



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.)

ASSET VALUATION

Pursuant to Rule 703 of the Singapore Exchange Securities Trading Limited Listing Manual, United Hampshire US REIT Management Pte. Ltd., as manager of United Hampshire US Real Estate Investment Trust ("**UHREIT**", and manager of UHREIT, the "**Manager**"), wishes to announce that the Manager has obtained independent valuations as at 31 December 2024 for all properties owned by UHREIT. These valuations are reflected in UHREIT's financial statements for the financial year ended 31 December 2024. The valuation for Hudson Valley Plaza was conducted by Newmark Knight Frank Valuation & Advisory, LLC. All other valuations were conducted by CBRE, Inc.

Investment Properties

Property	Address	Valuation (US\$'000)
Garden City Square – BJ's Wholesale Club	711 Stewart Avenue, Garden City, Nassau County, New York 11530	57,800
Garden City Square – LA Fitness	711 Stewart Avenue, Garden City, Nassau County, New York 11530	22,200
Albany ShopRite – Gas Station	651 Central Avenue, Albany, Albany County, New York 12206	4,410
Price Chopper Plaza	142-146 State Route 94, Warwick, New York 10990	20,500
Wallkill Price Chopper	505-511 Schutt Road, Middletown, Orange County, New York 10940	12,800
Hudson Valley Plaza	401 Frank Stottile Boulevard, Kingston, Ulster County, New York 12401	27,900
Wallington ShopRite	375 Paterson Avenue, Wallington, Bergen County, New Jersey 07057	15,500
Piscataway Plaza	581 Stelton Road, Piscataway, Middlesex County, New Jersey 08854	24,100
Towne Crossing	2703 Burlington-Mount Holly Road, Burlington, Burlington County, New Jersey 08016	18,400
Lawnside Commons	310 North White Horse Pike, Lawnside, Camden County, New Jersey 08045	33,600
St. Lucie West	1315-1497 St. Lucie West Blvd, Port St. Lucie, St. Lucie County, Florida 34986	101,000

Property	Address	Valuation (US\$'000)
Arundel Plaza	6604-6654 Ritchie Highway, Glen Burnie, Anne Arundel County, Maryland 21061	49,500
Parkway Crossing	2331-2535 Cleanleigh Drive, Parkville, Baltimore County, Maryland 21234	30,500
BJ's Quincy	200 Crown Colony Drive, Quincy, Norfolk County, Massachusetts 02169	32,500
Fairhaven Plaza	221 Huttleston Avenue, Fairhaven, Bristol County, Massachusetts 02719	20,600
Lynncroft Center	3120-3160 Evans Street, Greenville, Pitt County, North Carolina 27834	31,700
Penrose Plaza	2900 – 3000 Island Ave, Philadelphia, Pennsylvania 19153	56,150
Colonial Square	3107 Boulevard, Colonial Heights, Virginia 23834	26,500
Upland Square	180 Upland Square Drive, Pottstown, Montgomery County, Pennsylvania 19464	91,500
Carteret Self-Storage	6640 Industrial Highway, Carteret, Middlesex County, New Jersey 07008	22,100
Millburn Self-Storage	30 Bleeker Street, Millburn, Essex County, New Jersey 07041	29,800
Total		729,060

Investment Property Held For Divestment

Property	Address	Valuation (US\$'000)
Albany ShopRite – Supermarket	709 Central Avenue, Albany, Albany County, New York 12206	23,800 ¹
Total		23,800

¹ As at 31 December 2024, Albany Supermarket is classified as an investment property held for divestment and the divestment was completed on 17 January 2025

Copies of the valuation reports for the above properties are available for inspection by appointment only at the Manager's registered office at 80 Raffles Place, #28-21, UOB Plaza 2, Singapore 048624, during normal business hours for three months from the date of this Announcement.

For enquiries and appointment, please contact Ms Wong Siew Lu at (65) 6797 9010 or email: IR@uhreit.com or visit our website at <https://www.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

19 February 2025

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 (including in respect of direct, indirect or consequential loss or damage) 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. Further, nothing in this announcement should be construed as constituting legal, business, tax or financial advice. If you are in any doubt about the contents of this announcement or the action you should take, you should consult your legal, financial, tax or other professional advisers immediately. You are responsible for your own decisions.

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 not be based on historical information or facts and may be forward-looking statements that involve assumptions, risks and uncertainties. Such forward-looking statements 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, and must be read together with those assumptions. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. No assurance can be given that such assumptions and expectations are accurate or will be met or realized. 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.

This announcement is not for distribution, directly or indirectly, in or into the United States. No Units are being, or will be, registered under the U.S. Securities Act of 1933, as amended ("Securities Act"), or the securities laws of any state of the U.S. or other jurisdiction and no such securities may be offered or sold in the U.S. except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and any applicable state or local securities laws. No public offering of securities is being or will be made in the U.S. or any other jurisdiction.