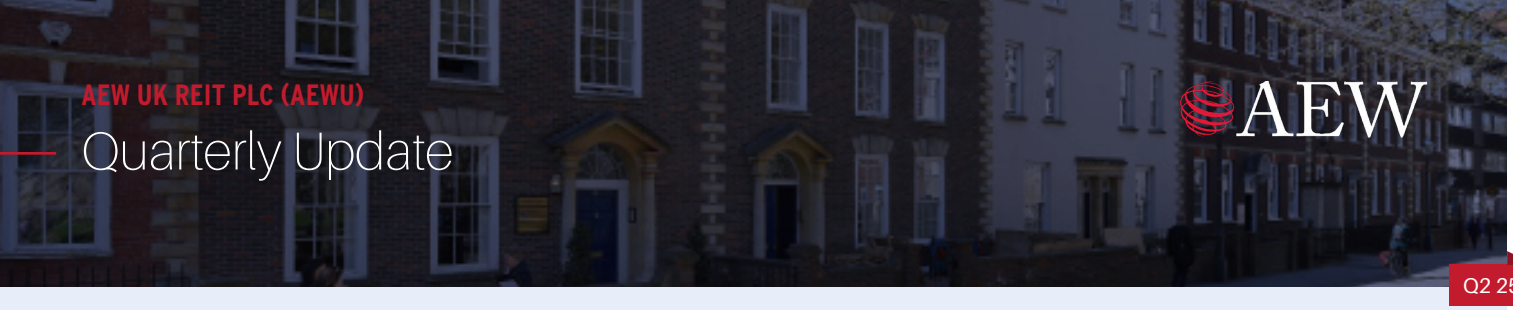


AEW UK REIT PLC (AEWU)

Quarterly Update

Q2 25

AEW UK REIT plc (The Company) invests in and intensively asset manages a value-focused portfolio of high yielding commercial properties across the UK.

FINANCIAL HIGHLIGHTS

- NAV of £172.47 million or 108.87 pence per share at 30 June 2025 (31 March 2025: £174.44 million or 110.11 pence per share).
- NAV total return of 0.69% for the quarter (31 March 2025 quarter: 1.90%).
- 0.05% like-for-like portfolio valuation increase for the quarter (31 March 2025 quarter: 1.42% increase).
- EPRA earnings per share ("EPRA EPS") for the quarter of 1.73 pence (31 March 2025 quarter: 1.71 pence).
- Interim dividend of 2.00 pence per share for the three months ended 30 June 2025, paid for 39 consecutive quarters and in line with the targeted annual dividend of 8.00 pence per share, representing a dividend yield of 7.4% as at quarter-end.
- Loan to GAV ratio at the quarter end was 25.21% (31 March 2025: 25.01%). Significant headroom on all loan covenants.
- Company continues to benefit from a low fixed cost of debt of 2.959% until May 2027.
- Acquisition of a leisure asset in Leicester for £11.15 million in June 2025, reflecting a NIY of 10.6%. This completes the Company's redeployment of sale proceeds from the disposal of Central Six Retail Park in Coventry.

MSCI UK Property Investment Awards WINNER 2023 · EPRA BPR GOLD · EPRA sBPR GOLD · GRESB · CITYWIRE INVESTMENT TRUST AWARDS 2020, 2021, 2022, 2023 & 2024 WINNER · UK PROPERTY TRUST AEW UK REIT plc · 2023 & 2024 WINNER PROPERTY AEW UK REIT plc

PORTFOLIO MANAGER'S COMMENTARY

"We are pleased to report a quarterly shareholder total return of 8.9%, continuing what was a year of strong share price performance to the end of March, driving a 12-month total return of 36.5%. Encouragingly, the Company's shares have returned to trade at close to NAV, and modestly above, on several occasions since the end of the quarter. This positive performance follows the sixth consecutive quarter of like-for-like valuation gains in the Company's portfolio, achieved during a period when property markets have remained subdued. The trend highlights the effectiveness of our counter-cyclical investment approach and active asset management strategy in driving income and capital growth across market cycles. The timing of the Leicester acquisition in returning the Company to full investment and completing towards the end of the period (10 June), has somewhat supressed earnings this quarter to 1.73pps. With Leicester now added to the portfolio, together with ongoing and other planned asset management initiatives across several assets, income and capital returns are anticipated to be stronger in future periods.

