

## **United Hampshire US REIT Announces Grand Opening of a New 53,000 sqft Store by Anchor Tenant DICK'S Sporting Goods at Hudson Valley Plaza in New York**

- ***DICK'S Sporting Goods officially opened its new 53,000 square feet store under a 10-year lease***
- ***The new opening adds A Fortune 500 company and an iconic brand in sports to Hudson Valley Plaza enhancing the tenant mix and contributing positively to the UHREIT's financial performance***

**SINGAPORE, 27 March 2026** – United Hampshire US REIT Management Pte. Ltd., the manager (the “**Manager**”) of United Hampshire US Real Estate Investment Trust (“**UHREIT**”), is pleased to announce the grand opening of DICK'S Sporting Goods (“**DICK'S**”), one of the anchor tenants at its Hudson Valley Plaza property.

A Fortune 500 company and an iconic brand in sports and culture in the United States, DICK'S has officially opened its new 53,000 square feet store under a 10-year lease. The addition of this leading national retailer marks a significant enhancement to the property's tenant mix and is expected to contribute positively to UHREIT's overall financial performance.

Hudson Valley Plaza is a freehold regional retail centre located in Kingston, Ulster County in New York, and the largest asset in UHREIT's portfolio with a total net lettable area of 428,804 square feet. The property is strategically positioned near established retail and residential catchments and enjoys strong connectivity to regional highways.

With a committed occupancy of 94.9%<sup>1</sup>, Hudson Valley Plaza features a strong and diverse lineup of prominent tenants including Walmart, a Fortune 500 company and one of the world's largest retailers by revenue; PetSmart, a leading North American omni-channel retailer that offers an assortment of pet care essentials and expert pet services; and Ashley Furniture, one of the largest furniture store brands in North America.

Mr Gerard Yuen, Chief Executive Officer of the Manager, said, “The opening of DICK'S at Hudson Valley Plaza marks a significant milestone for UHREIT. Bringing in a high-quality, nationally recognised brand not only significantly enhances the occupancy, but also add to the vibrancy and appeal of the property. It will also contribute positively to UHREIT's overall financial performance and contribute to our income resilience.”

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<sup>1</sup> As at 31 December 2025. The occupancy rate of Hudson Valley Plaza is calculated based on the Net Lettable Area of 428,804 sq ft minus the non-functional static space of 67,616 sq ft.



*DICK'S Sporting Goods Grand Opening in Hudson Valley Plaza*

To find out more about UHREIT, please visit <https://www.uhreit.com/>



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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<sup>2</sup> retail properties (“**Grocery & Necessity Properties**”), and (ii) modern, climate-controlled self-storage facilities (“**Self-Storage Properties**”), located in the U.S.

The tenants targeted by UHREIT are tenants 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<sup>3</sup>.

UHREIT’s portfolio comprises 20 predominantly freehold Grocery & Necessity Properties<sup>4</sup> and two Self-Storage Properties, primarily concentrated in the East Coast of the U.S., with an appraised value of approximately US\$774.3 million<sup>5</sup> and an aggregate net lettable area (“NLA”) of approximately 3.6 million square feet.

## 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 Asset 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<sup>6</sup>.

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<sup>6</sup> to focus on investment opportunities in income producing real estate assets in the U.S.

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<sup>2</sup> “**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.

<sup>3</sup> “**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).

<sup>4</sup> As at 31 December 2025, exclude Wallingford Fair Shopping Center which was acquired on 14 January 2026.

<sup>5</sup> Based on appraised value of investment properties as at 31 December 2025.

<sup>6</sup> As at 31 December 2025.

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