



UNITED HAMPSHIRE US REIT

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UOB Kay Hian Webinar

5 April 2022

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UHREIT: Asia's First U.S. Grocery-Anchored Shopping Center and Self-Storage REIT

Total Property Value **US$688.5 million**[1]	**20** Grocery & Necessity & **4** Self-Storage Properties	Long WALE of **8.0 years**[2]	High Grocery & Necessity Committed Occupancy of **95.3%**
Significant leasing momentum, leases expiring in 2022 reduced from **9.2%**[3] to **1.5%**[4]	Portfolio Valuation Uplift of **3.7%**[5] from 31 Dec 2020	**3.6 million** sq ft of NLA **97.6%** Freehold[1]	Strong Sponsors (UOB Global Capital and Hampshire Companies) with Long-Term Synergistic Partnership



St. Lucie West, Florida



Penrose Plaza, Pennsylvania



Arundel Plaza, Maryland



Parkway Crossing, Maryland



Millburn Self-Storage

Information as at 31 December 2021.

1. Based on carrying value of investment properties as at 31 December 2021.
2. Grocery & Necessity Properties only. Computation included forward committed leases, excluding forward committed leases, the WALE is 7.9 years as at 31 December 2021.
3. As at 31 December 2020 and based on base rental income of Grocery & Necessity Properties for the month of December 2020.
4. Based on base rental income of Grocery & Necessity Properties for the month of December 2021.