This quarter marks the 10-year anniversary of the Company's IPO, with a decade of excellent performance against both the MSCI Balanced Funds Quarterly Property Index and our peers in the UK diversified REIT space. The Company has achieved consistent NAV total return outperformance against its peers on a one, three and five-year annualised basis, as well as property total return outperformance of the MSCI benchmark across these same time periods, and on a seven-year annualised basis. I look forward to sharing the Portfolio's 10-year performance data in the coming weeks. The Company remains committed to maintaining its quarterly dividend of 2.00 pence per share, which has now been paid for 39 consecutive quarters.

I would like to express my gratitude to the highly supportive and dedicated members of the AEW UK team, our Board Directors, our advisers, and our

	VALUATION 30 JUNE 2025		LIKE-FOR-LIKE VALUATION MOVEMENT FOR THE QUARTER	
SECTOR	**£ million**	**%**	**£ million**	**%**
Industrial	78.66	36.45	0.06	0.08
High Street Retail	44.46	20.60	0.66	1.51
Other	39.24	18.18	(0.81)	(2.80)
Retail Warehouses	28.94	13.41	0.29	1.01
Office	24.51	11.36	(0.09)	(0.37)
Total	**215.81**	**100.00**	**0.11**	**0.05***

*This is the overall weighted average like-for-like valuation increase of the portfolio

TOP 10 ASSETS (BY VALUE)

Northgate House, Bath	6.30%
Plastipak, Gresford	6.12%
London East Leisure Park, Dagenham	5.42%
Freemans Leisure Park, Leicester	5.17%
Cambridge House, Bath	5.07%
40 Queen Square, Bristol	4.81%
13-13A, 114-123 Bancroft & 3-4 Portmill Lane Hitchin	4.63%
NCP, York	4.40%
Sarus Court, Runcorn	4.20%
Storeys Bar Road, Peterborough	3.74%

FUND FACTS

Portfolio Manager
Laura Elkin
Assistant Portfolio Manager
Henry Butt

Investment Objective and Strategy
The Company exploits what it believes to be the compelling relative value opportunities offered by pricing inefficiencies in smaller commercial properties let on shorter occupational leases in strong commercial locations. The Company intends to supplement this core strategy with active asset management initiatives to improve the quality of income streams and maximise value.

Launch date: 12 May 2015

Fund structure
UK Real Estate Investment Trust

SRI policy: Click here

Year end: 31 March

Fund size (Net Asset Value): £172.47m

Property valuation: £215.81m

Number of properties held: 34

Average lot size: £6.35m

Property portfolio net initial yield (% p.a.)
8.13%

Property portfolio reversionary yield: 8.87%

Loan to NAV: 34.79%

Cost of Debt: 2.96% fixed

Average weighted unexpired lease term
To break: 4.01 years **To expiry:** 5.70 years

Occupancy: 93.18%* *As a % of ERV

Number of tenants: 129

Share price as at 31 Mar: 108.4p
NAV per share: 108.87p
Premium/(discount) to NAV: (-0.43%)

Shares in issue: 158.424746m

Market capitalisation: £171.73m

Annual management charge
0.9% per annum of invested NAV

Dividend target
The Directors will declare dividends taking into account the level of the Company's net income and the Directors' view on the outlook for sustainable recurring earnings. As such, the level of dividends paid may increase or decrease from the current annual dividend, which was 8 pence per Share declared for the year ended 31 March 2025. Based on the current market conditions as at the date of this Registration Document, the Company expects to pay an annualised dividend of 8 pence per Share in respect of the financial year ending 31 March 2026.

