



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.)

PAYMENT OF FY2025 PERFORMANCE COMPONENT OF MANAGEMENT FEE BY WAY OF ISSUE OF UNITS IN UNITED HAMPSHIRE US REAL ESTATE INVESTMENT TRUST ("UNITED HAMPSHIRE US REIT")

United Hampshire US Real Estate Management Pte. Ltd., as manager of United Hampshire US REIT (the "**Manager**"), wishes to announce that a total of 976,359 Units in United Hampshire US REIT ("**Management Fee Units**") has been issued on 10 April 2026 at an issue price of US\$0.5048 per Unit to the Manager.

The Management Fee Units have been issued as payment of 100% of the Manager's performance fee ("**Performance Fee**") for the financial year from 1 January 2025 to 31 December 2025 ("**FY2025**").

The Performance Fee is calculated in accordance with the trust deed constituting United Hampshire US REIT dated 18 September 2019 (as amended) (the "**Trust Deed**"). In accordance with the Trust Deed, the Manager may elect to receive the Performance Fee in the form of cash and/or Units, in such proportion as may be determined by the Manager. As disclosed in the audited financial statements of United Hampshire US REIT for FY2025, the Manager has elected to receive 100% of the Performance Fee in the form of Units for FY2025.

The issue price of the Management Fee Units is based on the volume weighted average price for a Unit for all trades on Singapore Exchange Securities Trading Limited (the "**SGX-ST**") in the ordinary course of trading on the SGX-ST for the last 10 business days immediately preceding (and for the avoidance of doubt, including) 31 December 2025.

Following the issuance of the Management Fee Units, the Manager's unitholding in United Hampshire US REIT is 2,342,651 Units, representing approximately 0.385% of the total number of issued Units in United Hampshire US REIT. The total number of issued Units in United Hampshire US REIT as at the date of this announcement is 608,180,459.

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)

10 April 2026

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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 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.

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 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.

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