
















UNITED-HAMPSHIRE

ANNUAL GENERAL MEETING

24 April 2026

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

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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 Strong and Synergistic Long-Term Partnership Between Our Sponsors



>15 years partnership



3 co-managed funds



3 co-investment managed portfolios

UOB Global Capital

>20 year track record

US$4.3b AUM

Offices in the US, Europe and Asia Pacific

Asset Management Subsidiary of UOB

UOB co-invests alongside LPs, and provides the resources of its extensive platform

HAMPSHIRE

>60 year track record

~164 properties

>US$3.7b AUM

>13.6 million sq ft retail space owns and/or operates

Intensive, hands-on experience in real estate investment, asset management and asset enhancement

Diversified investment platform with expertise across industrial, retail, self-storage, office and multifamily assets

Information as at 31 December 2025

Introduction

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

PORTFOLIO TOTAL VALUE

US$774.3 million

NET LETTABLE AREA

3.6 million

20
GROCERY & NECESSITY

2
SELF-STORAGE PROPERTIES

7.7 Years
LONG WALE[1]

HIGH OCCUPANCY

97.7%
GROCERY & NECESSITY

88.7%
SELF-STORAGE

LEASE STRUCTURES WHICH MITIGATE RISK OF INCREASES IN EXPENSES

Predominantly **Triple-net Leases** with tenant reimbursements, **Built-in Rent Escalations**, and **No Early Termination Rights**

97.9%
FREEHOLD PROPERTIES[2]



Information as of 31 December 2025, exclude Wallingford Fair Shopping Center which was acquired on 14 January 2026.
1. Based on base rental income of Grocery & Necessity Properties for the month of December 2025.
2. Based on appraised value of investment properties as at 31 December 2025.

Introduction

Resilient Portfolio with a Diversified Tenant Base Led by Leading Grocers

Top 10 Tenants[1]

BJ's	Ahold Delhaize	ShopRite	LA Fitness	The Home Depot
10.7% BB+[2]	8.4% BBB+[2]	8.2%	5.5%	3.9% A[2]
Food Bazaar Supermarket	Price Chopper	Walmart	Publix	Dick's Sporting Goods
3.0%	3.0%	2.8% AA[2]	2.8%	2.3% BBB[2]

Other Notable Tenants

Grocer & Retail	Food & Beverage	Services
Burlington	CAVA	Wells Fargo
Trader Joe's	Raising Cane's Chicken Fingers	FedEx
bealls Outlet	Chipotle Mexican Grill	UPS
ULTA Beauty	Burger King	Chase
Lowe's	Subway	
TJ Maxx		

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

U.S. Market Update

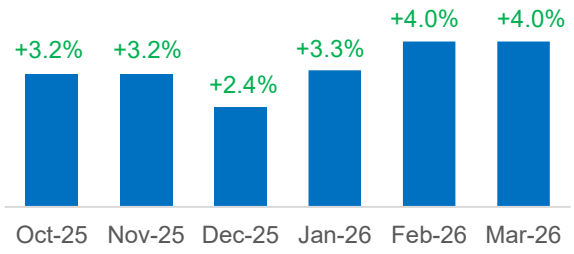


Penrose Plaza, Pennsylvania

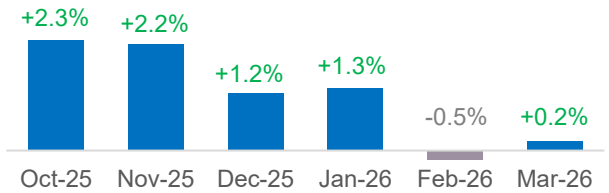
U.S. Market Update

Retail and Grocery Sales Demonstrate Resilience

U.S. Total Retail Sales[1]
(Monthly % change y-o-y)



U.S. Grocery Stores[1]
(Monthly % change y-o-y)



- U.S. retail sales rose 1.7% month-on-month in March, marking the strongest monthly growth in over three years, driven largely by a surge in gasoline prices amid the ongoing Iran war[2]
- Spending gains were broad-based, with particularly strong performance in certain segments. Furniture and home furnishings sales, for instance, rose 2.2%, while other discretionary categories such as electronics and building materials also remained resilient (+0.9%), highlighting both consumers' willingness to spend and the supportive impact of tax refunds[2]

Healthy Tenant Sales Performance	BJ's	Walmart	Publix	DICK'S SPORTING GOODS
Comparable Sales Growth[3]	+2.6%	+4.6%	+3.5%	+4.5%
% of GRI[4]	10.7%	2.8%	2.8%	2.3%

1. U.S. Census Bureau, "Advance monthly sales for retail and food services – March 2026", 21 April 2026.
2. CNN, "Retail sales post biggest jump in more than 3 years on record spike in gas prices", 21 April 2026.
3. Extracted from respective companies' latest financial results release and not independently verified.
4. Based on base rental income of Grocery & Necessity Properties for the month of December 2025.

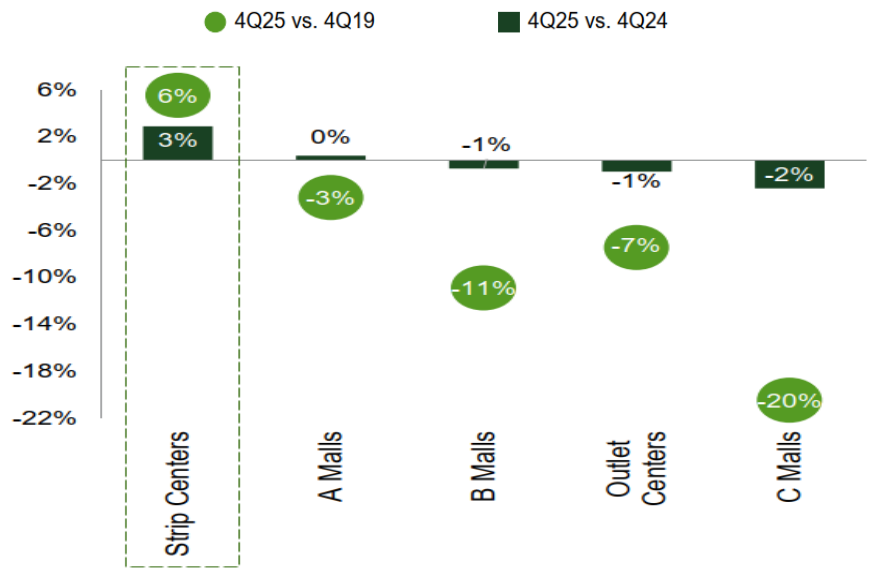
U.S. Market Update

Favourable Outlook for Grocery-Anchored Strip Centers

Resilient Foot Traffic Underscores Strip Center Strength

Foot traffic trends indicate that strip centers continue to outperform other retail formats. In 4Q25, traffic at strip centers recorded the strongest growth, rising 3% year-on-year and exceeding pre-pandemic levels by 6%, underscoring the sector's sustained resilience and consumer appeal

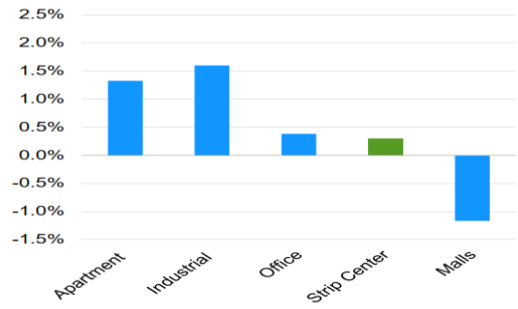
Foot Traffic Changes
(By property format - Strip center foot traffic based on REIT portfolios)