5. Excluding the two newly acquired properties, Colonial Square and Penrose Plaza.

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Grocery & Necessity and Self-Storage Properties Serve the Needs of the U.S. Consumer

UHREIT's Tenants Provide Consumers with Convenience, Value and A Broad Range of Essential Goods and Services

- Grocery & Necessity and Self-Storage properties are generally considered **cycle-agnostic** and not as vulnerable to cyclical shifts in the economy
- Tenants at Grocery & Necessity properties have strong omnichannel platforms to provide customers with the optionality to access food and other necessity products
- Self-Storage properties provide secure and reliable storage facilities for consumers to store their belongings
- UHREIT's portfolio provides investors with access to the U.S. consumer



Hudson Valley Plaza, New York



Carteret Self-Storage

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24 Assets Across 8 States Focused on the East Coast

New York – Grocery & Necessity

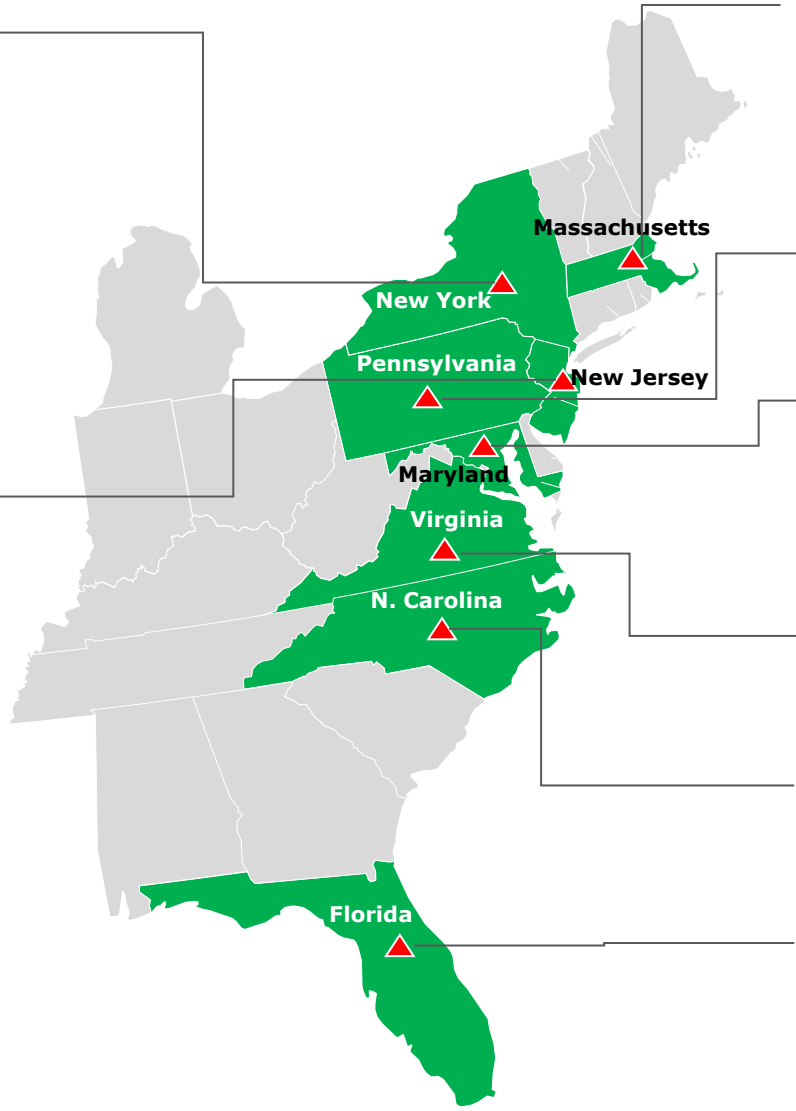
Name	City	% by Asset Value
Hudson Valley Plaza	Kingston	7.2%
Garden City Sq. - BJ's Wholesale	Garden City	7.0%
Albany ShopRite Supermarket	Albany	3.4%
Garden City Sq. - LA Fitness	Garden City	3.1%
Price Chopper Plaza	Warwick	3.0%
Wallkill Price Chopper	Middletown	1.9%
Albany ShopRite Gas Station	Albany	0.6%
Total		**26.2%**

