



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.)

**ENTRY INTO NEW CREDIT FACILITIES BY UNITED HAMPSHIRE US REAL ESTATE
INVESTMENT TRUST (“UHREIT”) GROUP**

The Board of Directors of United Hampshire US REIT Management Pte. Ltd., as manager of UHREIT (the “**Manager**”) wishes to announce that United Hampshire US Parent REIT, Inc., and United Hampshire US Holdings LLC (collectively the “**Borrowers**”), both of which are wholly owned subsidiaries of UHREIT, have obtained certain credit facilities pursuant to a credit agreement dated 28 December 2022 (the “**Credit Agreement**”) which will be used to refinance certain existing loans of UHREIT and its subsidiaries.

Following the conclusion of this refinancing exercise, UHREIT will have no near term loan refinancing requirements until 2024.

Disclosures Pursuant to Rule 704(31) of the Listing Manual

Pursuant to Rule 704(31) of the Listing Manual of Singapore Exchange Securities Trading Limited (the “**SGX-ST**”), there are conditions under the Credit Agreement which make reference to the shareholding interests of certain controlling shareholders of the Manager and place restrictions on the change in the manager of UHREIT and on a change of control of the Manager as described below (“**Relevant Conditions**”).

Under the terms and conditions of the Credit Agreement, it is a prepayment event and an event of default if:

- (a) the Manager resigns, retires, ceases to be, is removed or is unable to act as the manager of UHREIT; or
- (b) the existing owner(s) of The Hampshire Companies, LLC and their affiliates, collectively, cease to own directly or indirectly and maintain an effective shareholding of at least 50% of the voting equity interests in the Manager.

Assuming the occurrence of any of the Relevant Conditions, the Borrower will be required to pay the outstanding loans under the Credit Agreement. The aggregate level of facilities that may be affected upon the occurrence of any of the Relevant Conditions is, as at the date of this announcement, approximately US\$250 million.

As at the date of this announcement, none of the Relevant Conditions have been breached.

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)
29 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 of 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, the Manager, 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.

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.