



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.)

**NO WITHHOLDING TAX IN RELATION TO
SECTION 1446(f) UNDER U.S. INTERNAL REVENUE CODE -
QUALIFIED NOTICE**

- **United Hampshire US REIT (“UHREIT”) will provide a Qualified Notice on 1 Jan 2023 on its website to formally state that UHREIT is not engaged in a trade or business within the United States**
- **Therefore the sale or transfer of UHREIT units by unitholders as well as distributions from UHREIT will not be subject to Section 1446(f) withholding**
- **Brokers who effect a transfer of UHREIT units are not required to withhold the Section 1446(f) withholding tax**
- **Unitholders are not required to file a U.S. federal income tax return or apply for a U.S. tax identification number solely based on the Section 1446(f) withholding tax**

United Hampshire US REIT Management Pte. Ltd. in its capacity as manager (the “**Manager**”) of United Hampshire US Real Estate Investment Trust (“**UHREIT**” or the “**REIT**”), refers to its announcement dated 27 October 2022 confirming that UHREIT is not engaged in a U.S. trade or business. Accordingly, the disposition of UHREIT units by unitholders as well as distributions from UHREIT will not be subject to Internal Revenue Code (the “**Code**”) Section 1446(f) withholding. UHREIT intends to continue to operate in a manner that will not cause it to be treated as engaged in a U.S. trade or business.

Our tax advisor, Deloitte Tax LLP, has advised that the Manager may provide notice in the manner required by tax regulations (“**Qualified Notice**”) regarding these matters. The Manager has today uploaded a draft Qualified Notice along with this announcement on its website at <https://investor.uhreit.com/s1446f.html>. The Manager intends to post the formal Qualified Notice in substantially similar form on its website on 1 January 2023, the date on which the final regulations and Section 1446(f) withholding tax become effective. The Qualified Notice will be valid for a 92 day period from its posting date. The Manager intends to issue a new Qualified Notice on a quarterly basis.

Therefore the sale or transfer of UHREIT units by unitholders as well as distributions from UHREIT will not be subject to Section 1446(f) withholding and brokers who effect a transfer of UHREIT units are not required to withhold the Section 1446(f) withholding tax. Furthermore, unitholders are not required to file a U.S. federal income tax return or apply for a U.S. tax identification number solely based on the Section 1446(f) withholding tax.

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

16 December 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 (in its capacity 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.