

**UNITED HAMPSHIRE US REAL ESTATE INVESTMENT TRUST**

(Constituted in Republic of Singapore pursuant to a trust deed dated 18 September 2019  
(as amended and restated))

**CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE SIX MONTHS AND FULL YEAR ENDED 31 DECEMBER 2022**

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## A. INTRODUCTION

### Overview

United Hampshire US Real Estate Investment Trust (“United Hampshire US REIT” or “UHREIT” or the “Group”) is a Singapore real estate investment trust constituted pursuant to the Trust Deed dated 18 September 2019 (the “Date of Constitution”) (as amended and restated) (the “Trust Deed”) between United Hampshire US REIT Management Pte. Ltd., in its capacity as the manager of UHREIT (the “Manager”) and Perpetual (Asia) Limited, in its capacity as the trustee of UHREIT (the “Trustee”). The Trustee is under a duty to take into custody and hold the assets of the Trust in trust for the holders (“Unitholders”) of Units in the Trust (the “Units”).

UHREIT was listed on the Mainboard of the Singapore Exchange Securities Trading Limited (“SGX-ST”) on 12 March 2020 (the “Listing Date”). UHREIT’s principal investment strategy is to invest, directly or indirectly, in stabilized income-producing (i) grocery-anchored and necessity-based retail properties (“**Grocery & Necessity Properties**”), and (ii) modern, climate-controlled self-storage facilities (“**Self-Storage Properties**”), located in the United States of America (“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. UHREIT’s key objectives are to provide Unitholders with regular and stable distributions and to achieve long-term growth in distribution per Unit (“DPU”) and net asset value (“NAV”) per Unit, while maintaining an appropriate capital structure.

As at 31 December 2022, the portfolio of UHREIT comprises 21 Grocery & Necessity Properties and two Self-Storage Properties located across the U.S., with an aggregate net lettable area of 3.84 million sq ft. UHREIT acquired its initial portfolio of 18 Grocery & Necessity Properties and four Self-Storage Properties on the Listing Date and made its maiden acquisition of two grocery-anchored properties, Colonial Square and Penrose Plaza, in November 2021. During the year, UHREIT divested two Self-Storage properties, Elizabeth and Perth Amboy Self-Storage, in June 2022 and recycled the divestment proceeds into a higher-yielding grocery-anchored property, Upland Square Shopping Center (“Upland Square”), in July 2022.

| <b>Property</b>                                  | <b>State</b>   | <b>Asset Type</b>            |
|--|----------------|------------------------------|
| <b><u>Grocery &amp; Necessity Properties</u></b> |                |                              |
| Hudson Valley Plaza                              | New York       | Regional Center with Grocery |
| Albany ShopRite – Supermarket                    | New York       | Grocery & Necessity          |
| Albany ShopRite – Gas Station                    | New York       | Grocery & Necessity          |
| Towne Crossing                                   | New Jersey     | Grocery & Necessity          |
| Lynncroft Center                                 | North Carolina | Grocery & Necessity          |
| Garden City Square – BJ’s Wholesale Club         | New York       | Wholesale Club               |
| Garden City Square – LA Fitness                  | New York       | Fitness Club                 |
| Price Chopper Plaza                              | New York       | Grocery & Necessity          |
| Big Pine Center                                  | Florida        | Grocery & Necessity          |
| Stop & Shop Plaza                                | New Jersey     | Grocery & Necessity          |
| Fairhaven Plaza                                  | Massachusetts  | Grocery & Necessity          |
| Wallington ShopRite                              | New Jersey     | Grocery & Necessity          |
| Parkway Crossing                                 | Maryland       | Grocery & Necessity          |
| Wallkill Price Chopper                           | New York       | Grocery & Necessity          |
| St. Lucie West                                   | Florida        | Grocery & Necessity          |
| BJ’s Quincy                                      | Massachusetts  | Wholesale Club               |
| Arundel Plaza                                    | Maryland       | Grocery & Necessity          |
| Lawnside Commons                                 | New Jersey     | Grocery & Necessity          |
| Colonial Square                                  | Virginia       | Grocery & Necessity          |
| Penrose Plaza                                    | Pennsylvania   | Grocery & Necessity          |
| Upland Square (Acquired on 28 July 2022)         | Pennsylvania   | Grocery & Necessity          |

UNITED HAMPSHIRE US REAL ESTATE INVESTMENT TRUST  
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| <u>Property</u>                       | <u>State</u> | <u>Asset Type</u> |
|---------------------------------------|--------------|-------------------|
| <b><u>Self-Storage Properties</u></b> |              |                   |
| Carteret Self-Storage                 | New Jersey   | Self-Storage      |
| Millburn Self-Storage                 | New Jersey   | Self-Storage      |

**B. SUMMARY OF UHREIT'S RESULTS**

|  | <b>1 Jul 2022 to<br/>31 Dec 2022<br/>("2H 2022")<br/>US\$'000</b> | <b>1 Jul 2021 to<br/>31 Dec 2021<br/>("2H 2021")<br/>US\$'000</b> | <b>Change<br/>+ / (-) %</b> | <b>1 Jan 2022 to<br/>31 Dec 2022<br/>("FY 2022")<br/>US\$'000</b> | <b>1 Jan 2021 to<br/>31 Dec 2021<br/>("FY 2021")<br/>US\$'000</b> | <b>Change<br/>+ / (-) %</b> |
|--|---|---|-----------------------------|---|---|-----------------------------|
| Gross revenue  | 35,684  | 28,391  | 25.7                        | 67,452  | 55,195  | 22.2                        |
| Property expenses  | 11,271  | 7,825   | 44.0                        | 20,569  | 16,276  | 26.4                        |
| Net property income  | 24,413  | 21,474  | 13.7                        | 47,058  | 41,946  | 12.2                        |
| Net income available<br>for distribution to<br>Unitholders <sup>(1)</sup>  | 16,826  | 15,991  | 5.2                         | 33,131  | 31,195  | 6.2                         |
| Distribution per Unit<br>("DPU") (US cents) <sup>(2) (3)</sup><br><i>(with Top-Ups and<br/>Stipulated Damages)</i> | 2.97  | 3.05  | (2.6)                       | 5.88  | 6.10  | (3.6)                       |
| Adjusted DPU<br>(US cents) <sup>(4)</sup><br><i>(without Top-Ups and<br/>Stipulated Damages)</i>                   | 2.97  | 2.81  | 5.7                         | 5.85  | 5.35  | 9.3                         |

Footnotes:

- (1) The income available for distribution to Unitholders is based on 100.0% of the taxable income available for distribution to Unitholders.
- (2) DPU of 2.97 US cents per Unit for 2H 2022 for the period from 1 July 2022 to 31 December 2022 was calculated based on 566,432,593 issued units at the date of this announcement.
- (3) DPU of 3.05 US cents per Unit for 2H 2021 comprise Advanced Distribution of 1.75 US cents per Unit for the period from 1 July 2021 to 13 October 2021, calculated based on 499,534,815 issued units at 13 October 2021 and a distribution of 1.30 US cents per Unit for the period from 14 October 2021 to 31 December 2021, calculated based on 557,374,344 issued units at 31 December 2021.
- (4) Adjusted DPU excludes non-recurring Top-Ups and Stipulated Damages to provide the actual operating performance comparison for FY 2022 and FY 2021.

**C. CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

|  | Note | Group               |                     |                     |                     |                     |                     |
|--|------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  |      | 2H 2022<br>US\$'000 | 2H 2021<br>US\$'000 | Change<br>+ / (-) % | FY 2022<br>US\$'000 | FY 2021<br>US\$'000 | Change<br>+ / (-) % |
| Gross revenue  | 3    | 35,684              | 28,391              | 25.7                | 67,452              | 55,195              | 22.2                |
| Property expenses  | 4    | (11,271)            | (7,825)             | 44.0                | (20,569)            | (16,276)            | 26.4                |
| Other income   | 5    | -                   | 908                 | (100.0)             | 175                 | 3,027               | (94.2)              |
| <b>Net property income</b>   |      | <b>24,413</b>       | <b>21,474</b>       | <b>13.7</b>         | <b>47,058</b>       | <b>41,946</b>       | <b>12.2</b>         |
| Manager's base fee   |      | (1,683)             | (1,599)             | 5.3                 | (3,313)             | (3,119)             | 6.2                 |
| Manager's performance fee  |      | -                   | (17)                | (100.0)             | -                   | (17)                | (100.0)             |
| Trustee's fee  |      | (70)                | (68)                | 2.9                 | (138)               | (136)               | 1.5                 |
| Other trust expenses   |      | (1,075)             | (1,011)             | 6.3                 | (1,943)             | (2,061)             | (5.7)               |
| Finance costs  | 6    | (7,815)             | (3,704)             | 111.0               | (12,204)            | (7,234)             | 68.7                |
| Finance income   |      | 45                  | 12                  | 275.0               | 45                  | 14                  | 221.4               |
| <b>Net income before tax,<br/>fair value changes and<br/>loss on divestment of<br/>investment properties</b> |      | <b>13,815</b>       | <b>15,087</b>       | <b>(8.4)</b>        | <b>29,505</b>       | <b>29,393</b>       | <b>0.4</b>          |
| Loss on divestment of<br>investment properties   |      | (44)                | -                   | n.m.                | (481)               | -                   | n.m.                |
| Fair value change in<br>investment properties  |      | (1,584)             | 20,013              | (107.9)             | (2,979)             | 18,615              | (116.0)             |
| Fair value change on<br>financial derivatives  |      | (198)               | 1,327               | (114.9)             | 3,702               | 2,208               | 67.7                |
| <b>Net income before tax</b>   |      | <b>11,989</b>       | <b>36,427</b>       | <b>(67.1)</b>       | <b>29,747</b>       | <b>50,216</b>       | <b>(40.8)</b>       |
| Income tax   | 7    | (1,486)             | (6,409)             | (76.8)              | (3,149)             | (6,891)             | (54.3)              |
| <b>Net income after tax</b>  |      | <b>10,503</b>       | <b>30,018</b>       | <b>(65.0)</b>       | <b>26,598</b>       | <b>43,325</b>       | <b>(38.6)</b>       |
| <b>Net income after tax<br/>attributable to:</b>   |      |                     |                     |                     |                     |                     |                     |
| Unitholders  |      | 10,176              | 29,651              | (65.7)              | 26,166              | 42,860              | (39.0)              |
| Non-controlling interests  |      | 327                 | 367                 | (10.9)              | 432                 | 465                 | (7.1)               |
| <b>Net income for the period</b>   |      | <b>10,503</b>       | <b>30,018</b>       | <b>(65.0)</b>       | <b>26,598</b>       | <b>43,325</b>       | <b>(38.6)</b>       |
| <b>Earnings per Unit ("EPU")<br/>attributable to the<br/>Unitholders for the<br/>period:</b>                 |      |                     |                     |                     |                     |                     |                     |
| Basic and diluted EPU<br>(US cents)  | 8    | 1.81                | 5.67                | (68.1)              | 4.67                | 8.40                | (44.4)              |

*n.m. – not meaningful*

**D. CONDENSED CONSOLIDATED DISTRIBUTION STATEMENT**

|  | <b>Group</b>               |                            |                            |                            |                            |                            |
|--|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
|  | <b>2H 2022</b><br>US\$'000 | <b>2H 2021</b><br>US\$'000 | <b>Change</b><br>+ / (-) % | <b>FY 2022</b><br>US\$'000 | <b>FY 2021</b><br>US\$'000 | <b>Change</b><br>+ / (-) % |
| <b>Amount available for distribution to Unitholders for the period</b> |                            |                            |                            |                            |                            |                            |
| Net income after tax attributable to Unitholders                       | 10,176                     | 29,651                     | (65.7)                     | 26,166                     | 42,860                     | (39.0)                     |
| <b>Distribution adjustments comprise:</b>                              |                            |                            |                            |                            |                            |                            |
| Property related non-cash items <sup>(1)</sup>                         | (702)                      | (1,109)                    | (36.7)                     | (1,701)                    | (1,670)                    | 1.9                        |
| Manager's base fee payable/paid in Units                               | 1,683                      | 1,599                      | 5.3                        | 3,313                      | 3,119                      | 6.2                        |
| Manager's performance fee paid in Units                                | -                          | 17                         | (100.0)                    | -                          | 17                         | (100.0)                    |
| Trustee's fee  | 70                         | 68                         | 2.9                        | 138                        | 136                        | 1.5                        |
| Amortisation of upfront debt-related transaction costs <sup>(2)</sup>  | 2,713                      | 417                        | 550.6                      | 3,395                      | 821                        | 313.5                      |
| Loss on divestment of investment properties                            | 44                         | -                          | n.m.                       | 481                        | -                          | n.m.                       |
| Fair value change in investment properties <sup>(3)</sup>              | 1,584                      | (20,013)                   | (107.9)                    | 2,979                      | (18,615)                   | (116.0)                    |
| Fair value change on financial derivatives                             | 198                        | (1,327)                    | (114.9)                    | (3,702)                    | (2,208)                    | 67.7                       |
| Deferred tax expense   | 1,249                      | 6,469                      | (80.7)                     | 2,642                      | 6,469                      | (59.2)                     |
| Income top-ups <sup>(4)</sup>  | -                          | 303                        | (100.0)                    | -                          | 737                        | (100.0)                    |
| Interest on lease liability  | 258                        | 268                        | (3.7)                      | 522                        | 541                        | (3.5)                      |
| Ground lease rental payment  | (660)                      | (660)                      | -                          | (1,320)                    | (1,320)                    | -                          |
| Other net adjustments <sup>(5)</sup>                                   | 213                        | 308                        | (30.8)                     | 218                        | 308                        | (29.2)                     |
| <b>Distribution adjustments</b>  | <b>6,650</b>               | <b>(13,660)</b>            | <b>(148.7)</b>             | <b>6,965</b>               | <b>(11,665)</b>            | <b>(159.7)</b>             |
| Net income available for distribution to Unitholders                   | 16,826                     | 15,991                     | 5.2                        | 33,131                     | 31,195                     | 6.2                        |
| <b>DPU (US cents)</b>  | <b>2.97</b> <sup>(6)</sup> | <b>3.05</b>                | <b>(2.6)</b>               | <b>5.88</b>                | <b>6.10</b>                | <b>(3.6)</b>               |