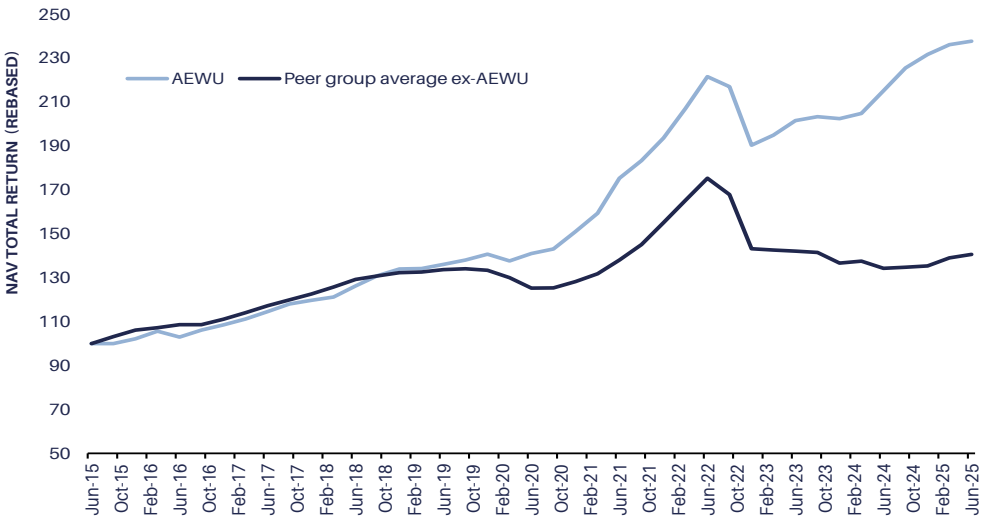
ISIN: GB00BWD24154

Broker: Panmure Liberum

Ticker: AEWU **SEDOL:** BWD2415

HISTORIC PERFORMANCE

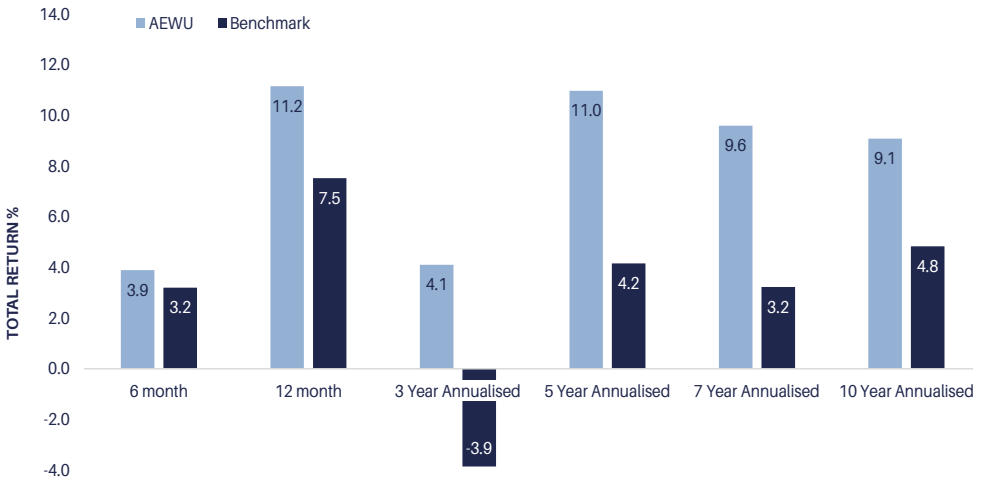
AEWU vs. Peer Group NAV Performance Total Return



Source: Panmure Liberum, June 2025.

Property Total Return Vs. MSCI Benchmark

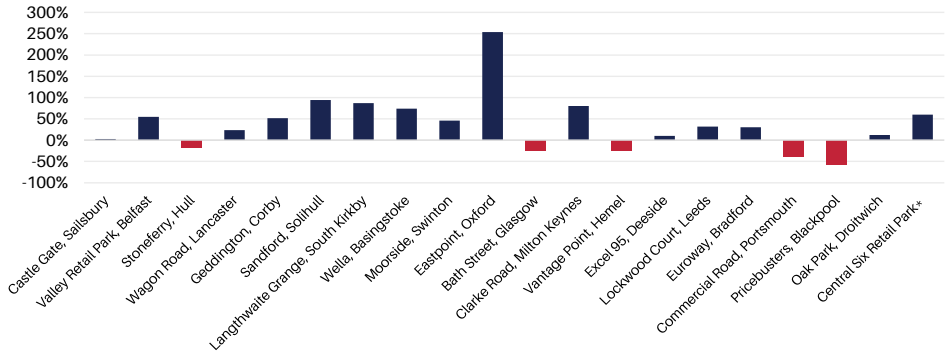
5-year annualised property total return outperformance of 6.8% above the MSCI benchmark.



Source: MSCI, 30 June 2025. Benchmark refers to MSCI/AREF UK PFI Balanced Funds Quarterly Index.

Sales to Purchase Price Premium %

38% average sales to purchase price premium



*Part disposal (Units 1-11). 'Triangle site' retained.

KEY CONTACT

Investor Relations
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T: 020 7016 4804

INVESTMENT UPDATE

Freemans Leisure Park, Leicester (Other)

In June, the Company completed the purchase of an 8.4-acre freehold site in the centre of Leicester (the "Property"), for £11,150,000. The purchase price reflects an attractive net initial yield of 10.6% and a capital value of £103 per sq. ft.

