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DBS Bank Ltd. and United Overseas Bank Limited are the joint issue managers, joint global coordinators, and joint bookrunners and underwriters to the initial public offering of UI Boustead REIT.

UI BOUSTEAD REIT RENEWED AND SIGNED NEW LEASES FOR 305,292 SQ FT OF SPACE, BRINGING PORTFOLIO COMMITTED OCCUPANCY TO 92.2%

- Portfolio committed occupancy as at 30 April 2026 increased to 92.2%, from 89.4%¹; committed occupancy for Singapore portfolio stood at 97.1% as at 30 April 2026
- AUMOVIO Building Phase 3 asset enhancement initiative has secured pre-commitment for ~40% of its net lettable area
- Active measures undertaken to manage operating expenses, including locking in electricity tariff rates in Singapore to mitigate volatility in utility costs

SINGAPORE, 7 MAY 2026 – UIB REIT Management Pte Ltd, the manager of UI Boustead REIT (the “Manager”), announced today that UI Boustead REIT has renewed and signed new leases amounting to a total net lettable area (“NLA”) of 305,292 square feet (“sq ft”) for the period from 1 October 2025 to 30 April 2026 (the “Period”), representing 5.7% of its portfolio NLA. As a result, UI Boustead REIT’s portfolio committed occupancy increased to approximately 92.2% as at 30 April 2026, compared to approximately 89.4% as disclosed in the Prospectus¹.

Ms Tan Shu Lin, Chief Executive Officer of the Manager, said, “We are pleased to have boosted UI Boustead REIT’s portfolio committed occupancy to 92.2%, and will continue to build on the healthy leasing momentum seen across our portfolio to drive occupancy performance.”

“Further, the Manager has taken active measures to manage operating expenses in light of the ongoing conflict in the Middle East, and has locked in the electricity tariff rate for Singapore properties for the next three years which will mitigate volatility in utility costs. Separately, utility costs for Japan properties are largely on pass-through basis to tenants.”

“These results are testament to the Manager’s ability to drive portfolio performance while navigating near-term uncertainties. We will continue to proactively manage UI Boustead REIT’s portfolio of quality assets to enhance the resilience and stability of cashflows for Unitholders.”

Singapore Portfolio

The committed occupancy for the Singapore portfolio increased from 96.3%¹ to 97.1% as at 30 April 2026.

At 26 Tai Seng Street, a Hi-Specs Industrial property, committed occupancy increased from 81.6%¹ to 96.7%, supported by a new lease secured with a globally renowned fast-food chain for its Singapore headquarter operations.

At AUMOVIO Building Phase 3, a Hi-Specs Industrial property, which is set to commence asset enhancement initiative (“AEI”) works in June 2026 to convert the property from single-tenanted to multi-tenanted, pre-leasing is already underway. Approximately 40% of NLA has already been pre-committed ahead of the estimated AEI completion in November 2026.

The Manager has locked in the electricity tariff rate for the Singapore portfolio for the next three years to 2029 at favourable levels, ahead of the recent escalation in energy prices. This will mitigate volatility in utility costs for all the Singapore properties.

¹ Committed occupancy rates as at 30 September 2025 as disclosed in the prospectus dated 5 March 2026 (“Prospectus”).

Japan Portfolio

The committed occupancy for the Japan portfolio increased from 76.7%² to 83.2% as at 30 April 2026.

At Toyo MK Fuso Building, a Business Space property, full committed occupancy has been achieved with the signing of a new lease with a major Japanese insurance corporation. At UIB Konan Phase 2, a Logistics property which has NLA of more than 1.7 million sq ft, committed occupancy improved from 76.7%² to 81.6% as at 30 April 2026. 12.7% of the property's NLA is in advanced stages of negotiation, with additional prospects in discussions for the remaining vacancy.

Utility costs for the Japan portfolio are largely on a pass-through basis to tenants.

For further details on UI Boustead REIT's committed occupancy rates as at 30 April 2026, please refer to Annex A.

Capital Management

The Manager adopts a prudent and disciplined approach to capital management. As at 31 March 2026, aggregate leverage was 37.0%³, with weighted average all-in cost of debt of approximately 2.5%. The proportion of fixed rate debt was approximately 50%, in line with the assumption for Projection Year 2027⁴ as disclosed in the Prospectus. In view of the current volatility in interest rates, the Manager will actively monitor the markets and look to increase the proportion of fixed rate debt to ensure resilience and stability of distributions to Unitholders. Weighted average debt expiry was 4.1 years as at 31 March 2026, with no refinancing requirement until FY 2029.

