



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.)

RESPONSE TO QUERIES FROM SGX-ST

United Hampshire US REIT Management Pte. Ltd. In its capacity as manager (the “Manager”) of United Hampshire US Real Estate Investment Trust (“United Hampshire US REIT” or the “REIT”), refers to the following queries raised by the Singapore Exchange Securities Trading Limited (“SGX-ST”) on 11 April 2022 in relation to the REIT’s Annual Report for the financial year ended 31 December 2021 (“2021 Annual Report”) as follows:

Unless otherwise defined, all capitalised terms used in this Announcement shall bear the same meaning as in the 2021 Annual Report.

1) Question from the SGX-ST

We refer to the REIT's annual report for the financial year ended 31 December 2021. Under use of proceeds from IPO on page 29, we note that the REIT did not provide the amounts utilised in its breakdown of working capital. Please do so as required under Listing Rule 1207(20).

Reply from the Manager:

The Manager has provided the information relating to the uses of IPO Proceeds on page 29 of 2021 Annual Report.

Please refer to the following for the breakdown relating to the use of proceeds for working capital:

Description	US\$'000
Capital expenditure in relation to St Lucie West Expansion	5,618
Repayment of finance expenses for term loan	1,740
Other general and administrative expenses and professional fees	21
Total IPO proceeds utilised as working capital	7,380

2) Question from the SGX-ST

We refer to the Board's opinion, with the ARC's concurrence, over the adequacy and effectiveness internal controls and risk management systems in place on page 117 in the corporate governance report. We note that the opinion over internal controls does not explicitly state if it includes financial, operation, compliance and information technology controls. Please disclose accordingly.



Reply from the Manager:

Based on the risk management and internal control systems established and maintained by the Manager, the assurances received from the CEO and CFO in relation to the same as set out on page 116 of the 2021 Annual Report, work performed by the Internal and External Auditors, reviews conducted by Management, KPMG and various Board Committees, the Board, with the concurrence of the ARC, is of the opinion that UHREIT's internal controls (including financial, operational, compliance and information technology controls) and risk management systems in place are adequate and effective to address the risks faced by UHREIT in its current business environment as at 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)

13 April 2022



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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.