









UNITED-HAMPSHIRE

Asia's First U.S. Grocery-Anchored Shopping Center & Self-Storage REIT

OCBC Investor Meetings - Singapore
7 - 8 January 2026









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Introduction



Garden City Square – BJ's Wholesale Club, New York

Introduction

Reputable Sponsors – UOB Global Capital & The Hampshire Companies LLC

A Synergistic Long-Term Partnership

>15 year partnership

3 co-managed funds

3 co-investment managed portfolios

UOB Global Capital

>20 year track record

US$4.1b AUM

- Asset management subsidiary of UOB
- UOB co-invests alongside LPs, and provides the resources of its extensive platform
- Offices in the US, Europe and Asia Pacific

HAMPSHIRE

>60 year track record

~170 properties

>US$3.4b AUM

>14.0 million sq ft retail space owns and/or operates

- 3rd generation US property specialists
- Intensive, hands-on experience in real estate investment, asset management and asset enhancement
- Diversified investment platform and derives results from its broad experience in multiple commercial real estate asset classes, including industrial, retail, self-storage, office, industrial and multifamily

Information as at 31 December 2024, unless otherwise stated.

Introduction

Resilient Portfolio of Necessity-based properties in the populous & affluent U.S. East Coast

97.9%[1] Freehold Properties

7.5 years[2] WALE

97% and **94.9%** occupancy for Grocery & Necessity and Self-Storage Properties

LEASE STRUCTURES WHICH MITIGATE RISK OF INCREASES IN EXPENSES

- Leases are substantially **Triple Net leases** with tenants reimbursing their share of insurance, taxes and common area maintenance expenses
- Majority of leases have **built-in rental escalations** and **no early termination rights**

20 Grocery & Necessity and **2** Self-Storage Properties

3.6 million sq ft NLA
US$751 million AUM



NEW YORK
Grocery & Necessity
6 Properties
827,809 sq ft



PENNSYLVANIA
Grocery & Necessity
3 Properties
719,363 sq ft



NORTH CAROLINA
Grocery & Necessity
1 Property
182,761 sq ft



FLORIDA
Grocery & Necessity
1 Property
386,846 sq ft



MASSACHUSETTS
Grocery & Necessity
2 Properties
165,445 sq ft



NEW JERSEY
Grocery & Necessity
4 Properties
421,411 sq ft

Self-Storage
2 Properties
155,083 sq ft



MARYLAND
Grocery & Necessity
2 Properties
543,680 sq ft



VIRGINIA
Grocery & Necessity
1 Property
168,498 sq ft

1. Based on carrying value of investment properties as at 30 September 2025.
2. Based on base rental income of Grocery & Necessity Properties for the month of September 2025.

Introduction

Proactive Portfolio and Asset Management Track Record

2020



IPO on SGX Mainboard 12 March 2020
- **US$584.6 mil** AUM
- **18** Grocery & Necessity Properties
- **4** Self-Storage Properties
- **6** States
- **3.2 mil** sq ft

2021



Construction
- Publix Store, Port St. Lucie Expansion (55k sq ft)
- Perth Amboy Self-Storage (69k sq ft)



Acquisition of Grocery-Anchored Properties
- Penrose Plaza (US$52 mil, 262k sq ft)
- Colonial Square (US$26.3 mil,169k sq ft)

2022



Accretive Acquisition
- Upland Square (US$85.7 mil, 400k sq ft)



Strategic Divestment 2.5% Above Appraised Value
- Perth Amboy Self-Storage (69k sq ft)
- Elizabeth Self-Storage (76k sq ft)
- Total divestment consideration of US$45.5 mil

2023



Strategic Divestment 7.7% Above Purchase Price
- Big Pine Center (US$9.9 mil, 93k sq ft)



Construction
- Academy Sports Store, Port St. Lucie Expansion (63k sq ft)

2024



Strategic Divestment 17.5% Above Purchase Price
- Lowe's and Sam's Club properties within Hudson Valley Plaza (US$36.5 mill, 245k sq ft)

2025





Strategic Divestment 4.2% Above Purchase Price
- Albany-Supermarket (65k sq ft)
- Total divestment consideration of US$23.8mil

Acquisition of Grocery- Anchored Properties in August 25
- Dover Marketplace (US$16.4 mil, 61k sq ft)

As of 30 September 2025
- **US$751 mil** AUM
- **20** G&N Properties
- **2** Self-Storage Properties
- **8** States, **3.6 million** sq ft

Year	FY2021	FY2022	FY2023	FY2024
Change in Valuation *(y-o-y)*	+3.7%[1]	+1.3%[2]	+4.7%[3]	+2.9%[4]

UHREIT AUM

↑ 28.5%

Since IPO

1. On a like-for-like basis, excluding Colonial Square and Penrose Plaza acquired in Nov 2021.
2. On a like-for-like basis, excluding Elizabeth and Perth Amboy Self-Storage, divested in Jun 2022, and Upland Square, acquired in Jul 2022.
3. On a like-for-like basis, excluding Big Pine Center divested in Aug 2023.
4. On a like-for-like basis, excluding Lowe's and Sam's Club properties within Hudson Valley Plaza, which were divested in Aug 2024.

U.S. Market Update



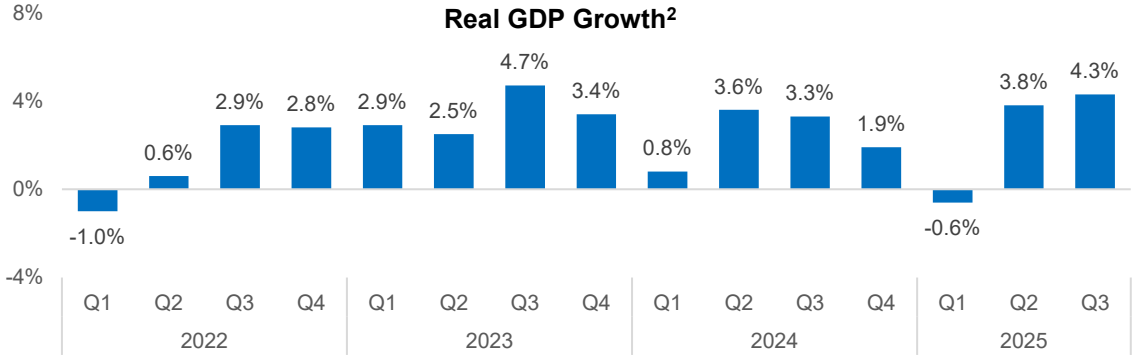
Penrose Plaza, Pennsylvania

U.S. Market Update

Inflation Cools to 2.7%, Unemployment Rate remains low at 4.6%

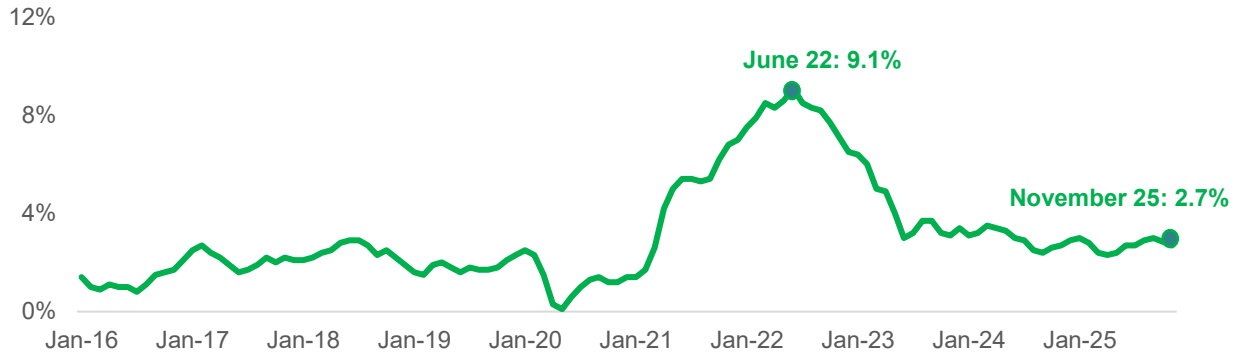
U.S. Economy Rebounded in 3Q 2025, Expanding at an Annualized Rate of 4.3%

- 2025 GDP growth forecast: +1.7%[1]

