



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.)

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.

ASSET VALUATION

Pursuant to Rule 703 of the Singapore Exchange Securities Trading Limited Listing Manual, United Hampshire US REIT Management Pte. Ltd., as manager of United Hampshire US Real Estate Investment Trust (“**UHREIT**”, and manager of UHREIT, the “**Manager**”), wishes to announce that the Manager has obtained independent valuations as at 31 December 2021 for all properties owned by UHREIT. These valuations are reflected in UHREIT’s financial statements for the financial year ended 31 December 2021.

The valuations were conducted by Cushman & Wakefield of New Jersey LLC, CBRE, Inc and Newmark Knight Frank Valuation & Advisory, LLC and are as follows:

Property	Address	Valuer	Valuation (US\$’000)
Garden City Square – BJ’s Wholesale Club	711 Stewart Avenue, Garden City, Nassau County, New York 11530	Cushman & Wakefield of New Jersey LLC	48,000
Garden City Square – LA Fitness	711 Stewart Avenue, Garden City, Nassau County, New York 11530	Cushman & Wakefield of New Jersey LLC	21,000
Albany ShopRite – Supermarket	709 Central Avenue, Albany, Albany County, New York 12206	Cushman & Wakefield of New Jersey LLC	23,700
Albany ShopRite – Gas Station	651 Central Avenue, Albany, Albany County, New York 12206	Cushman & Wakefield of New Jersey LLC	4,400
Price Chopper Plaza	142-146 State Route 94, Warwick, New York 10990	Cushman & Wakefield of New Jersey LLC	20,900
Wallkill Price Chopper	505-511 Schutt Road, Middletown, Orange County, New York 10940	Cushman & Wakefield of New Jersey LLC	13,000
Hudson Valley Plaza	401 Frank Stottile Boulevard, Kingston, Ulster County, New York 12401	Cushman & Wakefield of New Jersey LLC	49,200

Property	Address	Valuer	Valuation (US\$'000)
Wallington ShopRite	375 Paterson Avenue, Wallington, Bergen County, New Jersey 07057	Cushman & Wakefield of New Jersey LLC	16,300
Stop & Shop Plaza	581 Stelton Road, Piscataway, Middlesex County, New Jersey 08854	Cushman & Wakefield of New Jersey LLC	25,500
Towne Crossing	2703 Burlington-Mount Holly Road, Burlington, Burlington County, New Jersey 08016	Cushman & Wakefield of New Jersey LLC	12,300
Lawnside Commons	310 North White Horse Pike, Lawnside, Camden County, New Jersey 08045	Cushman & Wakefield of New Jersey LLC	34,575
St. Lucie West	1315-1497 St. Lucie West Blvd, Port St. Lucie, St. Lucie County, Florida 34986	Cushman & Wakefield of New Jersey LLC	86,100
Big Pine Center	251 Key Deer Boulevard, Big Pine, Monroe County, Florida 33043	Cushman & Wakefield of New Jersey LLC	9,100
Arundel Plaza	6604-6654 Ritchie Highway, Glen Burnie, Anne Arundel County, Maryland 21061	Cushman & Wakefield of New Jersey LLC	45,200
Parkway Crossing	2331-2535 Cleanleigh Drive, Parkville, Baltimore County, Maryland 21234	Cushman & Wakefield of New Jersey LLC	27,300
BJ's Quincy	200 Crown Colony Drive, Quincy, Norfolk County, Massachusetts 02169	Cushman & Wakefield of New Jersey LLC	34,800
Fairhaven Plaza	221 Huttleston Avenue, Fairhaven, Bristol County, Massachusetts 02719	Cushman & Wakefield of New Jersey LLC	19,500
Lynncroft Center	3120-3160 Evans Street, Greenville, Pitt County, North Carolina 27834	Cushman & Wakefield of New Jersey LLC	25,000
Penrose Plaza	2900 – 3000 Island Ave, Philadelphia, Pennsylvania 19153	CBRE, Inc	55,100
Colonial Square	3107 Boulevard, Colonial Heights, Virginia 23834	Newmark Knight Frank Valuation & Advisory, LLC	26,400
Carteret Self-Storage	6640 Industrial Highway, Carteret, Middlesex County, New Jersey 07008	Cushman & Wakefield of New Jersey LLC	22,200
Millburn Self-Storage	30 Bleeker Street, Millburn, Essex County, New Jersey 07041	Cushman & Wakefield of New Jersey LLC	24,500

Property	Address	Valuer	Valuation (US\$'000)
Elizabeth Self-Storage	1189 Magnolia Avenue, Elizabeth, Union County, New Jersey 07201	Cushman & Wakefield of New Jersey LLC	24,000
Perth Amboy Self-Storage	900 State Street, Perth Amboy, Middlesex County, New Jersey 08861	Cushman & Wakefield of New Jersey LLC	20,400
Total			688,475

Copies of the valuation reports for the above properties are available for inspection by appointment only at the Manager's registered office at 80 Raffles Place, #28-21, UOB Plaza 2, Singapore 048624, during normal business hours for three months from the date of this Announcement.

For enquiries and appointment, please contact Ms Leng Tong Yan at (65) 6797 9010 or email: IR@uhreit.com or visit our website at <https://www.uhreit.com/>.

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

23 February 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.

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