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 2025 for all properties owned by UHREIT. These valuations are reflected in UHREIT's financial statements for the financial year ended 31 December 2025. The valuations for Hudson Valley Plaza and Dover Marketplace were conducted by Newmark Knight Frank Valuation & Advisory, LLC. All other valuations were conducted by Cushman & Wakefield Inc.

Property	**Address**	**Valuation (US$'000)**
Garden City Square – BJ's Wholesale Club	711 Stewart Avenue, Garden City, Nassau County, New York 11530	56,300
Garden City Square – LA Fitness	711 Stewart Avenue, Garden City, Nassau County, New York 11530	23,600
Albany ShopRite – Gas Station	651 Central Avenue, Albany, Albany County, New York 12206	4,400
Price Chopper Plaza	142-146 State Route 94, Warwick, New York 10990	21,000
Wallkill Price Chopper	505-511 Schutt Road, Middletown, Orange County, New York 10940	12,400
Hudson Valley Plaza	401 Frank Sottile Boulevard, Kingston, Ulster County, New York 12401	34,500
Wallington ShopRite	375 Paterson Avenue, Wallington, Bergen County, New Jersey 07057	16,200
Piscataway Plaza	581 Stelton Road, Piscataway, Middlesex County, New Jersey 08854	25,000
Towne Crossing	2703 Burlington-Mount Holly Road, Burlington, Burlington County, New Jersey 08016	17,600
Lawnside Commons	310 North White Horse Pike, Lawnside, Camden County, New Jersey 08045	37,300
St. Lucie West	1315-1497 St. Lucie West Blvd, Port St. Lucie, St. Lucie County, Florida 34986	107,200

Property	Address	Valuation (US$'000)
Arundel Plaza	6604-6654 Ritchie Highway, Glen Burnie, Anne Arundel County, Maryland 21061	47,400
Parkway Crossing	2331-2535 Cleanleigh Drive, Parkville, Baltimore County, Maryland 21234	31,500
BJ's Quincy	200 Crown Colony Drive, Quincy, Norfolk County, Massachusetts 02169	33,700
Fairhaven Plaza	221 Huttleston Avenue, Fairhaven, Bristol County, Massachusetts 02719	20,500
Lynncroft Center	3120-3160 Evans Street, Greenville, Pitt County, North Carolina 27834	35,250
Penrose Plaza	2900 – 3000 Island Ave, Philadelphia, Pennsylvania 19153	58,000
Colonial Square	3107 Boulevard, Colonial Heights, Virginia 23834	28,600
Upland Square	180 Upland Square Drive, Pottstown, Montgomery County, Pennsylvania 19464	91,900
Dover Marketplace	2130 Palomino Road, Dover, York County, Pennsylvania 17315	17,200
Carteret Self-Storage	6640 Industrial Highway, Carteret, Middlesex County, New Jersey 07008	24,800
Millburn Self-Storage	30 Bleeker Street, Millburn, Essex County, New Jersey 07041	29,900
Total		**774,250**

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

20 February 2026

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