United Hampshire US REIT Delivers Broad-Based Growth Across All Key Financial Metrics for 9M 2026

- ***Gross revenue and net property income increased 5.8% and 5.4%, respectively, y-o-y***
- ***Distributable income grew 3.6% y-o-y for 9M 2026***
- ***Grocery & Necessity portfolio maintained high committed occupancy of 97.6%, with a long WALE of 7.9 years[1]***
- ***Strong tenant retention rate of 90%, with only 0.4% and 4.1% of leases[1] due to expire in 2026 and 2027, respectively***
- ***Successfully completed the divestment of BJ's Quincy for US$34.0 million, representing a 4.9% premium to its independent valuation***

SINGAPORE, 13 NOVEMBER 2026 – United Hampshire US REIT Management Pte. Ltd., the manager (the "**Manager**") of United Hampshire US Real Estate Investment Trust ("**UHREIT**"), announced today that gross revenue for the nine months ended 30 September 2026 ("**9M 2026**") increased 5.8% year-on-year ("**y-o-y**") to US$57.0 million. Net Property Income ("**NPI**") rose 5.4% y-o-y to US$38.7 million, while distributable income increased 3.6% y-o-y to US$20.7 million.

The year-to-date increase in gross revenue and NPI was driven by the commencement of new leases, built-in rental escalations from existing leases, and contributions from Dover Marketplace and Wallingford Fair Shopping Center, acquired in August 2025 and January 2026, respectively. While finance costs increased due to additional borrowings to fund these acquisitions, the impact was partially offset by lower interest rates on floating-rate loans which contributed to higher distributable income for 9M 2026.

Mr. Gerard Yuen, Chief Executive Officer of the Manager, said, "UHREIT has again delivered resilient financial and operational performance in 3Q 2026, underpinned by healthy leasing momentum and contributions from our recently acquired properties. Our Grocery & Necessity portfolio maintained high occupancy, a long WALE and strong tenant retention, while continuing to benefit from substantially triple-net lease structures and built-in rental escalations."

"During the quarter, we successfully completed the divestment of BJ's Quincy at a premium to its independent valuation, further enhancing our financial flexibility and supporting our ongoing portfolio optimisation efforts. With no refinancing requirements until February 2028, we remain focused on disciplined portfolio and capital management, while selectively pursuing opportunities to deliver sustainable long-term value for our Unitholders."

[1] *Based on gross rental income of Grocery & Necessity Properties for the month of September 2026.*

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Successful Divestment of BJ's Quincy, Massachusetts

UHREIT completed the divestment of BJ's Quincy, Massachusetts, on 16 September 2026 for US$34.0 million, representing a 4.9% premium to its independent valuation as at 1 July 2026 and a 1.2% premium to its original purchase price. The divestment was completed at an NPI yield of 5.86%[2].

The divestment is in line with the Manager's proactive portfolio management strategy to optimise asset performance and enhance financial flexibility. The net divestment proceeds may be deployed towards the repayment of existing borrowings, funding of capital expenditure, potential acquisition opportunities and/or other general corporate purposes, providing the Manager with greater flexibility to optimise the portfolio and strengthen UHREIT's financial position.

Portfolio Review and Management

As at 30 September 2026, UHREIT's Grocery & Necessity portfolio continued to demonstrate resilient operating performance, maintaining a high committed occupancy of 97.6% and a healthy weighted average lease expiry of 7.9 years[1]. Tenant retention remained strong at 90%, with only 0.4% and 4.1% of leases[1] due to expire in 2026 and 2027, respectively. In 9M 2026, UHREIT secured over 311,000 sq ft of new and renewal leases, reflecting continued leasing momentum. Meanwhile, occupancy across UHREIT's Self-Storage properties stood at 92.4%.

Capital Management

UHREIT maintained a prudent and disciplined capital management position as at 30 September 2026, with net aggregate leverage of 37.8%[3] and no refinancing requirements until February 2028. The weighted average debt maturity stood at 2.7 years[4], while the weighted average interest rate declined for the sixth consecutive period to 4.87%[5]. The interest coverage ratio remained healthy at 2.4 times.

Outlook

The U.S. economy maintained its growth momentum in 3Q 2026, with real GDP expanding at an annualised rate of 3.4%, accelerating from 2.2% in 2Q 2026[6]. Growth was supported by increases in business investment, consumer spending and government expenditure[6]. The labour market remained broadly stable, with the unemployment rate at 4.1%[7] in October 2026.

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[2] Based on the net property income for the financial year ended 31 December 2025 and the Divestment Consideration of US$34.0mil. Please refer to announcement dated 18 August 2026 titled "Proposed Divestment of BJ's Quincy".
[3] Net aggregate leverage is total borrowings less cash divided by total deposited property less cash.
[4] Assuming the loan extension options are fully exercised.
[5] Trailing 12-month and excludes upfront debt-related transaction costs.
[6] U.S. Bureau of Economic Analysis, "GDP (Advance Estimate), 3Q 2026", 29 October 2026.
[7] U.S. Bureau of Labor Statistics, "The Employment Situation", 6 November 2026.

Consumer spending continued to demonstrate resilience. U.S. retail and food services sales rose 0.8% from the previous month and 6.3% y-o-y in September 2026[8]. Inflationary pressures remained elevated, with the headline Consumer Price Index rising 3.7%[9] y-o-y in September. Against this backdrop, the U.S. Federal Reserve maintained the federal funds target range at 3.75% to 4.00% at its October 2026 meeting.

The outlook for grocery-anchored strip centers remains supported by resilient demand and constrained new supply. Strip centers ended 2025 with foot traffic approximately 4% above 2019 levels, outperforming other retail property formats, while new development remains limited across the sector[10]. Meanwhile, Self-Storage occupancy and rental rates remained resilient.

Looking Ahead

The macroeconomic environment continues to evolve, with the interest rate outlook remaining uncertain amid elevated inflation. Against this backdrop, the Manager will continue to focus on proactive leasing and portfolio management to optimise rental revenues, maintain high occupancy and enhance tenant quality and mix. The Manager will also pursue value-enhancing development and asset enhancement initiatives, recycle capital from opportunistic divestments into higher-yielding opportunities, and evaluate accretive acquisitions that can strengthen portfolio diversification and income resilience.

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BJ's Quincy was divested in September 2026 for US$34.0 million, 4.9% above its independent valuation

[8] U.S. Census Bureau, "Advance monthly sales for retail and food services – September 2026", 15 October 2026.
[9] U.S. Bureau of Labor Statistics, "Consumer Price Index – October 2026", 10 November 2026.
[10] Green Street, "Strip Center Update", 21 August 2026.

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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-based[11] retail properties ("Grocery & Necessity Properties"), and (ii) modern, climate-controlled self-storage facilities ("Self-Storage Properties"), located in the U.S.

UHREIT targets tenants that are 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 platforms[12].

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 a carrying value of approximately US$766 million and an aggregate net lettable area ("NLA") of approximately 3.6 million square feet[13].

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$4.3 billion in Assets Under Management ("AUM") as of 31 December 2025. 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 164 properties across the U.S. totaling approximately 13.6 million square feet. THC has an AUM of approximately US$2.9 billion. THC is also the asset manager of UHREIT bringing its total regulatory and non-regulatory AUM to US$3.7 billion[14].

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[14] to focus on investment opportunities in income-producing real estate assets in the U.S.

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[11] "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.

[12] "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).

[13] Based on carrying value of investment properties excluding right-of-use asset as at 30 September 2026.

[14] As at 31 December 2025.

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