Footnotes:

- (1) Mainly comprise straight-line rent adjustments and lease commission amortisation.
- (2) Upfront debt-related transaction costs are amortised over the life of the borrowings.
- (3) Includes Manager's acquisition fees.
- (4) Comprises guaranteed income top-ups provided by the Hampshire Sponsor in relation to St. Lucie West Top-Up Agreement in FY 2021.
- (5) Net of non-controlling interests.
- (6) DPU of 2.97 US cents per Unit for 2H 2022 for the period from 1 July 2022 to 31 December 2022 was calculated based on 566,432,593 issued units as at the date of this announcement.

**E. CONDENSED STATEMENTS OF FINANCIAL POSITION**

|   | Note | Group                      |                            | Trust                      |                            |
|---|------|----------------------------|----------------------------|----------------------------|----------------------------|
|   |      | 31 Dec<br>2022<br>US\$'000 | 31 Dec<br>2021<br>US\$'000 | 31 Dec<br>2022<br>US\$'000 | 31 Dec<br>2021<br>US\$'000 |
| <b>ASSETS</b>                                 |      |                            |                            |                            |                            |
| <b>Current assets</b>                         |      |                            |                            |                            |                            |
| Cash and cash equivalents                     |      | 12,227                     | 11,194                     | 1,357                      | 1,779                      |
| Restricted cash                               |      | 1,322                      | 310                        | -                          | -                          |
| Trade and other receivables                   | 9    | 5,459                      | 4,257                      | 3,628                      | 4,618                      |
| Tax receivable                                |      | -                          | 65                         | -                          | -                          |
| Prepaid expenses                              |      | 1,539                      | 1,671                      | 4                          | 57                         |
| Derivative financial assets                   |      | 686                        | -                          | -                          | -                          |
| <b>Total current assets</b>                   |      | <b>21,233</b>              | <b>17,497</b>              | <b>4,989</b>               | <b>6,454</b>               |
| <b>Non-current assets</b>                     |      |                            |                            |                            |                            |
| Restricted cash                               |      | 511                        | 258                        | -                          | -                          |
| Investment properties                         | 10   | 761,052                    | 711,650                    | -                          | -                          |
| Derivative financial assets                   |      | 3,107                      | 91                         | -                          | -                          |
| Investment in subsidiaries                    |      | -                          | -                          | 390,721                    | 440,874                    |
| <b>Total non-current assets</b>               |      | <b>764,670</b>             | <b>711,999</b>             | <b>390,721</b>             | <b>440,874</b>             |
| <b>TOTAL ASSETS</b>                           |      | <b>785,903</b>             | <b>729,496</b>             | <b>395,710</b>             | <b>447,328</b>             |
| <b>LIABILITIES</b>                            |      |                            |                            |                            |                            |
| <b>Current liabilities</b>                    |      |                            |                            |                            |                            |
| Trade and other payables                      | 11   | 11,251                     | 8,040                      | 827                        | 1,234                      |
| Loans and borrowings                          | 12   | -                          | 6,000                      | -                          | -                          |
| Provision for taxation                        |      | 206                        | -                          | -                          | -                          |
| Lease liability                               |      | 816                        | 798                        | -                          | -                          |
| <b>Total current liabilities</b>              |      | <b>12,273</b>              | <b>14,838</b>              | <b>827</b>                 | <b>1,234</b>               |
| <b>Non-current liabilities</b>                |      |                            |                            |                            |                            |
| Loans and borrowings                          | 12   | 314,300                    | 265,639                    | -                          | 47,816                     |
| Preferred shares                              |      | 125                        | 125                        | -                          | -                          |
| Rental security deposits                      |      | 938                        | 789                        | -                          | -                          |
| Lease liability                               |      | 21,561                     | 22,377                     | -                          | -                          |
| Deferred tax liabilities                      |      | 9,111                      | 6,469                      | -                          | -                          |
| <b>Total non-current liabilities</b>          |      | <b>346,035</b>             | <b>295,399</b>             | <b>-</b>                   | <b>47,816</b>              |
| <b>TOTAL LIABILITIES</b>                      |      | <b>358,308</b>             | <b>310,237</b>             | <b>827</b>                 | <b>49,050</b>              |
| <b>NET ASSETS</b>                             |      | <b>427,595</b>             | <b>419,259</b>             | <b>394,883</b>             | <b>398,278</b>             |
| <b>Net assets attributable to:</b>            |      |                            |                            |                            |                            |
| Unitholders                                   |      | 425,070                    | 416,999                    | 394,883                    | 398,278                    |
| Non-controlling interests                     |      | 2,525                      | 2,260                      | -                          | -                          |
|   |      | <b>427,595</b>             | <b>419,259</b>             | <b>394,883</b>             | <b>398,278</b>             |
| <b>Units in issue and to be issued ('000)</b> | 13   | <b>568,278</b>             | <b>558,660</b>             | <b>568,278</b>             | <b>558,660</b>             |
| <b>Net asset value per Unit (US\$)</b>        | 16   | <b>0.75</b>                | <b>0.75</b>                | <b>0.69</b>                | <b>0.71</b>                |

**F. CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

|  | <u>Note</u> | Group               |                     |
|--|-------------|---------------------|---------------------|
|  |             | FY 2022<br>US\$'000 | FY 2021<br>US\$'000 |
| <b>Operating activities</b>  |             |                     |                     |
| Net income before tax  |             | 29,747              | 50,216              |
| Adjustments for:   |             |                     |                     |
| Property related non-cash items  |             | (1,701)             | (1,670)             |
| Manager's base fee payable/paid in Units   |             | 3,313               | 3,119               |
| Manager's performance fee paid in Units  |             | -                   | 17                  |
| Loss on divestment of investment properties  |             | 481                 | -                   |
| Fair value change in investment properties   |             | 2,979               | (18,615)            |
| Fair value change on financial derivatives   |             | (3,702)             | (2,208)             |
| Finance costs  |             | 12,204              | 7,234               |
| Finance income   |             | (45)                | (14)                |
| <b>Operating cash flows before working capital changes</b>   |             | <b>43,276</b>       | <b>38,079</b>       |
| Changes in working capital:  |             |                     |                     |
| Trade and other receivables  |             | (1,196)             | 1,442               |
| Restricted cash  |             | (1,265)             | (190)               |
| Prepaid expenses   |             | 1,118               | 170                 |
| Trade and other payables   |             | 1,784               | 712                 |
| Rental security deposits   |             | 114                 | 88                  |
| <b>Cash generated from operations</b>  |             | <b>43,831</b>       | <b>40,301</b>       |
| Income tax paid  |             | (236)               | (960)               |
| <b>Net cash generated from operating activities</b>  |             | <b>43,595</b>       | <b>39,341</b>       |
| <b>Investing activities</b>  |             |                     |                     |
| Acquisition of investment properties and related assets and liabilities, including loan assumption |             | (47,562)            | (78,386)            |
| Payment for capital expenditure relating to investment properties                                  | a           | (6,181)             | (4,241)             |
| Proceeds from divestment of investment property  |             | 43,943              | -                   |
| Interests received   |             | 45                  | 14                  |
| <b>Net cash used in investing activities</b>   |             | <b>(9,755)</b>      | <b>(82,613)</b>     |
| <b>Financing activities</b>  |             |                     |                     |
| Proceeds from issuance of Units  | b           | -                   | 35,000              |
| Payment for transaction costs relating to issuance of Units  |             | -                   | (1,122)             |
| Distribution paid to Unitholders   | c           | (21,408)            | (38,977)            |
| Dividends paid to non-controlling interests  |             | (167)               | (115)               |
| Dividends paid to preferred shareholders   |             | (16)                | (16)                |
| Proceeds from loans and borrowings   |             | 238,350             | 70,500              |
| Payment of debt-related transaction costs  |             | (5,353)             | (2,375)             |
| Finance costs paid on loans and borrowings   |             | (7,893)             | (5,649)             |
| Repayment of loans and borrowings  |             | (235,000)           | (14,500)            |
| Repayment of lease liability   |             | (798)               | (779)               |
| Interest paid on lease liability   |             | (522)               | (541)               |
| <b>Net cash (used in)/generated from financing activities</b>                                      |             | <b>(32,807)</b>     | <b>41,426</b>       |
| Net increase/(decrease) in cash and cash equivalents   |             | 1,033               | (1,846)             |
| Cash and cash equivalents at beginning of the period   |             | 11,194              | 13,040              |
| <b>Cash and cash equivalents at end of the period</b>  |             | <b>12,227</b>       | <b>11,194</b>       |

**a) Additions to investment properties**

Includes cash paid on capital expenditure, tenant improvements and leasing commissions.

**b) Proceeds from issuance of Units**

On 14 October 2021, an aggregate of 55,555,000 Units were issued at US\$0.63 per Unit in connection with the private placement launched on 5 October 2021, the total gross proceeds raised was US\$35.0 million. The use of proceeds raised from the Private Placement is in accordance with the stated use as disclosed in the launch of Private Placement announcement dated 5 October 2021 and completion of acquisition announcement dated 12 November 2021 and 24 November 2021. The latest available update on the use of proceeds is set out below:

|  | <b>Intended use of<br/>proceeds<br/>US\$'000</b> | <b>Actual use of<br/>proceeds<br/>US\$'000</b> | <b>Balance of<br/>proceeds<br/>US\$'000</b> |
|--|--|--|---|
| Partial funding of cash consideration for Colonial Square and Penrose Plaza <sup>(1)</sup> | 33,788   | 33,788   | -   |
| Transaction costs  | 1,212  | 1,212  | -   |
| <b>Total</b>   | <b>35,000</b>                                    | <b>35,000</b>                                  | <b>-</b>                                    |

Footnote:

<sup>(1)</sup> The purchase consideration for Colonial Square and Penrose Plaza was US\$78.3 million with US\$33.8 million funded by the proceeds from the private placement and the remaining amount of US\$44.5 million financed by external borrowings.

**c) Distributions paid to Unitholders**

3,633,668 Units amounting to approximately US\$2.1 million were issued as part payment of distributions in respect of the distribution for the period from 1 January 2022 to 30 June 2022, pursuant to UHREIT's Distribution Reinvestment Plan.