² Committed occupancy rates as at 30 September 2025 as disclosed in the Prospectus.

³ Excludes the Consumption Tax Debt Facilities (as defined in the Prospectus), which will be repaid immediately following the refund of the consumption tax expected by Projection Year 2027.

⁴ As defined in the Prospectus.

Annex A: UI Boustead REIT – Committed Occupancy Rates as at 30 April 2026

No.	Property Name	Country	Committed Occupancy Rate
Logistics			
1.	12 Changi North Way	Singapore	100.0%
2.	10 Changi North Way	Singapore	100.0%
3.	16 Changi North Way	Singapore	100.0%
4.	UIB Konan Phase 2	Japan	81.6%
Business Space			
5.	ALICE@Mediapolis	Singapore	91.0%
6.	Razer SEA HQ	Singapore	100.0%
7.	GSK Asia House	Singapore	98.1%
8.	Toyo MK Fuso Building	Japan	100.0%
Hi-Specs Industrial			
9.	351 Braddell Road	Singapore	95.2%
10.	26 Tai Seng Street	Singapore	96.7%
11.	AUMOVIO Building Phase 1 and 2	Singapore	100.0%
12.	AUMOVIO Building Phase 3	Singapore	100.0%
13.	Edward Boustead Centre	Singapore	100.0%
General Industrial			
14.	6 Tampines Industrial Avenue 5	Singapore	86.6%
15.	Rolls-Royce Solutions Asia	Singapore	100.0%
16.	8 & 12 Seletar Aerospace Heights	Singapore	100.0%
17.	Jabil Circuit	Singapore	100.0%
18.	31 Tuas South Avenue 10	Singapore	100.0%
19.	85 Tuas South Avenue 1	Singapore	100.0%
20.	98 Tuas Bay Drive	Singapore	100.0%
21.	10 Seletar Aerospace Heights	Singapore	100.0%
22.	26 Changi North Rise	Singapore	100.0%
23.	11 Seletar Aerospace Link	Singapore	100.0%
	Portfolio		92.2%

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About UI Boustead REIT

UI Boustead REIT is established with the principal investment strategy of investing, directly or indirectly, in logistics, industrial, Hi-Specs industrial and business space assets in the Asia Pacific and real estate-related assets.

While UI Boustead REIT's investment strategy includes investments in the Asia Pacific, its initial focus will be on Singapore and Japan.

UI Boustead REIT's portfolio comprises 23 properties – 21 properties located in Singapore and two properties located in Japan – with a total gross floor area of approximately 5.9 million square feet and total agreed property value of approximately S\$1.9 billion. UI Boustead REIT is managed by UIB REIT Management Pte Ltd, a wholly-owned subsidiary of the Sponsor.

For more information on UI Boustead REIT, please visit www.uibreit.com.

About the Sponsor – UIB Holdings Limited

UIB Holdings Limited ("UIB"), the Sponsor of UI Boustead REIT, is a fully vertically integrated Pan-Asian logistics and industrial real estate platform that focuses on high-growth markets in Asia, and has execution capabilities across the real estate value chain of sourcing and acquisition, development and asset enhancement, asset management, and property and leasing management.

As at 31 December 2025, UIB had total assets under management across Asia of approximately US\$4.0 billion and over 19.0 million square feet of gross floor area.

For more information on UIB, please visit www.uib.net.

IMPORTANT NOTICE

This Media Release is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in UI Boustead REIT (“Units”). Any discrepancies in the figures included herein between the listed amounts and total thereof are due to rounding.

The past performance of UI Boustead REIT is not necessarily indicative of the future performance of UI Boustead REIT. Listing of the Units on the Singapore Exchange Securities Trading Limited (the “SGX-ST”) does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, UIB REIT Management Pte. Ltd., as manager of UI Boustead REIT (the “Manager”) or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of the Units may only deal in their Units through trading on the SGX-ST.

This Media Release 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, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the Manager regarding future events. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this Media Release. None of the Manager or any of its affiliates, advisers or representatives undertakes any obligation to update publicly or revise any forward-looking statements, and none of them shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use, reliance or distribution of this Media Release or its contents or otherwise arising in connection with this Media Release.