



United Hampshire US REIT has Completed an Enlarged US\$350 Million Loan Refinancing, Extended Maturity to 2029 and Beyond

- ***Existing credit facility increased to US\$350 million, including US\$100 million revolving credit facility, doubling the size of the previous revolver***
- ***Highlights confidence in portfolio and strong banking relationships***
- ***A new delayed draw Term Loan may be used to refinance the Upland Square Mortgage Loan due in November 2026, or for potential acquisitions***
- ***Pro forma debt maturity will increase from 1.6 years to 4.8 years¹, with no significant refinancing requirements till February 2028***

SINGAPORE, 25 November 2025 – United Hampshire US REIT Management Pte. Ltd., the manager (the “**Manager**”) of United Hampshire US Real Estate Investment Trust (“**UHREIT**”), announced today the successful extension and increase to its existing US\$250 million SOFR Term Loan and Revolving Credit Facilities resulting in an enlarged US\$350 million SOFR Term Loan and Revolving Credit Facility (the “**New Facilities**”, and the extension and increase, the “**Refinancing**”).

The New Facilities comprise an aggregate of US\$350 million of term loans and revolving credit facility with staggered maturity dates and extension options that, if exercised, extend the loan maturities from November 2027 to between November 2029 and March 2030. The New Facilities include a US\$50 million delayed draw tranche available for up to 12 months following the Refinancing. The delayed-draw facility may be used for potential acquisitions by UHREIT or to refinance the Upland Square Mortgage Loan, which will be maturing in November 2026. The New Facilities also include a US\$100 million revolving credit facility, doubling the previous revolver size.

The New Facilities were provided by a consortium of leading U.S. and Canadian-based banks comprising both existing as well as new lenders. Upon completion of the Refinancing, UHREIT will have no significant refinancing requirements until February 2028² and its weighted average debt maturity will extend from 1.6 years to 4.8 years, on a pro forma basis¹.

Mr. Gerard Yuen, Chief Executive Officer of the Manager, said, “We are pleased to have secured strong support and commitment from both existing and new banking partners, reflecting the solid fundamentals and resilience of our portfolio and our bankers confidence therein. The New Facilities significantly improve our debt maturity profile, while the enlarged revolving credit facility provides greater financial flexibility to pursue value enhancing acquisitions and asset enhancement initiatives. We extend our sincere appreciation to our existing and new lenders for their strong support in bringing this refinancing to a successful close.”

ENDS

¹ On a pro forma basis, as at 30 September 2025.

² Assuming the loan extension options are exercised and the delayed draw Term Loan is used to refinance the Upland Square Mortgage Loan.



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



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About United Hampshire US REIT

Listed on the Main Board of the Singapore Exchange on 12 March 2020, UHREIT is a Singapore real estate investment trust established with the principal investment strategy of investing in a diversified portfolio of stabilised income-producing (i) grocery-anchored and necessity-based¹³ retail properties ("**Grocery & Necessity Properties**"), and (ii) modern, climate-controlled self-storage facilities ("**Self-Storage Properties**"), located in the U.S.

The tenants targeted by UHREIT are tenants resilient to the impact of e-commerce, including but not limited to restaurants, home improvement stores, fitness centers, warehouse clubs and other uses with strong omni-channel platforms⁴.

UHREIT's portfolio comprises 20 predominantly freehold Grocery & Necessity Properties and two Self-Storage Properties, primarily concentrated in the East Coast of the U.S., with an appraised value of approximately US\$751 million⁵ and an aggregate net lettable area ("NLA") of approximately 3.6 million square feet.

About the Sponsors

UOB Global Capital LLC

UOB Global Capital LLC is an originator and distributor of private equity, hedge funds, fixed income and real estate products, and a global asset management subsidiary of United Overseas Bank Limited ("**UOB**"), a leading bank in Asia. UOB Global Capital LLC was founded in 1998 and has US\$4.1 billion in Asset Under Management ("**AUM**") as of 31 December 2024. It operates from offices in New York and Paris, with representation at UOB's headquarters in Singapore. In this way, the firm can conduct its activities and meet investors' needs across the Americas, Europe, the Middle East and Asia.

The Hampshire Companies, LLC

The Hampshire Companies, LLC ("**THC**") is a privately held, fully integrated real estate firm and real estate investment fund manager, which has over 60 years of hands-on experience in acquiring, developing, leasing, repositioning, managing, financing and disposing of real estate. It has a diversified investment platform and derives results from its broad experience in multiple commercial real estate asset classes, including industrial, retail, self-storage, office and multifamily. THC currently owns and/or operates a diversified portfolio of approximately 170 properties across the U.S. totaling approximately 14.0 million square feet. THC has an AUM of approximately US\$2.6 billion⁵. THC is also the asset manager of UHREIT bringing its total regulatory and non-regulatory AUM to US\$3.4 billion⁶.

Since 2008, UOB Global Capital LLC and The Hampshire Companies, LLC have jointly formed three funds with combined AUM of approximately US\$1.3 billion to focus on investment opportunities in income producing real estate assets in the U.S.

³ "**Grocery-anchored and necessity-based**" retail properties are assets which are anchored by non-discretionary spending businesses such as supermarkets and grocers (generally accounting for 50 to 70 per cent of the NLA), complemented by smaller inline tenants (generally each accounting for less than 5 per cent of the NLA) for lifestyle services such as hair salons, laundry and dry-cleaning stores.

⁴ "**Omni-channel platforms**" means the utilisation of multiple distribution channels, both physical and digital to allow the retailer to be better positioned to engage with the customer. These channels include the physical store, websites, phones, e-mail offers, social media, and traditional advertisement methods (i.e. print media).

⁵ Based on carrying value of investment properties as at 30 September 2025.

⁶ As at 31 December 2024.



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

This announcement includes information (a) relating to persons other than UHREIT and/or (b) supplied by or on behalf of third-party sources and/or other publicly available sources (including, without limitation, information regarding market participants in the sectors in which UHREIT competes and other industry data) ("**Third Party Information**"). Such third-party sources have not reviewed this announcement. None of UHREIT, the Manager, Perpetual (Asia) Limited (in its capacity as trustee of UHREIT), or any of their respective affiliates, subsidiaries, controlling persons, directors, officers, employees, agents, advisers or representatives has undertaken any independent verification of such Third Party Information and nothing herein shall be taken as a representation, warranty or undertaking of any responsibility in relation to the accuracy, completeness, correctness and/or reliability of such Third Party Information.