New Jersey – Grocery & Necessity

Name	City	% by Asset Value
Lawnside Commons	Lawnside	5.0%
Stop & Shop Plaza	Piscataway	3.7%
Wallington ShopRite	Wallington	2.4%
Towne Crossing	Burlington	1.8%
Total		**12.9%**

New Jersey – Self-Storage

Name	City	% by Asset Value
Millburn	Millburn	3.6%
Elizabeth	Elizabeth	3.5%
Carteret	Carteret	3.2%
Perth Amboy	Perth Amboy	3.0%
Total		**13.3%**



Massachusetts – Grocery & Necessity

Name	City	% by Asset Value
BJ's Quincy	Quincy	5.1%
Fairhaven Plaza	Fairhaven	2.8%
Total		**7.9%**

Pennsylvania – Grocery & Necessity

Name	City	% by Asset Value
Penrose Plaza	Philadelphia	**8.0%**

Maryland – Grocery & Necessity

Name	City	% by Asset Value
Arundel Plaza	Glen Burnie	6.6%
Parkway Crossing	Parkville	4.0%
Total		**10.6%**

Virginia – Grocery & Necessity

Name	City	% by Asset Value
Colonial Square	Colonial Heights	**3.8%**

North Carolina – Grocery & Necessity

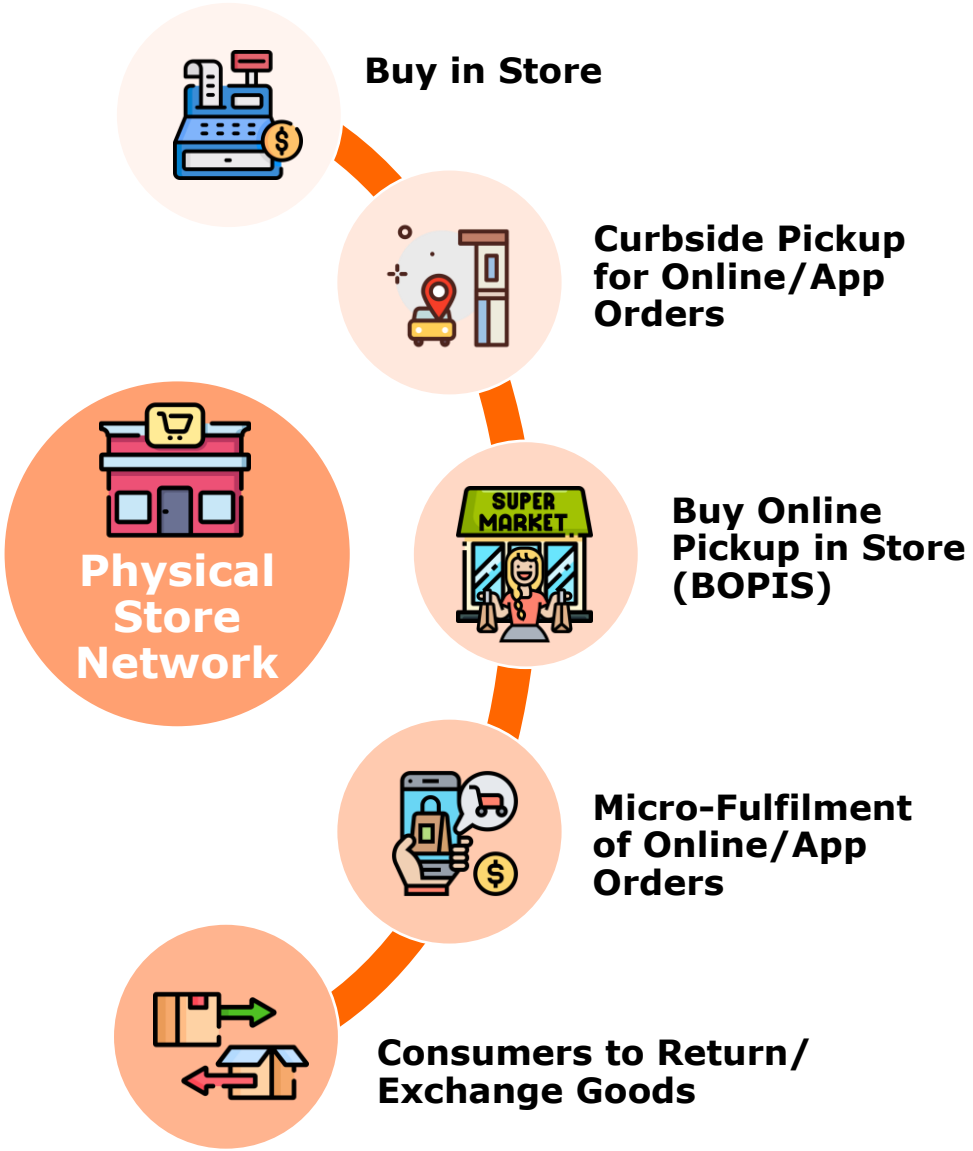
Name	City	% by Asset Value
Lynncroft Center	Greenville	**3.6%**

Florida – Grocery & Necessity

Name	City	% by Asset Value
St. Lucie West	Port St. Lucie	12.5%
Big Pine Center	Big Pine Key	1.3%
Total		**13.8%**

Note: Total does not add up to 100% due to rounding differences.

