Ratio	2.5x	3.4x

Interest Rate Sensitivity	+ 100 bps in Floating Rates Only	+ 100 bps in Floating Rates + Fixed Rates
Impact to DPU (£'m)	0.2	1.5
Impact to DPU (%)	1.3%	8.7%
Interest Coverage Ratio	2.4x	2.1x

EBITDA Sensitivity	5% decrease in EBITDA	10% decrease in EBITDA
Interest Coverage Ratio	2.3x	2.2x

- ✓ **Optimal cash management** to reduce negative carry with £50m revolving loan tranches
- ✓ 100% sustainability-linked, with interest-savings as assets' energy performance improves
- ✓ No refinancing requirements until 2027
- ✓ Flexibility to manage its future maturities with the 2-year **extension options**
- ✓ **86% of interest rate exposures hedged**, mitigating volatility from interest rate risk
- ✓ 100% denominated in GBP, providing a **natural hedge**

Debt maturity profile



Note:

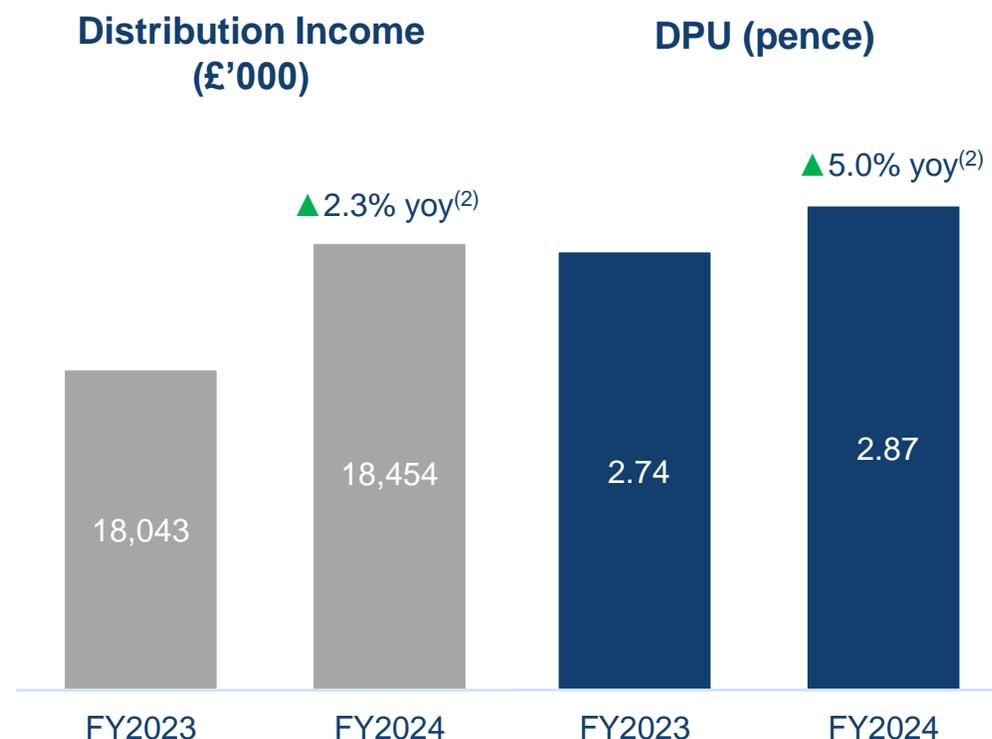
(1) Net gearing is calculated as aggregate debt less cash over total assets less cash. Aggregate Leverage calculated as per the Property Funds Appendix would be 43.4% and 42.6% as at 31 Dec 2024 and 10 Jan 2025 respectively.