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**G. PORTFOLIO STATEMENT**

| Description of property   | Location       | Tenure of land           | Fair value                    | Percentage  | Fair value              | Percentage  |
|---|----------------|--------------------------|-------------------------------|---|-------------------------|---|
|   |                |                          | as at<br>31 Dec<br>2022       | of total net<br>assets<br>as at<br>31 Dec<br>2022 | as at<br>31 Dec<br>2021 | of total net<br>assets<br>as at<br>31 Dec<br>2021 |
|   |                |                          | US\$'000                      | %   | US\$'000                | %   |
| <b><u>Grocery &amp; Necessity Properties</u></b>                                      |                |                          |                               |   |                         |   |
| Hudson Valley Plaza   | New York       | Freehold                 | 48,600                        | 11.4  | 49,200                  | 11.7  |
| Albany ShopRite –<br>Supermarket  | New York       | Freehold                 | 23,700                        | 5.5   | 23,700                  | 5.7   |
| Albany ShopRite – Gas<br>Station  | New York       | Freehold                 | 4,400                         | 1.0   | 4,400                   | 1.0   |
| Towne Crossing  | New Jersey     | Freehold                 | 12,600                        | 3.0   | 12,300                  | 2.9   |
| Lynncroft Center  | North Carolina | Freehold                 | 27,125                        | 6.3   | 25,000                  | 6.0   |
| Garden City Square – BJ's<br>Wholesale Club   | New York       | Freehold                 | 49,000                        | 11.6  | 48,000                  | 11.4  |
| Garden City Square – LA<br>Fitness  | New York       | Freehold                 | 22,300                        | 5.2   | 21,000                  | 5.0   |
| Price Chopper Plaza   | New York       | Freehold                 | 21,100                        | 4.9   | 20,900                  | 5.0   |
| Big Pine Center   | Florida        | Freehold                 | 9,500                         | 2.2   | 9,100                   | 2.2   |
| Stop & Shop Plaza   | New Jersey     | Freehold                 | 26,000                        | 6.1   | 25,500                  | 6.1   |
| Fairhaven Plaza   | Massachusetts  | Freehold                 | 18,900                        | 4.4   | 19,500                  | 4.7   |
| Wallington ShopRite   | New Jersey     | Leasehold <sup>(1)</sup> | 15,700                        | 3.7   | 16,300                  | 3.9   |
| Parkway Crossing  | Maryland       | Freehold                 | 30,300                        | 7.1   | 27,300                  | 6.5   |
| Walkill Price Chopper   | New York       | Freehold                 | 12,600                        | 2.9   | 13,000                  | 3.1   |
| St. Lucie West  | Florida        | Freehold                 | 86,500                        | 20.3  | 86,100                  | 20.5  |
| BJ's Quincy   | Massachusetts  | Freehold                 | 33,400                        | 7.8   | 34,800                  | 8.3   |
| Arundel Plaza   | Maryland       | Freehold                 | 44,200                        | 10.3  | 45,200                  | 10.8  |
| Lawnside Commons  | New Jersey     | Freehold                 | 33,850                        | 7.9   | 34,575                  | 8.2   |
| Colonial Square   | Virginia       | Freehold                 | 25,100                        | 5.9   | 26,400                  | 6.3   |
| Penrose Plaza   | Pennsylvania   | Freehold                 | 53,900                        | 12.6  | 55,100                  | 13.2  |
| Upland Square <sup>(2)</sup>  | Pennsylvania   | Freehold                 | 86,000                        | 20.1  | -                       | -   |
| <b><u>Self-Storage Properties</u></b>   |                |                          |                               |   |                         |   |
| Carteret Self-Storage   | New Jersey     | Freehold                 | 23,800                        | 5.6   | 22,200                  | 5.3   |
| Millburn Self-Storage   | New Jersey     | Freehold                 | 30,100                        | 7.0   | 24,500                  | 5.8   |
| Elizabeth Self-Storage <sup>(3)</sup>   | New Jersey     | Freehold                 | -                             | -   | 24,000                  | 5.7   |
| Perth Amboy<br>Self-Storage <sup>(3)</sup>  | New Jersey     | Freehold                 | -                             | -   | 20,400                  | 4.9   |
| <b>Investment properties, at valuation</b>  |                |                          | <b>738,675</b>                | <b>172.8</b>                                      | <b>688,475</b>          | <b>164.2</b>                                      |
| Investment property<br>– Right-of-use asset   |                |                          | 22,377                        | 5.2   | 23,175                  | 5.5   |
| <b>Investment properties, at carrying value<br/>(Note I.10 Investment Properties)</b> |                |                          | <b>761,052 <sup>(4)</sup></b> | <b>178.0</b>                                      | <b>711,650</b>          | <b>169.7</b>                                      |
| Other assets and liabilities<br>(net)   |                |                          | (333,457)                     | (78.0)  | (292,391)               | (69.7)  |
| <b>Net assets</b>   |                |                          | <b>427,595</b>                | <b>100.0</b>                                      | <b>419,259</b>          | <b>100.0</b>                                      |

Footnotes:

- (1) The Wallington ShopRite property consists of a leasehold interest under a ground lease between the Group and the landlord, Wallington Plaza, L.L.C., with an initial term that commenced on 30 May 2013 and will expire on 24 June 2040. The tenant has two ten-year renewal options that would take the term through 24 June 2060.
- (2) Acquired on 28 July 2022.
- (3) Divested on 22 June 2022.
- (4) The carrying value of the Group's investment properties as at 31 December 2022 was based on the independent valuation as at 31 December 2022 undertaken by Cushman & Wakefield of New Jersey LLC, Inc., taking into account capital expenditure, tenant improvements, leasing costs and amortisation of right-of-use asset recognised during the full year period.

**H. CONDENSED STATEMENTS OF CHANGES IN UNITHOLDERS' FUNDS**

|   | <b>Units in issue<br/>and to be<br/>issued</b> | <b>Retained<br/>earnings</b> | <b>Unitholders'<br/>funds</b> | <b>Non-<br/>controlling<br/>interests</b> | <b>Total</b>   |
|---|--|------------------------------|-------------------------------|---|----------------|
|   | US\$'000                                       | US\$'000                     | US\$'000                      | US\$'000                                  | US\$'000       |
| <b>Group</b>  |  |                              |                               |   |                |
| <b>As at 1 January 2022</b>                                 | <b>401,007</b>                                 | <b>15,992</b>                | <b>416,999</b>                | <b>2,260</b>                              | <b>419,259</b> |
| Operations  |  |                              |                               |   |                |
| Net income for the period                                   | -  | 15,990                       | 15,990                        | 105                                       | 16,095         |
| <u>Unitholders' transactions</u>                            |  |                              |                               |   |                |
| Distribution to Unitholders                                 | (3,400)  | (3,846)                      | (7,246)                       | -   | (7,246)        |
| Manager's base fee paid in<br>Units <sup>(1)</sup>          | 1,630  | -                            | 1,630                         | -   | 1,630          |
| Total Unitholders'<br>transactions                          | (1,770)  | (3,846)                      | (5,616)                       | -   | (5,616)        |
| Dividends to non-controlling<br>interests                   | -  | -                            | -                             | (167)                                     | (167)          |
| <b>As at 30 June 2022</b>                                   | <b>399,237</b>                                 | <b>28,136</b>                | <b>427,373</b>                | <b>2,198</b>                              | <b>429,571</b> |
| Operations  |  |                              |                               |   |                |
| Net income for the period                                   | -  | 10,176                       | 10,176                        | 327                                       | 10,503         |
| <u>Unitholders' transactions</u>                            |  |                              |                               |   |                |
| Distribution to Unitholders                                 | (5,712)  | (10,583)                     | (16,295)                      | -   | (16,295)       |
| Manager's base fee payable<br>in Units <sup>(1)</sup>       | 1,683  | -                            | 1,683                         | -   | 1,683          |
| Issue of new Units for<br>Distribution<br>Reinvestment Plan | 2,133  | -                            | 2,133                         | -   | 2,133          |
| Total Unitholders'<br>transactions                          | (1,896)  | (10,583)                     | (12,479)                      | -   | (12,479)       |
| <b>As at 31 December 2022</b>                               | <b>397,341</b>                                 | <b>27,729</b>                | <b>425,070</b>                | <b>2,525</b>                              | <b>427,595</b> |

Footnote:

<sup>(1)</sup> The Manager has elected to receive 100.0% of the Manager's base fee in Units for the period. The number of Units is calculated based on the volume weighted average traded price of the Units on the SGX-ST for the last 10 business days for the respective period.

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|  | Units in<br>issue and to<br>be issued | (Accumulated<br>losses)/<br>Retained<br>earnings | Unitholders'<br>funds | Non-<br>controlling<br>interests | Total          |
|--|---------------------------------------|--|-----------------------|----------------------------------|----------------|
|  | US\$'000                              | US\$'000   | US\$'000              | US\$'000                         | US\$'000       |
| <b>Group</b>   |                                       |  |                       |                                  |                |
| <b>As at 1 January 2021</b>                                  | <b>376,851</b>                        | <b>(1,532)</b>                                   | <b>375,319</b>        | <b>1,910</b>                     | <b>377,229</b> |
| Operations   |                                       |  |                       |                                  |                |
| Net income for the period                                    | -                                     | 13,209   | 13,209                | 98                               | 13,307         |
| <u>Unitholders' transactions</u>                             |                                       |  |                       |                                  |                |
| Distribution to Unitholders                                  | (4,811)                               | (10,219)   | (15,030)              | -                                | (15,030)       |
| Manager's base fee paid in<br>Units <sup>(3)</sup>           | 1,520                                 | -  | 1,520                 | -                                | 1,520          |
| Total Unitholders'<br>transactions                           | (3,291)                               | (10,219)   | (13,510)              | -                                | (13,510)       |
| Dividends to non-controlling<br>interests                    | -                                     | -  | -                     | (115)                            | (115)          |
| <b>As at 30 June 2021</b>                                    | <b>373,560</b>                        | <b>1,458</b>                                     | <b>375,018</b>        | <b>1,893</b>                     | <b>376,911</b> |
| Operations   |                                       |  |                       |                                  |                |
| Net income for the period                                    | -                                     | 29,651   | 29,651                | 367                              | 30,018         |
| <u>Unitholders' transactions</u>                             |                                       |  |                       |                                  |                |
| Issue of Private Placement<br>Units <sup>(1)</sup>           | 35,000                                | -  | 35,000                | -                                | 35,000         |
| Issue costs <sup>(2)</sup>                                   | (1,122)                               | -  | (1,122)               | -                                | (1,122)        |
| Distribution to Unitholders                                  | (8,830)                               | (15,117)   | (23,947)              | -                                | (23,947)       |
| Manager's base fee<br>payable/paid in Units <sup>(3)</sup>   | 1,599                                 | -  | 1,599                 | -                                | 1,599          |
| Manager's performance fee<br>payable in Units <sup>(3)</sup> | 17                                    | -  | 17                    | -                                | 17             |
| Manager's acquisition fee<br>paid in Units <sup>(4)</sup>    | 783                                   | -  | 783                   | -                                | 783            |
| Total Unitholders'<br>transactions                           | 27,447                                | (15,117)   | 12,330                | -                                | 12,330         |
| <b>As at 31 December 2021</b>                                | <b>401,007</b>                        | <b>15,992</b>                                    | <b>416,999</b>        | <b>2,260</b>                     | <b>419,259</b> |

Footnotes:

- (1) 55,555,000 units were issued on 14 October 2021 for the Private Placement to raise gross proceeds of US\$35.0 million in connection with the acquisition of Colonial Square and Penrose Plaza.
- (2) Issue costs comprise underwriting and selling commissions, professional fees, and other issue expenses.
- (3) The Manager has elected to receive 100.0% of the Manager's base fee and performance fee in Units for the period. The number of Units is calculated based on the volume weighted average traded price of the Units on the SGX-ST for the last 10 business days for the respective period.
- (4) The Manager has elected to receive 100.0% of the Manager's acquisition fee in Units for the period. The number of Units is calculated based on the volume weighted average traded price of the Units on the SGX-ST for the last 10 business days prior to the completion of acquisition of Colonial Square and Penrose Plaza.

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|   | Units in issue<br>and to be<br>issued | (Accumulated<br>losses)/<br>Retained<br>earnings | Total          |
|---|---------------------------------------|--|----------------|
|   | US\$'000                              | US\$'000   | US\$'000       |
| <b>Trust</b>  |                                       |  |                |
| <b>As at 1 January 2022</b>                             | <b>401,007</b>                        | <b>(2,729)</b>                                   | <b>398,278</b> |
| Operations  |                                       |  |                |
| Net income for the period                               | -                                     | 8,626  | 8,626          |
| <u>Unitholders' transactions</u>                        |                                       |  |                |
| Distribution to Unitholders                             | (3,400)                               | (3,846)  | (7,246)        |
| Manager's base fee paid in Units <sup>(1)</sup>         | 1,630                                 | -  | 1,630          |
| Total Unitholders' transactions                         | (1,770)                               | (3,846)  | (5,616)        |
| <b>As at 30 June 2022</b>                               | <b>399,237</b>                        | <b>2,051</b>                                     | <b>401,288</b> |
| Operations  |                                       |  |                |
| Net income for the period                               | -                                     | 6,074  | 6,074          |
| <u>Unitholders' transactions</u>                        |                                       |  |                |
| Distribution to Unitholders                             | (5,712)                               | (10,583)   | (16,295)       |
| Manager's base fee payable/paid in Units <sup>(1)</sup> | 1,683                                 | -  | 1,683          |
| Issue of new Units for Distribution Reinvestment Plan   | 2,133                                 | -  | 2,133          |
| Total Unitholders' transactions                         | (1,896)                               | (10,583)   | (12,479)       |
| <b>As at 31 December 2022</b>                           | <b>397,341</b>                        | <b>(2,458)</b>                                   | <b>394,883</b> |

Footnote:

<sup>(1)</sup> The Manager has elected to receive 100.0% of the Manager's base fee in Units for the period. The number of Units is calculated based on the volume weighted average traded price of the Units on the SGX-ST for the last 10 business days for the respective period.

