



UNITED HAMPSHIRE US REIT ESTATE INVESTMENT TRUST
(a real estate investment trust constituted on 18 September 2019
under the laws of the Republic of Singapore)
(Managed by United Hampshire US REIT Management Pte. Ltd.)

ANNUAL GENERAL MEETING TO BE HELD ON 26 APRIL 2022

United Hampshire US REIT Management Pte. Ltd. as manager of United Hampshire US Real Estate Investment Trust (“**UHREIT**” and the manager of UHREIT, the “**Manager**”) refers to:

- (a) the COVID-19 (Temporary Measures) Act 2020 as amended, modified or supplemented from time to time, which enables the Minister for Law by order to prescribe alternative arrangements for listed companies in Singapore to, *inter alia*, conduct general meetings, either wholly or partly, by electronic communication, video conferencing, tele-conferencing or other electronic means;
- (b) the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 as amended, modified or supplemented from time to time (the “**Order**”);
- (c) the joint statement issued by The Accounting and Corporate Regulatory Authority, the Monetary Authority of Singapore and Singapore Exchange Regulation on 13 April 2020 (as updated on 27 April 2020, 22 June 2020, 1 October 2020 and 4 February 2022) to guide, amongst others, listed companies in Singapore on the conduct of general meetings arising from the COVID-19 situation; and
- (d) the Regulator’s Column released by SGX RegCo on 16 December 2021 that provides the expectations of the SGX RegCo on the conduct of issuers’ general meetings amid the extension of the temporary legislative relief.

1. DATE, TIME AND CONDUCT OF ANNUAL GENERAL MEETING

The Manager wishes to announce that the Annual General Meeting (“**AGM**”) will be convened and held by way of electronic means on 26 April 2022 at 10.00 a.m. to transact the business set out in the Notice of AGM dated 4 April 2022 (the “**Notice of AGM**”).

2. DOCUMENTS

The relevant documents in connection with the AGM have been uploaded on SGXNET and may be found at <https://www.sgx.com/securities/company-announcements> and are also available on UHREIT’s website at <https://www.uhreit.com/>.

Unitholders may request for printed copies of the Annual Report for the financial year ended 31 December 2021, Notice of AGM, Letter to Unitholders dated 4 April 2022 and proxy form by writing to the Manager at IR@uhreit.com or the Unit Registrar at srs.teamc@boardroomlimited.com.

3. NO ATTENDANCE AT THE AGM IN PERSON

In light of the COVID-19 outbreak in Singapore, the Manager wishes to inform Unitholders that UHREIT will be conducting its AGM by way of electronic means pursuant to the Order as part of its efforts to minimise physical interactions and COVID-19 transmission risks and **Unitholders will not be able to attend the AGM in person.**

As such, alternative arrangements have been put in place to allow Unitholders to participate in the AGM by (a) watching the AGM proceedings via “live” audio-visual webcast or listening to the AGM proceedings via “live” audio-only feed, (b) submitting questions in advance of, or “live” at the AGM, and/or (c) voting by appointing the Chairman of the AGM as proxy at the AGM. Please see paragraph 4 below for these alternative arrangements.

4. ALTERNATIVE ARRANGEMENTS

The following are the alternative arrangements which have been put in place for the AGM:

(a) *“Live” audio-visual webcast and “live” audio-only feed*

The Manager’s Chairman, Mr. Tan Tong Hai, and Chief Executive Officer, Mr. Robert T. Schmitt, will conduct the proceedings of the AGM by way of electronic means. Unitholders will be able to watch these proceedings through a “live” audio-visual webcast via their mobile phones, tablets or computers or listen to these proceedings through a “live” audio-only feed via telephone. In order to do so, Unitholders should follow these steps:

- Unitholders who wish to watch the “live” audio-visual webcast or listen to the “live” audio-only feed must pre-register online **from now till 10.00 a.m. on 23 April 2022** (the “**Registration Deadline**”), at <https://septusasia.com/uhreit-agm-registration>.

Following successful verification, authenticated Unitholders will receive email instructions on how to access the webcast and audio feed of the AGM proceedings (the “**Confirmation Email**”) by **10.00 a.m. on 25 April 2022**.