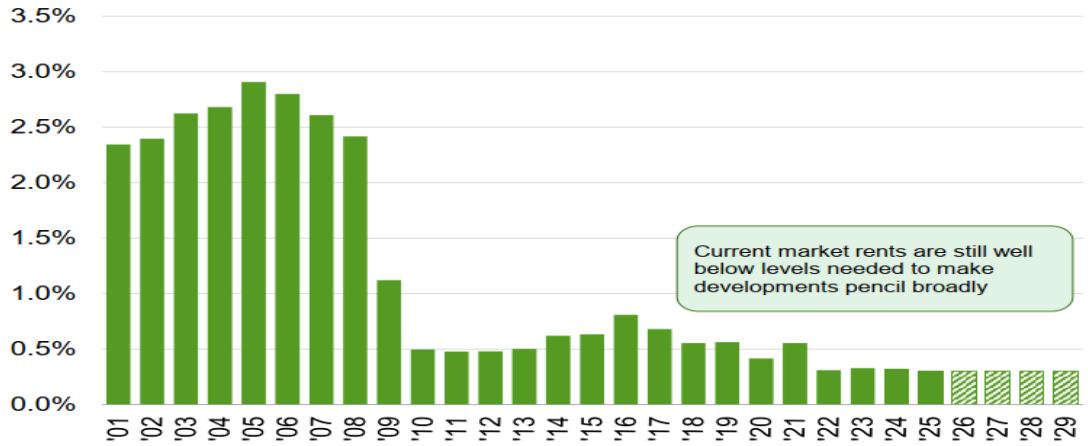
New Supply to Remain Muted Despite Resilient Demand

New strip center developments are expected to remain limited, with market supply growth forecast to hold steady at approximately 0.3% annually over the next five years. Given the typical two-year construction timeline and the relatively modest pipeline of projects currently underway, the risk of a near-term surge in new supply disrupting market fundamentals is expected to remain minimal

Annualized Supply Growth
2026-2030 (Estimated)



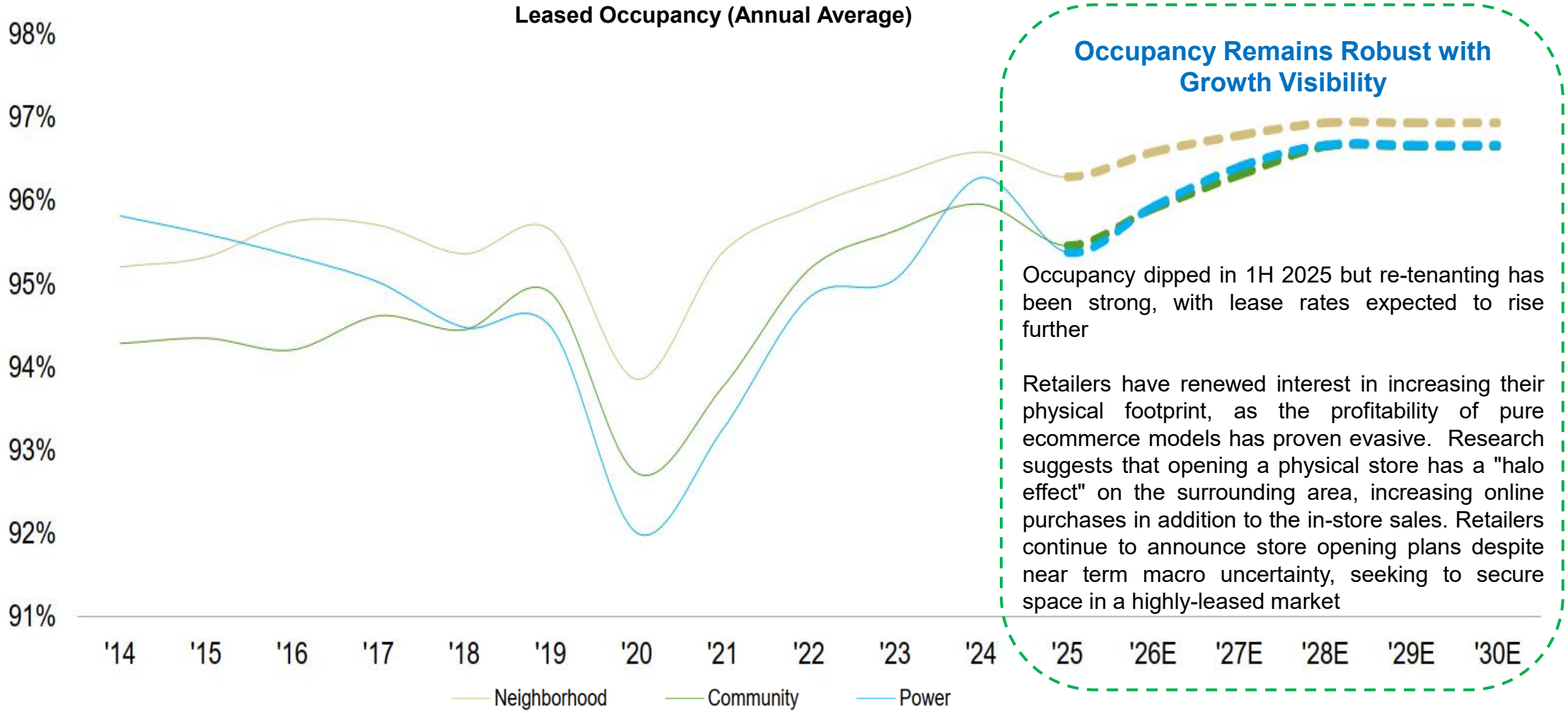
Strip Center Supply Growth
Y-O-Y



Source: Green Street, "Strip Center Update", 12 March 2026.

U.S. Market Update

Green Street Anticipates Continued Occupancy Gains Across Strip Center Formats



Occupancy Remains Robust with Growth Visibility

Occupancy dipped in 1H 2025 but re-tenanting has been strong, with lease rates expected to rise further

Retailers have renewed interest in increasing their physical footprint, as the profitability of pure ecommerce models has proven evasive. Research suggests that opening a physical store has a "halo effect" on the surrounding area, increasing online purchases in addition to the in-store sales. Retailers continue to announce store opening plans despite near term macro uncertainty, seeking to secure space in a highly-leased market

Source: Green Street, “Strip Center Outlook”, 20 January 2026.

FY 2025
Key Highlights



Arundel Plaza, Maryland

FY 2025 Key Highlights

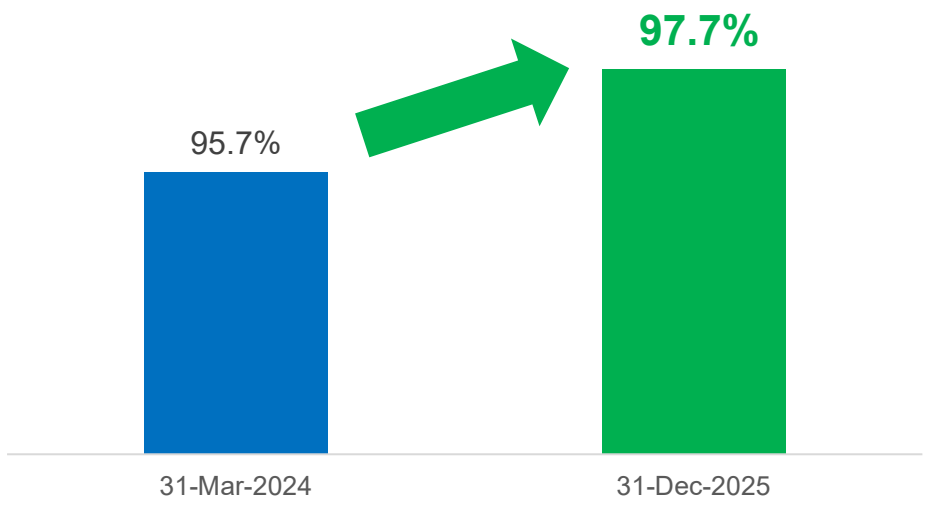
Resilient Portfolio Backed by a Long WALE and High Tenant Retention