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|   | Units in issue<br>and to be<br>issued | (Accumulated<br>losses)/<br>Retained<br>earnings | Total          |
|---|---------------------------------------|--|----------------|
|   | US\$'000                              | US\$'000   | US\$'000       |
| <b>Trust</b>  |                                       |  |                |
| <b>As at 1 January 2021</b>                               | <b>376,851</b>                        | <b>(2,847)</b>                                   | <b>374,004</b> |
| Operations  |                                       |  |                |
| Net income for the period                                 | -                                     | 18,329   | 18,329         |
| <u>Unitholders' transactions</u>                          |                                       |  |                |
| Distribution to Unitholders                               | (4,811)                               | (10,219)   | (15,030)       |
| Manager's base fee paid in Units <sup>(3)</sup>           | 1,520                                 | -  | 1,520          |
| Total Unitholders' transactions                           | (3,291)                               | (10,219)   | (13,510)       |
| <b>As at 30 June 2021</b>                                 | <b>373,560</b>                        | <b>5,263</b>                                     | <b>378,823</b> |
| Operations  |                                       |  |                |
| Net income for the period                                 | -                                     | 7,125  | 7,125          |
| <u>Unitholders' transactions</u>                          |                                       |  |                |
| Issue of Private Placement Units <sup>(1)</sup>           | 35,000                                | -  | 35,000         |
| Issue costs <sup>(2)</sup>                                | (1,122)                               | -  | (1,122)        |
| Distribution to Unitholders                               | (8,830)                               | (15,117)   | (23,947)       |
| Manager's base fee payable/paid in Units <sup>(3)</sup>   | 1,599                                 | -  | 1,599          |
| Manager's performance fee payable in Units <sup>(3)</sup> | 17                                    | -  | 17             |
| Manager's acquisition fee paid in Units <sup>(4)</sup>    | 783                                   | -  | 783            |
| Total Unitholders' transactions                           | 27,447                                | (15,117)   | 12,330         |
| <b>As at 31 December 2021</b>                             | <b>401,007</b>                        | <b>(2,729)</b>                                   | <b>398,278</b> |

Footnotes:

- (1) 55,555,000 units were issued on 14 October 2021 for the Private Placement to raise gross proceeds of US\$35.0 million in connection with the acquisition of Colonial Square and Penrose Plaza.
- (2) Issue costs comprise underwriting and selling commissions, professional fees, and other issue expenses.
- (3) The Manager has elected to receive 100.0% of the Manager's base fee and performance fee in Units for the period. The number of Units is calculated based on the volume weighted average traded price of the Units on the SGX-ST for the last 10 business days for the respective period.
- (4) The Manager has elected to receive 100.0% of the Manager's acquisition fee in Units for the period. The number of Units is calculated based on the volume weighted average traded price of the Units on the SGX-ST for the last 10 business days prior to the completion of acquisition of Colonial Square and Penrose Plaza.

**I. NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS AND FULL YEAR ENDED 31 DECEMBER 2022**

**1. GENERAL**

United Hampshire US Real Estate Investment Trust (the “Trust” or “United Hampshire US REIT” or “UHREIT”) is a real estate investment trust constituted by a trust deed entered into on 18 September 2019 (as amended and restated) (the “Trust Deed”) between United Hampshire US REIT Management Pte. Ltd. as the Manager of the Trust (the “Manager”) and Perpetual (Asia) Limited, as the trustee of United Hampshire US Real Estate Investment Trust (the “Trustee”). The Trustee is under a duty to take into custody and hold the assets of the Trust in trust for the holders (“Unitholders”) of Units in the Trust (the “Units”).

The Hampshire Companies, LLC (the “Hampshire Sponsor”) and UOB Global Capital LLC (the “UOB Sponsor”) are the sponsors of the Trust.

The registered office and principal place of business of the Manager is 80 Raffles Place, #28-21 UOB Plaza 2, Singapore 048624.

The condensed consolidated interim financial statements of the Trust for the six months and full year ended 31 December 2022, comprise the Trust and its subsidiaries (the “Group”).

The principal activity of the Trust is investment holding. The principal activities of the Trust’s subsidiaries are to own and invest, directly or indirectly, in stabilised income-producing (i) grocery-anchored and necessity-based retail properties (“Grocery & Necessity Properties”), and (ii) modern, climate-controlled self-storage facilities (“Self-Storage Properties”), located in the United States of America (“U.S.”). Collectively, the Manager’s key financial objectives are to provide Unitholders with regular and stable distributions and the potential for sustainable long-term growth in distribution per Unit (“DPU”) and net asset value (“NAV”) per Unit, while maintaining an appropriate capital structure for the Trust.

**2. SIGNIFICANT ACCOUNTING POLICIES**

**2.1 Basis of preparation**

This condensed consolidated interim financial statements for the six months and full year ended 31 December 2022 have been prepared in accordance with IAS 34 *Interim Financial Reporting* issued by the International Accounting Standards Board (“IASB”), and the applicable requirements of the Code on Collective Investment Schemes (the “CIS Code”) issued by the Monetary Authority of Singapore (“MAS”) and the relevant provisions of the Trust Deed.

These condensed consolidated interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last annual financial statements for the year ended 31 December 2021.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with International Financial Reporting Standard (“IFRS”). Accordingly, this report should be read in conjunction with the Group’s financial Statements for the financial year ended 31 December 2021 and any public announcements made by UHREIT during the interim reporting period.

The condensed consolidated interim financial statements are presented in US Dollars (USD or US\$) and all values in the tables are rounded to the nearest thousand (\$’000), except when otherwise stated.

## 2.2 Changes in accounting policies

The accounting policies adopted by the Group in the preparation of the condensed consolidated interim financial statements are consistent with those followed in the preparation of the Group's financial statements for the financial year ended 31 December 2021. The Group adopted the revised IFRS and interpretations that are effective for application for annual financial periods beginning on or after 1 January 2022.

The adoption of these revised IFRS and interpretations did not result in material changes to the Group's accounting policies and has no material effect on the amounts reported for the current financial period.

## 2.3 Critical accounting judgments and estimates

In the process of applying the Group's accounting policies, there is no instance of application of judgment with significant updates since the audited financial statements as at 31 December 2021 that is expected to have a significant effect on the amounts recognised in the condensed consolidated interim financial statements. The key assumptions concerning the future and other key sources of estimation uncertainty at the balance sheet date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities and with significant updates since the audited financial statements as at 31 December 2021 are disclosed in Note I.20 Fair Value Measurements.

## 3. GROSS REVENUE

|                                  | Group         |               |               |               |
|----------------------------------|---------------|---------------|---------------|---------------|
|                                  | 2H 2022       | 2H 2021       | FY 2022       | FY 2021       |
|                                  | US\$'000      | US\$'000      | US\$'000      | US\$'000      |
| Rental income                    | 27,763        | 22,961        | 53,444        | 44,282        |
| Recoveries income <sup>(1)</sup> | 7,489         | 5,314         | 13,444        | 10,684        |
| Other operating income           | 432           | 116           | 564           | 229           |
| <b>Gross revenue</b>             | <b>35,684</b> | <b>28,391</b> | <b>67,452</b> | <b>55,195</b> |

Footnote:

<sup>(1)</sup> Recoveries income includes, among others, charges to tenants for reimbursements of certain property expenses primarily for common area maintenance such as repair and maintenance expenses, utilities, property management fees and reimbursements, real estate taxes and other recoverable costs and is estimated in accordance with the individual tenant leases.

## 4. PROPERTY EXPENSES

|   | Group         |              |               |               |
|---|---------------|--------------|---------------|---------------|
|   | 2H 2022       | 2H 2021      | FY 2022       | FY 2021       |
|   | US\$'000      | US\$'000     | US\$'000      | US\$'000      |
| Real estate taxes                           | 5,023         | 3,574        | 8,956         | 7,394         |
| Repair, maintenance, and utilities expenses | 3,382         | 1,768        | 6,086         | 4,047         |
| Property management fees                    | 1,316         | 1,117        | 2,516         | 2,210         |
| Insurance expenses                          | 774           | 584          | 1,491         | 1,171         |
| Other property expenses                     | 776           | 782          | 1,520         | 1,454         |
| <b>Property expenses</b>                    | <b>11,271</b> | <b>7,825</b> | <b>20,569</b> | <b>16,276</b> |

## 5. OTHER INCOME

|  | Group    |            |            |              |
|--|----------|------------|------------|--------------|
|  | 2H 2022  | 2H 2021    | FY 2022    | FY 2021      |
|  | US\$'000 | US\$'000   | US\$'000   | US\$'000     |
| Elizabeth Self-Storage Top-Up <sup>(1)</sup>   | -        | 514        | 88         | 1,159        |
| Perth Amboy Self-Storage Top-Up <sup>(1)</sup> | -        | 394        | 87         | 1,180        |
| Compensatory stipulated damages <sup>(2)</sup> | -        | -          | -          | 688          |
| <b>Other income</b>                            | <b>-</b> | <b>908</b> | <b>175</b> | <b>3,027</b> |

Footnotes:

<sup>(1)</sup> This comprised income top-ups provided by the Hampshire Sponsor, the top-ups were fully drawn during the financial year.

<sup>(2)</sup> This was in connection with the delay in completion of construction of Perth Amboy Self-Storage.

## 6. FINANCE COSTS

|  | Group        |              |               |              |
|--|--------------|--------------|---------------|--------------|
|  | 2H 2022      | 2H 2021      | FY 2022       | FY 2021      |
|  | US\$'000     | US\$'000     | US\$'000      | US\$'000     |
| Interest expense on loans and borrowings                                   | 4,789        | 2,963        | 8,174         | 5,753        |
| Dividends paid to preferred shareholders                                   | 8            | 8            | 16            | 16           |
| Commitment fees and amortisation of upfront debt-related transaction costs | 2,760        | 465          | 3,492         | 924          |
| Interest on lease liability  | 258          | 268          | 522           | 541          |
| <b>Finance costs</b>   | <b>7,815</b> | <b>3,704</b> | <b>12,204</b> | <b>7,234</b> |

## 7. INCOME TAX

Tax comprises current and net deferred tax expenses or credit. Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

|                    | Group        |              |              |              |
|--------------------|--------------|--------------|--------------|--------------|
|                    | 2H 2022      | 2H 2021      | FY 2022      | FY 2021      |
|                    | US\$'000     | US\$'000     | US\$'000     | US\$'000     |
| Current income tax | 237          | (60)         | 507          | 422          |
| Deferred tax       | 1,249        | 6,469        | 2,642        | 6,469        |
| <b>Income tax</b>  | <b>1,486</b> | <b>6,409</b> | <b>3,149</b> | <b>6,891</b> |

**8. EARNINGS PER UNIT (“EPU”) AND DISTRIBUTION PER UNIT (“DPU”) FOR THE FINANCIAL PERIOD**

|   | Group               |                     |                     |                     |
|---|---------------------|---------------------|---------------------|---------------------|
|   | 2H 2022<br>US\$'000 | 2H 2021<br>US\$'000 | FY 2022<br>US\$'000 | FY 2021<br>US\$'000 |
| EPU (basic and diluted)   |                     |                     |                     |                     |
| Net income for the period (US\$'000)                            | 10,176              | 29,651              | 26,166              | 42,860              |
| Weighted average number of Units in issue <sup>(1)</sup> ('000) | 562,761             | 523,163             | 560,658             | 510,258             |
| Basic and diluted EPU <sup>(1)</sup> (US cents)                 | 1.81                | 5.67                | 4.67                | 8.40                |
| DPU   |                     |                     |                     |                     |
| Income available for distribution to Unitholders (US\$'000)     | 16,826              | 15,991              | 33,131              | 31,195              |
| Number of Units in issue ('000)                                 | 566,433             | 557,374             | 566,433             | 557,374             |
| DPU (US cents)  | 2.97 <sup>(2)</sup> | 3.05 <sup>(3)</sup> | 5.88 <sup>(4)</sup> | 6.10 <sup>(4)</sup> |

Footnotes:

- (1) Based on the weighted average number of Units in issue during the period.  
 (2) DPU of 2.97 US cents per Unit for 2H 2022 for the period from 1 July 2022 to 31 December 2022 was calculated based on 566,432,593 issued units at the date of this announcement.  
 (3) DPU of 3.05 US cents per Unit for 2H 2021 comprise Advanced Distribution of 1.75 US cents per Unit for the period from 1 July 2021 to 13 October 2021, calculated based on 499,534,815 issued units at 13 October 2021 and a distribution of 1.30 US cents per Unit for the period from 14 October 2021 to 31 December 2021, calculated based on 557,374,344 issued units at 31 December 2021.  
 (4) DPU of 5.88 US cents per Unit for FY 2022 covers the financial year from 1 January 2022 to 31 December 2022 (FY 2021: DPU of 6.10 US cents per Unit covers the financial year from 1 January 2021 to 31 December 2021).

