



United Hampshire US REIT Announces its Entry into Connecticut with the Yield-Accretive Acquisition of Wallingford Fair Shopping Center

- *Acquisition is expected to enhance yield and increase DPU by 2.0%*
- *Wallingford Fair Shopping Center is a freehold property that is leased to supermarket anchor tenant ShopRite, with a committed WALE of 12.8 years and 100% occupancy*
- *Acquisition marks UHREIT's entry into Connecticut, a densely populated and affluent state in the United States ("U.S.")*

SINGAPORE, 15 January 2026 – United Hampshire US REIT Management Pte. Ltd., the manager (the “**Manager**”) of United Hampshire US Real Estate Investment Trust (“**UHREIT**”), is pleased to announce today that it has completed the acquisition of Wallingford Fair Shopping Center (“**Wallingford Fair**” or the “**Property**”) (the “**Acquisition**”). The Property is a grocery-anchored freehold retail property located in Wallingford, Connecticut. The Acquisition was made through UHREIT’s wholly-owned subsidiary UH US Wallingford Fair 2025 LLC.

The Property’s anchor tenant is ShopRite, a leading supermarket with stores in six U.S. states. ShopRite has been operating at the Property since 2010.

The purchase price for the Property is approximately US\$21.4 million, which is about 8.2% below the independent valuation of US\$23.3 million. The Acquisition follows UHREIT’s acquisition of a grocery-anchored freehold property located in Pennsylvania, Dover Marketplace (“Dover Marketplace”) in August 2025, which was completed at 4.8% below valuation (“Dover Acquisition”)¹. The Dover Acquisition was fully funded with, and the Acquisition will be partially funded with the proceeds from the divestment of Albany Supermarket (“Albany Divestment”), which was completed in 1Q 2025². Following the Acquisition, UHREIT’s enlarged portfolio will be comprised of 23 properties across nine states along the U.S. Eastern seaboard.

Strengthening UHREIT’s Portfolio Through Successful Capital Recycling into Higher-Yielding Assets

Mr. Gerard Yuen, Chief Executive Officer of the Manager, said, “Following the accretive acquisition of Dover Marketplace in August 2025, which has already begun contributing positively to our financial performance, we are pleased to have completed an additional yield accretive acquisition. Wallingford Fair is a strongly-performing grocery-anchored property with 100% occupancy and a long WALE of 12.8 years. The Acquisition was partially funded with the proceeds from our divestment of Albany Supermarket completed in 1Q 2025 and will further strengthen our portfolio diversification and income resilience. Following the acquisition, UHREIT is expected to see a 2% uplift to its DPU to 4.11 US cents on a pro forma FY2024 basis.”

¹ Please refer to the announcement dated 2 August 2025 (Singapore time) titled “The Acquisition of Dover Marketplace in Dover, Pennsylvania” (Announcement Reference: SG2508020THR3MWG) for further details on the Dover Acquisition.

² Please refer to the announcement dated 17 January 2025 (as updated on 18 January 2025) titled “Entry into Purchase and Sale Agreement and Completion of the Divestment of Albany – Supermarket” (Announcement Reference: SG2501170THR946O) for more details.



Growing Geographical Presence with Attractive Freehold Property through Strong Sponsor Support

Wallingford Fair is a 115,223 square foot retail property located in Wallingford, Connecticut. The Property is situated in eastern New Haven County, approximately 10 miles north of the New Haven Central Business District. It is positioned within a densely developed and well-travelled commercial corridor that benefits from strong regional connectivity.

The Property has a committed occupancy rate of 100% and a long WALE of 12.8 years. UHREIT's committed occupancy will remain stable at 97.2%, with its WALE at 7.6 years³ as at 31 September 2025.

*Anchored by ShopRite, Wallingford Fair Shopping Center is a
Grocery-Anchored Freehold Property Located in Wallingford, Connecticut*



ENDS

³ Based on base rental income of Grocery & Necessity Properties for the month of September 2025.



To find out more about UHREIT, please visit <https://www.uhreit.com/>



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About United Hampshire US REIT

Listed on the Main Board of the Singapore Exchange on 12 March 2020, UHREIT is a Singapore real estate investment trust established with the principal investment strategy of investing in a diversified portfolio of stabilised income-producing (i) grocery-anchored and necessity-based⁴ retail properties ("Grocery & Necessity Properties"), and (ii) modern, climate-controlled self-storage facilities ("Self-Storage Properties"), located in the U.S.

The tenants targeted by UHREIT are tenants resilient to the impact of e-commerce, including but not limited to restaurants, home improvement stores, fitness centers, warehouse clubs and other uses with strong omni-channel platforms⁵.

UHREIT's portfolio comprises 20 predominantly freehold Grocery & Necessity Properties and two Self-Storage Properties, primarily concentrated in the East Coast of the U.S., with an appraised value of approximately US\$751 million⁶ and an aggregate net lettable area ("NLA") of approximately 3.6 million square feet.

About the Sponsors

UOB Global Capital LLC

UOB Global Capital LLC is an originator and distributor of private equity, hedge funds, fixed income and real estate products, and a global asset management subsidiary of United Overseas Bank Limited ("UOB"), a leading bank in Asia. UOB Global Capital LLC was founded in 1998 and has US\$4.1 billion in Asset Under Management ("AUM") as of 31 December 2024. It operates from offices in New York and Paris, with representation at UOB's headquarters in Singapore. In this way, the firm can conduct its activities and meet investors' needs across the Americas, Europe, the Middle East and Asia.

The Hampshire Companies, LLC

The Hampshire Companies, LLC ("THC") is a privately held, fully integrated real estate firm and real estate investment fund manager, which has over 60 years of hands-on experience in acquiring, developing, leasing, repositioning, managing, financing and disposing of real estate. It has a diversified investment platform and derives results from its broad experience in multiple commercial real estate asset classes, including industrial, retail, self-storage, office and multifamily. THC currently owns and/or operates a diversified portfolio of approximately 170 properties across the U.S. totaling approximately 14.0 million square feet. THC has an AUM of approximately US\$2.6 billion⁵. THC is also the asset manager of UHREIT bringing its total regulatory and non-regulatory AUM to US\$3.4 billion⁷.

Since 2008, UOB Global Capital LLC and The Hampshire Companies, LLC have jointly formed three funds with combined AUM of approximately US\$1.3 billion to focus on investment opportunities in income producing real estate assets in the U.S.

⁴ "Grocery-anchored and necessity-based" retail properties are assets which are anchored by non-discretionary spending businesses such as supermarkets and grocers (generally accounting for 50 to 70 per cent of the NLA), complemented by smaller inline tenants (generally each accounting for less than 5 per cent of the NLA) for lifestyle services such as hair salons, laundry and dry-cleaning stores.

⁵ "Omni-channel platforms" means the utilisation of multiple distribution channels, both physical and digital to allow the retailer to be better positioned to engage with the customer. These channels include the physical store, websites, phones, e-mail offers, social media, and traditional advertisement methods (i.e. print media).

⁶ Based on carrying value of investment properties as at 30 September 2025.

⁷ As at 31 December 2024.



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The past performance of UHREIT is not necessarily indicative of its future performance. Certain statements made in this announcement may be forward-looking statements that 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. Actual future performance, outcomes and results may differ materially from those expressed in such forward-looking statements. No assurance can be given that such assumptions and expectations are accurate or will be met or realised. 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.