Improving Grocery & Necessity Occupancy

97.7%
Grocery & Necessity

88.7%
Self-Storage

Grocery & Necessity Properties Committed Occupancy



Long WALE and High Tenant Retention Rate

7.7 years[1]
Long WALE

90%
High Tenant Retention Rate



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

58.8%[1]
Tenants Providing Essential Services[2]

2.9%
Leases Expiring In 2026[1]

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

FY 2025 Key Highlights

New Store Openings Contributing to Strong Financial Performance

New Tenants Contributing to Strong Financial Performance

Full Year Contribution From

TRADER JOE'S

DICK'S SPORTING GOODS



Lynncroft Center



Upland Square

Reputable National Tenants Commence Operations

New Stores Opened in 2025

PHILLY PRETZEL FACTORY

DTLR



Penrose Plaza

Strong Leasing Momentum

New Leases Signed

CAVA

Florida Blue

St Lucie West

BLACK FRIDAY DAILY DEALS

Parkway Crossing

DICK'S SPORTING GOODS

Hudson Valley[1]

Lease Extensions

Walmart

Hudson Valley

HomeGoods

St Lucie West

DOLLAR TREE

Penrose Plaza

M&T Bank

Dover Marketplace

1. The lease agreement with Dick's Sporting Goods was secured in 2024.

FY 2025 Key Highlights

Yield Accretive Acquisitions - Capital Recycling into Higher-Yielding Assets

Contributions from DPU-Accretive New Acquisitions

Dover Marketplace, Pennsylvania



GIANT

SUBWAY

M&T Bank

Acquisition completed in August 2025

Proforma DPU uplift of **2.0%**[1]

Acquired at US$16.4 million, **4.8%** below the independent valuation

Wallingford Fair, Connecticut



ShopRite

PETCO

ExtraSpace Storage

Acquisition completed in January 2026

Proforma DPU uplift of **2.0%**[2]

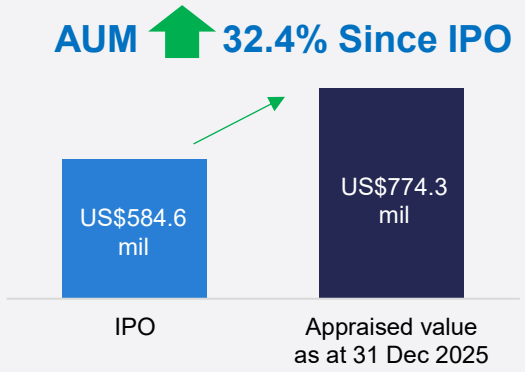
Acquired at US$21.4 million, **8.2%** below the independent valuation

1. On a pro forma 2024 basis, UHREIT's DPU will increase from 3.95 U.S. cents after the Albany Divestment, to 4.03 U.S. cents after the Albany Divestment and the Dover Marketplace Acquisition, representing an increase of 2.0%.
2. On a pro forma 2024 basis, UHREIT's DPU will increase from 4.03 U.S. cents after the Albany Divestment and the acquisition of Dover Marketplace, to 4.11 US cents after the Albany Divestment, and the acquisition of Dover Marketplace and Wallingford Fair, representing an increase of 2.0%.

FY 2025 Key Highlights

Portfolio Valuation on an Upward Trajectory

On a like-for-like basis, UHREIT's 2025 portfolio valuation increased by **3.8% y-o-y**[1], reflecting a consistent growth trend since IPO, supported by our resilient asset classes



3 Consecutive years of Positive Total Unitholder returns[2]

2025: +18%
2024: +3%
2023: +22.7%

Year	2021	2022	2023	2024	2025
Change in Valuation *(y-o-y)*[1]	+3.7%	+1.3%	+4.7%	+2.9%	+3.8%

UHREIT is trading at **29%** **Discount to NAV** of US$0.73

8.5%
Attractive Dividend Yield[3]

0.71
P/B Ratio[4]

1. On a like-for-like basis, excluding properties acquired and divested during the year.
2. Obtained from Bloomberg.
3. Based on FY 2025 total distribution of 4.39 US cents and unit closing price of US$0.515 as at 31 December 2025.
4. Based on NAV of US$0.73 and unit closing price of US$0.515 as at 31 December 2025.

FY 2025 Key Highlights

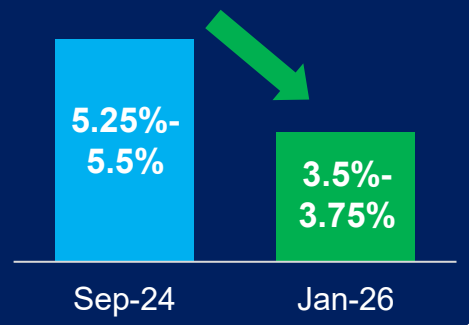
Proactive Capital Management and Falling Interest Rates