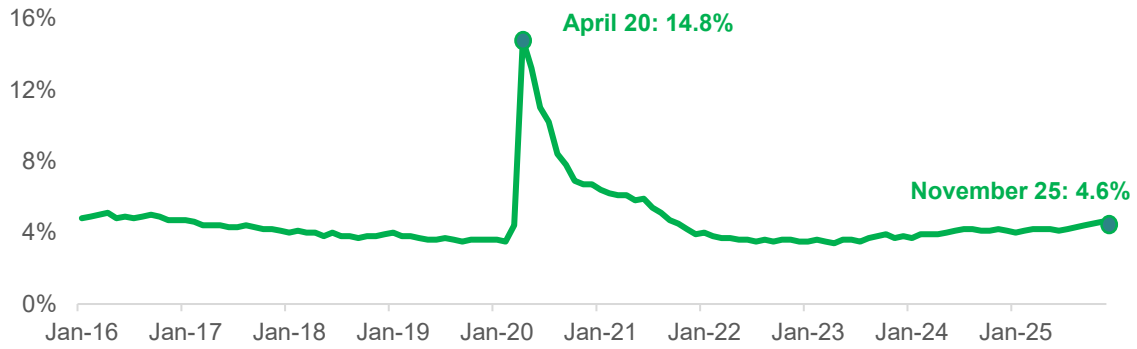


U.S. Inflation has fallen to 2.7%[3]

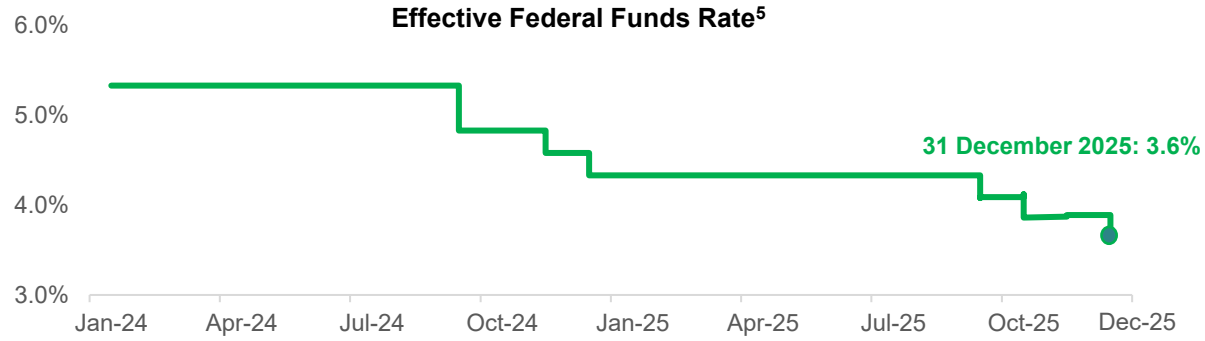
- Inflation rate has declined significantly from 9.1% in June 2022



Unemployment Rate remains low at 4.6%[4]



175bps of U.S. Rate Cuts since September 2024



1. Federal Open Market Committee," Summary of Economic Projections", 10 December 2025.
2. U.S. Bureau of Economic Analysis, "Gross Domestic Product, 3rd Quarter 2025 (Initial Estimate)", 23 December 2025.
3. U.S. Bureau of Labor Statistics, "Consumer Price Index – November 2025", 18 December 2025.
4. U.S. Bureau of Labor Statistics, "The Employment Situation".
5. Federal Reserve Bank Of New York.

U.S. Market Update

Retail Sales Show Resilience with Broad-Based Gains in October

Retail Sales 3Q 2025



+4.4%
year-on-year[1]

Retail Sales October 2025



+3.5%
year-on-year[1]

Grocery Sales October 2025



+2.7%
year-on-year[1]

- Sales at U.S. retailers and restaurants were broadly flat in October 2025, rising marginally by 0.1% month-on-month. Sales increased across 8 of the 13 retail categories[2]
- Clothing and accessories stores recorded a 0.9% gain, while furniture and home furnishings sales rose 2.3%, likely reflecting price increases stemming from higher tariff-related costs, given the sector's heavy reliance on imports from China. Online retailers posted a solid 1.8% increase in sales, while department stores saw a notable 4.9% rise in activity[2]

1. U.S. Census Bureau, "Advance monthly sales for retail and food services – October 2025", 16 December 2025.
2. ABC News, "Retail sales unchanged in October as shoppers moderated spending", 16 December 2025.

U.S. Market Update

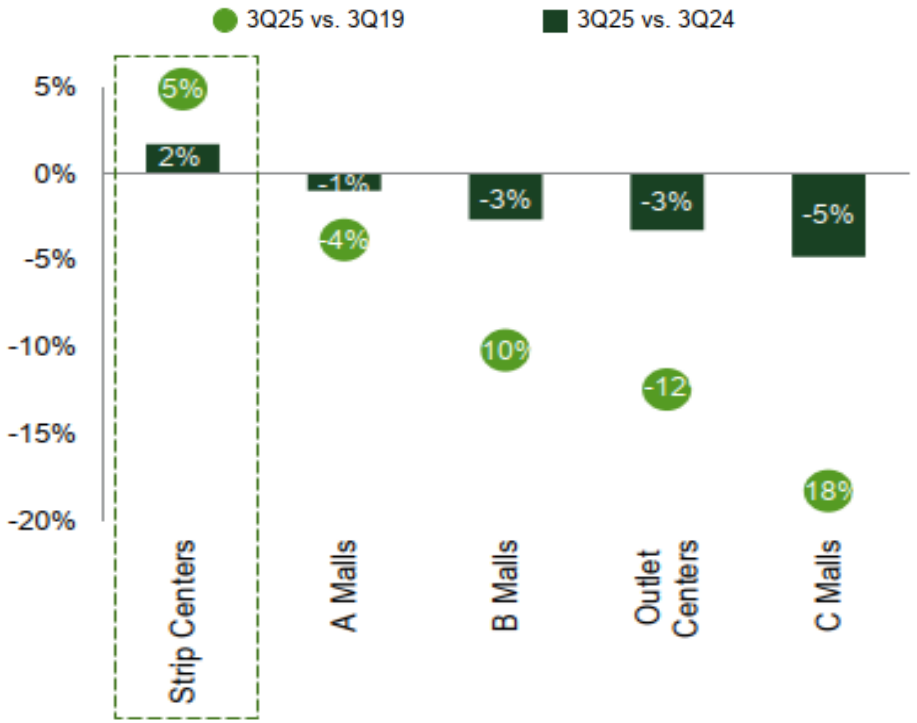
Favourable Outlook for Grocery-Anchored Strip Centers

Resilient Foot Traffic Underscores Strip Center Strength

In 3Q 2025, strip centers continued to lead all retail formats in foot traffic growth, with visits rising both year-over-year and compared to pre-pandemic levels. This outperformance stands in contrast to most other retail categories, which are experiencing traffic declines

Foot Traffic Changes

(By property format - Strip center foot traffic based on REIT portfolios)



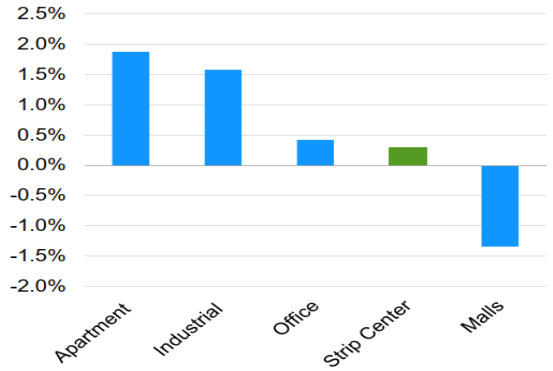
Source: Green Street, “Strip Center Sector Update”, 24 November 2025.

Tight Supply Environment Drives Sector Resilience

Limited new strip center development continues to underpin solid sector fundamentals. With supply remaining tight and retailer demand resilient, REITs have sustained healthy growth through 2025, even amid retailer bankruptcies

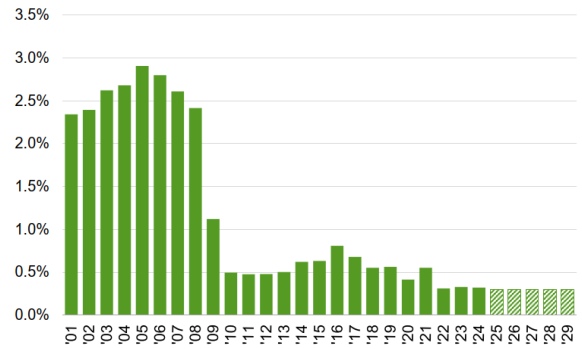
Average Annual Supply Growth

2025-2029 (Estimated)