- Unitholders who do not receive the Confirmation Email **by 10.00 a.m. on 25 April 2022**, but registered by the Registration Deadline, should contact the Manager at the following email address: srs.teamc@boardroomlimited.com.

Unitholders holding units of UHREIT (the “**Units**”) through relevant intermediaries (other than Supplementary Retirement Scheme (“**SRS**”) investors) will not be able to pre-register for the “live” audio-visual webcast or “live” audio-only feed of the AGM. Such Unitholder who wishes to participate in the “live” audio-visual webcast or “live” audio-only feed of the AGM should instead approach his/her relevant intermediary as soon as possible in order to make the necessary arrangements.

(b) *Submission of questions in advance*

Unitholders may also submit questions related to the resolutions to be tabled for approval at the AGM in the following manner:

- via the pre-registration website at <https://septusasia.com/uhreit-agm-registration> ;

- in hard copy by sending personally or by post and lodging the same at the registered office of UHREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
- via email to the Unit Registrar at srs.teamc@boardroomlimited.com;

All questions submitted in advance of the AGM via any of the above channels must be received by the Manager by **10.00 a.m. on 13 April 2022** in order for the Manager to provide its responses to such questions by **20 April 2022**. This is to allow Unitholders to have ample time and opportunity to consider the responses before the deadline for the submission of proxy forms, which is **10.00 a.m. on 23 April 2022**. Questions which are submitted after **10.00 a.m. on 13 April 2022** will be consolidated and addressed live at the AGM.

To ensure that Unitholders' substantial and relevant questions are received by the Manager by the stipulated deadline, which is 10.00 a.m. 13 April 2022, Unitholders are strongly encouraged to submit their questions via the pre-registration website and/or via email.

The Manager will address substantial and relevant questions related to the Ordinary Resolutions to be tabled at the AGM for approval and which are submitted in advance of the AGM by **10.00 a.m. on 13 April 2022**, by publishing its responses to such questions on SGXNET at <https://www.sgx.com/securities/company-announcements> and UHREIT's website at <https://www.uhreit.com/> by **20 April 2022**. During the AGM itself, the Manager will endeavour to address as many substantial and relevant questions related to the Ordinary Resolutions to be tabled at the AGM for approval, which are submitted after 10.00 a.m. on 13 April 2022 and have not already been addressed prior to the AGM. Where substantially similar questions are received, the Manager will consolidate such questions and consequently not all questions may be individually addressed.

Unitholders will need to identify themselves when posing questions by providing the following details:

- the Unitholder's full name (as per CDP/ SRS);
- the Unitholder's contact number and email address; and
- the manner in which the Unitholder holds his/her/its Units (e.g. via CDP or SRS).

Please note that the Manager will not be able to answer questions from persons who provide insufficient details to enable the Manager to verify his/her/its Unitholder status.

The Manager will, within one month after the date of the AGM, publish the minutes of the AGM on SGXNET and UHREIT's website, and the minutes will include the responses to the questions referred to above.

(c) *Proxy voting*

Unitholders will not be able to vote online on the resolutions to be tabled for approval at the AGM.

Instead, if Unitholders (whether individual or corporate) wish to exercise their votes, they must submit a proxy form to appoint the Chairman of the AGM to vote on their behalf:

- Unitholders (whether individual or corporate) appointing the Chairman of the AGM as proxy must give specific instructions as to his manner of voting, or abstentions from voting, in the proxy form, failing which the appointment will be treated as invalid.
- The proxy form can be submitted to the Manager in the following manner:
 - If submitted personally or by post, be lodged at the registered office of UHREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
 - If submitted electronically, be submitted via email to the Unit Registrar at srs.teamc@boardroomlimited.com,

in either case, **by 10.00 a.m. on 23 April 2022**, being not less than 72 hours before the time for holding the AGM, and in default the instrument of proxy shall not be treated as valid.

A Unitholder who wishes to submit the proxy form must first download, complete and sign the proxy form, before submitting the physical copy personally or by post to the address provided above, or before scanning and sending a scanned copy by email to the email address provided above.

In view of the current COVID-19 situation in Singapore, Unitholders are strongly encouraged to submit completed proxy forms electronically via email.