Successfully Refinanced

No Refinancing Requirement
Until February 2028

U.S. Fed Funds Rate is 1.75% Lower After Six Rate Cuts Since September 2024

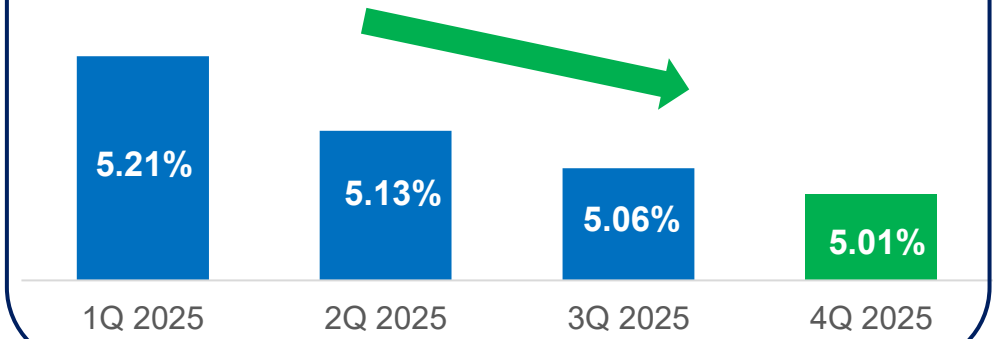
US Fed Funds Rate



Weighted Average Debt Maturity
Increased to 3.4 years



Weighed Average Interest Rate
Continues to Fall



FY 2025 Financial Results

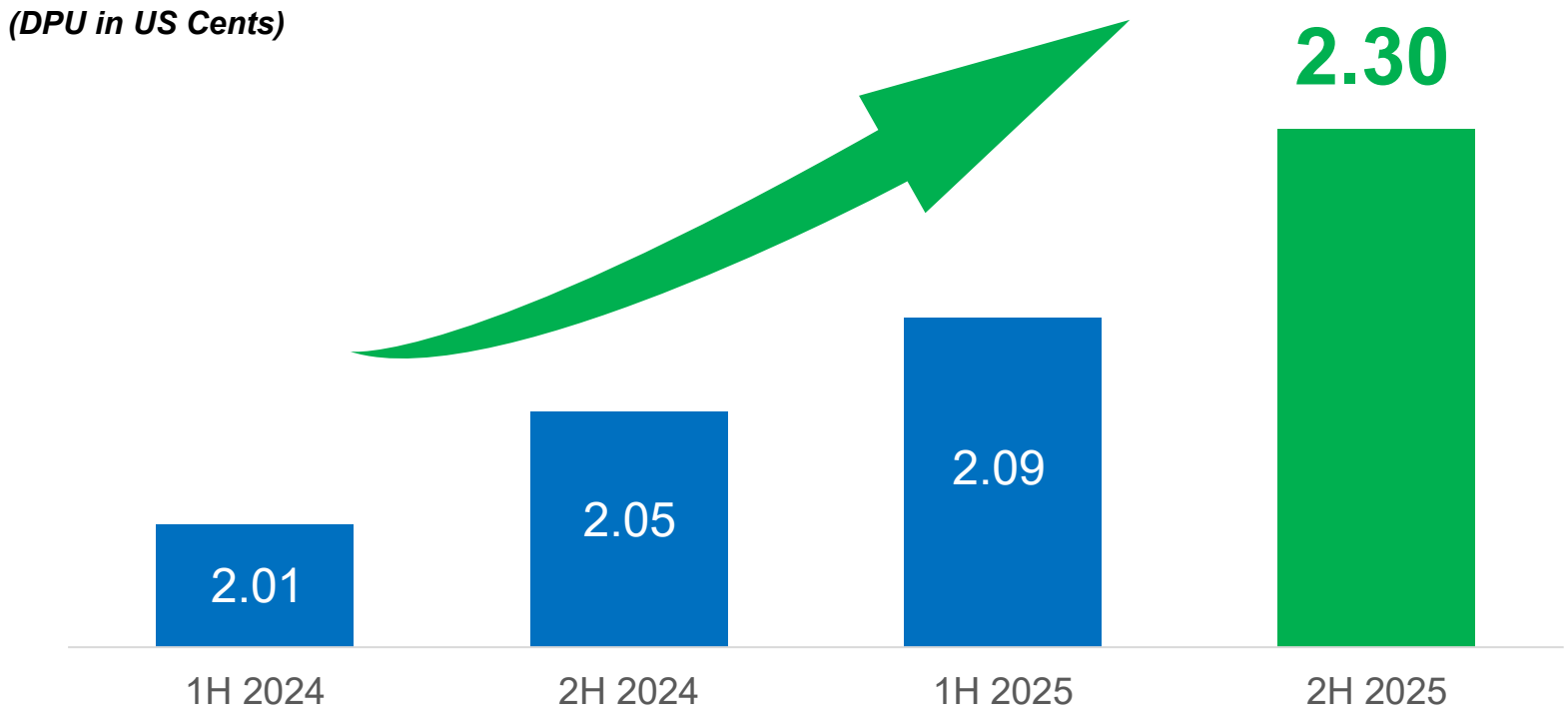


Garden City Square – BJ's Wholesale Club, New York

FY 2025 Financial Results

Proactive Asset Management Driving DPU Growth

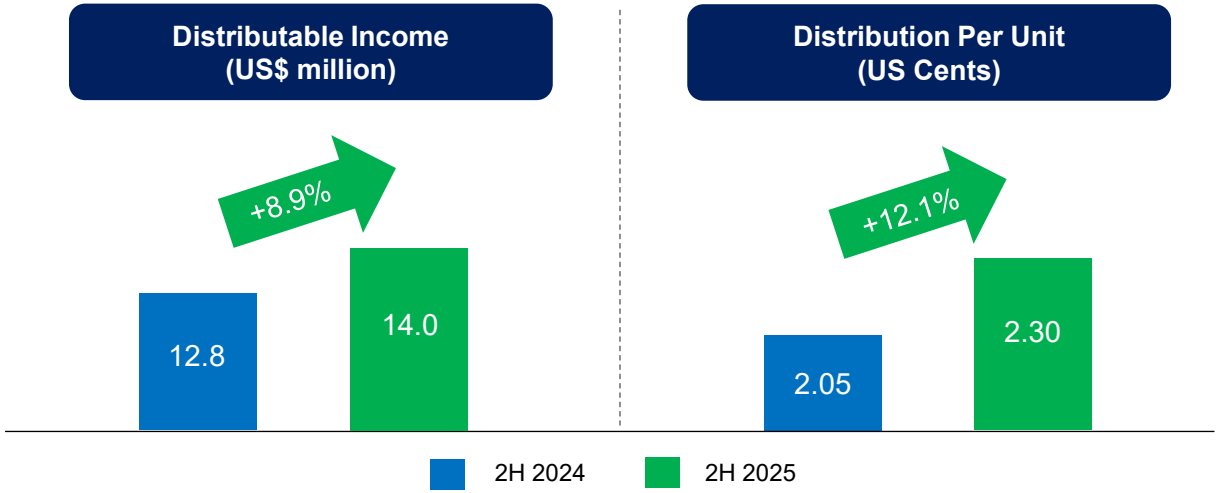
Third Consecutive Period **Increase in DPU**



FY 2025 Financial Results

Strong Financial Performance, 8.9% & 12.1% Growth in 2H 2025 DI & DPU

- 2H 2025 gross revenue declined by 0.3%, due primarily to the absence of contribution from three properties divested in August 2024 and January 2025. Excluding these divestments and the recently acquired Dover Marketplace, same-store gross revenue would have increased by 0.8%
- 2H 2025 NPI increased 2.3% and distributable income increased 5.7% y-o-y from 2H 2024
- The growth was supported by the commencement of new leases, rental escalations from existing leases, contribution from Dover Marketplace acquired in August 2025 and lower interest rates as well as lower borrowings, following partial loan repayments made using proceeds from the divestments
- 2H 2025 DPU rose 12.1% from 2H 2024 to 2.30 US cents. This marks the third consecutive period of DPU growth



	FY 2025 vs FY 2024			2H 2025 vs 2H 2024		
(US$ million)	**FY 2025**	**FY 2024**	**% Change**	**2H 2025**	**2H 2024**	**% Change**
Gross Revenue	72.0	73.2	**(1.7)**	36.2	36.4	**(0.3)**
Net Property Income	49.0	49.8	**(1.7)**	25.0	24.4	**2.3**
Distributable Income	26.9	25.5	**5.7**	14.0	12.8	**8.9**
Distribution Per Unit (US Cents)	4.39	4.06	**8.1**	2.30	2.05	**12.1**

FY 2025 Financial Results

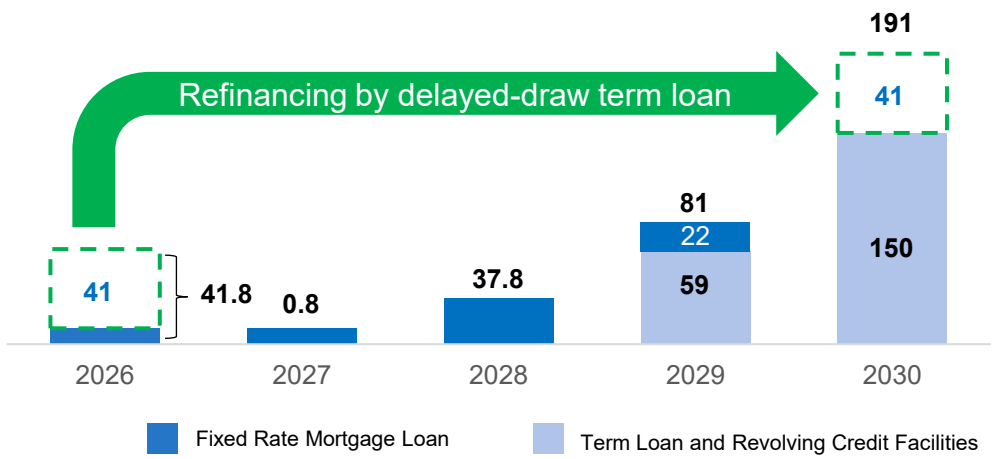
Prudent Capital Management

No Refinancing Requirement until February 2028

23.8% (US$74 mil) of Floating Rate SOFR Loans

Fully Extended Debt Maturity Profile[1] (US$ million)

Undrawn Facilities: US$141 million



Debt Summary as at 31 December 2025

Aggregate Leverage
38.6%

Weighted Average Interest Rate
5.01%[2]

Weighted Average Debt Maturity
3.4 years

Net Aggregate Leverage
37.0%[3]

Sensitivity to SOFR[4]