Distribution Details and Timetable



Mitigation of multiple risk factors have enabled a higher distribution payout ratio

Key Dates for 2H 2024 distribution of 1.47 pence per unit	
Ex-distribution	17 Feb 2025
Record date	18 Feb 2025
DRP issue price announcement	18 Feb 2025
Distribution election period	3 Mar 2025 to 12 Mar 2025
Distribution payment and listing of Units	28 Mar 2025



- Unitholders who wish to receive their Distribution in Singapore dollars need not take any action.
- Unitholders who wish to participate in the Distribution Reinvestment Plan⁽¹⁾ (“DRP”) or receive their Distribution in GBP will have to complete the Notice of Election and send it to the Manager c/o The Central Depository (Pte) Limited by 12 March 2025.
- The Distribution will be out of tax-exempt income and therefore exempt from Singapore income tax in the hands of all Unitholders.

Notes:

(1) Only Unitholders with Singapore registered addresses will be eligible to participate in the DRP. Overseas Unitholders who wish to be eligible to participate in the DRP should provide an address in Singapore for the service of notices and documents to the Manager c/o The Central Depository (Pte) Limited; Where deduction of income tax is applicable and the Unitholders elect to receive the distributions in Units, the number of Units to be allotted under the DRP will be computed based on the distributions net of tax deducted.

(2) FY2023 DPU adjusted based on FY2024 weighted average Units in issue of 593.4 million.



Section III

Asset Management

Proactive Asset Management

Ongoing progress made to strengthen the portfolio's income certainty

- ✓ **Income certainty strengthened** with rental reversion for two assets in FY2024
- ✓ Engagement with tenants to extend and diversify leases ending in 2028 to extend WALE of 3.3 years⁽¹⁾
- ✓ Contracted to divest assets in FY2024 at an average of **15.1% premium to valuation**; net proceeds will be used to reduce gearing to long-term target of <40%
- ✓ 160 bps improvement in **occupancy rate to 93.9%** from 92.3% a year ago, and set to improve further to 95.6% with the completion of divestments announced



**Dallas Court
Salford**



**Theatre Buildings
Billingham**



**Sidlaw House
Dundee**



**Hilden House
Warrington**



**St Paul's House
Chippenham**

Region	North West, England	North East, England	Scotland	North West, England	South West, England
Tenant	Home Office	DWP	Vacant	Vacant	Vacant
Expiry	Jun 2034	Mar 2028	N.A	N.A	N.A
Progress in FY2024	30% rental reversion starting in Jun 2024 Pushed out lease expiry by 10 years from Jun 2024 to Jun 2034	5% rental reversion backdated to rent review date in Apr 2023	Divested with a sale consideration of £1.3m, at a 41.7% premium to valuation	Entered into contract to divest with a sale consideration of £3.3m, at a 5.9% premium to valuation	Entered into contract to divest with a sale consideration of £1.6m, at a 18.5% premium to valuation

Note:

(1) As at 31 Dec 2024.

Sustainability Initiatives



SPTs achieved; aided by a strategic partnership with government tenants

- ✓ Strong relationship with tenants, aided by **strategic partnership** with government tenants to co-invest in energy-efficient and sustainable features in the portfolio
- ✓ **Achieved Sustainability Performance Targets** for FY2024, with 3.5% of portfolio achieved Energy Performance Certification of B or better, while 23.1% of portfolio achieved C or better



Flemington House
Motherwell, Scotland

- External air-sourced heat pumps installed
- Isolation and removal of the existing general & emergency lights
- Installation of new Whitecroft high efficiency, low energy LED lights with timing controls



Coustonholm Road
Glasgow, Scotland

- Isolation and removal of existing general and emergency lighting
- Replacement with new Whitecroft high efficiency low energy timed LED lights throughout the building
- Modern boilers already installed



Kilner House
Canning Town, London

- Replacement of variable refrigerant volume air conditioning system across ground and first floor
- External variable refrigerant volume air conditioning units installed
- New internal ceiling cassettes installed throughout the building

Section IV

Key Priorities

Elite UK REIT's Broadened Focus



Multi-sector portfolio focused on defensive cashflows

Long-term vision for Elite UK REIT

Defensive cashflow backed by non-discretionary assets

- Benefit from **resilient cashflow** afforded by government tenancies
- Expand **defensive portfolio** to include non-government tenancies in **non-discretionary sectors** such as student housing and Build-to-Rent residential