**9. TRADE AND OTHER RECEIVABLES**

|                                     | Group                   |                         | Trust                   |                         |
|-------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
|                                     | 31 Dec 2022<br>US\$'000 | 31 Dec 2021<br>US\$'000 | 31 Dec 2022<br>US\$'000 | 31 Dec 2021<br>US\$'000 |
| Trade receivables                   | 2,928                   | 2,724                   | -                       | -                       |
| Allowance for expected credit loss  | (138)                   | (113)                   | -                       | -                       |
| Net trade receivables               | 2,790                   | 2,611                   | -                       | -                       |
| Other receivables <sup>(1)</sup>    | 2,669                   | 1,239                   | 12                      | 193                     |
| Other receivables from subsidiaries | -                       | -                       | 3,616                   | 4,425                   |
| Top-up receivables <sup>(2)</sup>   | -                       | 407                     | -                       | -                       |
|                                     | <b>5,459</b>            | <b>4,257</b>            | <b>3,628</b>            | <b>4,618</b>            |

Footnotes:

- (1) Other receivables of the Group mainly relate to accrued recoveries income for the relevant period, these will be invoiced subsequent to the end of the reporting period. The increase in other receivables mainly attributed to the acquisition of Upland Square during the year. Other receivables of the Trust mainly relate to GST receivables.  
 (2) Top-up receivables relate to income top-ups of US\$0.4 million attributable to Q4 2021, which were received during the year.

## 10. INVESTMENT PROPERTIES

|   | Group                   |                               |
|---|-------------------------|-------------------------------|
|   | 31 Dec 2022<br>US\$'000 | 31 Dec 2021<br>US\$'000       |
| At the beginning of the period  | 711,650                 | 608,667                       |
| Acquisition (including acquisition costs)                                     | 88,031                  | 81,003                        |
| Additions in capital expenditure, tenant improvements and leasing commissions | 7,073                   | 1,695                         |
| Divestment of investment properties   | (44,424)                | -                             |
| Fair value change in investment properties                                    | (1,278)                 | 20,285                        |
| <b>Carrying value of investment properties</b>                                | <b>761,052</b>          | <b>711,650 <sup>(1)</sup></b> |
| <u>Consolidated statement of comprehensive income</u>                         |                         |                               |
| Fair value change in investment properties                                    | (1,278)                 | 20,285                        |
| Property related non-cash items   | (1,701)                 | (1,670)                       |
| <b>Net fair value change in investment properties</b>                         | <b>(2,979)</b>          | <b>18,615</b>                 |

Information on the fair value assessment of investment properties is disclosed in Note I.20 Fair Value Measurements.

Footnote:

<sup>(1)</sup> Fair value of the properties includes Perth Amboy Top-Up and Elizabeth Top-Up, which are inseparable from its underlying assets.

## 11. TRADE AND OTHER PAYABLES

|                                 | Group                   |                         | Trust                   |                         |
|---------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
|                                 | 31 Dec 2022<br>US\$'000 | 31 Dec 2021<br>US\$'000 | 31 Dec 2022<br>US\$'000 | 31 Dec 2021<br>US\$'000 |
| Trade payables                  | 626                     | 70                      | 75                      | 91                      |
| Other payables                  | 385                     | 101                     | 90                      | 2                       |
| Deferred income <sup>(1)</sup>  | 2,955                   | 3,187                   | -                       | -                       |
| Accrued real estate taxes       | 1,447                   | 105                     | -                       | -                       |
| Accrued capital expenditure     | 2,056                   | 1,269                   | -                       | -                       |
| Accrued expenses <sup>(2)</sup> | 3,782                   | 3,308                   | 662                     | 1,141                   |
|                                 | <b>11,251</b>           | <b>8,040</b>            | <b>827</b>              | <b>1,234</b>            |

Footnotes:

<sup>(1)</sup> Deferred income pertains to rental or recoveries income received in advance.

<sup>(2)</sup> Accrued expenses relate to the deferred maintenance credit from the prior owners and the accrual of interest expense, various professional fees for audit, tax, valuation, and other professional services incurred for the relevant period.

## 12. LOANS AND BORROWINGS

|   | Nominal<br>interest rate<br>per annum | Maturity      | Group          |                | Trust          |                |
|---|---------------------------------------|---------------|----------------|----------------|----------------|----------------|
|   |                                       |               | 31 Dec<br>2022 | 31 Dec<br>2021 | 31 Dec<br>2022 | 31 Dec<br>2021 |
|   |                                       |               | US\$'000       | US\$'000       | US\$'000       | US\$'000       |
| <b>Secured loans and borrowings</b>                                     |                                       |               |                |                |                |                |
| Amount repayable within one year:                                       |                                       |               |                |                |                |                |
| Revolving Credit Facility ("RCF 1") <sup>(1)</sup>                      | USD LIBOR + Margin                    | March 2023    | -              | 6,000          | -              | -              |
|   |                                       |               | -              | <b>6,000</b>   | -              | -              |
| Amount repayable after one year:  |                                       |               |                |                |                |                |
| SOFR RCF ("RCF 2")  | USD SOFR + Margin                     | December 2025 | 17,350         | -              | -              | -              |
| Term Loan 1 ("TL1") <sup>(1)</sup>                                      | USD LIBOR + Margin                    | March 2023    | -              | 91,500         | -              | -              |
| Term Loan 2 ("TL2") <sup>(1)</sup>                                      | USD LIBOR + Margin                    | March 2024    | -              | 66,500         | -              | -              |
| Term Loan 3 ("TL3") <sup>(5)</sup>                                      | USD SOFR + Margin                     | November 2024 | -              | 50,000         | -              | 50,000         |
| Term Loan 4 ("TL4")   | USD SOFR + Margin                     | December 2025 | 50,000         | -              | -              | -              |
| Term Loan 5 ("TL5")   | USD SOFR + Margin                     | December 2026 | 60,000         | -              | -              | -              |
| Term Loan 6 ("TL6")   | USD SOFR + Margin                     | March 2027    | 90,000         | -              | -              | -              |
| Arundel Plaza Mortgage Loan <sup>(2)</sup>                              | 3.88% and 4.23%                       | March 2024    | 21,143         | 21,143         | -              | -              |
| St. Lucie West Mortgage Loan <sup>(3)</sup>                             | 3.42%                                 | February 2028 | 40,000         | 40,000         | -              | -              |
| Upland Square Mortgage Loan <sup>(4)</sup>                              | 3.62%                                 | November 2026 | 41,000         | -              | -              | -              |
|   |                                       |               | 319,493        | 269,143        | -              | 50,000         |
| Less: Unamortised upfront debt-related transaction costs <sup>(6)</sup> |                                       |               | (5,193)        | (3,504)        | -              | (2,184)        |
|   |                                       |               | <b>314,300</b> | <b>265,639</b> | -              | <b>47,816</b>  |
| <b>Total secured loans and borrowings</b>                               |                                       |               | <b>314,300</b> | <b>271,639</b> | -              | <b>47,816</b>  |

### Footnotes:

- (1) These facilities were secured by, amongst other collateral:
- A perfected first priority lien over the shares of the borrowers and their subsidiaries (but excluding the subsidiaries that own properties securing the St. Lucie West Mortgage Loan and the Arundel Plaza Mortgage Loan).
  - Assignments of certain bank accounts.
  - Subordination of an inter-company loan within the Group.
- (2) This is secured by, among others, a mortgage over Arundel Plaza.
- (3) This is secured by, among others, a mortgage over St. Lucie West.
- (4) This is secured by, among others, a mortgage over Upland Square.
- (5) This was secured by equity interests in Colonial Square and Penrose Plaza as pledged securities.
- (6) Upfront debt-related transaction costs are amortised over the life of the loans and borrowings.

In FY 2020, certain subsidiaries of the Group entered into certain loan agreements for an aggregate principal amount of up to US\$178.0 million, consisting of US\$91.5 million and US\$66.5 million of floating rate borrowings drawn to part finance the acquisition of properties as well as a revolving credit facility (“RCF”) of US\$20.0 million for general corporate and working capital purposes (collectively TL1, TL2, TL3 and RCF 1, the “Prior Term Loan Credit Facilities”). The Prior Term Loan Credit Facilities have been fully refinanced by new credit facilities on 28 December 2022 for an aggregate floating rate term loan principal amount of US\$200.0 million and US\$50.0 million credit revolver facility (collectively TL4, TL5, TL6 and RCF 2, the “SOFR Term Loan Credit Facilities”).

The SOFR Term Loan Credit Facilities are secured by, amongst other collateral:

- A perfected first priority lien over the shares of certain subsidiaries (existing and future but excluding the subsidiaries that own properties securing the St. Lucie West Mortgage Loan, the Arundel Plaza Mortgage Loan and Upland Square Mortgage Loan).
- Assignments of certain bank accounts.
- Subordination of inter-company loans within the Group.

#### Arundel Plaza Mortgage Loan

Mortgage loans of US\$15.0 million and US\$6.1 million (the “Arundel Plaza Mortgage Loan”) with a fixed interest rate of 3.88% and 4.23% per annum respectively, is secured by, among others, a mortgage over Arundel Plaza. The Arundel Plaza Mortgage Loan includes representations, warranties and covenants by the borrower which are customary for U.S. mortgage loans. The Arundel Plaza Mortgage Loan is subject to certain prohibitions and restrictions (including payment of prepayment fees and premiums) against prepayment prior to specified time frames.

#### St. Lucie West Mortgage Loan

Mortgage loan of US\$40.0 million (“St. Lucie West Mortgage Loan”), which is secured by, among others, a mortgage over St. Lucie West and has a fixed interest rate of 3.42% per annum, for which interest-only repayments will be made for the first 60 months followed by repayment of interest and principal for the next 36 months thereafter based on a fixed amortisation schedule. The St. Lucie West Mortgage Loan includes representations, warranties and covenants by the borrower which are customary for U.S. mortgage loans. The St. Lucie West Mortgage Loan is subject to certain prohibitions and restrictions (including payment of prepayment fees and premiums) against prepayment prior to specified time frames.

#### Upland Square Mortgage Loan

During the year, a subsidiary of the Group assumed an existing mortgage loan of US\$41.0 million (“Upland Square Mortgage Loan”), which is secured by, among others, a mortgage over Upland Square and has a fixed interest rate of 3.62% per annum, for which interest-only repayments will be made throughout the loan tenure followed by repayment of principal upon maturity period. The Upland Square Mortgage Loan includes representations, warranties and covenants by the borrower which are customary for U.S. mortgage loans. The Upland Square Mortgage Loan is subject to certain prohibitions and restrictions (including payment of prepayment fees and premiums) against prepayment prior to specified time frames.

As at 31 December 2022, the Group has total gross loans and borrowings of US\$319.5 million (31 December 2021: US\$275.1 million) and US\$32.6 million (31 December 2021: US\$14.0 million) undrawn revolving credit facility to meet its future obligations. The Group entered into interest rate swaps to hedge the floating rate under TL1 and TL2 to a fixed rate. Following the repayment of Prior Term Loan Credit Facilities, the existing interest rate swaps have been novated to hedge the SOFR Term Loan Credit Facilities partially. 81.4% (31 December 2021: 79.6%) of the total gross loans and borrowings are fixed rate loans or floating rate loans that have been hedged using floating-for-fixed interest rate swaps.

The weighted average interest rate on loans and borrowings for the financial year was 3.83% (31 December 2021: 2.63%) (taking into account interest rate swaps and upfront debt-related transaction costs including residual upfront fee of US\$1.9 million relating to the Prior Term Loan Credit Facilities but excluding commitment fee on the undrawn RCF). Excluding upfront debt-related transaction costs, the year-to-date average interest rate is 2.77% (31 December 2021: 2.33%).

Aggregate leverage, as defined in the Property Funds Appendix set out in CIS Code, as at 31 December 2022 was 41.8% (31 December 2021: 39.0%). Interest coverage ratio as at 31 December 2022 was 3.27 times (31 December 2021: 4.89 times) in accordance with the Property Funds Appendix of the CIS Code.

