



UNITED HAMPSHIRE US REAL ESTATE INVESTMENT TRUST

(a real estate investment trust constituted on 18 September 2019 under the laws of the Republic of Singapore)

(Managed by United Hampshire US REIT Management Pte. Ltd.)

EXTENSION AND INCREASE OF EXISTING CREDIT FACILITIES BY UNITED HAMPSHIRE US REAL ESTATE INVESTMENT TRUST ("UHREIT") GROUP

The Board of Directors of United Hampshire US REIT Management Pte. Ltd., as manager of UHREIT (the "**Manager**") wishes to announce that United Hampshire US Parent REIT, Inc., and United Hampshire US Holdings LLC (collectively the "**Borrowers**"), both of which are wholly owned subsidiaries of UHREIT, have on 24 November 2025 entered into an amendment of its credit agreement dated 28 December 2022 (the "**Original Credit Agreement**") to extend and increase the UHREIT group's existing credit facilities (such amended credit agreement, the "**Amended Credit Agreement**").

Following the conclusion of this refinancing exercise, UHREIT will have no near term loan refinancing requirements until 2028.

Disclosures Pursuant to Rule 704(31) of the Listing Manual

Pursuant to Rule 704(31) of the Listing Manual of Singapore Exchange Securities Trading Limited (the "**SGX-ST**"), there are conditions under the Amended Credit Agreement which make reference to the shareholding interests of certain controlling shareholders of the Manager and place restrictions on the change in the manager of UHREIT and on a change of control of the Manager as described below ("**Relevant Conditions**"). The Relevant Conditions are the same as those provided in the Original Credit Agreement.

Under the terms and conditions of the Amended Credit Agreement, it is a prepayment event and an event of default if:

- (a) the Manager resigns, retires, ceases to be, is removed or is unable to act as the manager of UHREIT; or
- (b) the existing owner(s) of The Hampshire Companies, LLC and their affiliates, collectively, cease to own directly or indirectly and maintain an effective shareholding of at least 50% of the voting equity interests in the Manager.

Assuming the occurrence of any of the Relevant Conditions, the Borrowers will be required to pay the outstanding loans under the Amended Credit Agreement. The aggregate level of facilities that may be affected upon the occurrence of any of the Relevant Conditions is, as at the date of this announcement, approximately US\$350 million.

As at the date of this announcement, none of the Relevant Conditions have been breached.

BY ORDER OF THE BOARD

Gerard Yuen

Chief Executive Officer

United Hampshire US REIT Management Pte. Ltd.

(Company Registration No. 201916768W)

(as Manager of United Hampshire US Real Estate Investment Trust)

25 November 2025

IMPORTANT NOTICE

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

The past performance of UHREIT is not necessarily indicative of its future performance. Certain statements made in this announcement may be forward-looking statements that are based on certain assumptions and expectations of future events regarding UHREIT's present and future business strategies and the environment in which UHREIT operates in. Actual future performance, outcomes and results may differ materially from those expressed in such forward-looking statements. No assurance can be given that such assumptions and expectations are accurate or will be met or realised. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of UHREIT, and the forecasted financial performance of UHREIT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events. None of UHREIT, the Manager, Perpetual (Asia) Limited (in its capacity as trustee of UHREIT), or any of their respective affiliates, subsidiaries, controlling persons, directors, officers, employees, agents, advisers or representatives undertake to update or revise any information on the basis of any subsequent developments, information, events or otherwise.

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