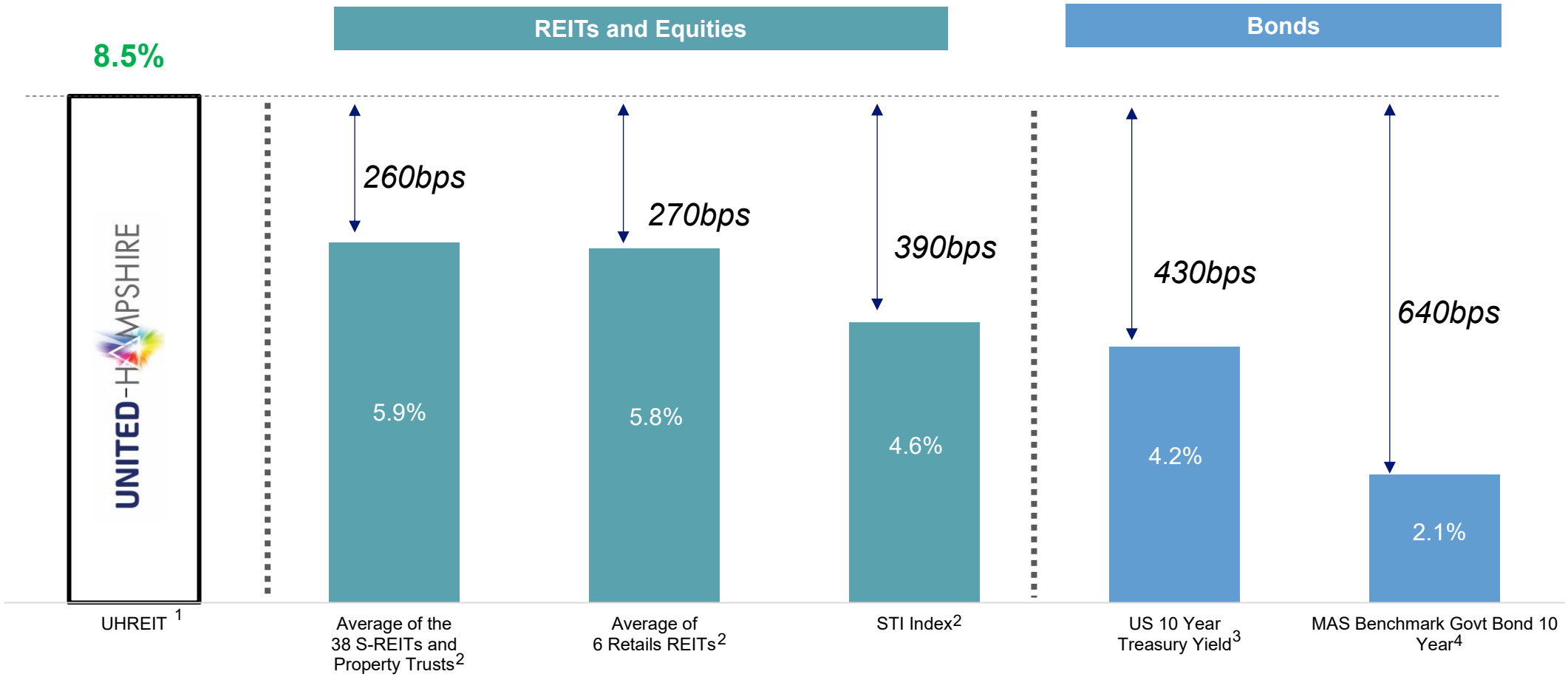
Every 50bps movement in SOFR translates to **0.062 US cents** in DPU p.a. which is **1.4%** of trailing 12-month DPU

Trailing 12-month ICR Sensitivity[5] (times)	
For the period ended 31 December 2025	2.4
Scenario 1: 10% decrease in the EBITDA	2.1
Scenario 2: 100 basis point increase in the weighted average interest rate	2.0

1. Assuming the loan extension option is fully exercised.
2. Trailing 12-month and excludes upfront debt-related transaction costs and revolving credit facility.
3. Net aggregate leverage is total borrowings less cash divided by total deposited property less cash.
4. Based on the 23.8% floating-rate loan and revolver facility drawn which are unhedged and the total number of Units in issued as at 31 December 2025.
5. 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.

FY 2025 Financial Results

Yield Comparison with Other Investment Asset Classes



Source: Bloomberg, SGX SREITs & property trusts chartbook – 4Q 2025 and U.S department of the treasury.

1. Based on FY2025 total distribution of 4.39 US cents and unit closing price of US$0.515 as at 31 December 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 31 December 2025.
4. Based on 10 Year Yield.

Portfolio Update



Upland Square, Pennsylvania

Portfolio Update

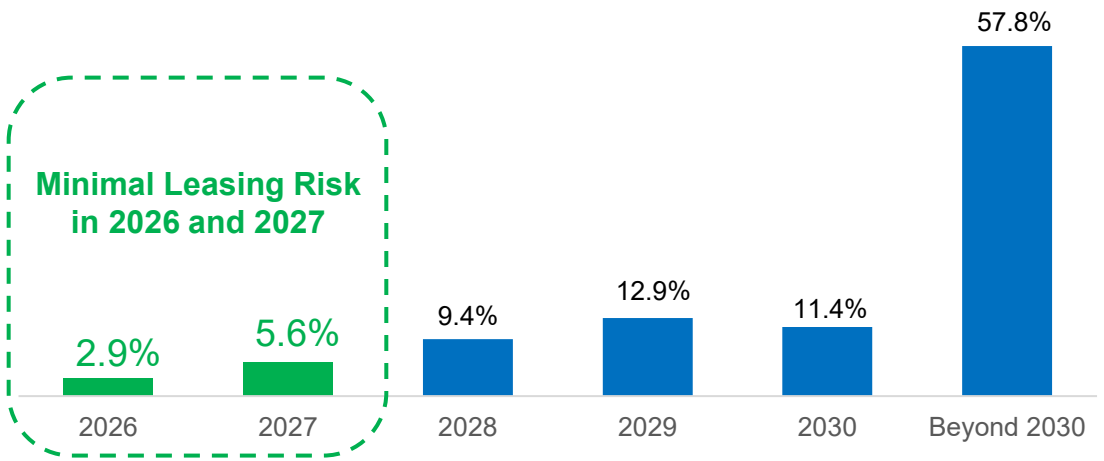
Defensive Portfolio Underpinned by Essential Services

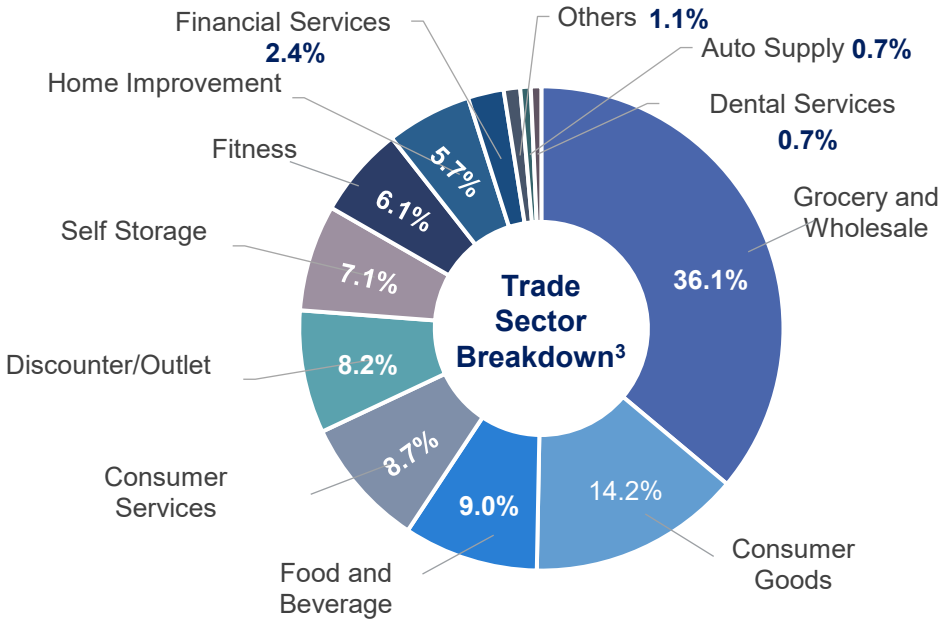
8.6 Years[1]
WALE of Tenants Providing Essential Services[2]