### 13. UNITS IN ISSUE AND TO BE ISSUED

|  | Group and Trust    |                    |
|--|--------------------|--------------------|
|  | FY 2022            | FY 2021            |
| Units in issue:  |                    |                    |
| At beginning of the period   | 557,374,344        | 496,054,925        |
| New Units issued:  |                    |                    |
| - Issue of Manager's base fees <sup>(1)</sup>                                    | 2,552,528          | 2,362,983          |
| - Issue of Manager's performance fees <sup>(1)</sup>                             | 26,057             | 82,153             |
| <b>Total Units in issue as at 30 June</b>  | <b>559,952,929</b> | <b>498,500,061</b> |
| <br>   |                    |                    |
| New Units issued:  |                    |                    |
| - Private Placement  | -                  | 55,555,000         |
| - Issue of Manager's base fees <sup>(1)</sup>                                    | 1,346,601          | 2,156,944          |
| - Issue of Manager's acquisition fees <sup>(2)</sup>                             | -                  | 1,162,339          |
| - Distribution Reinvestment Plan   | 3,633,668          | -                  |
| <b>Total Units in issue as at 31 December</b>                                    | <b>564,933,198</b> | <b>557,374,344</b> |
| <br>   |                    |                    |
| Units to be issued:  |                    |                    |
| Manager's base fee payable in Units <sup>(1)(3)</sup>                            | 1,499,395          | -                  |
| Manager's base fee payable in Units <sup>(1)</sup>                               | 1,845,885          | 1,259,934          |
| Manager's performance fee paid in Units <sup>(1)</sup>                           | -                  | 26,057             |
| <b>Total Units in issue and to be issued as at the end of the financial year</b> | <b>568,278,478</b> | <b>558,660,335</b> |

Footnotes:

- <sup>(1)</sup> During the financial year, the Manager has elected to receive 100.0% of the Manager's base fee in Units (2021: 100.0% of the Manager's base fee and Manager's performance fee in Units). The number of Units is calculated based on the volume weighted average traded price of the Units on the SGX-ST for the last 10 business days for the respective period.
- <sup>(2)</sup> The Manager has elected to receive 100.0% of the Manager's acquisition fee in Units for the period. The number of Units is calculated based on the volume weighted average traded price of the Units on the SGX-ST for the last 10 business days prior to the completion of acquisition of Colonial Square and Penrose Plaza.
- <sup>(3)</sup> This pertains to Q3 2022 Manager's base fee in Units issued on 19 January 2023. Following the issuance, the total number of units in issue as at the date of this announcement is 566,432,593.

### 14. TOTAL NUMBER OF ISSUED UNITS

UHREIT does not hold any treasury Units as at 31 December 2022 and 31 December 2021. The total number of issued Units as at 31 December 2022 was 564,933,198 (31 December 2021: 557,374,344).

### 15. SALES, TRANSFERS, DISPOSALS, CANCELLATION AND/OR USE OF TREASURY UNITS

Not applicable.

## 16. NET ASSET VALUE ("NAV") AND NET TANGIBLE ASSET ("NTA") PER UNIT

|   | Group       |             | Trust       |             |
|---|-------------|-------------|-------------|-------------|
|   | 31 Dec 2022 | 31 Dec 2021 | 31 Dec 2022 | 31 Dec 2021 |
| Net assets <sup>(1)</sup> (US\$'000)                                | 425,070     | 416,999     | 394,883     | 398,278     |
| Number of Units in issue and to be issued <sup>(2)</sup><br>( '000) | 568,278     | 558,660     | 568,278     | 558,660     |
| NAV and NTA per Unit <sup>(3)</sup> (US\$)                          | 0.75        | 0.75        | 0.69        | 0.71        |

Footnotes:

<sup>(1)</sup> This excludes the non-controlling interests' share of net assets.

<sup>(2)</sup> Based on the number of Units in issue during the period and the Units to be issued as full payment of the Manager's base fee (2021: Manager's base fee and Manager's performance fee).

<sup>(3)</sup> NAV and NTA is the same as there are no intangible asset as at the end of the period.

## 17. SEGMENT REPORTING

The Group is organised into the following main business segments:

- (a) Grocery & Necessity Properties; and
- (b) Self-Storage Properties

These operating segments are reported in a manner consistent with internal reporting provided to chief operating decision maker who are responsible for allocating resources and assessing performance of the operating segments.

The segment information by operating segments for the reporting period and comparative period are as follows:

|   | 2H 2022                                    |                                     |                   | 2H 2021                                    |                                     |                   |
|---|--|-------------------------------------|-------------------|--|-------------------------------------|-------------------|
|   | Grocery & Necessity Properties<br>US\$'000 | Self-Storage Properties<br>US\$'000 | Total<br>US\$'000 | Grocery & Necessity Properties<br>US\$'000 | Self-Storage Properties<br>US\$'000 | Total<br>US\$'000 |
| Gross revenue                               | 33,806                                     | 1,878                               | 35,684            | 26,284                                     | 2,107                               | 28,391            |
| Property expenses                           | (10,676)                                   | (595)                               | (11,271)          | (6,949)                                    | (876)                               | (7,825)           |
| Other income                                | -  | -                                   | -                 | -  | 908                                 | 908               |
| <b>Net property income</b>                  | <b>23,130</b>                              | <b>1,283</b>                        | <b>24,413</b>     | <b>19,335</b>                              | <b>2,139</b>                        | <b>21,474</b>     |
| Loss on divestment of investment properties | -  | (44)                                | (44)              | -  | -                                   | -                 |
| Fair value change in investment properties  | (8,784)                                    | 7,200                               | (1,584)           | 8,631                                      | 11,382                              | 20,013            |
| Unallocated expenses <sup>(1)</sup>         |  |                                     | (12,282)          |  |                                     | (11,469)          |
| <b>Net income after tax</b>                 |  |                                     | <b>10,503</b>     |  |                                     | <b>30,018</b>     |

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|   | FY 2022                                    |                                     |                   | FY 2021                                    |                                     |                   |
|---|--|-------------------------------------|-------------------|--|-------------------------------------|-------------------|
|   | Grocery & Necessity Properties<br>US\$'000 | Self-Storage Properties<br>US\$'000 | Total<br>US\$'000 | Grocery & Necessity Properties<br>US\$'000 | Self-Storage Properties<br>US\$'000 | Total<br>US\$'000 |
| Gross revenue                               | 63,032                                     | 4,420                               | 67,452            | 51,424                                     | 3,771                               | 55,195            |
| Property expenses                           | (19,105)                                   | (1,464)                             | (20,569)          | (14,387)                                   | (1,889)                             | (16,276)          |
| Other income                                | -  | 175                                 | 175               | -  | 3,027                               | 3,027             |
| <b>Net property income</b>                  | <b>43,927</b>                              | <b>3,131</b>                        | <b>47,058</b>     | <b>37,037</b>                              | <b>4,909</b>                        | <b>41,946</b>     |
| Loss on divestment of investment properties | -  | (481)                               | (481)             | -  | -                                   | -                 |
| Fair value change in investment properties  | (10,179)                                   | 7,200                               | (2,979)           | 7,233                                      | 11,382                              | 18,615            |
| Unallocated expenses <sup>(1)</sup>         |  |                                     | (17,000)          |  |                                     | (17,236)          |
| <b>Net income after tax</b>                 |  |                                     | <b>26,598</b>     |  |                                     | <b>43,325</b>     |

|  | As at 31 Dec 2022                          |                                     |                   | As at 31 Dec 2021                          |                                     |                   |
|--|--|-------------------------------------|-------------------|--|-------------------------------------|-------------------|
|  | Grocery & Necessity Properties<br>US\$'000 | Self-Storage Properties<br>US\$'000 | Total<br>US\$'000 | Grocery & Necessity Properties<br>US\$'000 | Self-Storage Properties<br>US\$'000 | Total<br>US\$'000 |
| Segment assets                         | 715,765                                    | 54,414                              | 770,179           | 627,502                                    | 92,010                              | 719,512           |
| Unallocated assets <sup>(2)</sup>      |  |                                     | 15,724            |  |                                     | 9,984             |
| <b>Consolidated assets</b>             |  |                                     | <b>785,903</b>    |  |                                     | <b>729,496</b>    |
| Segment liabilities                    | 133,306                                    | 523                                 | 133,829           | 138,340                                    | 553                                 | 138,893           |
| Unallocated liabilities <sup>(2)</sup> |  |                                     | 224,479           |  |                                     | 171,344           |
| <b>Consolidated liabilities</b>        |  |                                     | <b>358,308</b>    |  |                                     | <b>310,237</b>    |
| <b>Other segment items</b>             |  |                                     |                   |  |                                     |                   |
| Capital expenditures                   | 7,049                                      | 24                                  | 7,073             | 1,677                                      | 18                                  | 1,695             |

Footnotes:

- (1) Unallocated expenses include Manager's base fee, Manager's performance fee, Trustee's fee, other trust expenses, finance costs, finance income, fair value change on derivatives and income tax expense.
- (2) Unallocated items comprise mainly cash and cash equivalents, certain restricted cash, certain other receivables, derivative assets, certain trade and other payables, loan and borrowings (excluding Arundel Plaza Mortgage Loan, St. Lucie West Mortgage Loan and Upland Square Mortgage Loan), provision for tax, preferred shares and deferred tax liabilities.

**18. SEASONAL OPERATIONS**

The Group's businesses are not affected significantly by seasonal or cyclical factors during the financial period.

## 19. RELATED PARTY TRANSACTIONS

Significant related party transactions took place at terms agreed between the parties as follows:

| <u>Description of transactions</u>   | <u>Group</u>               |                            |
|--|----------------------------|----------------------------|
|  | <u>FY 2022</u><br>US\$'000 | <u>FY 2021</u><br>US\$'000 |
| Base fee payable/paid to the Manager   | 3,313                      | 3,119                      |
| Acquisition fee paid to the Manager  | 857                        | 783                        |
| Divestment fee paid to the Manager   | 228                        | -                          |
| Performance fee paid to the Manager  | -                          | 17                         |
| Trustee's fee payable/paid to the Trustee  | 138                        | 136                        |
| Property management fees payable/paid to the Hampshire Sponsor                                   | 1,530                      | 1,501                      |
| Construction management fee payable/paid to the Hampshire Sponsor                                | -                          | 21                         |
| Leasing commission fee payable/paid to the Hampshire Sponsor                                     | 251                        | -                          |
| Rental income from an affiliated fund of the Hampshire Sponsor                                   | 395                        | 395                        |
| Advance in relation to target acquisition from subsidiary of the Hampshire Sponsor               | -                          | 1,300                      |
| Refund of advance in relation to target acquisition from subsidiary of the Hampshire Sponsor     | -                          | 1,300                      |
| Compensatory stipulated damages income received from an affiliated fund of the Hampshire Sponsor | -                          | 688                        |
| Underwriting fees paid to related corporations of the UOB Sponsor                                | -                          | 962                        |

## 20. FAIR VALUE MEASUREMENTS

The Group categorises fair value measurements using a fair value hierarchy that is dependent on the valuation input used as follows:

- (i) Level 1: quoted prices (unadjusted) in active markets for identical assets;
- (ii) Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- (iii) Level 3: unobservable input for the asset or liability.

Fair value measurements that use inputs of different hierarchy level are categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

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The table below shows an analysis of each class of assets and liabilities of the Group measured at fair value as at the end of the reporting period:

|   | Level 1  | Level 2  | Level 3  | Total    |
|---|----------|----------|----------|----------|
|   | US\$'000 | US\$'000 | US\$'000 | US\$'000 |
| <b>Group</b>  |          |          |          |          |
| <b>As at 31 December 2022</b>                         |          |          |          |          |
| <b>Non-financial assets</b>                           |          |          |          |          |
| Investment properties (including right-of-use assets) | -        | -        | 761,052  | 761,052  |
| <b>Derivatives</b>                                    |          |          |          |          |
| Derivative financial instruments                      | -        | 3,793    | -        | 3,793    |
| <b>As at 31 December 2021</b>                         |          |          |          |          |
| <b>Non-financial assets</b>                           |          |          |          |          |
| Investment properties (including right-of-use assets) | -        | -        | 711,650  | 711,650  |
| <b>Derivatives</b>                                    |          |          |          |          |
| Derivative financial instruments                      | -        | 91       | -        | 91       |

Level 2 fair value measurements

The fair value measurement for financial derivatives have been categorised as Level 2 of the fair value hierarchy. The fair value of interest rate swaps is based on discounted cash flow. Future cash flows are estimated based on forward interest rates (from observable yield curves at the end of the reporting period) and contract interest rates, discounted at a rate that reflects the credit risk of the counterparties.

Level 3 fair value measurements

The following table presents the valuation techniques and key inputs that were used to determine the fair value of investment properties categorized under Level 3 of the fair value hierarchy as at 31 December 2022 and 31 December 2021.

| Valuation techniques          | Significant unobservable inputs                                       | Sensitivity  |
|-------------------------------|---|--|
| Discounted cash flow approach | <b>Grocery &amp; Necessity Properties</b>                             | Slight increase in discount rate or terminal capitalisation rate would result in a significant decrease in fair value and vice versa |
|                               | Discount rate of 7.0% – 9.0%<br>(2021: 6.75% – 9.0%)                  |  |
|                               | Terminal capitalisation rate of 6.5% – 8.25%<br>(2021: 6.25% – 8.25%) |  |
|                               | <b>Self-Storage Properties</b>  |  |
| Direct capitalization method  | Discount rate of 7.75% – 8.0%<br>(2021: 8.0%)                         | Slight increase in capitalisation rate would result in a significant decrease in fair value and vice versa                           |
|                               | Terminal capitalisation rate of 5.25%<br>(2021: 5.5%)                 |  |
|                               | <b>Grocery &amp; Necessity Properties</b>                             |  |
|                               | Capitalisation rate of 6.0% – 7.75%<br>(2021: 5.75% – 8.0%)           |  |
|                               | <b>Self-Storage Properties</b>  |  |
|                               | Capitalisation rate of 5.0%<br>(2021: 5.25%)                          |  |

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As at 31 December 2022, investment properties with a fair value of approximately US\$216.7 million (31 December 2021: US\$131.3 million) have been pledged as security for mortgage loan facilities granted by financial institutions to the Group (Note I.12). All the investment properties are located in the U.S.

