



**UNITED HAMPSHIRE US REAL 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.)

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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**OMNIBUS SUPPLEMENTAL AGREEMENTS TO PROPERTY MANAGEMENT AGREEMENTS IN  
RESPECT OF GROCERY & NECESSITY PROPERTIES FOR EXPANDED SCOPE OF SERVICES**

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United Hampshire US Real Estate Management Pte. Ltd., as manager of United Hampshire US Real Estate Investment Trust ("**United Hampshire US REIT**" or "**UHREIT**") (the "**Manager**"), wishes to announce that UHREIT, through its indirectly wholly-owned subsidiaries (the "**Property Holding LLCs**") which together own 18 grocery-anchored and necessity-based retail properties ("**Grocery & Necessity Properties**"), has on 23 August 2021 entered into omnibus supplemental agreements (the "**Supplemental Agreements**") with each of The Hampshire Companies, LLC ("**THC**") and MCB Property Management, LLC ("**MCB**"), being the property managers of the Grocery & Necessity Properties, to supplement and amend the relevant property management agreements (the "**Property Management Agreements**").

Pursuant to the Supplemental Agreements, the scope of services currently provided by MCB and THC under the respective Property Management Agreements has been more expressly defined and includes incremental value-added services such as coordinating leasing agreements with brokers and agents (the "**Leasing Agents**") and creating and implementing a merchandising plan with respect to each Grocery & Necessary Property in accordance with the relevant Property Holding LLC's investment strategy and annual business plan. For the avoidance of doubt, where THC or MCB acts as a Leasing Agent to any of the Grocery & Necessity Properties, there would be no double-counting of fees of THC or MCB as a property manager and as a Leasing Agent.

THC and MCB have also incorporated a joint venture vehicle, MCB-THC Property Manager, to serve as an integrated property management and leasing services platform which THC and MCB will engage as sub-manager to assist THC and MCB in the discharge of their obligations as property managers under the



Property Management Agreements. However, THC and MCB remain primarily responsible for all the obligations and duties as property managers pursuant to the Property Management Agreements.

The amendments to the Property Management Agreements are not expected to have any material impact on the earnings per unit or distribution per unit of UHREIT and its subsidiaries for the current financial year ending 31 December 2021.

By Order of the Board

Robert T. Schmitt

Chief Executive Officer

**United Hampshire US REIT Management Pte. Ltd.**

(Registration Number: 201916768W)

(as manager of United Hampshire US REIT)

25 August 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 UHREIT ("**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.

This announcement 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. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of UHREIT. The forecast financial performance of UHREIT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events, necessarily indicative of its future performance.