



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.)

ANNUAL GENERAL MEETING TO BE HELD ON 28 APRIL 2025

1. DATE, TIME AND CONDUCT OF ANNUAL GENERAL MEETING

United Hampshire US REIT Management Pte. Ltd. as manager of United Hampshire US Real Estate Investment Trust (“**UHREIT**” and the manager of UHREIT, the “**Manager**”) wishes to announce that the Annual General Meeting (“**AGM**”) will be convened and held at Ocean 4 and 5, Level 2, Pan Pacific Singapore, 7 Raffles Boulevard, Marina Square, Singapore 039595 on Monday, 28 April 2025 at 10.30 a.m. to transact the business set out in the Notice of AGM dated 4 April 2025 (the “**Notice of AGM**”).

2. DOCUMENTS

The Manager has today issued the annual report of UHREIT for the financial year ended 31 December 2024 (the “**Annual Report**”) and the Letter to Unitholders relating to the proposed renewal of the unit buy-back mandate (the “**Letter to Unitholders**”). The Annual Report and the Letter to Unitholders may be accessed at UHREIT’s website at <https://www.uhreit.com/> or the SGX’s website at www.sgx.com/securities/company-announcements.

Printed copies of the Notice of AGM and the proxy form for the AGM (the “**Proxy Form**”) will be despatched to Unitholders. They will also be available via publication on UHREIT’s website at <https://www.uhreit.com/> and on the SGX’s website at the URL www.sgx.com/securities/company-announcements.

Unitholders may also request for printed copies of the Annual Report and the Letter to Unitholders by writing to UHREIT’s Unit Registrar at srs.requestform@boardroomlimited.com.

3. ARRANGEMENTS FOR PARTICIPATION IN THE AGM

- (a) The AGM will be held, in a wholly physical format, at the venue, date and time stated above. Unitholders including SRS investors, and (where applicable) duly appointed proxies and representatives will be able to ask questions and vote at the AGM in person. **There is no option for Unitholders to participate virtually.**

(b) Submission of questions in advance

Unitholders, including SRS investors, may submit substantial and relevant questions related to the resolutions to be tabled for approval at the AGM in advance of the AGM. Such questions must be received by **5.00 p.m. on 15 April 2025**, and be submitted in the following manner:

- (i) by post to UHREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
- (ii) via email to UHREIT's Unit Registrar at srs.proxy@boardroomlimited.com,

When submitting questions by post or via email, Unitholders should also provide the following information for verification purposes:

- (1) Unitholder's full name
- (2) Unitholder's address; and
- (3) the manner in which the Unitholder holds Units in UHREIT (e.g., via SRS).

The Manager will endeavour to respond to substantial and relevant questions received from Unitholders relating to the agenda of the AGM and publish its responses on SGXNET and the UHREIT's website prior to the AGM. Where substantially similar questions are received, the Manager will consolidate such questions and consequently not all questions may be individually addressed.

Unitholders, including SRS investors, and (where applicable) duly appointed proxies and representatives can also ask the Chairman of the Meeting substantial and relevant questions related to the resolutions to be tabled for approval at the AGM, at the AGM itself.

Please note that the Manager will not be able to answer questions from persons who provide insufficient details to enable the Manager to verify his/her/its Unitholder status.

The Manager will, within one month after the date of the AGM, publish the minutes of the AGM on SGXNET and the UHREIT's website, and the minutes will include the responses to the questions referred to above.

(c) Voting by the appointment of proxy or proxies

A Unitholder (whether individual or corporate) who does not wish to attend and vote in person at the AGM may submit a Proxy Form to appoint the Chairman of the AGM or proxy(ies) (other than the Chairman of the AGM) as his/her/its proxy to attend and vote on his/her/its behalf at the AGM if such member wishes to exercise his/her/its voting rights at the AGM.

A Unitholder who wishes to appoint a proxy(ies) must complete the instrument appointing a proxy(ies), before submitting it in the manner set out below.

- (i) if submitted personally or by post, be lodged at the office of UHREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
- (ii) if submitted electronically, be submitted via email to UHREIT's Unit Registrar at srs.proxy@boardroomlimited.com,

and in either case, must be lodged or received (as the case may be) no later than **10.30 a.m. on 25 April 2025**, being not less than 72 hours before the time appointed for the holding of the Meeting.