Multi-sector and focused market exposure to the UK

- Diversified exposure to **UK real estate** accessed via one of the pre-eminent REIT regimes for international capital
- Key international market for **institutional-quality** real estate backed by strong rule of law, property and tax regulations

Asset management-led value creation

- Strengthen existing assets through **value enhancements** and **future-proofing** of current assets
- Participate in organic growth via **strategic asset repositioning**

Expansion of Investment Strategy

UK Focus with Dual Sector Emphases

Social Infrastructure Assets



Jobcentres



Government Workspaces



Living Sector Assets



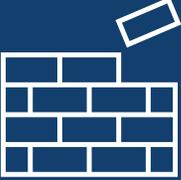
Student Housing



Built-to-Rent Residential

Key Priorities

Management's focus areas in the near-term



1. Proactive asset management



Opportunistic divestment + capital recycling to lower gearing

Widen analyst + media coverage

Highest + best alternative uses




Equity index inclusion




Extend and diversify leases



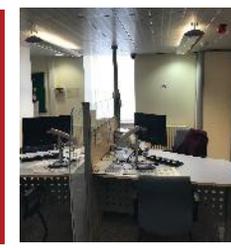
Social focus + sustainability



Sub-40% long term gearing



3. Improve liquidity




2. Capital management



WHAT WE HAVE ACHIEVED SINCE 2023

- 1 Reduced borrowings by £45m through fundraising and capital recycling from dilapidation settlements and divestments
- 2 Funded £15m of sustainability capital expenditure in collaboration with tenants to reduce their occupation costs
- 3 Generated £19.3m gross receipts through capital recycling from dilapidation settlements and divestments
- 4 All refinancing completed with no refinancing requirements until 2027
- 5 100% sustainability financing supported by a diversified group of relationship banks
- 6 Portfolio valuation of £416m at 31 Dec 2024 held steady, well-supported by transacted divestments

Disclaimer

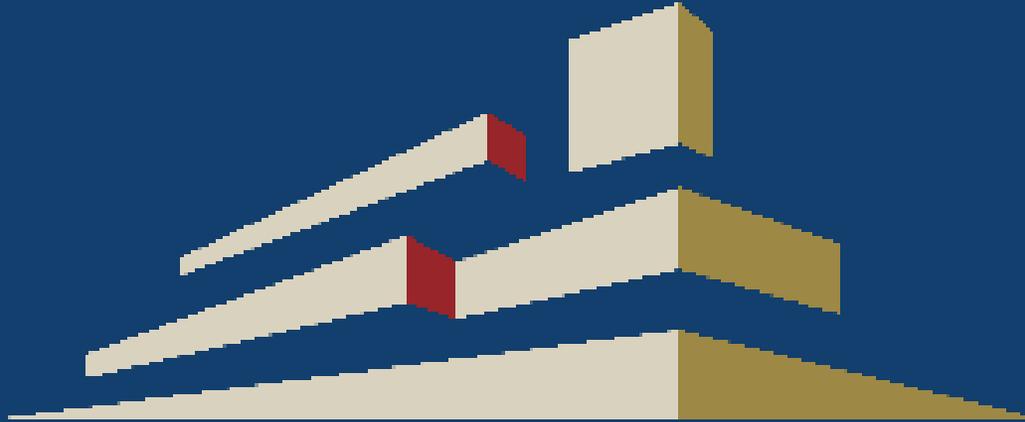


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This announcement should be read in conjunction with accompanying disclosure materials, including but not limited to the unaudited or audited financial statements of Elite UK REIT.