Strip Center Supply Growth

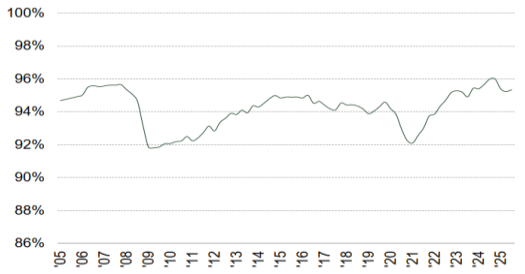
Y-O-Y



Occupancy Remains Robust with Growth Visibility

The average leased rate for REITs rose 10 bps quarter-on-quarter, reversing two consecutive quarters of declines linked to early-2025 tenant bankruptcies. While the rate remains about 60 bps lower y-o-y, it is still robust at 95.7%. The sector continues to show resilience, with retailer demand holding steady despite a softening macro environment. A healthy pipeline of leases commencing in 2026 and 2027 is expected to underpin solid NOI growth, assuming tenant retention remains stable

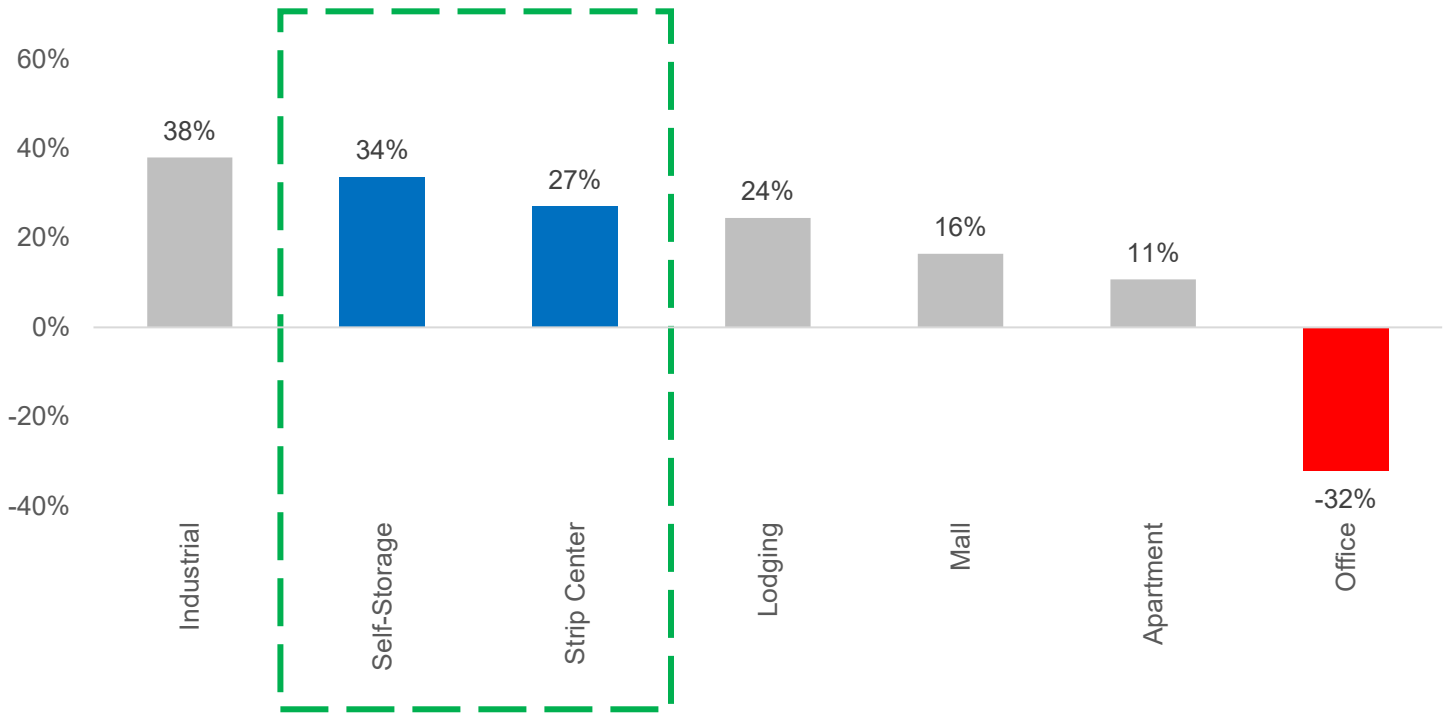
Strip Center REIT Leased Occupancy



U.S. Market Update

Resiliency in Self-Storage and Strip Center Property Values

% Change in Green Street Commercial Property Price Index from June 2020 to September 2025



- Green Street Commercial Property Price Index is a time series of unleveraged U.S. commercial property values that captures the prices at which commercial real estate transactions are currently being negotiated and contracted
- With remote work arrangements here to stay post-pandemic, structural demand for offices is declining and continues to weigh heavily on sector valuations. Commercial property prices for the office sector has declined by 32% since June 2020
- On the other hand, the Strip Center sector has benefitted from the remote work arrangements trend as the additional flexibility has increased demand for the goods and services offered in Strip Centers, ranging from grocery shopping to dining. Strip Center sector values have increased 27% since June 2020
- Similarly, the Self-Storage sector has also benefitted from the work from home dynamic with values increasing by 34% since June 2020

Source: Green Street Commercial Property Price Index

3Q 2025
Key Highlights



Arundel Plaza, Maryland

3Q 2025 Key Highlights

Strong Committed Occupancy with Well-Distributed Lease Expiry

Committed occupancy for the Grocery & Necessity portfolio has remained robust at over 94% since IPO

97% Grocery & Necessity

94.9% Self-Storage

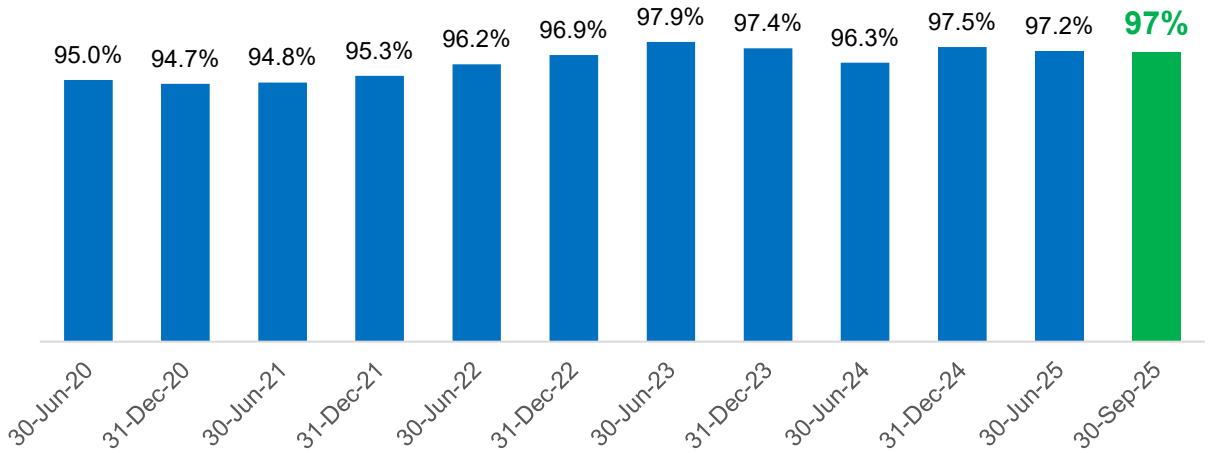
Low 0.3%[1] lease expiry in 2025

In 3Q 2025, we executed 5 new lease and lease renewals, totaling 26,376 sq ft signed

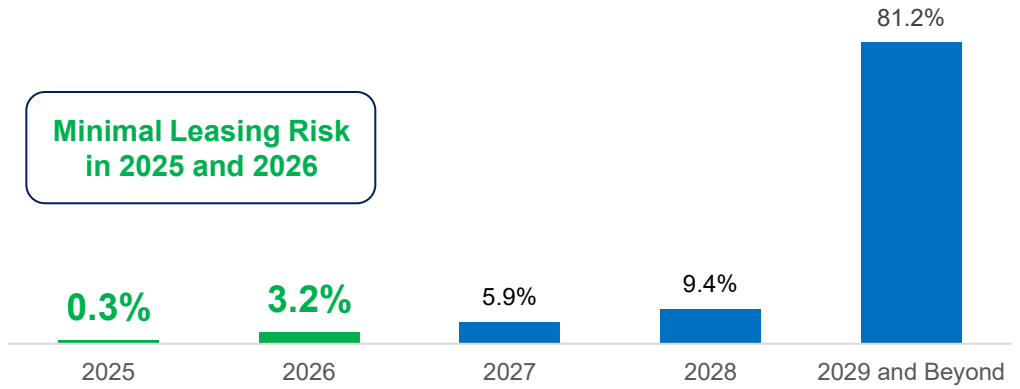
CAVA DOLLAR TREE M&T Bank

Leases are Substantially Triple Net and the Majority of Tenant Leases have Built-In Rental Escalations