The property occupies a prominent position on an arterial route one mile south of Leicester city centre, close to the University of Leicester's student campus, and totals 108,771 sq. ft. across five units along with service yards and 582 car parking spaces.

The property is fully let to a well-known group of national tenants including Odeon Cinemas Ltd, Mecca Bingo Ltd, Spirit Pub Company Ltd and Nando's Chickenland Ltd, providing a weighted average unexpired lease term to expiry of greater than eight years. The Property presents various short-to-medium term asset management opportunities, including rental growth prospects through upcoming rent reviews; the possibility of an EV charging letting; and appraising alternative uses, such as hotel and restaurant, for areas of the site that have not already been developed.

Leicester benefits from high levels of footfall as the largest city in the East Midlands with one of the fastest growing populations in the UK. The city is served by rail connections to London, Birmingham and Nottingham, and is situated at the midpoint between London and Leeds on the M1 motorway.

The acquisition completes the Company's redeployment of sale proceeds from the disposal of Central Six Retail Park in Coventry.

No disposals were made by the Company during the quarter.

ASSET MANAGEMENT

The Company completed and exchanged on the following asset management transactions during the quarter:

11-15 Fargate, Sheffield (Retail)

The Company completed a new lease to Boots Opticians Professional Services & Seven Hills Optical Ltd, trading as Boots Opticians. The tenant has entered a 10-year lease, with a tenant break option on the expiry of the fifth year, paying a rent of £62,500 per annum. There will be a five-yearly open market upwards-only rent review. The tenant has been granted a nine-month rent free period. Following completion of the letting the property is now fully let.

Central Six Retail Park (the Triangle Site), Coventry (Retail Warehouse)

Following the freehold disposal of Units 1-11 for £26,250,000 in December 2024, the freeholder (Friargate JV Projects Limited, known as Friargate) of the remaining site, known as the 'Triangle Site', which is still held on a long leasehold by the Company, has served notice to acquire the remaining site from 29 July this year for a peppercorn.

The Triangle Site consists of three purpose-built retail warehousing units let to Salvation Army, Costa Ltd and TUI UK Retail Ltd, and a drive-thru restaurant let to Caspian Food Services Ltd, trading as Burger King, producing an annual rental income of £380,000 per annum.

In June 2023, the Company completed the acquisition of the freehold interest in Units 1-11, which had previously been held by way of a long leasehold from Friargate. The acquisition of the freehold interest was in exchange for an option for Friargate to acquire the Company's long leasehold interest of the Triangle Site over a five-year period, commencing on 1 July 2025. In acquiring the freehold of Units 1-11, the liquidity of the asset was improved, as well as user restrictions removed, thus achieving the price of £26,250,000 which represented a 60% premium to the purchase price of the entire property, which was acquired in November 2021 for £16,411,000.

Diamond Business Park, Wakefield (Industrial)

The Company completed a new lease of Unit 10 to Machtech Technology Ltd. The tenant has entered into a five-year lease with a tenant only break option in 2.5 years, paying a rent of £46,890 per annum (£4.50 psf) which is £0.50 per sq. ft. above ERV. No rent free or capital contribution was given as an incentive.

Westlands Distribution Park, Weston-super-Mare (Industrial)

The Company has completed a three-year lease renewal of Unit 4 with MCT Rehman Ltd at a rent of £95,000 per annum (£3.61 per sq. ft.), which increases to £100,000 per annum (£3.80 per sq. ft.) at the beginning of the second year, and £110,000 (£4.18 per sq. ft for the third year).

The Company has also completed a short-term lease renewal of Unit 2 with J N Baker Ltd, extending the term by an additional 12 months with a rolling tenant-only break option that allows for termination on one month's notice after the first three months of the term. The tenant will be paying a rent of £159,500 per annum (£2.28 per sq. ft).

The Company has also completed a short-term lease of Units 2B and 2C with Colin Venn. The lease will be for a total term of one year with a rolling mutual break clause that allows termination at any time with one month's notice. The tenant will pay a rent of £6,000 per annum.

Sarus Court, Runcorn (Industrial)

The Company completed a speculative refurbishment project of units 1002, formerly let to PS2 Print Ltd. The works comprised roof improvements, respraying of external elevations, internal strip-out and decoration, and replacing M&E services to improve the EPC ratings to a B. The cost of the works was £426,000, including professional fees. It is anticipated that the Company will crystalise significant rental growth from the previous rent following the unit being re-let.