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.)

ISSUE PRICE OF NEW UNITS PURSUANT TO THE DISTRIBUTION REINVESTMENT PLAN FOR THE DISTRIBUTION PERIOD FROM 1 JANUARY 2026 TO 30 JUNE 2026

United Hampshire US REIT Management Pte. Ltd., as manager of United Hampshire US REIT ("**UHREIT**") (the "**Manager**"), wishes to announce that further to the announcement dated 13 August 2026 in relation to the application of a distribution reinvestment plan (the "**DRP**") to the distribution of US 2.16 cents per unit in UHREIT ("**Unit**") for the period from 1 January 2026 to 30 June 2026 (the "**Distribution**"), the issue price of the new unit to be issued under the DRP in respect of the Distribution is US$0.491 per Unit.

The issue price represents a 2.0% discount to the adjusted volume-weighted average traded price per Unit for all trades on Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for each of the Market Days[1] during the period of 10 Business Days[2] prior to and ending on the record date on 24 August 2026. The number of Units to be issued to unitholders of UHREIT ("**Unitholders**") pursuant to the DRP shall be rounded down to the nearest whole Unit, fractional entitlements to be disregarded.

The Notices of Election[3] are expected to be despatched to all eligible Unitholders on or around 28 August 2026. The Manager will announce further details about the despatch of the Notices of Election in due course.

IMPORTANT DATES AND TIMES

Date / Deadline	Event
Friday, 28 August 2026	Despatch of Notices of Election and tax forms
5.00 pm Tuesday, 15 September 2026	Unitholders are reminded to submit the completed tax forms to UHREIT's Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd.. Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to withholding taxes on the Distribution.
5.00 pm Tuesday, 15 September 2026	Unitholders must complete and return the Notice of Election to UHREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (as indicated on the Notice of Election) in order to participate in the DRP and/or receive the Distribution in U.S. dollars.
Monday, 28 September 2026	Payment of Distribution and issuance, crediting and listing of the Units issued pursuant to the DRP on the SGX-ST

[1] "**Market Day**" means a day on which the SGX-ST is open for trading in securities.
[2] "**Business Day**" means any day (other than a Saturday, Sunday or gazetted public holiday) on which commercial banks are open for business in Singapore and the SGX-ST is open for trading in securities.
[3] "**Notices of Election**" means one or more notices of election (in such form as the Manager may approve) which the Manager will, at its discretion, send to each Unitholder and through which each Unitholder may indicate whether they wish to participate in the DRP and/or obtain their distributions in U.S. dollars. For the avoidance of doubt, there shall be a single Notice of Election in relation to a Unitholder's election to participate in the DRP and/or to obtain their distributions in U.S. dollars.

Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact:

Ms. Wong Siew Lu
Head of Investor Relations and Sustainability
Email: ir@uhreit.com
Or visit our website at: http://uhreit.com/

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

24 August 2026

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 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.

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.