ELITE UK REIT

THANK YOU

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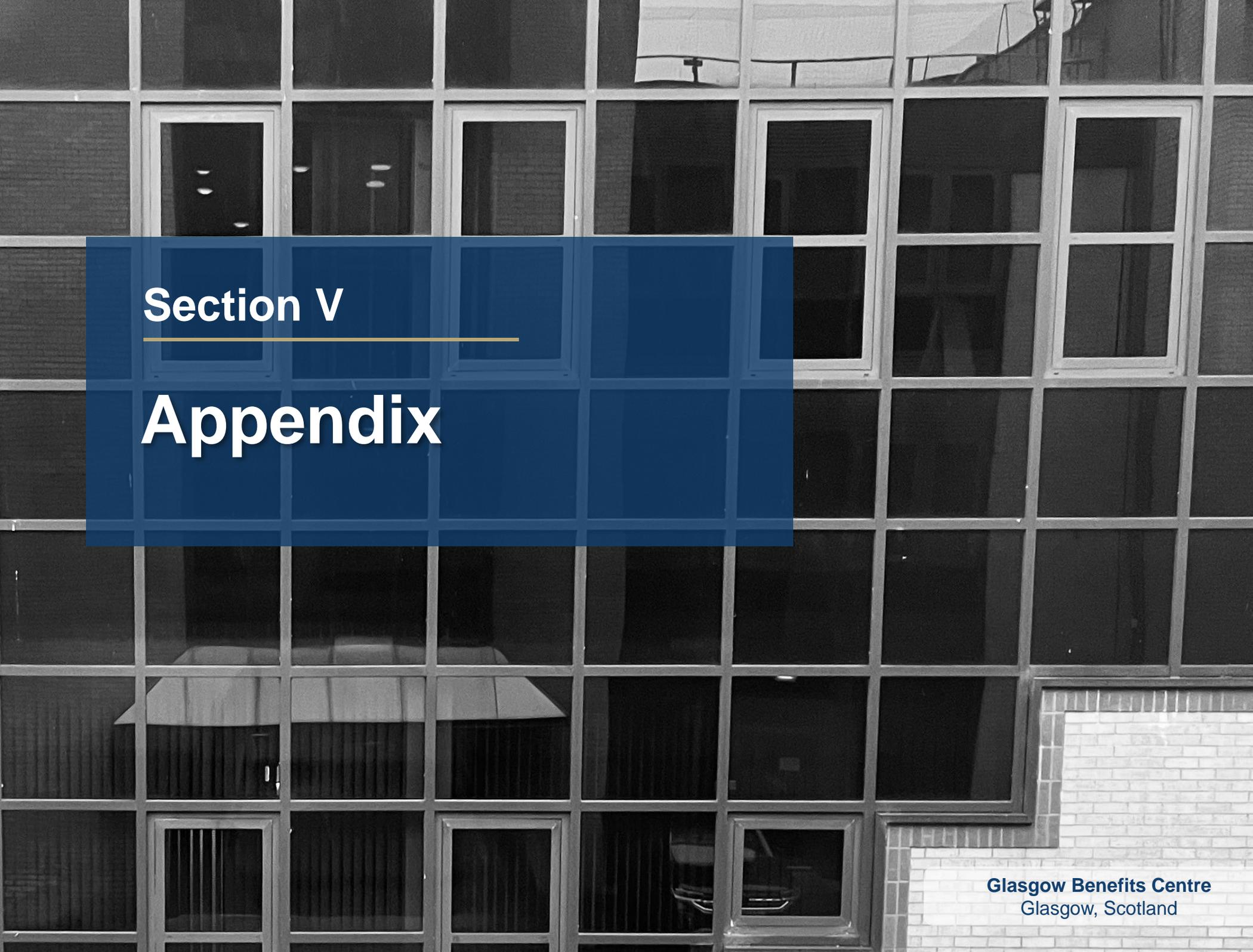
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Website



Email Alerts



Section V

Appendix

UK REIT Listed In Singapore

Income and growth from social infrastructure



SPONSORS



Geographically Diversified,
Strategically Located
£416 million Portfolio Valuation⁽⁴⁾



