



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 28 APRIL 2021

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 passed by Parliament on 7 April 2020 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 issued by the Minister of Law on 13 April 2020, as amended on 14 April 2020, 24 April 2020 and 29 September 2020 and from time to time (the “**Order**”), which sets out the alternative arrangements in respect of the conduct of general meetings of, amongst others, listed companies in Singapore including enabling them to hold meetings on or before 30 June 2021 from 27 March 2020 via electronic means which they are encouraged to do so;
- (c) the announcement made by the Singapore Exchange Regulation on 7 September 2020 pursuant to the Order, stating that all SGX-listed issuers have the option to conduct general meetings by electronic means until 30 June 2021, even where the issuers are permitted under the COVID-19 safe distancing regulations to hold physical meetings, to help minimise physical interactions and COVID-19 transmission risks; and
- (d) the joint statement issued by The Accounting and Corporate Regulatory Authority, the Monetary Authority of Singapore and Singapore Exchange Regulation on 1 October 2020 together with an updated checklist which was first issued on 13 April 2020 and was updated on 27 April 2020, 22 June 2020 and 1 October 2020 to guide, amongst others, listed companies in Singapore on the conduct of general meetings arising from the COVID-19 situation.

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 28 April 2021 at 10.00 a.m. to transact the business set out in the Notice of AGM dated 6 April 2021 (the “**Notice of AGM**”).

United Overseas Bank Limited was the sole financial adviser for the initial public offering of United Hampshire US REIT (the “ Offering ”). United Overseas Bank Limited, UOB Kay Hian Private Limited and UBS AG, Singapore Branch were the joint issue managers and global coordinators for the Offering. United Overseas Bank Limited, UOB Kay Hian Private Limited, UBS AG, Singapore Branch, Credit Suisse (Singapore) Limited and The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch were the joint bookrunners and underwriters for the Offering.
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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 period ended 31 December 2020, Notice of AGM, Letter to Unitholders dated 6 April 2021 and Proxy Form by downloading, completing and submitting the Request Form.

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.

As such, alternative arrangements have been put in place to allow unitholders to participate at the AGM by (a) watching the AGM proceedings via "live" webcast or listening to the AGM proceedings via "live" audio feed, (b) submitting questions in advance of the AGM, and/or (c) voting by 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" webcast and "live" audio 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" webcast via their mobile phones, tablets or computers or listen to these proceedings through a "live" audio feed via telephone. In order to do so, unitholders should follow these steps:

- Unitholders who wish to watch the "live" webcast or listen to the "live" audio feed must pre-register **from now till 10.00 a.m. on 25 April 2021** (the "**Registration Deadline**"), at <https://septusasia.com/uhreit-agm-registration>.

Following 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 27 April 2021.

- Unitholders who do not receive the Confirmation Email **by 10.00 a.m. on 27 April 2021**, but registered by the Registration Deadline, should contact the Manager at the following email address: srs.teamc@boardroomlimited.com.

Unitholders holding units through relevant intermediaries (other than Supplementary Retirement Scheme ("**SRS**") investors) will not be able to pre-register for the "live" webcast or "live" audio feed of the AGM. Such unitholder who wishes to participate in the "live" webcast or "live" audio 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:

- All questions must be submitted by **10.00 a.m. on 25 April 2021**:
 - via the pre-registration website at <https://septusiasia.com/uhreit-agm-registration>;
 - in hard copy by sending personally or by post and lodging the same at the office of UHREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at 50 Raffles Place, #32-01, Singapore Land Tower, Singapore 048623; or
 - via email to srs.teamc@boardroomlimited.com
- 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 in UHREIT (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 address substantial and relevant questions relating to the resolutions to be tabled for approval at the AGM as received from unitholders either before or during the AGM.
- The Manager will, publish the minutes of the AGM on SGXNET's and UHREIT's websites, and the minutes will include the responses to the questions referred to above.
- Please note that unitholders will not be able to ask questions at the AGM "live" during the webcast and the audio feed, and therefore it is important for unitholders to submit their questions in advance of the AGM.

(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 by post, be lodged with UHREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at 50 Raffles Place #32-01 Singapore Land Tower, Singapore 048623; or

- If submitted electronically, be submitted via email to srs.teamc@boardroomlimited.com

in either case, **by 10.00 a.m. on 25 April 2021**, 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 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” webcast or the “live” audio feed in the manner provided in paragraph 5(a) above; (b) submitting questions in advance of the AGM in the manner provided in paragraph 5(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 16 April 2021** 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 not less than 72 hours before the time for holding 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 6 April 2021	Unitholders may begin to pre-register at https://septusasia.com/uhreit-agm-registration for live audio-visual webcast or live audio-only stream of the AGM proceedings.
10.00 a.m. on 16 April 2021	Deadline for SRS investors who wish to appoint the Chairman of the Meeting as proxy to approach their respective SRS Operators to submit their votes.
10.00 a.m. on 25 April 2021	Deadline for unitholders to: <ul style="list-style-type: none"> • pre-register for live audio-visual webcast or live audio-only stream of the AGM proceedings; and • submit questions in advance.
10.00 a.m. on 25 April 2021	Deadline for unitholders to submit proxy forms.
10.00 a.m. on 27 April 2021	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 stream of the AGM proceedings.

Key dates	Action
	Unitholders who do not receive a Confirmation Email by 10.00 a.m. on 27 April 2021 , but have registered by the Registration Deadline, should contact the Manager via email at srs.teamc@boardroomlimited.com .
Date and time of the AGM: 28 April 2021 at 10.00 a.m.	<ul style="list-style-type: none"> • 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 stream 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 stream 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 COVID-19 situation is fluid, the Manager may be required to change the AGM arrangements at short notice. As such, unitholders should check UHREIT's website at <https://www.uhreit.com/> and SGXNET at <https://www.sgx.com/securities/company-announcements> 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

Robert T. Schmitt

Chief Executive Officer

United Hampshire US REIT Management Pte. Ltd.

(Company Registration No. 201916768W)

As Manager of United Hampshire US Real Estate Investment Trust

6 April 2021

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.