Omnichannel Retailing – Key to Success



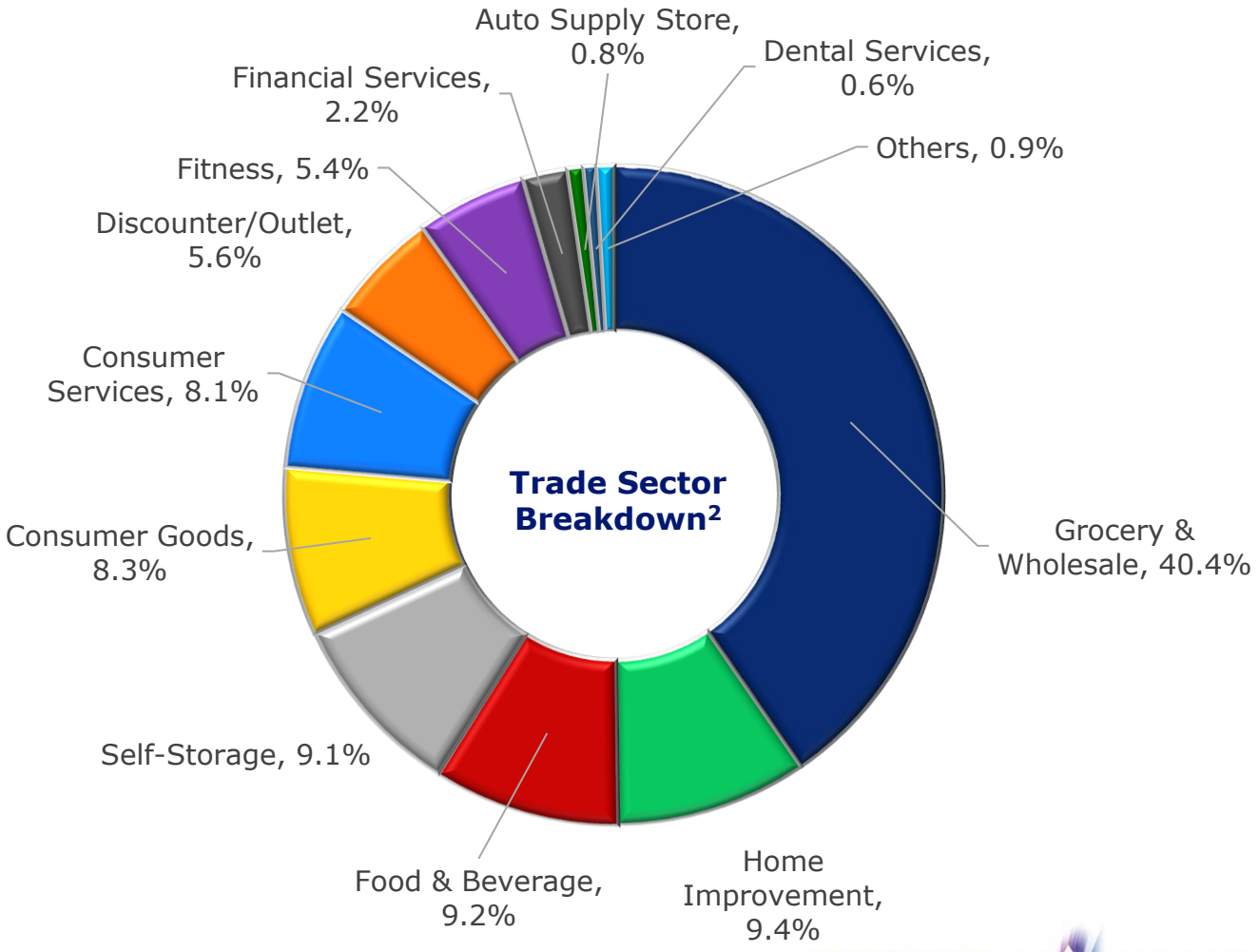
- Quick adoption/expansion of curbside pickup, buy-online-pickup-in-store options and offered same-day delivery by many retailers
- Benefited from the adoption of omnichannel strategy, many retailers look set to double down on creating seamless online and offline experience
- Retailers will devote larger parking area and labor to facilitate curbside pickup and allocate more space for micro-fulfillment
- Retailers with physical store presence have noted stronger online sales because physical store networks make returns/exchanges easier for consumers, while reducing re-merchandising costs for the retailers
- Digitally native companies, including Amazon, seeking out physical locations to create more experiential touchpoints for consumers and to fight against rising online customer acquisition costs
- The plateauing of e-commerce's portion of overall retail sales in 2021 suggests a renewed balance between online and brick & mortar sales. Due to the pandemic, e-commerce will retain a permanently larger share of overall sales, but the line between brick & mortar and online retail will continue to blur[1].

Source:
Cushman & Wakefield Research

Primarily Leased to Cycle Agnostic Tenants Providing Essential Services

Essential Services[1]