Grocery & Necessity Properties Committed Occupancy[1]



Grocery & Necessity Lease Maturity Profile[1]



1. Based on base rental income of Grocery & Necessity Properties for the month of September 2025.

3Q 2025 Key Highlights

Resilient Portfolio Backed by a Long WALE and High Tenant Retention

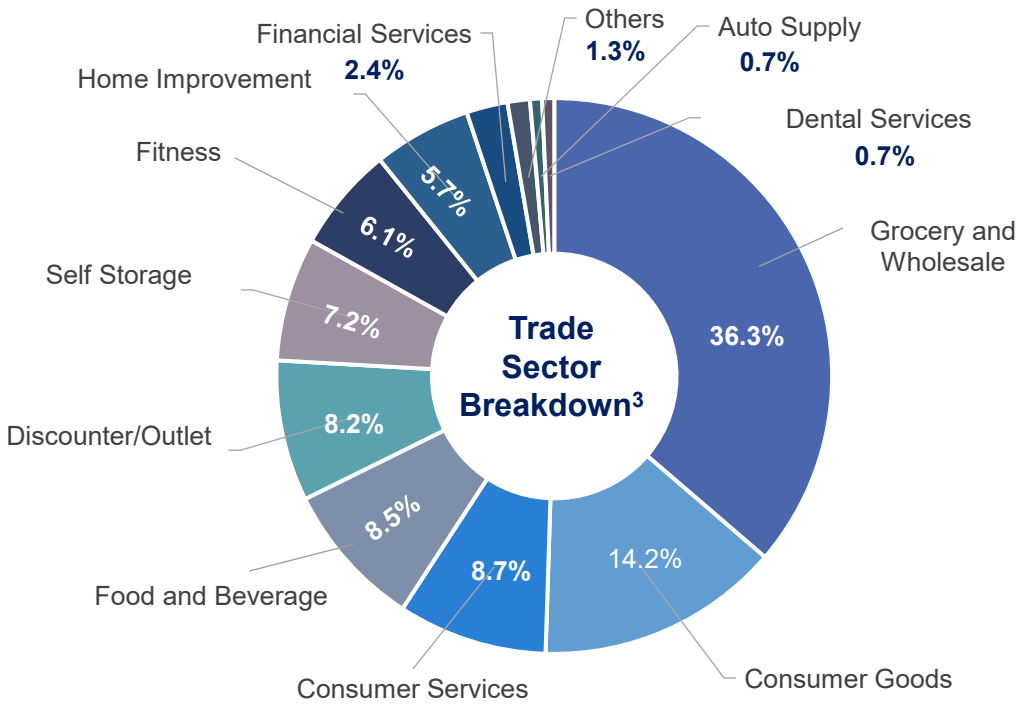
7.5 years[1]
Long WALE

59.0%[1]
Tenants Providing Essential Services[2]

90%
High Tenant Retention Rate

9.6 Years[1]
WALE of Top 10 Tenants

8.1 Years[1]
WALE of Tenants Providing Essential Services[2]



1. Based on base rental income of Grocery & Necessity Properties for the month of September 2025.
2. Based on the definition of "Essential Retail Businesses" by the State of New Jersey.
3. Based on base rental income for the month of September 2025.

3Q 2025 Financial Results

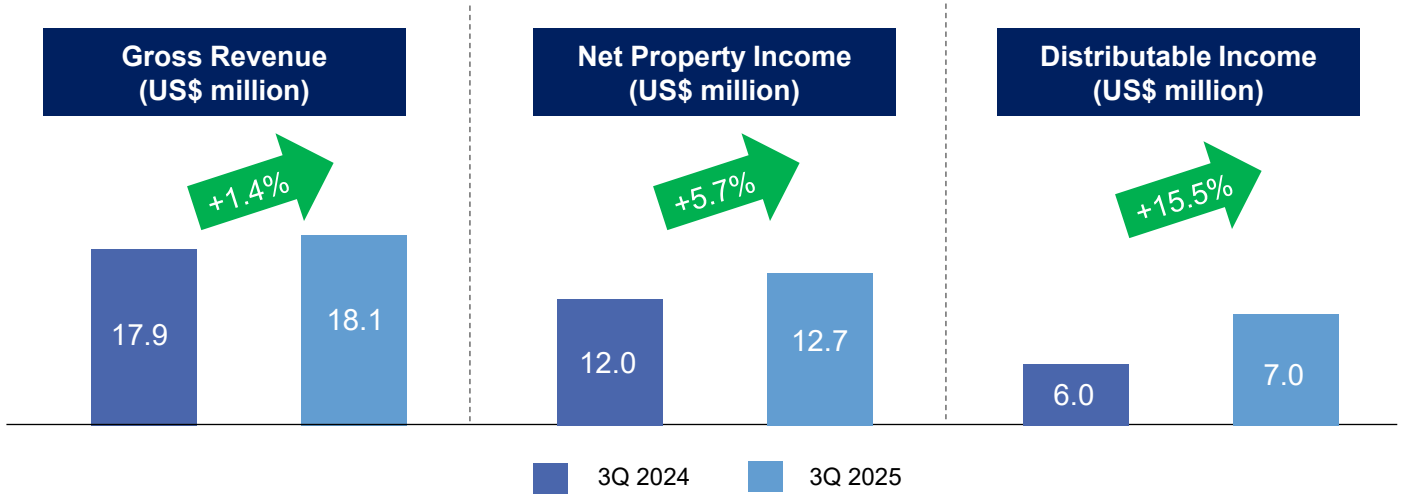


Garden City Square – BJ's Wholesale Club, New York

3Q 2025 Financial Results

Strong Financial Performance, 15.5% Growth in 3Q 2025 Distributable Income

- Gross revenue and net property income declined by 1.6% and 1.9% respectively, primarily due to the absence of contributions from three properties divested in August 2024 and January 2025
- Excluding these divestments, same-store gross revenue and net property income would have increased by 3.1% and 5.0% respectively
- Same-store gross revenue and net property income were higher, driven by the commencement of new leases and rental escalations from existing leases and the contribution from Dover Marketplace acquired in August 2025
- Overall, distributable income was higher, mainly due to reduced finance costs resulting from lower interest rates and lower borrowings, following partial loan repayments made using proceeds from the divestments



	3Q 2025 vs 3Q 2024			9M 2025 vs 9M 2024		
(US$ million)	3Q 2025	3Q 2024	% Change	9M 2025	9M 2024	% Change
Gross Revenue	18.1	17.9	+1.4%	53.8	54.7	-1.6%
Net Property Income	12.7	12.0	+5.7%	36.7	37.4	-1.9%
Distributable Income	7.0	6.0	+15.5%	19.9	18.7	+6.6%

3Q 2025 Financial Results

Prudent Capital Management

No Refinancing Requirement until February 2028

No Swaps Maturing until December 2026

21.5% (US$65 mil) of Floating Rate SOFR Loans

Sensitivity to SOFR[1]

Every 50bps movement in SOFR translates to **0.054 US cents** in DPU p.a. which is **1.3%** of trailing 12-month DPU

Debt Summary as of 30 September 2025

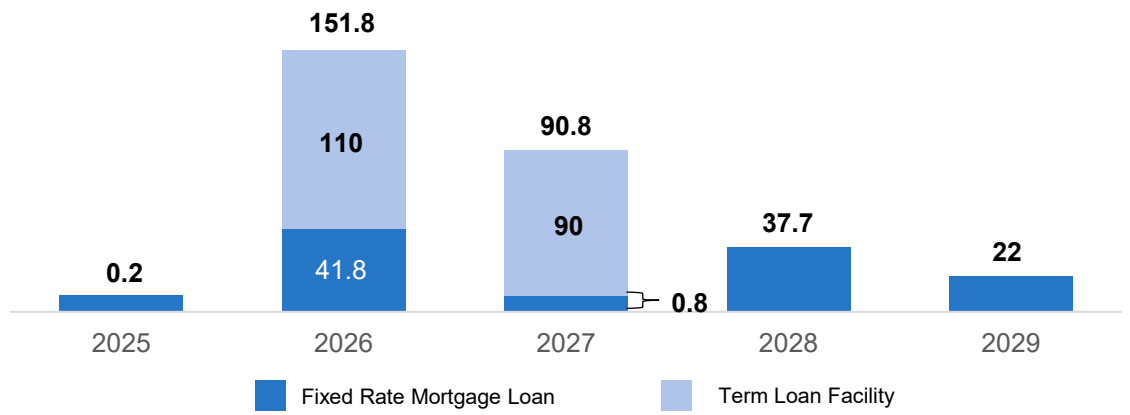
Aggregate Leverage
38.9%

Net Aggregate Leverage
37.8%[2]

Weighted Average Interest Rate
5.06%[3]

Weighted Average Debt Maturity
1.6 years

Debt Maturity Profile (US$ million)



Trailing 12-month ICR Sensitivity[4] (times)	
For the period ended 30 September 2025	2.6
Scenario 1: 10% decrease in the EBITDA	2.3
Scenario 2: 100 basis point increase in the weighted average interest rate	2.2

1. Based on the 21.5% floating-rate loan and revolver facility drawn which are unhedged and the total number of Units in issued as at 30 September 2025.
2. Net aggregate leverage is total borrowings less cash divided by total deposited property less cash..
3. Trailing 12-month and excludes upfront debt-related transaction costs and revolving credit facility.
4. In accordance with Appendix 6: Investment – Property Funds of the Monetary Authority of Singapore's Code on Collective Investment Schemes which was most recently revised on 28 November 2024.

