United Hampshire US REIT Maintains Strong Financial Performance with Growth Across All Key Financial Metrics in 1H 2026

- ***Gross revenue increased by 5.8% with NPI increasing by 6.4% and distributable income by 5.8%***
- ***DPU increased by 3.4%***
- ***Grocery & Necessity portfolio maintained a high committed occupancy of 97.6% and a stable WALE of 7.9 years[1]***
- ***Self-Storage occupancy improved by 430 basis point to 93.5%***
- ***The Dover Marketplace and Wallingford Fair Shopping Center acquisitions contributed positively as did new lease commencements and contractual rental escalations***
- ***The weighted average interest rate fell for the 5th consecutive period***

SINGAPORE, 13 AUGUST 2026 – United Hampshire US REIT Management Pte. Ltd., the manager (the "**Manager**") of United Hampshire US Real Estate Investment Trust ("**UHREIT**"), announced today that UHREIT achieved higher revenue and distributions for the six months ended 30 June 2026 ("**1H 2026**"). Gross revenue rose 5.8% year-on-year ("**y-o-y**") to US$37.8 million, while net property income ("**NPI**") increased 6.4% y-o-y to US$25.5 million. Distributable income grew 5.8% y-o-y to US$13.7 million, resulting in a 3.4% increase in distribution per unit ("**DPU**") to 2.16 US cents.

The improvement in gross revenue and NPI was primarily attributable to contributions from recently acquired properties, Dover Marketplace and Wallingford Fair Shopping Center, as well as income from new lease commencements and contractual rental escalations across the portfolio. Based on the closing price of US$0.515 per unit on 30 June 2026, UHREIT's 12-month trailing dividend yield was 8.7%[2].

Mr. Gerard Yuen, Chief Executive Officer of the Manager said, "UHREIT continued to deliver strong performance in the first half of 2026, underpinned by healthy leasing momentum and rental growth across the portfolio, driven by new tenant commencements and contractual rental escalations. Our recently acquired properties, Dover Marketplace and Wallingford Fair Shopping Center, have performed well since acquisition, making positive contributions while further strengthening our grocery-anchored retail portfolio. Our Self-Storage properties also continued to perform strongly, with occupancy increasing 430 basis points to 93.5% as we entered the peak spring leasing season."

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[1] Based on gross rental income of Grocery & Necessity Properties for the month of June 2026.
[2] Based on 2H 2025 and 1H 2026 total distribution of 4.46 US cents and unit closing price of US$0.515 as at 30 June 2026.

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“On the capital management front, UHREIT remains well-positioned, with no refinancing requirements until February 2028 and a weighted average interest rate that has declined for five consecutive reporting periods. Supported by our strong balance sheet and financial flexibility, we remain focused on delivering strong leasing outcomes, pursuing disciplined capital recycling and capturing prudent growth opportunities to create sustainable long-term value for our Unitholders.”

Summary of UHREIT’s 1H 2026 Results

1H 2026 vs 1H 2025			
(US$ million)	**1H 2026**	**1H 2025**	**% Change**
Gross Revenue	37.8	35.7	+5.8%
Net Property Income	25.5	24.0	+6.4%
Distributable Income	13.7	13.0	+5.8%
Distribution Per Unit (US cents)	2.16	2.09	+3.4%

Portfolio Review and Management

For the first half of 2026, UHREIT delivered strong leasing performance across its Grocery & Necessity portfolio, securing more than 260,000 sq ft of new and renewal leases with high-quality tenants, including Giant Supermarket, Stop & Shop Supermarket, Wendy’s and Bath & Body Works.

As at 30 June 2026, the Grocery & Necessity portfolio maintained a high committed occupancy of 97.6% and a long weighted average lease expiry of 7.9 years[1]. The portfolio also benefits from a well-staggered lease expiry profile, with only 0.6%[1] and 4.6%[1] of leases due to expire in 2026 and 2027, respectively. UHREIT's portfolio recorded a tenant retention rate of 90%, reflecting the quality of its tenant base and the effectiveness of the Manager's asset management strategy. Combined with high committed occupancy, long WALE and limited near-term lease expiries, the portfolio remains well positioned to deliver sustainable long-term growth.

Self-Storage occupancy improved by 430 basis points to 93.5% as at 30 June 2026, while the average quarterly net rental rates remained healthy.

Capital Management

With a proactive capital management strategy, UHREIT’s net aggregate leverage stood at 39.7%[3] as at 30 June 2026. The REIT has no refinancing requirements until February 2028 and maintained a weighted average debt maturity of 2.9 years[4]. Weighted average interest rate

[3] Net aggregate leverage is total borrowings less cash divided by total deposited property less cash.
[4] Assuming the loan extension options are fully exercised.

declined to 4.89%[5], marking a fifth consecutive reporting period of reduction, while interest coverage remained healthy at 2.4 times.

Outlook

The US economy continued to expand in 2Q 2026, with real GDP growing at an annualized rate of 1.5%, following growth of 2.1% in 1Q 2026[6]. The labour market remained broadly stable, with the unemployment rate at 4.1%[7] in July 2026. The Federal Open Market Committee kept its federal funds rate unchanged, anchored in a range of 3.50%-3.75% in its July 2026 meeting.

Consumer spending remained resilient, with US retail and food services sales increasing 6.7% y-o-y[8] in June 2026. This continued spending growth provides a supportive backdrop for UHREIT's Grocery & Necessity portfolio, which is anchored by tenants providing necessity goods and services.

The outlook for grocery-anchored and necessity-based retail remains positive, supported by the essential nature of the goods and services provided by its tenants and a limited pipeline of new retail supply[9]. Similarly, UHREIT's Self-Storage Properties are well positioned to benefit from the supply-constrained dynamics of the New York metropolitan market, which continue to support long-term demand fundamentals.

Looking Ahead

Against a backdrop of an evolving macroeconomic environment and shifting interest rate expectations, the Manager will continue to execute its strategy with discipline. Our focus remains on proactive leasing and portfolio optimisation to drive rental growth, preserving high occupancy and further enhancing tenant quality and diversification. The Manager will also continue to evaluate asset enhancement and development initiatives, while pursuing disciplined capital recycling and selective growth opportunities to add further to the quality and resilience of the portfolio.

ENDS

[5] *Trailing 12-month and excludes upfront debt-related transaction costs.*
[6] *U.S. Bureau of Economic Analysis, "GDP (Advance Estimate)", 30 July 2026.*
[7] *U.S. Bureau of Labor Statistics, "The Employment Situation – July 2026", 07 August 2026.*
[8] *U.S. Census Bureau, "Advance monthly sales for retail and food services – June 2026", 16 July 2026.*
[9] *Green Street, "Strip Center Update", 18 May 2026.*

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

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UNITED-HAMPSHIRE

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[10] 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[11].

UHREIT's portfolio comprises 21 predominantly freehold Grocery & Necessity Properties and two Self-Storage Properties, primarily concentrated in the East Coast of the U.S., with a carrying value of approximately US$798.5 million[12] and an aggregate net lettable area ("NLA") of approximately 3.7 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[13].

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[13] to focus on investment opportunities in income producing real estate assets in the U.S.

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[10] ***"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.*
[11] *"**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).*
[12] *Based on carrying value of investment properties as at 30 June 2026.*
[13] *As at 31 December 2025.*

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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.