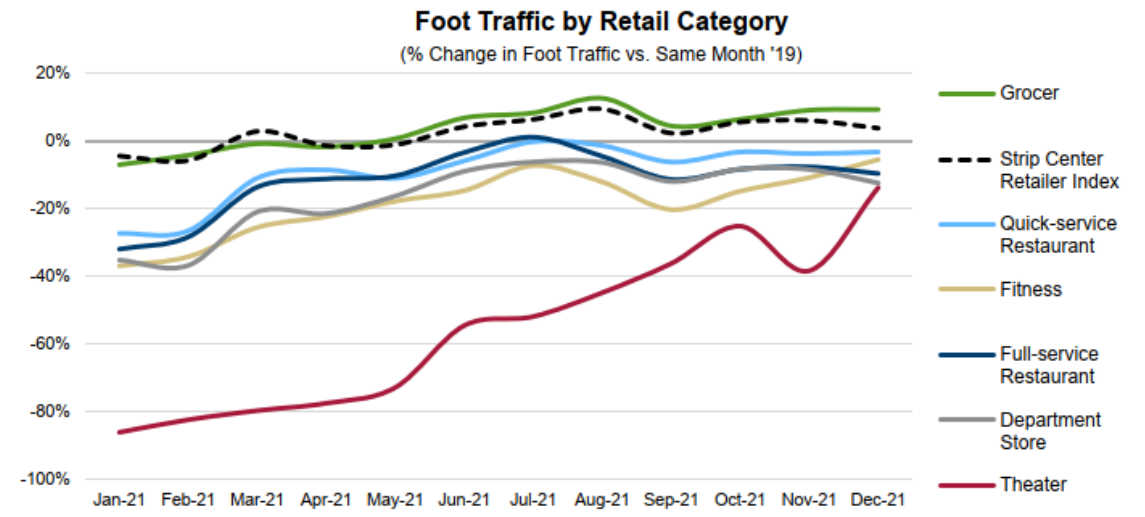
- ✓ **Grocery stores, farmer's markets and farms**
- ✓ **Hardware and home improvement stores**
- ✓ **Pharmacies**
- ✓ **Medical supply stores**
- ✓ **Gas stations**
- ✓ **Pet stores**
- ✓ **Banks and other financial institutions**
- ✓ **Liquor stores**
- ✓ **Convenience stores**
- ✓ **Laundromats and dry-cleaning services**
- ✓ **Car dealerships, but only for auto maintenance and repair, and auto mechanics**
- ✓ **Mail and delivery stores**
- ✓ **Ancillary stores within healthcare facilities**
- • Stores that principally sell supplies for children under five years
- • Printing and office supply shops



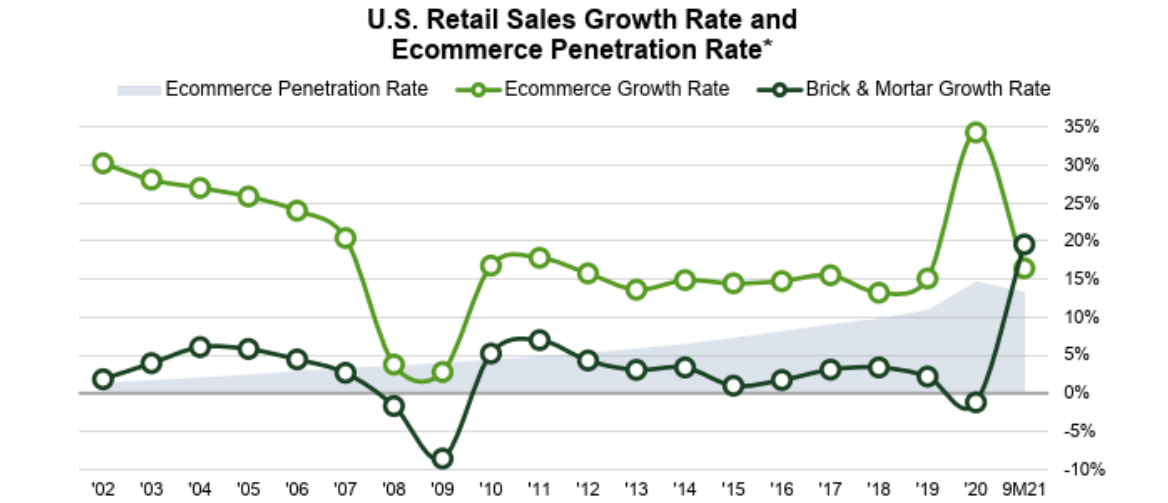
1. Based on the definition of "Essential Retail Businesses" by the State of New Jersey.
2. Based on base rental income for the month of December 2021.

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Foot Traffic and Ecommerce Trends



Source: Placer.ai and Green Street.



*Ecommerce penetration rate uses total U.S. retail sales ex-restaurants as the denominator, in line with the methodology of U.S. Census Bureau. Ecommerce defined by Census Bureau as "sales of goods and services where an order is placed by the buyer or price and terms of sales are negotiated over an Internet, extranet, Electronic Data Interchange (EDI) network, electronic mail, or other online system. Payment may or may not be made online."