The investment properties were stated at fair value based on independent valuation undertaken respectively by Cushman & Wakefield of New Jersey LLC, Inc (2021: Cushman & Wakefield of New Jersey LLC, Inc, Newmark Knight Frank Valuation & Advisory, LLC and CBRE, Inc). The independent valuer has the appropriate professional qualifications and recent experience in the location and category of the properties being valued. The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The fair values were calculated using the Income Approach. The two primary income approaches that may be used are the Discounted Cash Flow ("DCF") and the Direct Capitalisation Method ("DCM"). DCF calculates the present values of future cash flows over a specified time period, including the potential proceeds of a deemed disposal, to determine the fair value. DCM determines value by applying a capitalisation rate to the property's stabilised net operating income, normally at the first year. Both the DCF and DCM approaches convert the earnings of a property into an estimate of value. The Market of Direct Comparison approach may also be used, which is based on sound considerations for similarity and comparability between properties that have recently been sold. Considerations may include geographic location, physical, legal, and revenue generating characteristics, market conditions and financing terms and conditions. The final step in the valuation process involves the reconciliation of the individual valuation techniques in relationship to their substantiation by market data, and the reliability and applicability of each valuation technique to the subject property.

The valuation methods used in determining the fair value involve certain estimates including those relating to discount rate, terminal capitalisation rate and capitalisation rate, which are unobservable. In relying on the valuation reports, the Manager has exercised its judgment and is satisfied that the valuation methods and estimates used are reflective of the current market conditions. In estimating the fair value of the properties, the highest and best use of the properties is their current use.

Other financial assets and liabilities

The carrying amounts financial assets and liabilities at amortised cost approximate their fair values. The fair values of loans and borrowings and lease liability are calculated using the discounted cash flow technique based on the present value of future principal and interest cash flows, discounted at the market rate of interest at the measurement date.

The fair values of financial assets and liabilities, together with their carrying amounts shown in the Statements of Financial Position, are as follows:

|   | <u>Group</u>           |                        | <u>Trust</u>           |                        |
|---|------------------------|------------------------|------------------------|------------------------|
|   | <b>31 Dec<br/>2022</b> | <b>31 Dec<br/>2021</b> | <b>31 Dec<br/>2022</b> | <b>31 Dec<br/>2021</b> |
|   | US\$'000               | US\$'000               | US\$'000               | US\$'000               |
| <b><u>Financial assets</u></b>                  |                        |                        |                        |                        |
| <b>Financial assets at amortised cost</b>       |                        |                        |                        |                        |
| Cash and cash equivalents                       | 12,227                 | 11,194                 | 1,357                  | 1,779                  |
| Restricted cash                                 | 1,833                  | 568                    | -                      | -                      |
| Trade and other receivables                     | 5,459                  | 4,257                  | 3,628                  | 4,618                  |
|   | <b>19,519</b>          | <b>16,019</b>          | <b>4,985</b>           | <b>6,397</b>           |
| <b>Financial assets measured at fair value:</b> |                        |                        |                        |                        |
| Interest rate swaps at FVTPL (net-settled)      | 3,793                  | 91                     | -                      | -                      |
|   | <b>23,312</b>          | <b>16,110</b>          | <b>4,985</b>           | <b>6,397</b>           |

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|   | Group          |                | Trust          |                |
|---|----------------|----------------|----------------|----------------|
|   | 31 Dec<br>2022 | 31 Dec<br>2021 | 31 Dec<br>2022 | 31 Dec<br>2021 |
|   | US\$'000       | US\$'000       | US\$'000       | US\$'000       |
| <b><u>Financial liabilities</u></b>             |                |                |                |                |
| <b>Lease liability</b>                          | <b>22,377</b>  | <b>23,175</b>  | -              | -              |
| <b>Financial liabilities at amortised cost:</b> |                |                |                |                |
| Trade and other payables                        | 8,296          | 4,853          | 827            | 1,234          |
| Loans and borrowings                            | 314,300        | 271,639        | -              | 47,816         |
| Preferred shares                                | 125            | 125            | -              | -              |
| Rental security deposits                        | 938            | 789            | -              | -              |
|   | <b>323,659</b> | <b>277,406</b> | <b>827</b>     | <b>49,050</b>  |
|   | <b>346,036</b> | <b>300,581</b> | <b>827</b>     | <b>49,050</b>  |

## 21. FINANCIAL RATIOS

|   | Group |      |
|---|-------|------|
|   | 2022  | 2021 |
|   | %     | %    |
| Ratio of expenses to weighted average net assets <sup>(1)</sup> |       |      |
| – Including Manager's performance fee                           | 1.26  | 1.39 |
| – Excluding Manager's performance fee                           | 1.26  | 1.38 |
| Portfolio turnover rate <sup>(2)</sup>                          | 10.43 | -    |

Footnotes:

- (1) The annualised ratio is computed in accordance with guidelines of the Investment Management Association of Singapore ("IMAS"). The expenses used in the computation relate to expenses at the Group level, excluding property related expenses, finance costs, net foreign exchange differences and income tax expense. The Group did not incur any performance fee for the financial year ended 31 December 2022.
- (2) The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of weighted average net asset value in accordance with the formula stated in the CIS Code.

## 22. SUBSEQUENT EVENT

(i) Distribution

On 22 February 2023, the Manager announced a distribution of US 2.97 cents per Unit for the financial period from 1 July 2022 to 31 December 2022.

**J. OTHER INFORMATION**

**1. AUDIT STATEMENT**

- (a) **Whether the figures have been audited, or reviewed and if so which accounting standard or practice has been followed**

The figures have neither been audited nor reviewed by the auditors.

- (b) **Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of matter)**

Not applicable.

**2. CHANGES IN ACCOUNTING POLICIES**

- (a) **Whether the same accounting policies and methods of computation as in the issuer's most recent audited annual financial statements have been applied**

Refer to I.2.2 "Changes in accounting policies".

- (b) **If there are any changes in the accounting policies and method of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change**

Refer to I.2.2 "Changes in accounting policies".

**3. REVIEW OF PERFORMANCE OF ACTUAL AGAINST FORECAST**

The Group has not disclosed any forecast to the market.

**4. REVIEW OF ACTUAL PERFORMANCE**

|   | <b>Group</b>   |                |                |                |                |                |
|---|----------------|----------------|----------------|----------------|----------------|----------------|
|   | <b>2H 2022</b> | <b>2H 2021</b> | <b>+/(-) %</b> | <b>FY 2022</b> | <b>FY 2021</b> | <b>+/(-) %</b> |
|   | US\$'000       | US\$'000       | %              | US\$'000       | US\$'000       | %              |
| <b><u>CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME</u></b>                              |                |                |                |                |                |                |
| Gross revenue   | 35,684         | 28,391         | 25.7           | 67,452         | 55,195         | 22.2           |
| Property expenses   | (11,271)       | (7,825)        | 44.0           | (20,569)       | (16,276)       | 26.4           |
| Other income  | -              | 908            | (100.0)        | 175            | 3,027          | (94.2)         |
| <b>Net property income</b>  | <b>24,413</b>  | <b>21,474</b>  | <b>13.7</b>    | <b>47,058</b>  | <b>41,946</b>  | <b>12.2</b>    |
| Manager's base fee  | (1,683)        | (1,599)        | 5.3            | (3,313)        | (3,119)        | 6.2            |
| Manager's performance fee   | -              | (17)           | (100.0)        | -              | (17)           | (100.0)        |
| Trustee's fee   | (70)           | (68)           | 2.9            | (138)          | (136)          | 1.5            |
| Other trust expenses  | (1,075)        | (1,011)        | 6.3            | (1,943)        | (2,061)        | (5.7)          |
| Finance costs   | (7,815)        | (3,704)        | 111.0          | (12,204)       | (7,234)        | 68.7           |
| Finance income  | 45             | 12             | 275.0          | 45             | 14             | 221.4          |
| Net income before tax, fair value changes and loss on divestment of investment properties | 13,815         | 15,087         | (8.4)          | 29,505         | 29,393         | 0.4            |
| Loss on divestment of investment properties   | (44)           | -              | n.m.           | (481)          | -              | n.m.           |
| Fair value change in investment properties  | (1,584)        | 20,013         | (107.9)        | (2,979)        | 18,615         | (116.0)        |
| Fair value change on financial derivatives  | (198)          | 1,327          | (114.9)        | 3,702          | 2,208          | 67.7           |
| <b>Net income before tax</b>  | <b>11,989</b>  | <b>36,427</b>  | <b>(67.1)</b>  | <b>29,747</b>  | <b>50,216</b>  | <b>(40.8)</b>  |
| Tax expense   | (1,486)        | (6,409)        | (76.8)         | (3,149)        | (6,891)        | (54.3)         |
| <b>Net income after tax</b>   | <b>10,503</b>  | <b>30,018</b>  | <b>(65.0)</b>  | <b>26,598</b>  | <b>43,325</b>  | <b>(38.6)</b>  |
| <b>Net income after tax attributable to:</b>  |                |                |                |                |                |                |
| Unitholders   | 10,176         | 29,651         | (65.7)         | 26,166         | 42,860         | (39.0)         |
| Non-controlling interests   | 327            | 367            | (10.9)         | 432            | 465            | (7.1)          |
| <b>Net income for the period</b>  | <b>10,503</b>  | <b>30,018</b>  | <b>(65.0)</b>  | <b>26,598</b>  | <b>43,325</b>  | <b>(38.6)</b>  |
| <b><u>DISTRIBUTION STATEMENT</u></b>  |                |                |                |                |                |                |
| Net income after tax attributable to Unitholders  | 10,176         | 29,651         | (65.7)         | 26,166         | 42,860         | (39.0)         |
| Distribution adjustments  | 6,650          | (13,660)       | (148.7)        | 6,965          | (11,665)       | (159.7)        |
| <b>Net income available for distribution to Unitholders</b>                               | <b>16,826</b>  | <b>15,991</b>  | <b>5.2</b>     | <b>33,131</b>  | <b>31,195</b>  | <b>6.2</b>     |

Review of performance for 2H 2022 vs 2H 2021

Gross revenue of US\$35.7 million for 2H 2022 was higher than 2H 2021 by 25.7% largely due to the contributions from (i) Colonial Square and Penrose Plaza which were acquired in November 2021 as well as (ii) Upland Square which was acquired in July 2022. The stronger rent performance in Self-Storage Properties has also contributed to the increase in gross revenue.

Property expenses of US\$11.3 million for 2H 2022 were higher than 2H 2021 by 44.0% mainly attributable to the newly acquired properties, as well as higher repairs and maintenance for the existing portfolio.

During 2H 2022, there was an absence of Top Up income following the expiration of Top Up arrangement in early 2022. As a result, net property income of US\$24.4 million for 2H 2022 was lower than 2H 2021 by 13.7%.

Finance expenses of US\$7.8 million for 2H 2022 were 111.0% higher than 2H 2021, largely due to the additional loans taken up to partially finance the acquisition of Colonial Square, Penrose Plaza and Upland Square as well as the additional RCF drawn during 2H 2022 to finance capital expenditures and tenant improvements. During the year, the Group has successfully completed the refinancing of Prior Term Loan Credit Facilities. The residual upfront fee of US\$1.9 million relating to the Prior Term Loan Credit Facilities has been expensed off accordingly upon the repayment of Prior Term Loan Credit Facilities.

Net fair value loss in investment properties for 2H 2022, after taking into consideration the capital expenditure and tenant improvements spent in FY 2022, was US\$1.6 million as compared with a net fair value gain of US\$20.0 million in 2H 2021.

Fair value loss in derivatives of US\$0.2 million in 2H 2022 was higher than 2H 2021 fair value gain of US\$1.3 million due to movement in interest rates for the respective periods.

Consequently, 2H 2022 net income before tax of US\$12.0 million was below 2H 2021 by 67.1%. The tax expense of US\$1.5 million in 2H 2022 was lower than 2H 2021 by 76.8%, attributable to the deferred tax asset recognised on the fair value loss in investment properties. Due to the net effects of the above, net income for 2H 2022 was US\$10.5 million, which is 65.0% lower than 2H 2021.

Review of performance for FY 2022 vs FY 2021

Gross revenue of US\$67.5 million for FY 2022 was higher than FY 2021 by 22.2% largely due to the contributions from (i) Colonial Square and Penrose Plaza which were acquired in November 2021 as well as (ii) Upland Square which was acquired in July 2022. The improved rent performance in Self-Storage Properties also contributed to the increase in gross revenue in FY 2022.

Property expenses of US\$20.6 million for FY 2022 were higher than FY 2021 by 26.4% mainly attributable to the newly acquired properties, as well as higher repairs and maintenance for the existing portfolio.