10.2 Years[1]
WALE of Top 10 Tenants

	4Q 2025		2025	
	No.	NLA (Sq Ft)	No.	NLA (Sq Ft)
New leases signed	2	28,154	8	59,839
Lease renewals	8	285,107	22	362,193

Grocery & Necessity Lease Maturity Profile[1]





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

Portfolio Update

Transforming Traditional Retail Through Technology and Omnichannel Integration

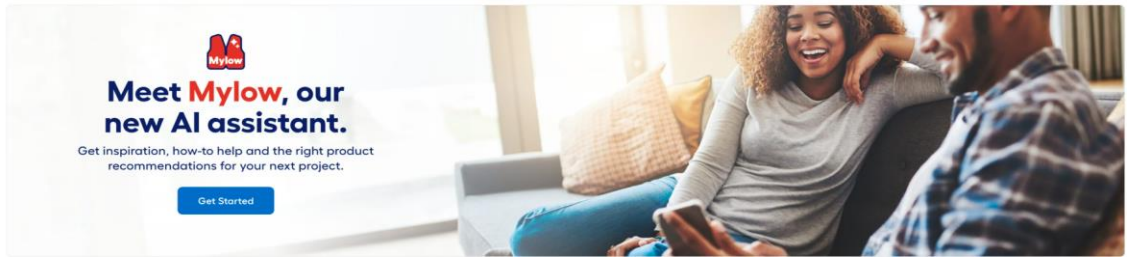
AI at the Core of Tomorrow's Retail Experience

Google has launched a new suite of retail AI tools, Gemini Enterprise for Customer Experience, enabling retailers to deploy AI agents that assist shoppers with product discovery, personalization, customer support and ordering. Major retailers such as **Lowe's, Kroger and Papa Johns** are already adopting these tools to prepare for the rise of AI-assisted commerce

- **Kroger** is piloting Google's shopping agent within its mobile app, allowing customers to compare items, receive personalized recommendations and complete purchases based on context such as meal plans, time constraints and price sensitivity

- **Lowe's** is using Google's shopping agent as the back-end technology for its own virtual shopping assistant, called Mylow, said Seemantini Godbole, the company's chief digital and information officer. When shoppers engage with Mylow online, it more than doubles the company's conversion rate[1]

AI at Lowe's



Physical Stores are Critical to Retailers

Walmart

More than half of online sales fulfilled in stores[2]

ULTA BEAUTY

39% of digital orders fulfilled in stores[3]

target

80.7% of sales fulfilled in stores[4]

THE HOME DEPOT

Nearly half of online orders fulfilled through stores[5]

BJ's Wholesale Club

Clubs fulfill more than 90% of digitally enabled sales[6]

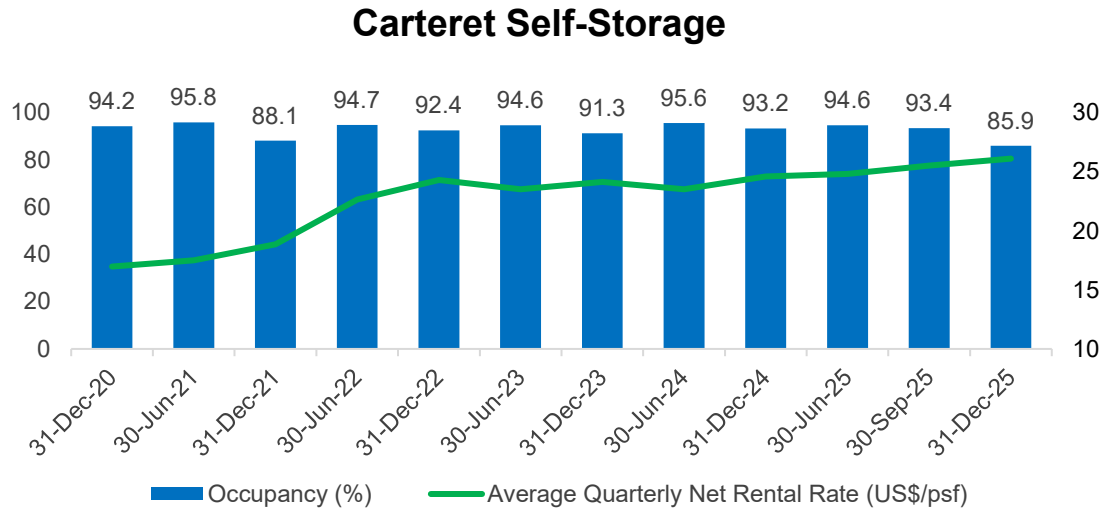
DICK'S

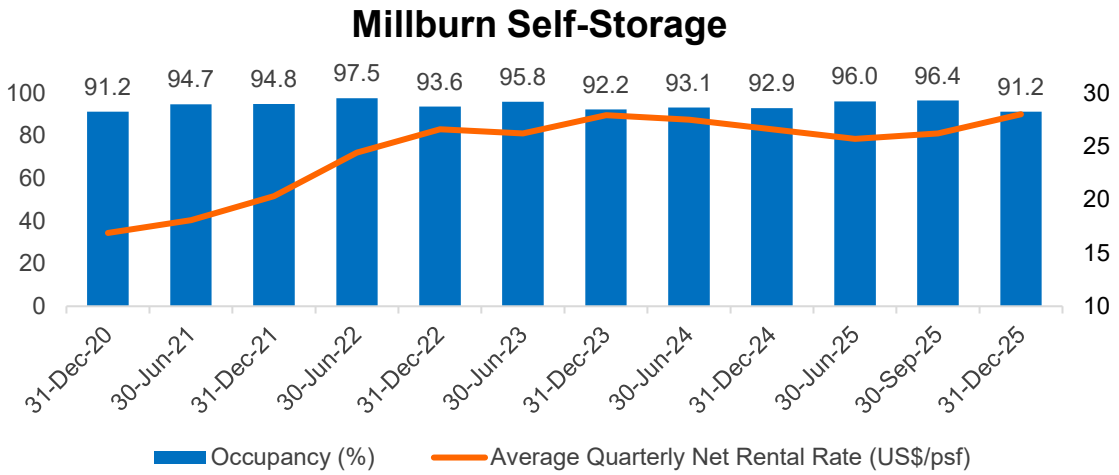
Over 80% of online order were fulfilled by stores[7]

1. WSJ, "Google Bets on AI-Based Shopping With New AI Agents for Retailers", 11 January 2026.
2. WSJ, "E-Commerce saves bricks and mortar", 8 May 2024.
3. Supply Chain Dive, "Ulta Beauty nearly triples ship-from-store locations", 5 September 2023.
4. Target Corporation Q3 Earnings Report, 19 November 2025.
5. The Home Depot, 3Q 2024 Earnings Transcript, 12 November 2024.
6. Yahoo Finance, "How BJ's Wholesale Combines Membership and Digitization to Scale up", 24 December 2024.
7. Dick's Sporting Goods November 2025 Investor Presentation, 25 November 2025.