- Grocers continue to lead the pack as demand seems to be preserved from extended work-from-home protocols
- Other retail categories have recovered from their pandemic lows and are seeing healthy traffic, including the most disrupted categories such as theaters and fitness
- Both full-service as well as quick-service restaurants are benefiting from what appears to be substantial pent-up demand to dine out
- Amid fewer lockdowns and a strong desire to 'return to normal', '21 physical sales growth surpassed ecommerce sales growth for the very first time

Source:
1. Green Street, Strip Center Sector Outlook, 28 January, 2022.

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Anchor Tenants' Sales Remain Healthy Compared Against Higher Sales in 2020



Sales
4.8% y-o-y[1]

Contributing
9.0% of rental[2]

Ahold Delhaize: Despite the unfavorable weather, U.S. comparable sales excluding gas grew **4.8%** yoy in 4Q 2021. Online sales were up **30.5%**, driven by the continued expansion of click-and-collect facilities and acquisition. In 2021, **270** new click-and-collect locations were added, and by the end of 2021, there are a total of **1,386** click & collect locations in the U.S.[1]



Sales
5.6% y-o-y[1]

Contributing
4.9% of rental[2]

Walmart: U.S. comparable sales grew **5.6%** yoy in 4Q and **6.4%** yoy in FY 2021, due to strong underlying trends, led by in-store traffic and robust consumer spending.[1]



Sales
7.6% y-o-y[1]

Contributing
4.1% of rental[2]

The Home Depot: The world's largest home improvement retailer reported a **7.6%** and **10.7%** growth in U.S. comparable sales in 4Q 2021 and FY 2021 respectively. Digital sales grew approximately **6.0%** yoy in 4Q 2021 and around **55.0%** of the FY2021 online orders were fulfilled by the stores.[1]



Sales
5.1% y-o-y[1]

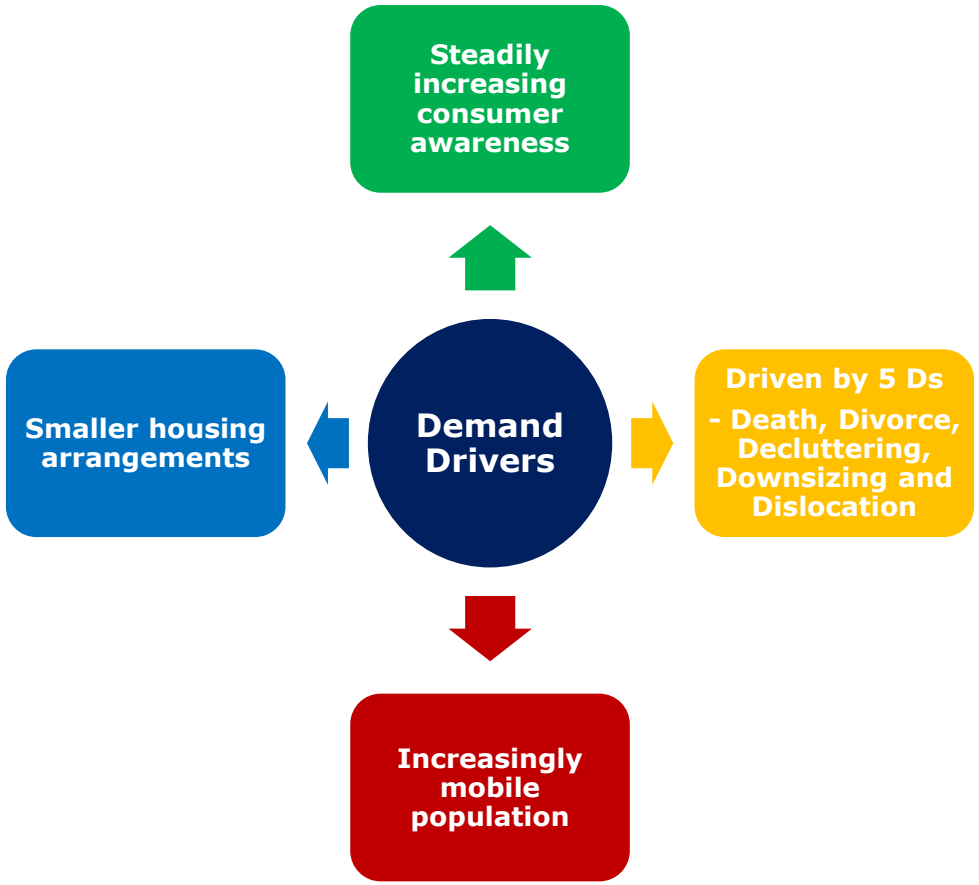
Contributing
5.9% of rental[2]

