



United Hampshire US REIT Increases Exposure to Resilient Grocery-Anchored Sector with Acquisition of Dover Marketplace in Pennsylvania

- **Acquisition is expected to enhance yield and increase DPU by 2.0%¹**
- **Dover Marketplace is a freehold property that is leased to leading US supermarket operator GIANT, with a committed WALE of 9.7 years**
- **Acquisition is fully funded by the proceeds from the divestment of Albany Supermarket**

SINGAPORE, 2 August 2025 – United Hampshire US REIT Management Pte. Ltd., the manager (the “**Manager**”) of United Hampshire US Real Estate Investment Trust (“**UHREIT**”), is pleased to announce the completion of the acquisition of Dover Marketplace (“**Dover Marketplace**” or the “**Property**”) (the “**Acquisition**”), a grocery-anchored freehold property located in Dover, Pennsylvania. The anchor tenant is The GIANT Company, LLC (“**GIANT**”), a leading supermarket operator in the Mid-Atlantic region of the United States (“**U.S.**”).

The purchase price for the Property is approximately US\$16.4 million, which is approximately 4.8% below the independent valuation of US\$17.2 million. This represents UHREIT’s third acquisition in Pennsylvania, further extending its footprint in the densely populated and affluent U.S. Northeast markets. The Acquisition was fully funded with the proceeds from the divestment of Albany Supermarket, which was completed in 1Q 2025².

Recycling Capital into a Quality Asset at Enhanced Yield

Mr Gerard Yuen, Chief Executive Officer of the Manager, said, “As part of our ongoing portfolio optimisation and capital recycling strategy to enhance returns to unitholders of UHREIT, we are pleased to have successfully and swiftly redeployed the proceeds from the divestment of Albany Supermarket into the acquisition of another strong-performing grocery-anchored property. The acquisition of Dover Marketplace is expected to provide an enhanced yield, with a 2.0% uplift to UHREIT’s DPU from 3.95 US cents to 4.03 US cents, on a pro forma FY2024 basis.”

“This acquisition will further expand and enhance UHREIT’s grocery-anchored portfolio. The Property is located in a well-established sub-market and is anchored by GIANT, a leading supermarket operator. GIANT has a long-term lease at the property and has been the anchor tenant for nearly 25 years.”

¹On a pro forma FY2024 basis, UHREIT’s DPU will increase from 3.95 U.S. cents after the Albany Divestment, to 4.03 U.S. cents after the Albany Divestment and the Acquisition, representing an increase of 2.0%.

²Please 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: SG250117OTHR9460) for more details.

High-Quality, Freehold Property Providing Portfolio Diversification and Income Visibility

Dover Marketplace is a retail neighbourhood shopping centre located in Dover Township, York County, Pennsylvania, a stable suburban community in the York Metropolitan Area. The Property is strategically located on the southeast corner of the intersection of Carlisle Road and Palomino Road, and benefits from strong regional and local accessibility with major roadways.

Dover Marketplace has a net lettable area of approximately 61,044 sq ft, with a committed occupancy rate of 96.1%. The Property has a long WALE of 9.7 years. UHREIT's WALE as at 31 March 2025 was 7.8 years.

The anchor tenant is GIANT which is owned by Ahold Delhaize, one of the world's largest food retail groups and a leading supermarket operator. In addition to GIANT, Dover Marketplace also has a diverse mix of eight other tenants, including M&T Bank, a Fortune 500 company which operates over 950 branches in the US, and Subway, the globally recognised fast-food chain specialising in submarine sandwiches.

***Anchored by GIANT, Dover Marketplace is a
Grocery-Anchored Freehold Property Located in Dover, Pennsylvania***



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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-based³ 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 platforms⁴.

UHREIT's portfolio comprises 19 predominantly freehold Grocery & Necessity Properties and two Self-Storage Properties, primarily concentrated in the East Coast of the U.S., with a carrying value of approximately US\$731 million⁵ and an aggregate net lettable area ("**NLA**") of approximately 3.5 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, retails, 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 feet⁵. 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 billion⁶.

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.

³ "**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.

⁴ "**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).

⁵ Based on carrying value of investment properties as at 31 March 2025.

⁶ As at 31 December 2024.

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