UNITED HAMPSHIRE US REIT 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.)

PROPOSED DIVESTMENT OF TWO SELF-STORAGE PROPERTIES – FOURTH EXTENSION OF DUE DILIGENCE PERIOD

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1. INTRODUCTION

United Hampshire US REIT Management Pte. Ltd., as manager of United Hampshire US Real Estate Investment Trust ("**UHREIT**", and manager of UHREIT, the "**Manager**"), refers to:

(a) its announcement dated 23 February 2022 (the "**23 February 2022 Announcement**") in relation to the proposed divestment of Elizabeth Self-Storage and Perth Amboy Self-Storage (the "**Divestment**"). Unless otherwise stated, capitalised terms used in this announcement shall have the same meaning as ascribed to them in the 23 February 2022 Announcement;

(b) its announcement dated 21 March 2022 (the "**21 March 2022 Announcement**") in relation to the extension of the Due Diligence Period (as defined below) for the Divestment;

(c) its announcement dated 29 March 2022 (the "**29 March 2022 Announcement**") in relation to the second extension of the Due Diligence Period for the Divestment; and

(d) its announcement dated 5 April 2022 (the "**5 April 2022 Announcement**") in relation to the third extension of the Due Diligence Period for the Divestment.

2. FOURTH EXTENSION OF DUE DILIGENCE PERIOD

2.1 As disclosed in the 23 February 2022 Announcement, pursuant to the terms of the PSA, the Purchaser is entitled to carry out due diligence on the Properties from the date of the PSA to 21 March 2022 (the "**Due Diligence Period**") and are entitled to terminate the PSA for any reason or no reason at all and at any time during the Due Diligence Period and thereafter, the Deposit will be refunded to the Purchaser and the PSA and all rights and obligations of the parties thereunder will be null and void, except for those rights and obligations that expressly survive the termination of the PSA.

2.2 As disclosed in the 21 March 2022 Announcement, the 29 March 2022 Announcement and the 5 April 2022 Announcement, the Purchaser and the vendors of the Properties have since executed three letters of extension to extend the Due Diligence Period to 11 April 2022.

2.3 As the Purchaser is still in the process of carrying out its due diligence on the Properties and will require more time to complete the same, the vendors of the Properties have on 11 April 2022 executed a fourth letter of extension with the Purchaser to further extend the Due Diligence Period to 18 April 2022. A copy of the fourth extension letter will be made available for inspection during normal business hours at the registered office of the Manager for three (3) months from the date of this announcement.

3. FURTHER DEVELOPMENTS

3.1 The Manager will make further announcements, in compliance with the requirements of the Listing Manual of the SGX-ST, when there are material developments in relation to the Divestment.

3.2 Unitholders should exercise caution when trading in the units of UHREIT. There is no certainty or assurance as at the date of this announcement that the Divestment will be completed, or that no changes will be made to the terms thereof. Accordingly, unitholders are advised to exercise caution before making any decision in respect of their dealings in the units of UHREIT. Unitholders should consult their stockbrokers, bank managers, solicitors or other professional advisors if they have any doubt about the actions they should take.

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

12 April 2022

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.