Portfolio Update

Self-Storage Properties Occupancy Normalizing Amid Rental Rate Moderation





In 2H 2025, rental rates started to increase while occupancy moderated. Both Carteret and Millburn Self Storage achieved consistently high net rental rates in 4Q 2025



Carteret Self-Storage, New Jersey



Milburn Self-Storage, New Jersey

Portfolio Update

Our ESG Goals and Journey

Environmental Stewardship

Installed LED lightings in three properties

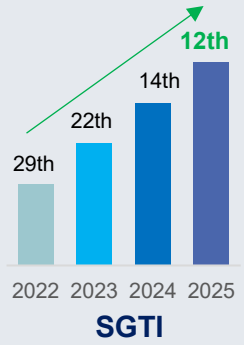
Target to reduce common area electricity usage portfolio wide by 1.5%





In October 2025, UHREIT completed the installation of LED Lightings at Hudson Valley Plaza

Strong Corporate Governance



- ✓ Moved up two positions to secure **12th Place** in the 2025 Singapore Governance and Transparency Index ("SGTI"), showing UHREIT's strong commitment to upholding the **Highest Standards of Corporate Governance**
- ✓ Included in the **SGX Fast Track** for its good compliance track record since 2021
- ✓ **Zero instances** of non-compliance with anti-corruption laws and regulations

People & Community



- ✓ Surpassed UHREIT's target of **100 hours of staff volunteerism in 2025,** clocking in **146 Hours**
- ✓ In August 2025, our employees in Singapore volunteered at KidSTART, a nonprofit organization that specialises in supporting families in early childhood development
- ✓ In November 2024, our U.S. employees volunteered with Operation Holiday, a community initiative organised by the Daily Record and the Woman's Club of Morristown, New Jersey, supporting individuals, families, seniors, and those experiencing homelessness during the festive season through gifts, meals, and community connection





- ✓ Achieved an average of **20 hours** of trainings per employee of the Manager
- ✓ Fostered a **Conducive Workplace** environment that promotes high levels of employees' engagement
- ✓ Maintained a **Strong Track Record** for safety

Portfolio Update

Key Milestones and Accolades

SGX

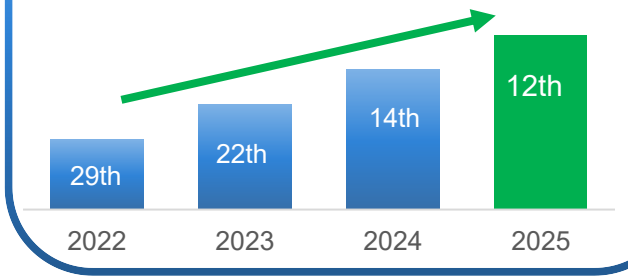
Included in the

SGX Fast Track

within its second year of listing, alongside 85 other listed companies

Ranked 12th in 2025 SGTI

Rose two spots in the 2025 SGTI, achieving Three Years of Continuous Advancement



The Edge Singapore's Centurion Club Awards 2024

THE EDGE BILLION DOLLAR CLUB 2024

- Overall Sector Winner and
- Highest Growth in Profit After Taxes over 3 years

Company of Good – 3 Hearts Recognition by NPVC

SINGAPORE COMPANY OF GOOD 2025 to 2027 nvpc

IR Impact Award – South East Asia 2025

IR South East Asia WINNER Best sell-side management UNITED-HAMPSHIRE

- Best Sell-Side Management
- Certificate of Excellence in Investor Relations

International Hermes Creative Awards 2025

HERMES CREATIVE AWARDS 2025 GOLD WINNER

UHREIT's 2024 Annual Report – Awarded Gold

Summary and Focus



St Lucie West, Florida

Summary and Focus

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)



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 mil, 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 31 December 2025
- **US$774.3 mil** AUM
- **20** G&N Properties
- **2** Self-Storage Properties
- **8** States, **3.6 million** sq ft

2026



Acquisition of Grocery-anchored Property
- Wallingford Fair (US$21.4 mil, 115k sq ft)

Year	2021	2022	2023	2024	2025
Change in Valuation *(y-o-y)*[1]	+3.7%	+1.3%	+4.7%	+2.9%	+3.8%

UHREIT AUM

↑ 32.4%

Since IPO

1. On a like-for-like basis, excluding properties acquired and divested during the year.

Summary and Focus

Key Priorities for 2026



Continue Strong DPU Performance and Deliver Positive Total Unitholder Returns

- Proactive leasing and portfolio management to optimize rental revenues and maintain high occupancy
- Enhancement of tenant quality and mix
- Timely new tenant space deliveries



Growth through Acquisitions and Asset Enhancement Initiatives

- Enhance portfolio diversification and income resilience
- Capitalize on a lower interest rate environment to pursue yield-accretive acquisitions
- Pursue value-enhancing development and asset enhancement initiatives



Improve Trading Liquidity

- Increase analyst coverage
- Potential new index inclusion
- Increased institutional investor participation

Summary and Focus

UHREIT Investment Merits

REPUTABLE SPONSORS MAJOR SHAREHOLDERS OF UHREIT

UOB Global Capital

HAMPSHIRE

8.5%
HIGH DIVIDEND YIELD



+12.1%
YoY Distributable Per Unit Growth

7.7 Years
LONG WALE

HIGH OCCUPANCY

97.7%
GROCERY & NECESSITY

88.7%
SELF-STORAGE

ASSET UNDER MANAGEMENT
+32.4%
SINCE IPO IN 2020





37.0%
NET AGGREGATE LEVERAGE

TENANTS PROVIDING ESSENTIAL SERVICES **58.8%**

2.9% **OF LEASES EXPIRING IN 2026**

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

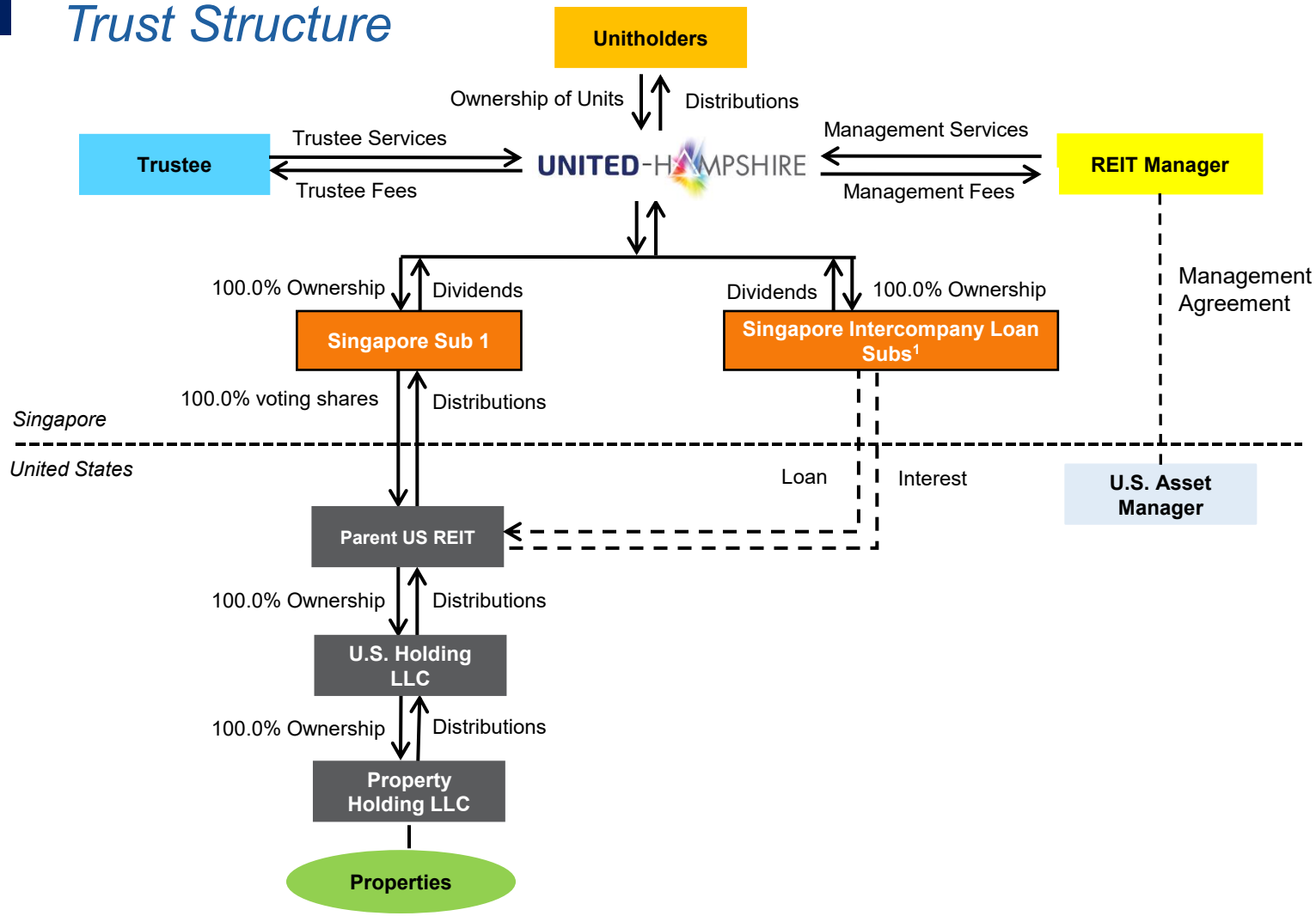
- Regional access to New York City and metropolitan areas via major highways and public transportation