- Persons who hold their Units through relevant intermediaries as defined in Section 181 of the Companies Act, Chapter 50 of Singapore (other than SRS investors) and who wish to participate in the AGM by (a) observing and/or listening to the AGM proceedings via the "live" audio-visual webcast or the "live" audio-only feed in the manner provided in paragraph 4(a) above; (b) submitting questions in advance of the AGM in the manner provided in paragraph 4(b) above; and/or (c) appointing the Chairman of the AGM as proxy to attend, speak and vote on their behalf at the AGM, should contact the relevant intermediary through which they hold such Units as soon as possible in order to facilitate the necessary arrangements for them to participate in the AGM.
- SRS investors who wish to appoint the Chairman of the AGM as proxy should approach their respective SRS Operators to submit their votes **by 10.00 a.m. on 14 April 2022** in order to allow sufficient time for their relevant intermediaries to in turn submit a proxy form to appoint the Chairman of the AGM to vote on their behalf, being seven working days before the date of the AGM.

5. KEY DATES/DEADLINES

The key dates/deadlines which Unitholders should take note of are set out in the table below:

Key dates	Action
From 4 April 2022	Unitholders may begin to pre-register at https://septusasia.com/uhreit-agm-registration for "live" audio-visual webcast or "live" audio-only feed of the AGM proceedings.

Key dates	Action
10.00 a.m. on 13 April 2022	Deadline for Unitholders to submit questions in advance.
10.00 a.m. on 14 April 2022	Deadline for SRS investors who wish to appoint the Chairman of the AGM as proxy to approach their respective SRS Operators to submit their votes.
10.00 a.m. on 20 April 2022	Deadline for the Company to address all substantial and relevant questions received from Unitholders via SGXNET.
10.00 a.m. on 23 April 2022	Deadline for Unitholders to: <ul style="list-style-type: none"> • pre-register for “live” audio-visual webcast or “live” audio-only feed of the AGM proceedings; and • submit proxy forms
10.00 a.m. on 25 April 2022	Authenticated Unitholders will receive a Confirmation Email which will contain a link and a password to access the “live” audio-visual webcast and a toll-free telephone number to access the “live” audio-only feed of the AGM proceedings. Unitholders who do not receive a Confirmation Email by 10.00 a.m. on 25 April 2022 , but have registered by the Registration Deadline, should contact the Unit Registrar via email at srs.teamc@boardroomlimited.com .
Date and time of the AGM: 26 April 2022 at 10.00 a.m.	Click on the link in the Confirmation Email and enter the password to access the “live” audio-visual webcast of the AGM proceedings; or Call the toll-free telephone number in the Confirmation Email and enter the login credentials to access the “live” audio-only feed of the AGM proceedings.

6. FURTHER INFORMATION

Unitholders who wish to remotely observe the AGM proceedings are reminded that the AGM is private. The invitation to attend the AGM via audio-visual webcast and audio-only feed is not to be forwarded to anyone who is not a Unitholder of UHREIT or who is not authorised to attend the AGM.

RECORDING OF THE AGM PROCEEDINGS IS STRICTLY PROHIBITED.

Important reminder: The Manager would remind Unitholders that as the constantly evolving COVID19 situation is fluid, the Manager may be required to change the AGM arrangements at short notice. As such, Unitholders should check SGXNET at <https://www.sgx.com/securities/company-announcements> and UHREIT’s website at <https://www.uhreit.com/> for updates on the AGM.

The Manager would like to thank all Unitholders for their patience and co-operation in enabling UHREIT to hold its AGM with the optimum safe distancing measures amidst the current COVID-19 pandemic.

BY ORDER OF THE BOARD

United Hampshire US REIT Management Pte. Ltd.

(Company Registration No. 201916768W)

As Manager of United Hampshire US Real Estate Investment Trust

Robert T. Schmitt
Chief Executive Officer

Singapore
4 April 2022

IMPORTANT NOTICE

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for the Units 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 value of the Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by UHREIT, United Hampshire US REIT Management Pte. Ltd., Perpetual (Asia) Limited, as trustee of UHREIT, or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. The holders of Units have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of Units may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited (“**SGX-ST**”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of UHREIT is not necessarily indicative of its future performance.