In FY 2022, other income of US\$0.2 million was lower than FY 2021 by 94.2% due to the absence of Top Up income following the expiration of Top Up arrangement in early 2022. As a result, net property income of US\$47.1 million for FY 2022 was higher than FY 2021 by 12.2%.

Finance expenses of US\$12.2 million for FY 2022 were 68.7% higher than FY 2021, largely due to the additional loans taken up to partially finance the acquisition of Colonial Square, Penrose Plaza and Upland Square as well as the additional RCF drawn during the FY 2022 to finance capital expenditures and tenant improvements. During the year, the Group has successfully completed the refinancing of Prior Term Loan Credit Facilities. The residual upfront fee of US\$1.9 million relating to the Prior Term Loan Credit Facilities has been expensed off accordingly upon the repayment of Prior Term Loan Credit Facilities.

Net fair value loss in investment properties for FY 2022, after taking into consideration the capital expenditure and tenant improvements spent in FY 2022, was US\$3.0 million as compared with a net fair value gain of US\$18.6 million in FY2021.

Fair value gain of US\$3.7 million in derivatives in FY 2022 was higher than FY 2021 fair value gain of US\$2.2 million due to movement in interest rates for the respective periods.

Consequently, FY 2022 net income before tax of US\$29.7 million was below FY 2021 by 40.8%. The tax expense of US\$3.1 million in FY 2022 was lower than FY 2021 by 54.3%, attributable to the deferred tax asset recognised on the fair value loss in investment properties. Due to the net effects of the above, net income for FY 2022 was US\$26.6 million, which is 38.6% lower than FY 2021.

## 5. PROSPECTS

*A commentary at the date of announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.*

U.S. real gross domestic product (“GDP”) increased at an annual rate of 2.9%<sup>1</sup> in Q4 2022, led by increases in private inventory investment, consumer spending and government spending. Overall, U.S. 2022 GDP is forecasted to grow by 0.5%<sup>2</sup>. The U.S. labour market remains resilient with unemployment rate declining slightly to 3.4% and nonfarm payroll employment increased by a better than expected 517,000 in January 2023<sup>3</sup>.

The annual inflation rate in the U.S. slowed to 6.4%<sup>4</sup> in January 2023, the lowest seen in the past twelve months, after hitting a peak of 9.1%<sup>4</sup> in June 2022. Even though the January 2023 inflation rate remains on the high side, the decline shows the overall positive trajectory of prices rising at a slower pace than earlier in the year. To combat high inflation, the U.S. Federal Reserve has been raising interest rates. However, its latest increase in February 2023 of 25 basis points was lower than its recent hikes of 50 and 75 basis points. Nonetheless, rising interest rates will result in higher borrowing costs across the board for all companies.

Notwithstanding the macro challenges faced in 2022, UHREIT’s portfolio remained resilient and delivered a solid FY 2022 financial performance. This positive trend is expected to continue as work-from-home has become a new normal for large swaths of the U.S. population. The additional flexibility for the U.S. consumers has led to an increased reliance on nearby strip centers for everything ranging from groceries to picking up coffee and having lunch out at their favourite local restaurant<sup>5</sup>.

For Self-Storage, both UHREIT’s properties, Carteret and Millburn, recorded high occupancy rates and rising net rental rates through 2022. However, the overall trend of rising rental rates is expected to moderate in the coming year with a portion of employees returning to the office.

For more details, please refer to United Hampshire US REIT’s Press Release for the full year ended 31 December 2022.

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<sup>1</sup> U.S. Bureau of Economic Analysis, “Gross Domestic Product, Fourth Quarter and Year 2022 (Advance Estimate)”, 26 January 2023.

<sup>2</sup> Federal Open Market Committee, “Summary of Economic Projection”, 14 December 2022.

<sup>3</sup> U.S. Bureau of Labor Statistics, “The Employment Situation – January 2023”, 3 February 2023.

<sup>4</sup> U.S. Bureau of Labor Statistics, “Consumer Price Index – January 2023”, 14 February 2023.

<sup>5</sup> Green Street, “U.S. Strip Center Outlook”, 27 January 2023.

## 6. DISTRIBUTIONS

### (a) Current financial period reported on

Any distribution recommended for the current financial period reported on?

Yes.

|                         |  |
|-------------------------|--|
| Distribution period:    | (i) Sixth distribution for the period from 1 January 2022 to 30 June 2022<br>(ii) Seventh distribution for the period from 1 July 2022 to 31 December 2022   |
| Distribution type/rate: | Sixth distribution for the period from 1 January 2022 to 30 June 2022<br>(i) Distribution of US 2.91 cents per Unit comprising of:<br>a. Tax-exempt income: US 1.89 cents per Unit<br>b. Capital: US 1.02 cents per Unit<br><br>Seventh distribution for the period from 1 July 2022 to 31 December 2022<br>(ii) Distribution of US 2.97 cents per Unit comprising of:<br>a. Tax-exempt income: US 1.91 cents per Unit<br>b. Capital: US 1.06 cents per Unit                                   |
| Tax rate:               | Tax-exempt income distribution is exempt from Singapore income tax in the hands of all Unitholders.<br><br>Capital distribution represents a return of capital to Unitholders for Singapore income tax purpose and is therefore not subject to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from sale of UHREIT Units, the amount of capital distribution will be applied to reduce the cost base of UHREIT Units for Singapore income tax purpose. |
| Book Closure date:      | Seventh Distribution: 2 March 2023   |
| Date payable:           | Seventh Distribution: 31 March 2023  |

### (b) Corresponding period of the immediately preceding financial year

Any distribution declared for the corresponding period of the immediately preceding financial year?

Yes.

|                         |   |
|-------------------------|---|
| Distribution period:    | (i) Third distribution for the period from 1 January 2021 to 30 June 2021<br>(ii) Fourth (advanced) distribution for the period from 1 July 2021 to 13 October 2021<br>(iii) Fifth distribution for the period from 14 October 2021 to 31 December 2021   |
| Distribution type/rate: | Third distribution for the period from 1 January 2021 to 30 June 2021<br>(i) Distribution of US 3.05 cents per Unit comprising of:<br>c. Tax-exempt income: US 1.89 cents per Unit<br>d. Capital: US 1.16 cents per Unit<br><br>Fourth (advanced) distribution for the period from 1 July 2021 to 13 October 2021<br>(ii) Distribution of US 1.75 cents per Unit comprising of:<br>a. Tax-exempt income: US 1.14 cents per Unit<br>b. Capital: US 0.61 cents per Unit |

|  |   |
|--|---|
|  | Fifth distribution for the period from 14 October 2021 to 31 December 2021<br>(iii) Distribution of US 1.30 cents per Unit comprising of:<br>c. Tax-exempt income: US 0.69 cents per Unit<br>d. Capital: US 0.61 cents per Unit |
|--|---|

(c) **If no distribution has been declared / recommended, a statement to that effect**

Other than as disclosed in J.6 “Distributions” (a), no distribution has been declared / recommended.

**7. INTERESTED PERSON TRANSACTIONS**

| Name of Interested Person                            | Nature of Relationship   | Aggregate value of all interested person transactions during the financial year under review                           |                     |  |                     |
|--|--|--|---------------------|--|---------------------|
|  |  | excluding transactions less than S\$100,000 and transactions conducted under Unitholders' mandate pursuant to Rule 920 |                     | transactions conducted under Unitholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000) |                     |
|  |  | FY 2022<br>US\$'000  | FY 2021<br>US\$'000 | FY 2022<br>US\$'000  | FY 2021<br>US\$'000 |
| <b>United Hampshire US REIT Management Pte. Ltd.</b> | <b>The Manager of UHREIT</b>                                     |  |                     |  |                     |
| Base fee   |  | 3,313  | 3,119               | -  | -                   |
| Performance fee                                      |  | -  | 17 <sup>(1)</sup>   | -  | -                   |
| Acquisition fee                                      |  | 857  | 783                 | -  | -                   |
| Divestment fee                                       |  | 228  | -                   | -  | -                   |
| <b>Perpetual (Asia) Limited</b>                      | <b>Trustee of UHREIT</b>   |  |                     |  |                     |
| Trustee fee  |  | 138  | 136                 | -  | -                   |
| <b>The Hampshire Companies, LLC</b>                  | <b>Shareholder of the Manager/Hampshire Sponsor</b>              |  |                     |  |                     |
| Property management fee                              |  | 1,530  | 1,501               | -  | -                   |
| Construction management fee                          |  | -  | 21 <sup>(1)</sup>   | -  | -                   |
| Leasing commission fee                               |  | 251  | -                   | -  | -                   |
| <b>HH Acquisition Partners LLC</b>                   | <b>Subsidiary of the Hampshire Sponsor</b>                       |  |                     |  |                     |
| Advance in relation to target acquisition            |  | -  | 1,300               | -  | -                   |
| Refund of advance in relation to target acquisition  |  | -  | 1,300               | -  | -                   |
| <b>Burlington 2000 L.L.C.</b>                        | <b>Subsidiary of an affiliated fund of the Hampshire Sponsor</b> |  |                     |  |                     |
| Rental income  |  | 395  | 395                 | -  | -                   |

The Group has not obtained a general mandate from Unitholders for Interested Person Transactions for the financial period under review.

Footnote:

<sup>(1)</sup> These Interested Person Transactions include transactions of less than S\$100,000 each.

## 8. BREAKDOWN OF REVENUE

|                                   | <b>Group</b>               |                            |                |
|-----------------------------------|----------------------------|----------------------------|----------------|
|                                   | <b>FY 2022</b><br>US\$'000 | <b>FY 2021</b><br>US\$'000 | <b>+/(-) %</b> |
| <b>First half-year</b>            |                            |                            |                |
| (a) Gross revenue reported        | 31,768                     | 26,804                     | 18.5           |
| (b) Net income after tax reported | 16,095                     | 13,307                     | 21.0           |
| <b>Second half-year</b>           |                            |                            |                |
| (c) Gross revenue                 | 35,684                     | 28,391                     | 25.7           |
| (d) Net income after tax reported | 10,503                     | 30,018                     | (65.0)         |

## 9. BREAKDOWN OF TOTAL DISTRIBUTIONS

|   | <b>FY 2022</b><br>US\$'000 | <b>FY 2021</b><br>US\$'000 |
|---|----------------------------|----------------------------|
| Distribution for the period from 1 January 2021 to 30 June 2021 (paid)          | -                          | 15,205                     |
| Distribution for the period from 1 July 2021 to 13 October 2021 (paid)          | -                          | 8,742                      |
| Distribution for the period from 14 October 2021 to 31 December 2021 (paid)     | -                          | 7,246                      |
| Distribution for the period from 1 January 2022 to 30 June 2022 (paid)          | 16,295                     | -                          |
| Distribution for the period from 1 July 2022 to 31 December 2022 <sup>(1)</sup> | 16,826                     | -                          |
|   | <b>33,121</b>              | <b>31,193</b>              |

Footnote:

<sup>(1)</sup> To be paid in FY 2023 as disclosed in J.6 "Distributions" (a).

## 10. MATERIAL CHANGES IN CONTRIBUTION BY OPERATING SEGMENTS

*In the review of the performance, the factors leading to any material changes in contribution to turnover and earnings by the business or geographical segments.*

Please refer to J.4 "Review of Actual Performance" above for the review of performance.

## 11. UPDATE CONFIRMATION PURSUANT TO RULE 704(13) OF THE LISTING MANUAL

Pursuant to Rule 704(13) of the Listing Manual of Singapore Exchange Securities Trading Limited, the REIT Manager confirm that there is no person occupying managerial position in the REIT Manager who is a relative of a director, chief executive officer, substantial shareholder of the Company or substantial Unitholder of UHREIT, save for Mr. Gerard Yuen Wei Yi, the Chief Financial Officer, who is the spouse of a director's cousin.

## 12. CONFIRMATION PURSUANT TO RULE 720(1) OF THE LISTING MANUAL

The Manager confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

**On behalf of the Board**  
**United Hampshire US REIT Management Pte. Ltd.**  
**(Company Registration Number: 201916768W)**  
**As Manager of United Hampshire US REIT**

Mr. Tan Tong Hai  
Chairman

Mr. Chua Teck Huat Bill  
Director

22 February 2023

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. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, governmental and public policy changes, and the continued availability of financing in the amounts and terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events. The value of Units in UHREIT (the "Units") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, Perpetual (Asia) Limited (in its capacity as Trustee of United Hampshire US Real Estate Investment Trust) or any of their affiliates.

An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Holders of Units (the "Unitholder") have no right to request the Manager to redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United State securities laws or the laws of any other jurisdiction.

The past performance of UHREIT is not necessarily indicative of its future performance.

**By Order of the Board**  
**United Hampshire US REIT Management Pte. Ltd.**  
**(Company Registration Number: 201916768W)**  
**As Manager of United Hampshire US REIT**

**Boardroom Corporate & Advisory Services Pte. Ltd.**  
**Company Secretary**  
**22 February 2023**