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.)

DESPATCH OF NOTICES OF ELECTION PURSUANT TO THE DISTRIBUTION REINVESTMENT PLAN FOR THE DISTRIBUTION PERIOD FROM 1 JANUARY 2025 TO 30 JUNE 2025

United Hampshire US REIT Management Pte. Ltd., as manager of United Hampshire US REIT (the "Manager"), wishes to announce that further to the announcement dated 13 August 2025 in relation to the application of a distribution reinvestment plan ("DRP") to the distribution of US 2.09 cents per unit in United Hampshire US REIT ("Unit") for the period from 1 January 2025 to 30 June 2025 (the "Distribution"), the Notices of Election[1] have been despatched today to all unitholders of United Hampshire US REIT whose securities accounts with The Central Depository (Pte) Limited ("CDP") are credited with Units ("Eligible Unitholders") as at 5.00 p.m. on 22 August 2025 (the "Record Date").

Unitholders with registered addresses outside Singapore ("Overseas Unitholders") who did not provide any address in Singapore for the service of notices and documents by notifying the CDP, 9 North Buona Vista Drive, #06-07 The Metropolis Tower 2, Singapore 138588 (or such other address as may be announced by the Manager from time to time) at least three (3) Market Days[2] prior to the Record Date will not receive the Notices of Election.

Eligible Unitholders who wish to participate in the DRP must complete, sign and return the Notices of Election to the Manager c/o United Hampshire US REIT's Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd. at the address indicated on the Notice of Election. Unitholders who wish to receive their Distribution in cash need not take any action. Unitholders who wish to submit a completed Notice of Election electronically may do so by completing the Notice of Election attached to this announcement. Please email the completed Notice of Election to United Hampshire US REIT's Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd. at uhreit@boardroomlimited.com.

The Notices of Election must be received by the United Hampshire US REIT's Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd. by 5.00 p.m. on 15 September 2025 and may not be withdrawn or cancelled upon receipt. Notices of Election received after 5.00 p.m. on 15 September 2025 will not be processed.

The Distribution will be paid on 26 September 2025. The new Units to be issued pursuant to the DRP are expected to be issued, credited and listed on the SGX-ST on 26 September 2025. Eligible Unitholders who do not elect to participate in the DRP and Overseas Unitholders who did not provide registered addresses in Singapore to CDP will receive all of their respective entitlements to the Distribution in cash. Unitholders who wish to participate in the DRP and do not receive the Notices of Election within three Market Days after the date of this announcement may obtain a copy from the unit registrar of United Hampshire US REIT, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632.

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[1] "**Notices of Election**" means one or more notices of election (in such form as the Manager may approve) which the Manager will, at its discretion, send to each Unitholder and through which each Unitholder may indicate whether they wish to participate in the DRP and/or obtain their distributions in U.S. dollars. For the avoidance of doubt, there shall be a single Notice of Election in relation to a Unitholder's election to participate in the DRP and/or to obtain their distributions in U.S. dollars.

[2] "**Market Day**" means a day on which the SGX-ST is open for trading in securities.

IMPORTANT DATES AND TIMES

Date / Deadline	Event
5.00 pm Monday, 15 September 2025	Unitholders are reminded to submit the completed tax forms to UHREIT's Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd.. Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to withholding taxes on the Distribution.
5.00 pm Monday, 15 September 2025	Unitholders must complete and return the Notice of Election to UHREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (as indicated on the Notice of Election) in order to participate in the DRP and/or receive the Distribution in U.S. dollars.
Friday, 26 September 2025	Payment of Distribution and issuance, crediting and listing of the Units issued pursuant to the DRP on the SGX-ST

Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact:

Ms. Wong Siew Lu
Head of Investor Relations and Sustainability
Email: ir@uhreit.com
Or visit our website at: http://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

28 August 2025

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an invitation, solicitation or offer to any person in Singapore or otherwise to acquire, invest in, purchase or subscribe for any units ("Units") in UHREIT nor shall it or any part of it form the basis of, or be relied on in any connection with, any contract, commitment or investment decision whatsoever. The information contained herein is not comprehensive and does not purport to contain all the information that might be required by you in relation to UHREIT. The information in this announcement is subject to change without notice.

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 and representatives, makes any representation or warranty, express or implied, as to the fairness, accuracy, completeness, correctness or reliability of the information and opinions contained herein or otherwise made available nor as to the reasonableness of any assumption contained herein, and any liability therefore (including in respect of direct, indirect or consequential loss or damage) howsoever arising from any use, reliance or distribution of this announcement or its contents or otherwise arising in connection with this announcement is expressly disclaimed. Nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past or the future and no reliance, in whole or in part, should be placed on the fairness, accuracy, completeness or correctness of the information and opinions contained herein. Further, nothing in this announcement should be construed as constituting legal, business, tax or financial advice. If you are in any doubt about the contents of this announcement or the action you should take, you should consult your legal, financial, tax or other professional advisers immediately. You are responsible for your own decisions.

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, the Manager, Perpetual (Asia) Limited (in its capacity as trustee of UHREIT), their subsidiaries 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.

The past performance of UHREIT is not necessarily indicative of its future performance, Certain statements made in this announcement may not be based on historical information or facts and may be forward-looking statements that involve assumptions, risks and uncertainties. Such forward-looking statements 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 and must be read together with those assumptions. 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. No assurance can be given that such assumptions and expectations are accurate or will be met or realized. 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.

This announcement is not for distribution, directly or indirectly, in or into the United States. No Units are being, or will be, registered under the U.S. Securities Act of 1933, as amended ("Securities Act"), or the securities laws of any state of the U.S. or other jurisdiction and no such securities may be offered or sold in the U.S. except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and any applicable state or local securities laws. No public offering of securities is being or will be made in the U.S. or any other jurisdiction.