100%

Freehold and Long Leasehold ⁽¹⁾



99.1%

Gross Rental Income from UK Government ⁽²⁾



Triple Net

Full Repairing & Insuring Leases ⁽³⁾



3.3 years

Weighted Average Lease Expiry



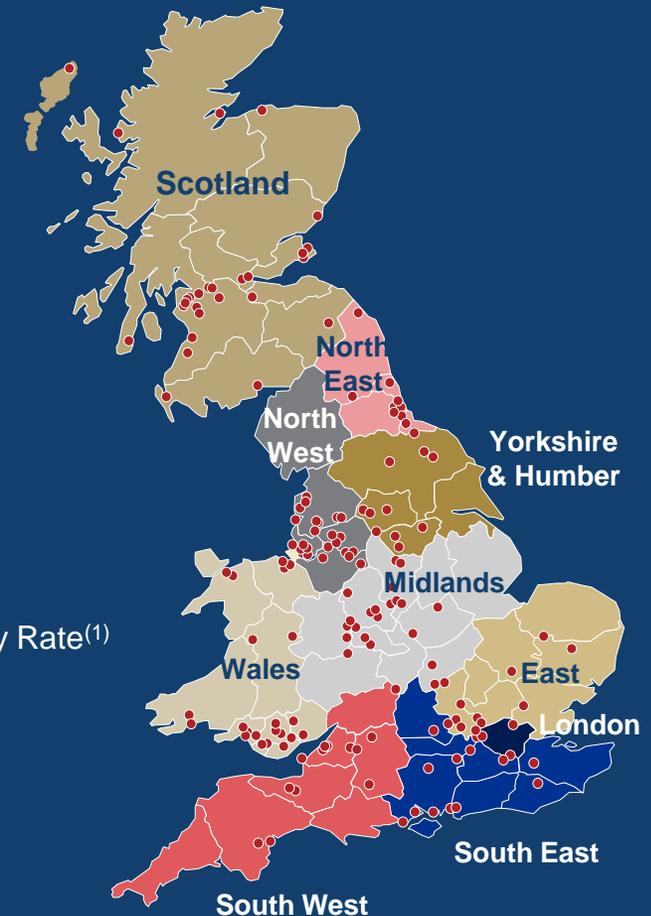
3.8 million sq ft

Net Internal Area



93.9%

High Portfolio Occupancy Rate⁽¹⁾



Notes:

- (1) As at 31 Dec 2024, 144 properties are on freehold tenures and five properties are on long leasehold tenures.
- (2) Nearly all leases are signed with the Ministry of Housing, Communities and Local Government, which is a Crown Body.
- (3) Under a full repairing and insuring lease, commonly known as triple net lease, the responsibility for the repair of the external and internal parts as well as the structure of the property is placed with the tenant for occupied assets.
- (4) Based on latest valuation as at 31 Dec 2024.