3Q 2025 Financial Results

Successful Refinancing Strengthens Balance Sheet and Extends Debt Maturity

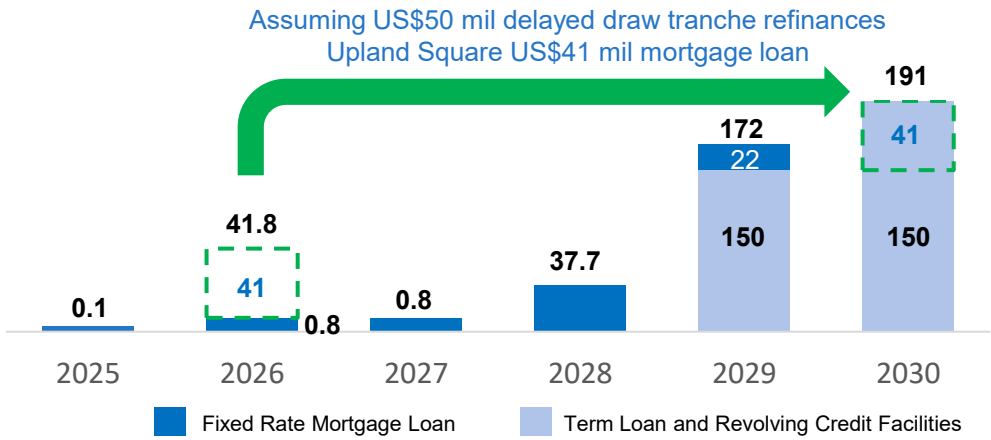
- ✓ In November, UHREIT successfully upsized and extended its existing US$250 million SOFR Term Loan and Revolving Credit Facilities to US$350 million, including a US$100 million revolving credit facility, effectively doubling the previous revolver capacity
- ✓ Pro forma weighted average debt maturity extended from **1.6 years to 4.8 years**[1], with no refinancing requirements until February 2028
- ✓ Includes a US$50 million delayed-draw tranche, available for up to 12 months, providing flexibility to fund potential acquisitions or refinance the Upland Square Mortgage Loan maturing in November 2026

Capital Management Position Improved Post Completion of New Loan Facilities

1.6 years	Weighted Average Debt Maturity	4.8 years[1]
US$50 million	Revolving Credit Facility	US$100 million

Debt Maturity Profile Post Refinancing (US$ million)[2]

As of 30 November 2025

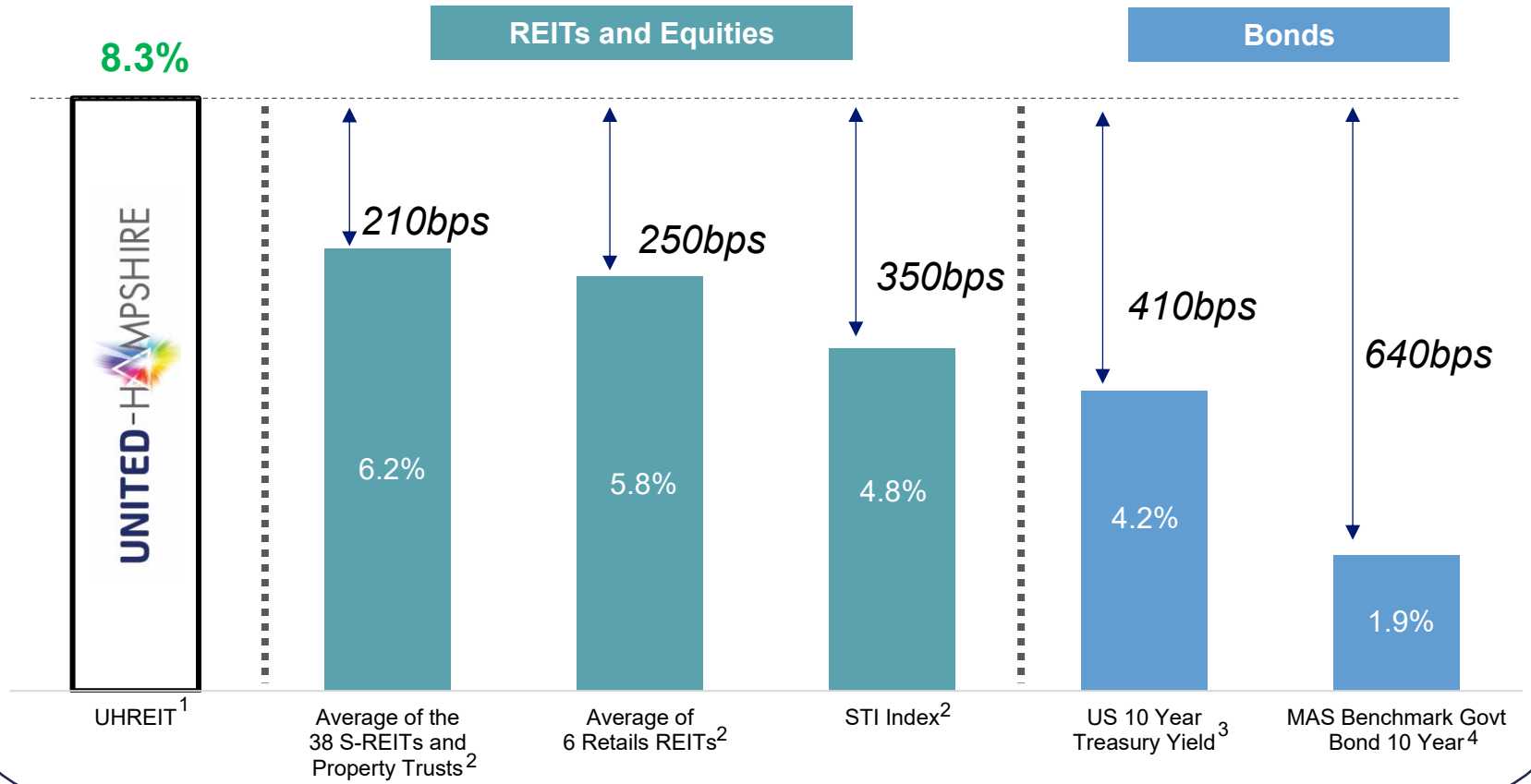


1. On a pro forma basis, as at 30 September 2025.
2. Debt maturity profile based on fully extended terms.

3Q 2025 Financial Results

Attractive Dividend Yield and Price-to-Book Ratio

Comparative Yields



Total Unitholders Return

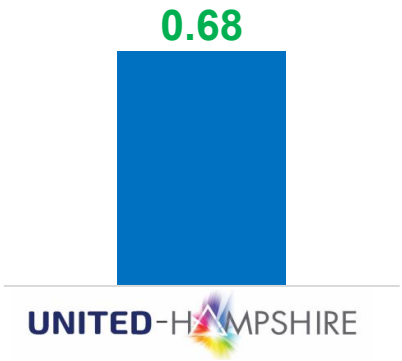
+18% for 2025

+3% for 2024

+22.7% for 2023

Price-to-Book Ratio[5]

UHREIT is trading at **32% Discount to NAV** of US$0.74 and offering a **High Dividend Yield of 8.3%[1]**



Source: SGX SREITs & property trusts chartbook – 3Q 2025 and U.S department of the treasury.

1. Based on 2H 2024 and 1H 2025 total distribution of 4.14 US cents and unit closing price of US$0.50 as at 30 September 2025.
2. Based on 12M Average Dividend Yield; Average dividend yield excludes outliers with over 20% (N.M.) and N.A. dividend yields.
3. As at 30 September 2025.
4. Based on 10 Year Yield.
5. Based on NAV of US$0.74 as at 30 June 2025 and unit closing price of US$0.50 as at 30 September 2025.