SRS investors:

- (i) may vote at the AGM if they are appointed as proxies by their respective SRS Operators, and should contact their respective SRS Operators if they have any queries regarding their appointment as proxies; or
- (ii) may appoint the Chairman of the Meeting as proxy to vote on his/her/its behalf at the AGM, in which case they should approach their respective SRS Operators by 5.00 pm on 16 April 2025 to submit their votes.

4. KEY DATES / DEADLINES

The key dates / deadlines which Unitholders should take note of are set out in the table below:

Key Dates/Deadlines	Action
5.00 p.m. on 15 April 2025	Deadline for Unitholders to submit questions in advance.
5.00 p.m. on 16 April 2025	Deadline for SRS investors who wish to appoint the Chairman of the AGM or proxy(ies) as proxy to approach their respective SRS Operators to submit their votes.
10.30 a.m. on 25 April 2025	Deadline for Unitholders to submit proxy forms.
10.30 a.m. on 28 April 2025	Unitholders, including CPF and SRS investors, and (where applicable) duly appointed proxies may attend the AGM in person at Ocean 4 and 5, Level 2, Pan Pacific Singapore, 7 Raffles Boulevard, Marina Square, Singapore 039595. There will be no option to participate virtually.

5. FURTHER INFORMATION

For more information, Unitholders can contact the Manager at IR@uhreit.com or the UHREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at srs.proxy@boardroomlimited.com.

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

GERARD YUEN
 Chief Executive Officer

Singapore, 4 April 2025

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an invitation, solicitation or offer to any person in Singapore or otherwise to acquire, invest in, purchase or subscribe for any units ("Units") in UHREIT nor shall it or any part of it form the basis of, or be relied on in any connection with, any contract, commitment or investment decision whatsoever. The information contained herein is not comprehensive and does not purport to contain all the information that might be required by you in relation to UHREIT. The information in this announcement is subject to change without notice.

None of UHREIT, the Manager, Perpetual (Asia) Limited (in its capacity as trustee of UHREIT), or any of their respective affiliates, subsidiaries, controlling persons, directors, officers, employees, agents, advisers and representatives, makes any representation or warranty, express or implied, as to the fairness, accuracy, completeness, correctness or reliability of the information and opinions contained herein or otherwise made available nor as to the reasonableness of any assumption contained herein, and any liability therefore (including in respect of direct, indirect or consequential loss or damage) howsoever arising from any use, reliance or distribution of this announcement or its contents or otherwise arising in connection with this announcement is expressly disclaimed. Nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past or the future and no reliance, in whole or in part, should be placed on the fairness, accuracy, completeness or correctness of the information and opinions contained herein. Further, nothing in this announcement should be construed as constituting legal, business, tax or financial advice. If you are in any doubt about the contents of this announcement or the action you should take, you should consult your legal, financial, tax or other professional advisers immediately. You are responsible for your own decisions.

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), their subsidiaries 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, Certain statements made in this announcement may not be based on historical information or facts and may be forward-looking statements that involve assumptions, risks and uncertainties. Such forward-looking statements are based on certain assumptions and expectations of future events regarding UHREIT's present and future business strategies and the environment in which UHREIT operates in, and must be read together with those assumptions. 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. No assurance can be given that such assumptions and expectations are accurate or will be met or realized. 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, and the forecasted 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. None of UHREIT, the Manager, Perpetual (Asia) Limited (in its capacity as trustee of UHREIT), or any of their respective affiliates, subsidiaries, controlling persons, directors, officers, employees, agents, advisers or representatives undertake to update or revise any information on the basis of any subsequent developments, information, events or otherwise.

This announcement includes information (a) relating to persons other than UHREIT and/or (b) supplied by or on behalf of third-party sources and/or other publicly available sources (including, without limitation, information regarding market participants in the sectors in which UHREIT competes and other industry data) ("Third Party Information"). Such third-party sources have not reviewed this announcement. None of UHREIT, the Manager, Perpetual (Asia) Limited (in its capacity as trustee of UHREIT), or any of their respective affiliates, subsidiaries, controlling persons, directors, officers, employees, agents, advisers or representatives has undertaken any independent verification of such Third Party Information and nothing herein shall be taken as a representation, warranty or undertaking of any responsibility in relation to the accuracy, completeness, correctness and/or reliability of such Third Party Information.

This announcement is not for distribution, directly or indirectly, in or into the United States. No Units are being, or will be, registered under the U.S. Securities Act of 1933, as amended ("Securities Act"), or the securities laws of any state of the U.S. or other jurisdiction and no such securities may be offered or sold in the U.S. except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and any applicable state or local securities laws. No public offering of securities is being or will be made in the U.S. or any other jurisdiction.