UK REIT Listed In Singapore

Unique asset class with compelling risk-adjusted returns



Resilient Tenant Base

Tenancies backed by AA-rated UK sovereign credit strength



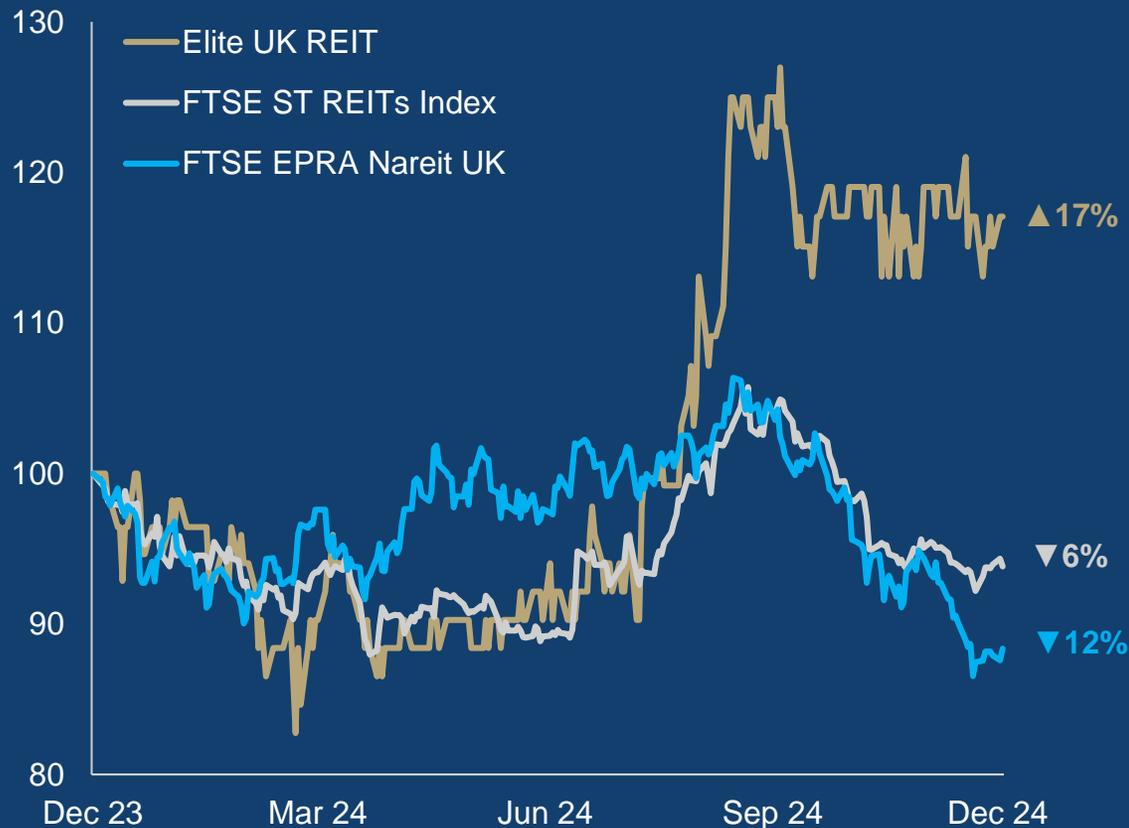
Advance Rent Collection

3-month advance rental used to reduce negative carry



Credit Stability & Income Certainty

Total Returns (%) ⁽¹⁾



Elite UK REIT (As at 31 Dec 2024) SGX: MXNU Bloomberg: ELITE SP	
Market Capitalisation	£175 million
Unit Price	£0.295
Total Return 2024 Year-to-Date	17%
Discount to Book Value	24%
Distribution Frequency	Half-Yearly March and September

Notes:

(1) Source: Bloomberg Finance L.P.

Portfolio Overview



Geographically diversified across the United Kingdom	East	Yorkshire & Humber	London	North East	South West	South East	Midlands	Wales	North West	Scotland	Total
Properties (#)	8	10	10	11	12	12	16	20	24	26	149
Net internal Area ('000 sq ft)	223.8	164.8	193.5	171.5	257.0	310.3	310.3	338.3	956.7	782.2	3,708.4
Valuation (£ million)	26.4	11.9	62.1	11.8	33.6	46.0	28.4	27.8	98.7	69.6	416.2
% portfolio (by valuation)	6.3%	2.9%	14.9%	2.8%	8.1%	11.1%	6.8%	6.7%	23.7%	16.7%	100%
Annualised GRI Yield ⁽¹⁾	9.0%	10.4%	6.7%	11.8%	9.1%	9.3%	10.7%	10.4%	8.4%	10.1%	9.1%