3Q 2025 Financial Results

Successful Leasing and Capital Recycling Strategy

New Tenants Commenced Operations



August 2024: Dick's Sporting Goods at Upland Square



November 2024: Trader Joe's at Lynncroft Center



Q2 2025: DTLR and UMI Hotpot Sushi & Seafood Buffet at Penrose Plaza

Successful Capital Recycling into Higher Yielding Assets

Divestment



Divested Lowe's and Sam's Club properties within Hudson Valley Plaza for US$36.5 million, at 17.5% above purchase price



Divested Albany-Supermarket in New York, for US$23.8 million, at 4.2% above purchase price

Acquisition



Acquired Dover Marketplace at Pennsylvania for US$16.4 million

New Development



To construct a new 5,000 sq ft store, which has been pre-leased to Florida Blue

Lower Financing Cost



- ✓ Benefitting from SOFR reduction of 1.75% since 4Q 2024
- ✓ Reduced Gearing through recent divestments
- ✓ Weighted Average Interest Rate declined in 3Q 2025
- ✓ Proactive capital management including early refinancing of loans and incremental hedging of floating rate loans

Portfolio Update



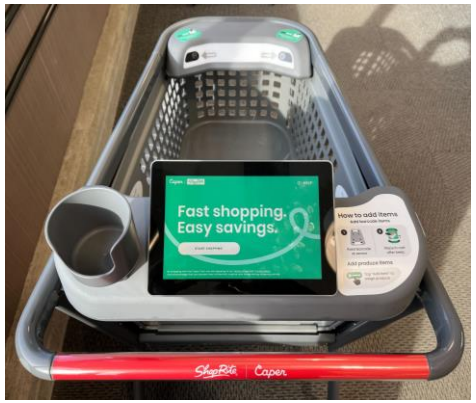
Upland Square, Pennsylvania

Portfolio Update

Transforming Traditional Retail Through Technology and Omnichannel Integration

AI Transforming Everyday Grocery Shopping

ShopRite, a leading U.S. supermarket chain, is introducing AI-powered shopping carts at three of its New Jersey locations. These stores are the latest to feature the innovative Caper Carts, designed to streamline the checkout experience. Equipped with cameras, digital scales, and sensors, the carts automatically identify items, track spending in real time, and allow customers to pay directly at the cart, eliminating the need for traditional checkout lines[1]



Walmart Partners with OpenAI to Create AI-First Shopping Experiences

Walmart is redefining the future of retail by integrating its vast product range, everyday low prices, and rapid delivery network with the power of artificial intelligence. The company recently announced a partnership with OpenAI that will soon enable customers to shop directly through ChatGPT using Walmart's Instant Checkout feature. From meal planning and restocking household essentials to discovering new products, shoppers can simply chat, choose, and buy, while Walmart seamlessly manages the rest[2]

Physical Stores are Critical to Retailers

Walmart

More than half of online sales fulfilled in stores[3]

ULTA BEAUTY

39% of digital orders fulfilled in stores[4]

target

81.1% of sales fulfilled in stores[5]

THE HOME DEPOT

Nearly half of online orders fulfilled through stores[6]

BJ's Wholesale Club

Clubs fulfill more than 90% of digitally enabled sales[7]

DICK'S

Over 80% of online order were fulfilled by stores[8]

1. USA Today, "ShopRite introduces AI-powered smart carts in select locations for seamless checkout", 25 September 2025.
2. Walmart corporate news, 14 October 2025.
3. WSJ, "E-Commerce saves bricks and mortar", 8 May 2024.
4. Supply Chain Dive, "Ulta Beauty nearly triples ship-from-store locations", 5 September 2023.
5. Target Corporation Q2 Earnings Report, 20 August 2025.
6. The Home Depot, 3Q 2024 Earnings Transcript, 12 November 2024.
7. Yahoo Finance, "How BJ's Wholesale Combines Membership and Digitization to Scale up", 24 December 2024.
8. Dicks Sporting Goods August 2025 Investor Presentation, 28 August 2025.

Portfolio Update

Resilient Portfolio with a Diversified Tenant Base Led by Leading Grocers

Top 10 Tenants[1]

BJ's — 10.7% BB+[2]

Ahold Delhaize — 8.4% BBB+[2]

ShopRite — 8.3%

LA Fitness — 5.5%

The Home Depot — 4.0% A[2]

Food Bazaar Supermarket — 3.0%

Price Chopper — 3.0%

Walmart — 2.9% AA[2]

Publix — 2.9%

Dick's Sporting Goods — 2.3% BBB[2]

Other Notable Tenants

Grocer & Retail: Burlington, Trader Joe's, bealls outlet, ULTA Beauty, Lowe's, TJ Maxx

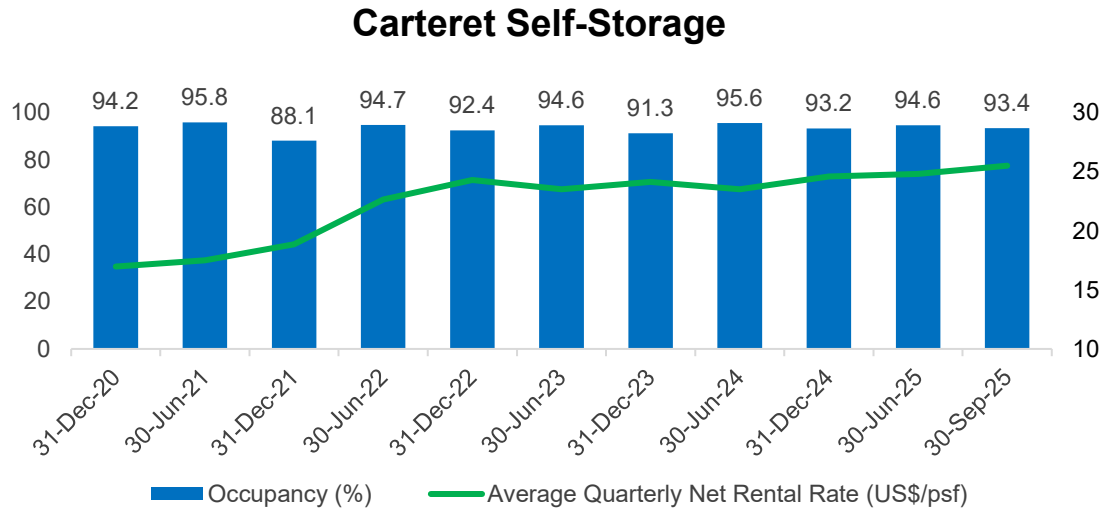
Food & Beverage: CAVA, Raising Cane's Chicken Fingers, Chipotle Mexican Grill, Burger King, Subway

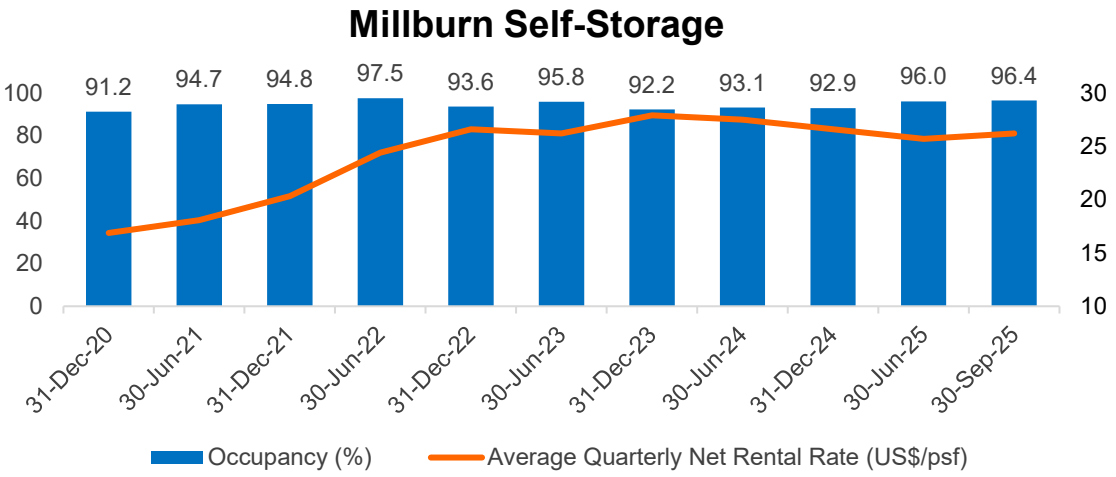
Services: Wells Fargo, FedEx, UPS, Chase

1. Based on base rental income of Grocery & Necessity Properties for the month of September 2025.
2. Latest credit rating issued by S&P global.

