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 2022 for all properties owned by UHREIT. These valuations are reflected in UHREIT's financial statements for the financial year ended 31 December 2022.

The valuations were conducted by Cushman & Wakefield of New Jersey LLC as follows:

Property	**Address**	**Valuation (US$'000)**
Garden City Square – BJ's Wholesale Club	711 Stewart Avenue, Garden City, Nassau County, New York 11530	49,000
Garden City Square – LA Fitness	711 Stewart Avenue, Garden City, Nassau County, New York 11530	22,300
Albany ShopRite – Supermarket	709 Central Avenue, Albany, Albany County, New York 12206	23,700
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	21,100
Wallkill Price Chopper	505-511 Schutt Road, Middletown, Orange County, New York 10940	12,600
Hudson Valley Plaza	401 Frank Stottile Boulevard, Kingston, Ulster County, New York 12401	48,600
Wallington ShopRite	375 Paterson Avenue, Wallington, Bergen County, New Jersey 07057	15,700
Stop & Shop Plaza	581 Stelton Road, Piscataway, Middlesex County, New Jersey 08854	26,000
Towne Crossing	2703 Burlington-Mount Holly Road, Burlington, Burlington County, New Jersey 08016	12,600

Property	Address	Valuation (US$'000)
Lawnside Commons	310 North White Horse Pike, Lawnside, Camden County, New Jersey 08045	33,850
St. Lucie West	1315-1497 St. Lucie West Blvd, Port St. Lucie, St. Lucie County, Florida 34986	86,500
Big Pine Center	251 Key Deer Boulevard, Big Pine, Monroe County, Florida 33043	9,500
Arundel Plaza	6604-6654 Ritchie Highway, Glen Burnie, Anne Arundel County, Maryland 21061	44,200
Parkway Crossing	2331-2535 Cleanleigh Drive, Parkville, Baltimore County, Maryland 21234	30,300
BJ's Quincy	200 Crown Colony Drive, Quincy, Norfolk County, Massachusetts 02169	33,400
Fairhaven Plaza	221 Huttleston Avenue, Fairhaven, Bristol County, Massachusetts 02719	18,900
Lynncroft Center	3120-3160 Evans Street, Greenville, Pitt County, North Carolina 27834	27,125
Penrose Plaza	2900 – 3000 Island Ave, Philadelphia, Pennsylvania 19153	53,900
Colonial Square	3107 Boulevard, Colonial Heights, Virginia 23834	25,100
Upland Square	180 Upland Square Drive, Pottstown, Montgomery County, Pennsylvania 19464	86,000
Carteret Self-Storage	6640 Industrial Highway, Carteret, Middlesex County, New Jersey 07008	23,800
Millburn Self-Storage	30 Bleeker Street, Millburn, Essex County, New Jersey 07041	30,100
Total		**738,675**

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

Robert T. Schmitt
Chief Executive Officer

United Hampshire US REIT Management Pte. Ltd.
(Company Registration No. 201916768W)
As Manager of United Hampshire US Real Estate Investment Trust

22 February 2023

IMPORTANT NOTICE
This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for the Units in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

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, United Hampshire US REIT Management Pte. Ltd., Perpetual (Asia) Limited, as trustee of UHREIT, 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.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. 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. 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. The forecast 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. The past performance of UHREIT is not necessarily indicative of its future performance.