- 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
Location	Virginia	Pennsylvania	Pennsylvania
Acquisition Date	November 2021	November 2021	July 2022
Land Tenure	Freehold	Freehold	Freehold
NLA (Sq Ft)[1]	168,498	258,752	399,559
WALE (years)[1]	4.6	6.5	4.8
Purchase Price	US$26.3 mil	US$52 mil	US$85.7 mil
Anchor Tenants	Publix, Locke Supply Co., Wells Fargo	ShopRite, Dollar Tree, dd's Discounts	Giant, Dick's Sporting Goods, T.J.maxx

1. Information as at 31 December 2025.

Appendix
Acquisition of Grocery-Anchored Assets (Cont'd)





	Dover Marketplace	Wallingford Fair
Location	Pennsylvania	Connecticut
Acquisition Date	August 2025	January 2026
Land Tenure	Freehold	Freehold
NLA (Sq Ft)[1]	61,052	115,223
WALE (years)[1]	9.3	12.5
Purchase Price	US$16.4 mil	US$21.4 mil
Anchor Tenants	GIANT, M&T Bank, SUBWAY	ShopRite, PETCO, Extra Space Storage

1. Information as at 31 December 2025.

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



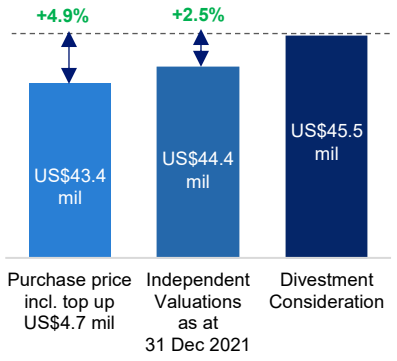
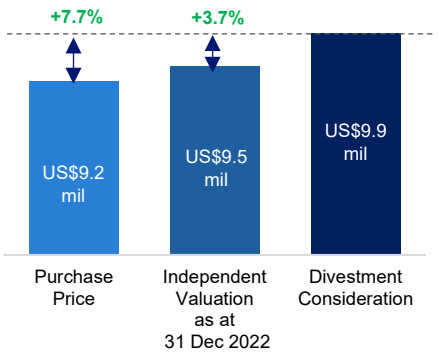
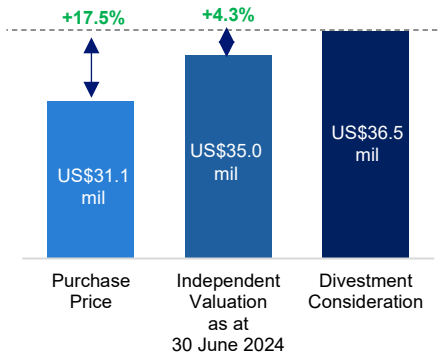
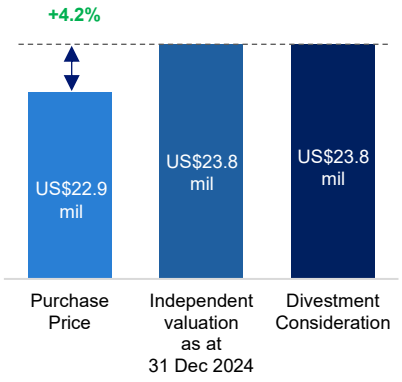










	Elizabeth and Perth Amboy Self-Storage	Big Pine Center	Lowe's and Sam Club properties within Hudson Valley Plaza	Albany - Supermarket
Location	New Jersey	Florida	New York	New York
Divestment Date	June 2022	August 2023	August 2024	January 2025
Divestment Consideration	US$45.5 mil	US$9.9 mil	US$36.5 mil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

Appendix

Portfolio Overview - Grocery & Necessity Properties

Property Name	Location	Land Tenure	NLA (Sq Ft)	Committed Occupancy[1]	WALE (years)	Property Value (US$ Million)
Garden City Square - BJ's Wholesale Club	New York	Freehold	121,000	100%	6.9	56.3
Garden City Square - LA Fitness	New York	Freehold	55,000	100%	14.9	23.6
Albany - Gas Station	New York	Freehold	915	100%	6.3	4.4
Price Chopper Plaza	New York	Freehold	84,295	100%	8	21
Wallkill Price Chopper	New York	Freehold	137,795	94.2%	3.3	12.4
Hudson Valley Plaza[2]	New York	Freehold	428,804	94.9%	11.5	34.5
Wallington ShopRite	New Jersey	Leasehold	94,027	100%	14.5	16.2
Piscataway Plaza	New Jersey	Freehold	84,167	100%	19.5	25
Towne Crossing	New Jersey	Freehold	92,141	98.1%	5	17.6
Lawnside Commons	New Jersey	Freehold	151,076	100%	8.5	37.3
St. Lucie West	Florida	Freehold	386,846	98.3%	7.9	107.2
Arundel Plaza	Maryland	Freehold	282,039	100%	5.8	47.4

Information as at 31 December 2025

1. Computation included forward committed leases.
2. The committed occupancy rate of Hudson Valley Plaza is calculated based on the NLA of 428,804 sq ft minus the non-functional static space of 67,616 sq ft.

Appendix

Portfolio Overview - Grocery & Necessity Properties (Cont'd)

Property Name	Location	Land Tenure	NLA (Sq Ft)	Committed Occupancy[1]	WALE (years)	Property Value (US$ Million)
Parkway Crossing	Maryland	Freehold	261,641	100%	5.7	31.5
BJ's Quincy	Massachusetts	Freehold	84,360	100%	4.3	33.7
Fairhaven Plaza	Massachusetts	Freehold	81,085	96.6%	5	20.5
Lynncroft Center	North Carolina	Freehold	182,761	98.4%	3.9	35.3
Colonial Square	Virginia	Freehold	168,498	89.7%	4.6	28.6
Penrose Plaza	Pennsylvania	Freehold	258,752	96.4%	6.5	58
Upland Square	Pennsylvania	Freehold	399,559	97.8%	4.8	91.9
Dover Marketplace	Pennsylvania	Freehold	61,052	96.1%	9.3	17.2

Post year end acquisition

Property Name	Location	Land Tenure	NLA (Sq Ft)	Committed Occupancy	WALE (years)	Property Value (US$ Million)
Wallingford Fair[2]	Connecticut	Freehold	115,223	100%	12.5	23.3[3]

Information as at 31 December 2025
1. Computation included forward committed leases.
2. The acquisition of Wallingford Fair Shopping Center was completed on 14 January 2026.
3. Based on an independent valuation conducted by CBRE Valuation & Advisory Services as at 25 November 2025.

Appendix

Portfolio Overview - Self-Storage Properties

Property Name	Location	Land Tenure	NLA (Sq Ft)	Occupancy	Property Value (US$ Million)
Carteret Self-Storage	New Jersey	Freehold	74,181	85.9%	24.8
Millburn Self-Storage	New Jersey	Freehold	80,808	91.2%	29.9

Information as at 31 December 2025





Thank You

UNITED-HAMPSHIRE

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