Portfolio Update

Occupancy at Self-Storage Properties Remained High





UHREIT's two Self-Storage properties, Carteret and Millburn Self-Storage, remain highly occupied at 93.4% and 96.4%, respectively. Rental rates remain well positioned after some moderation over the past year



Carteret Self-Storage, New Jersey



Milburn Self-Storage, New Jersey

Portfolio Update

Anchor Tenants' Sales Remain Healthy



Sales
4.5% y-o-y[1]

Contributing
2.9% of rental[2]

Walmart: U.S. comparable sales (excluding fuel) rose 4.5% y-o-y in Q3 2026, supported by robust customer traffic. E-commerce sales increased 28% y-o-y, marking the seventh consecutive quarter of over 20% growth. For FY2026, the Company has raised its net sales growth outlook to 4.8%–5.1% y-o-y[1]



Sales
3.4% y-o-y[1]

Contributing
2.9% of rental[2]

Publix Super Markets, Inc: Publix reported a 3.4% y-o-y increase in comparable store sales for the three months ended 27 September 2025. Publix is the largest employee-owned company in the United States, with more than 260,000 employees across 1,400 stores in Florida, Georgia, Alabama, Tennessee, South Carolina, North Carolina, Virginia and Kentucky[3]



Sales
1.8% y-o-y[1]

Contributing
10.7% of rental[2]

BJ's Wholesale Club (BJ's): U.S. comparable sales (excluding gasoline) rose 1.8% y-o-y in Q3 2025, supported by strong customer traffic. Digitally enabled comparable sales surged 30% y-o-y, reflecting a two-year stacked growth of 61%. For 2025, the Company projects comparable club sales (excluding gasoline) to increase between 2.0% and 3.0% y-o-y



Sales
5.7% y-o-y[1]

Contributing
2.3% of rental[2]

DICK'S Sporting Goods (Dick's): Comparable sales increased by 5.7% y-o-y in Q3 2025, driven by strong transaction growth. Dick's has raised its 2025 outlook, now projecting full-year comparable sales growth of 3.5% to 4.0%, an increase from its earlier guidance of 2.0% to 3.5%[1]

1. Extracted from respective companies' latest financial results release and not independently verified.
2. Based on base rental income of Grocery & Necessity Properties for the month September 2025
3. Progressive Grocer, "Publix increases Q3 sales", 04 November 2025.

Investment Merits



St Lucie West, Florida

Investment Merits

Key Milestones and Accolades

SGX Fast Track

- ✓ Included in **the SGX Fast Track,** within its 2nd year of listing for good compliance track record
- ✓ Joined 88 other listed companies on the SGX (representing the top 15% of listed companies on the SGX) to be included in the programme
- ✓ UHREIT's ranking improved to 12th place out of 42 REITs and Business Trusts in the 2025 Singapore Governance and Transparency Index ("SGTI"), underscoring our strong commitment to upholding high standards of corporate governance. This achievement marks our **3rd Consecutive Year of Advancement**

Awards





- ✓ Awarded in **The Edge Singapore's Centurion Club Awards 2024,** under the REITs sector for
  - Highest Growth in Profit After Taxes over three years and
  - Overall Sector Winner
- ✓ UHREIT's FY 2024 Annual Report was recognized as the Gold Winner at the International Hermes Creative Awards 2025
- ✓ Awarded Best Sell-Side Management and Certificate of Excellence in Investor Relations by IR Impact Awards – South East Asia 2025
- ✓ Honored with **'Company of Good – 3 Hearts'** recognition by the National Volunteer and Philanthropy Centre in 2025

Indices Inclusion

- ✓ FTSE ST Small-Cap Index
- ✓ MSCI Singapore Micro-Cap Index
- ✓ Included in
  - iEdge SG Real Estate Index
  - iEdge S-REIT Index

Investment Merits

UHREIT's Growth Driven by Multiple Drivers

Occupancy

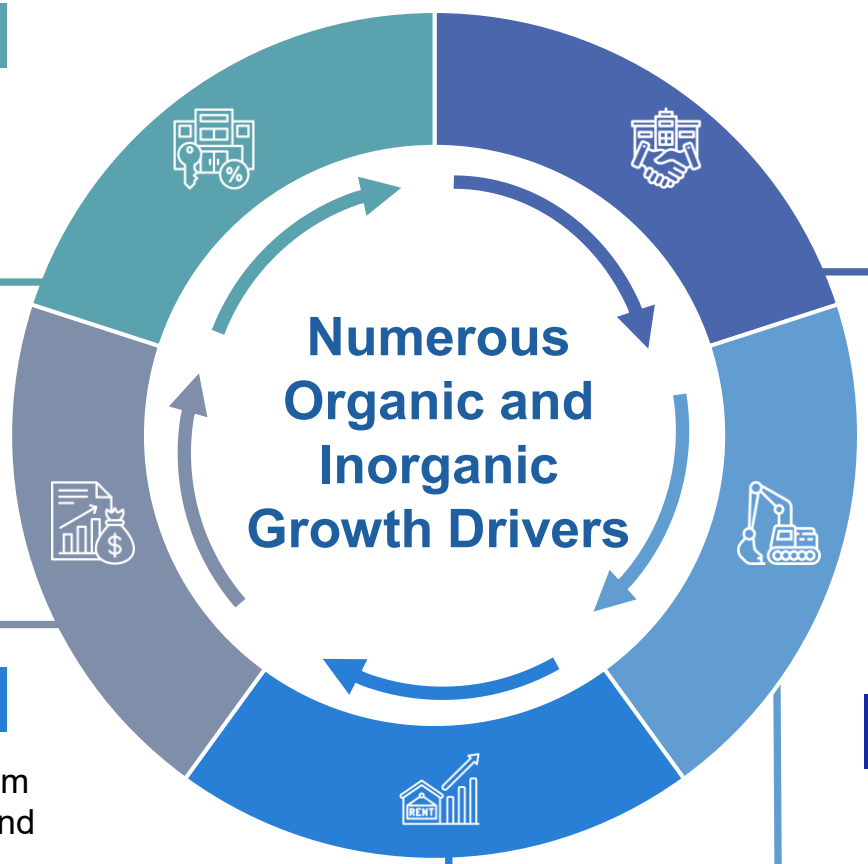
Improving portfolio occupancy to increase Revenue and NPI. Leases are largely triple net with tenants reimbursing their share of insurance, taxes and CAM

Contractual Rental Growth

Majority of leases have contractual built-in rental escalations, typically 5-10% every 5 or 10 years for anchors and 1 - 3% for inline tenants

Rent Growth from New Leases

Grocery & Necessity releasing spreads from new leases have been highly favourable and self-storage rental rates remain strong



Accretive Growth via Acquisitions

Pro-active Capital Recycling with four DPU accretive Acquisitions (US$180.4 million) and five Divestments (US$115.7 million)

Asset Enhancement and Development

Asset enhancement, development and asset repositioning initiatives

- ✓ Asset enhancement works for St. Lucie West expansion (55k Sq Ft) in 2021. This space is leased to Publix Supermarket
- ✓ Construction of 63k sq ft Academy Sports + Outdoors on existing land at Port St. Lucie. This new store opened ahead of schedule in November 2023
- ✓ New long-term lease agreement signed with Trader Joe's for Lynncroft, transforming the property into a Grocery-Anchored Center