As at 31 Dec 2024



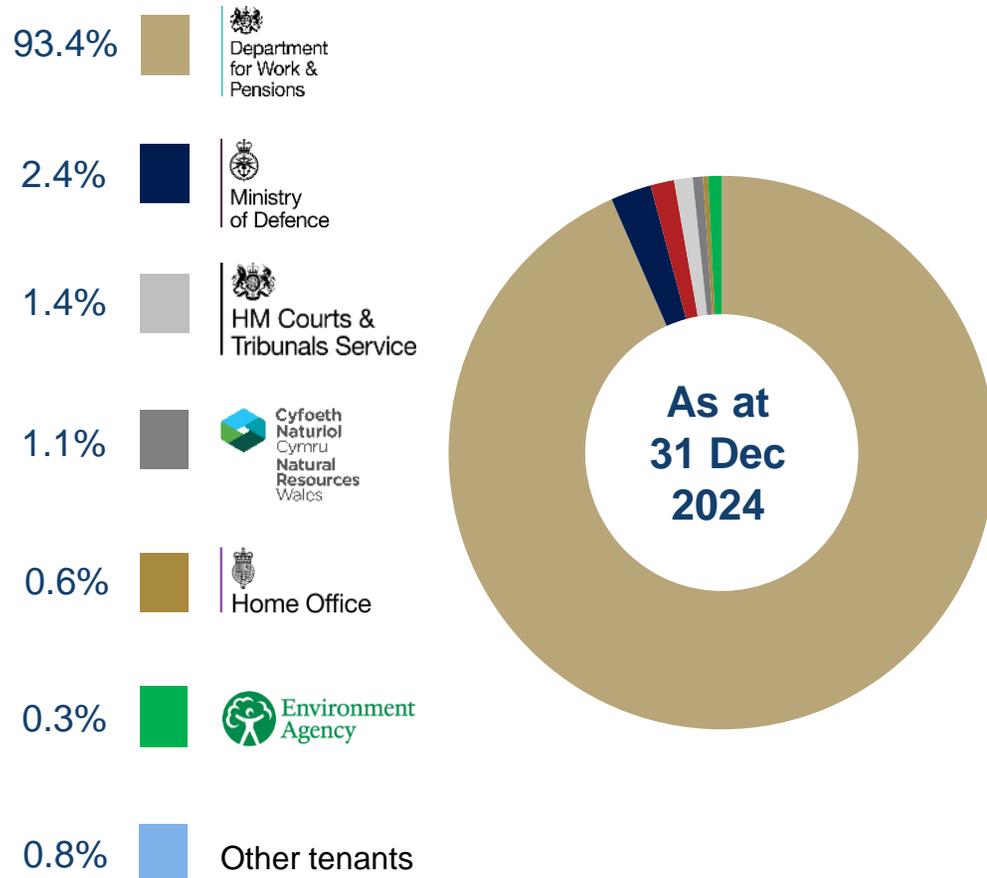
Notes:

(1) Annualised GRI yield is derived from dividing annualised GRI as at 31 Dec 2024 by valuation as at 31 Dec 2024.

Tenants

Elite UK REIT is the largest provider of critical social infrastructure to several departments in the UK government.

Tenant Mix by Gross Rental Income⁽¹⁾



DWP's Mission:

To improve people's day to day lives and help them build financial resilience and a more secure and prosperous future. Services provided mainly through Jobcentre Plus.

88%

Front of House⁽¹⁾

~20m

Claimants Served⁽²⁾

>£265bn

Disbursed in Benefits⁽²⁾

>84k

Employees⁽³⁾

Notes:

- (1) As at 31 Dec 2024.
- (2) Source: Gov.UK. Department for Work & Pensions. DWP annual report and accounts 2023 to 2024.
- (3) Source: DWP: workforce management information Nov 2024.

At The Right Place And Right Time

Asset repositioning and expansion of investment strategy in progress

Harnessing value from ~£48 million of assets⁽¹⁾



- ✓ Assets are mainly in primary city central locations, close to transportation nodes and amenities
- ✓ Various potential alternative uses are available for the assets, depending on the real estate market conditions and economic dynamics of the submarkets
- ✓ Repositioning considerations: Market Viability, Strategy Alignment, Scale of Opportunity, Risk & Returns



Notes:
 (1) Based on latest valuation as at 31 Dec 2024

Potential Data Centre Development Site

Site for a Low Emission + Low Latency Data Centre in Blackpool UK

LOCATION

- <5km to Blackpool town centre & <1 hour to Liverpool and Manchester via major motorways
- Benefits from subsea cables that connects Blackpool to Dublin and extending to Europe and the US

POWER

- Secured 120 MVA power supply for hyperscale + artificial intelligence-enabled capacity data centre
- In discussions to tap on wind power infrastructure nearby, enabling the delivery of a sustainably-powered data centre

New Subsea Data Link
with North America



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

Potential Data Centre Development Site

Site for a Low Emission + Low Latency Data Centre in Blackpool UK

SUPPORTIVE LOCAL GOVERNMENT

- Submitted planning application after receiving positive response during pre-application
- Data centres classified as **Critical National Infrastructure** by the UK Government in Sep 2024
- ✓ Enables prioritised access to government security agencies and provide reassurance to data centre operators

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