



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.)

**COMPLETION OF DIVESTMENT OF FREESTANDING LOWE'S AND FREESTANDING SAM'S CLUB
PROPERTIES WITHIN HUDSON VALLEY PLAZA**

*Unless otherwise defined or specified in this announcement, all terms and references used herein shall bear the same meanings ascribed to them in the announcement dated 13 August 2024 ("**13 August 2024 Announcement**").*

Further to the 13 August 2024 Announcement, United Hampshire US REIT Management Pte. Ltd., as manager (the "**Manager**") of United Hampshire US Real Estate Investment Trust, is pleased to announce that the divestment of the Properties known as "Freestanding Lowe's" and "Freestanding Sam's Club Property" within Hudson Valley Plaza, New York (the "**Divestment**") has been completed on 14 August 2024.

The Divestment Consideration of US\$36.5 million represents a premium of US\$2.9 million, or 8.8%, above the book value of the Properties, and US\$1.5 million, or 4.3%, above the Independent Valuation. Furthermore, the Divestment Consideration is US\$5.4 million, or 17.5%, higher than the purchase price of US\$31.1 million of the Properties.

The Divestment is, amongst other things, in line with the Manager's pro-active portfolio management strategy to maximise the operational performance of assets and capitalise on opportunities to improve financial flexibility.

The net proceeds from the Divestment may be used to repay existing debts, finance capital expenditure, fund potential higher yielding acquisition opportunities and/or for general corporate requirements.

BY ORDER OF THE BOARD

Gerard Yuen
Chief Executive Officer

United Hampshire US REIT Management Pte. Ltd.
(Company Registration No. 201916768W)
As Manager of United Hampshire US Real Estate Investment Trust

14 August 2024

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 in UHREIT ("**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.

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.