Investment Merits

UHREIT Investment Highlights

REPUTABLE SPONSORS MAJOR SHAREHOLDERS OF UHREIT

UOB Global Capital

HAMPSHIRE

8.3%
HIGH DIVIDEND YIELD



+15.5%
YoY Distributable Income Growth

7.5 Years
LONG WALE

HIGH OCCUPANCY

97%
GROCERY & NECESSITY

94.9%
SELF-STORAGE

ASSET UNDER MANAGEMENT
+28.5%
SINCE IPO IN 2020





37.8%
NET AGGREGATE LEVERAGE

TENANTS PROVIDING ESSENTIAL SERVICES **59.0%**

0.3% **OF LEASES EXPIRING IN 2025**

90%
HIGH TENANT RETENTION RATE

Appendix



Wallington ShopRite, New Jersey

Appendix

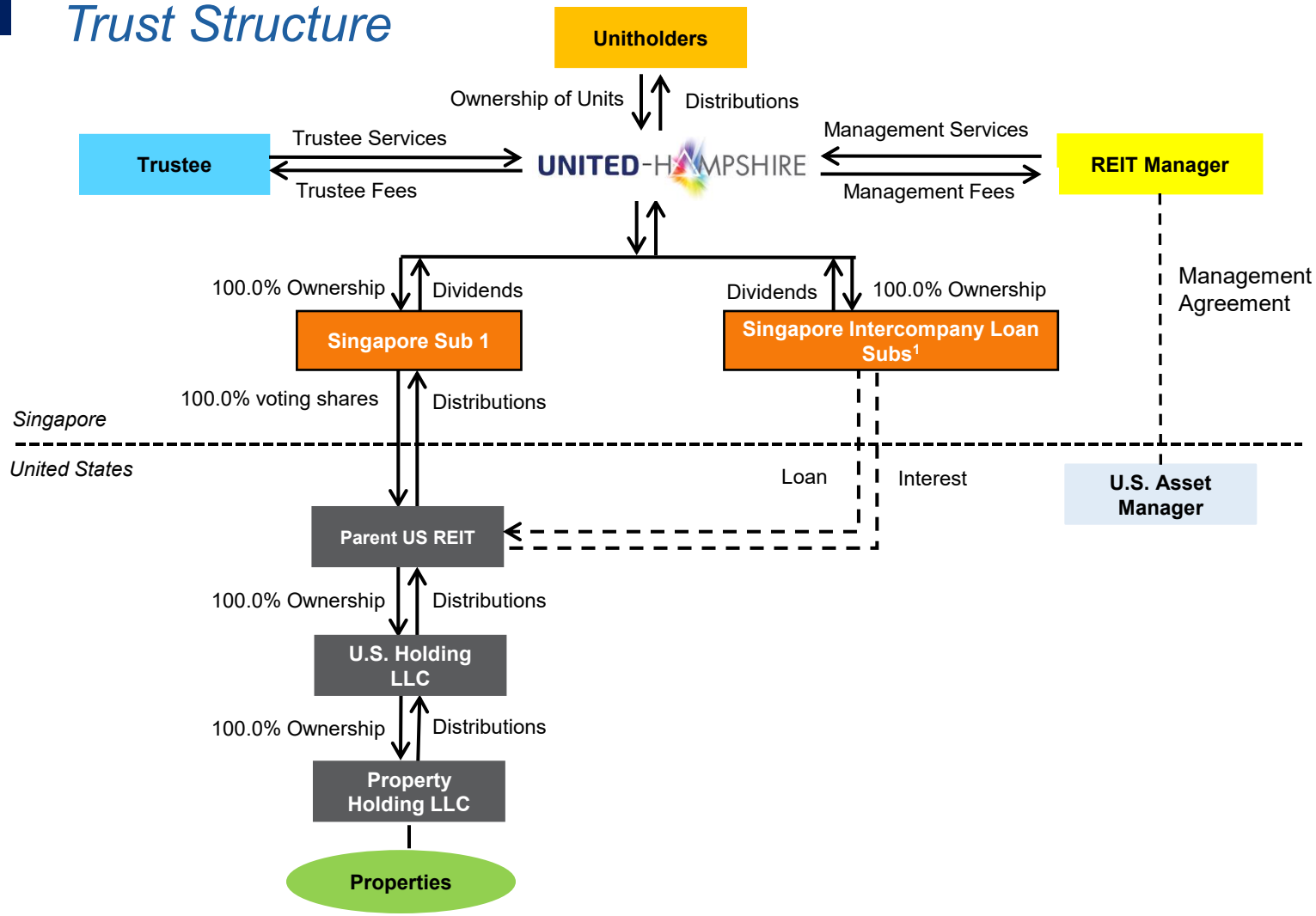
Locations of UHREIT's Self-Storage Properties



- Undersupply of Self-Storage facilities in New York Metro Area
- Regional access to New York City and metropolitan areas via major highways and public transportation
- Approximately 30 minutes away from Newark Liberty International Airport and Port Newark
- Surrounded by a mix of residential, commercial, industrial and office developments

Appendix

Trust Structure



Tax Efficient Structure

- No U.S. corporate tax (21%) and U.S. withholding tax (30%)
- No Singapore corporate tax (17%) and withholding tax (10%)
- Minimal taxes incurred

No Withholding Tax in relation to Section 1446(f)[2]

- A 10% withholding tax is imposed if a non-U.S. person transfers interests in publicly traded partnership (PTP) that engages in a U.S. trade or business effective 1 January 2023
- UHREIT is a PTP that is not engaged in U.S. trade or business and is **Exempted**. Withholding tax should not be withheld from Unitholders. UHREIT will provide a **Qualified Notice** every quarter to confirm such.
- Therefore, the sale or transfer of UHREIT units by unitholders as well as distributions from UHREIT **Will Not Be Subject** to Section 1446(f) withholding

1. There are two wholly owned Singapore Intercompany Loan Subsidiaries extending intercompany loans to the Parent US REIT.
2. UHREIT announced that the US withholding tax under Section 1446(f) of United States Internal Revenue Code should not apply to non-US Unitholder of UHREIT. For more details, please refer to announcement dated 16 December 2022.

Appendix
Acquisition of Grocery-Anchored Assets









	Colonial Square	Penrose Plaza	Upland Square	Dover Marketplace
Location	Virginia	Pennsylvania	Pennsylvania	Pennsylvania
Acquisition Date	November 2021	November 2021	July 2022	August 2025
Land Tenure	Freehold	Freehold	Freehold	Freehold
NLA (Sq Ft)	168,520	262,252	399,559	61,044
WALE (years)	6.0	7.3	4.9	9.7
Purchase Price	US$26.3 mil	US$52 mil	US$85.7 mil	US$16.4 mil
Anchor Tenants	Publix Locke Supply Co. Character. Customer Service. Employee Owned. Wells Fargo	ShopRite Dollar Tree dd's Discounts	Giant Dick's Sporting Goods TJ Maxx	Giant M&T Bank Subway

Appendix

Asset Enhancement and Development







	Construction of Perth Amboy Self-Storage	St. Lucie West Expansion Publix Super Market	Construction of Academy Sports + Outdoors at St. Lucie West
Location	New Jersey	Florida	Florida
Construction Completion	January 2021 (Divested in June 2022)	March 2021	November 2023
NLA (Sq Ft)	68,898	55,000	63,224
Operator Details	Previously managed by Extra Space Storage, one of the largest Self-Storage operator in U.S.	Largest employee-owned grocery chain in the U.S. with more than 1,300 stores across eight U.S. States	Popular American sporting-goods store chain with more than 290 stores in U.S.

Appendix

Opportunistic Divestments



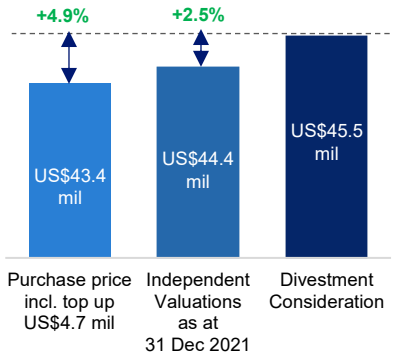
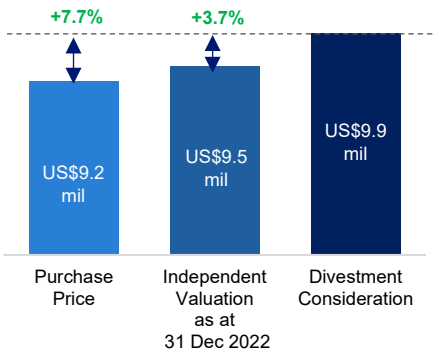
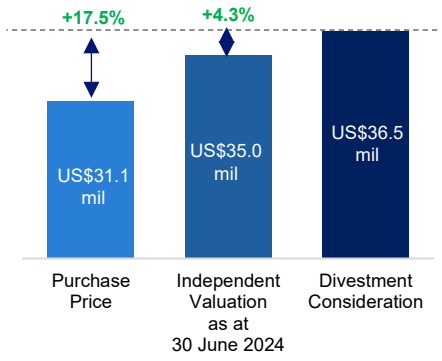
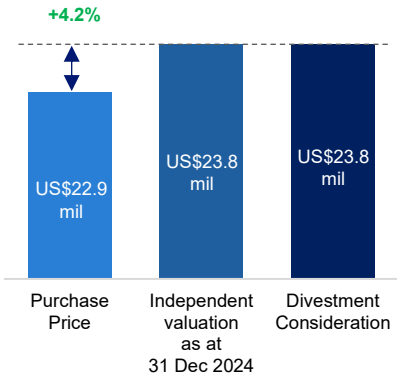










	Elizabeth and Perth Amboy Self-Storage	Big Pine Center	Lowe's and Sam Club properties within Hudson Valley Plaza	Albany - Supermarket
Location	New Jersey	Florida	New York	New York
Divestment Date	June 2022	August 2023	August 2024	January 2025
Divestment Consideration	US$45.5 mil	US$9.9 mil	US$36.5 mil	US$23.8 mil
Transaction Details				





Thank You

UNITED-HAMPSHIRE

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