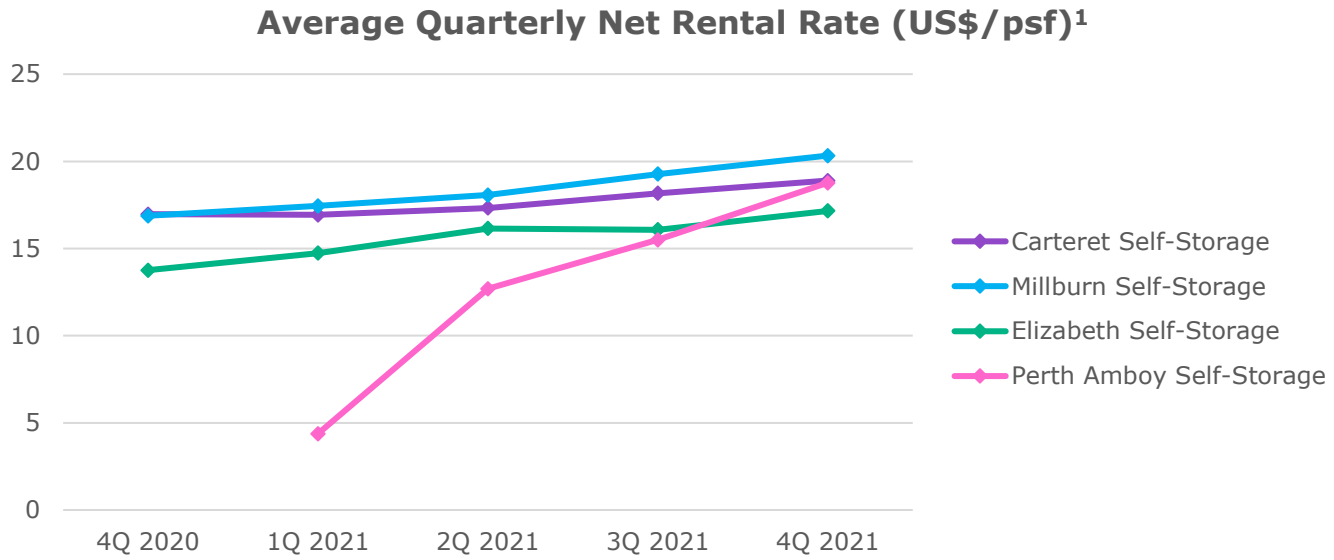
Lowe's: U.S. comparable sales increased **5.1%** yoy in 4Q 2021 and **6.5%** yoy in FY 2021.[1]

1. Extracted from respective companies' latest results releases.
2. Based on base rental income of Grocery & Necessity Properties for the month of December 2021.

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Healthy Increase in Self-Storage Rental Rates





- In addition to 'life event' demand drivers (e.g., moving, divorce), the storage industry continues to benefit from Covid-related needs, including: 1) businesses storing inventory; 2) decluttering for home offices; and 3) storage of apartment furnishings for those who moved temporarily[2]
- COVID-related demand materially increased storage utilization rates, and much of this demand is likely to become sticky consumer behavior[3]
- The surge in remote work caused homeowners to increase the amount of dedicated space for home offices and home gyms in their residences, driving massive demand for self-storage. Green Street forecasts that 70% of U.S. employees will work from home at least one day per week in the near future, a substantial increase from a 12% projection prior to the pandemic[4]
- Move-in rates have historically trailed in-place rates. However, strong demand, high occupancy levels, and limited new supply have caused overall move-in rates to surpass in-place rents[5]

1. Net rental rate is annualized total rental revenue less discounts, bad debt and refunds.

Sources:

2. Green Street U.S. Self-Storage Outlook (January 2022).
3. Cushman & Wakefield Research.
4. Green Street Real Estate Alert (Dec. 14, 2021).
5. Green Street U.S. Self-Storage Outlook (November 2021).

Strategic Sale of Elizabeth and Perth Amboy Self-Storage Properties

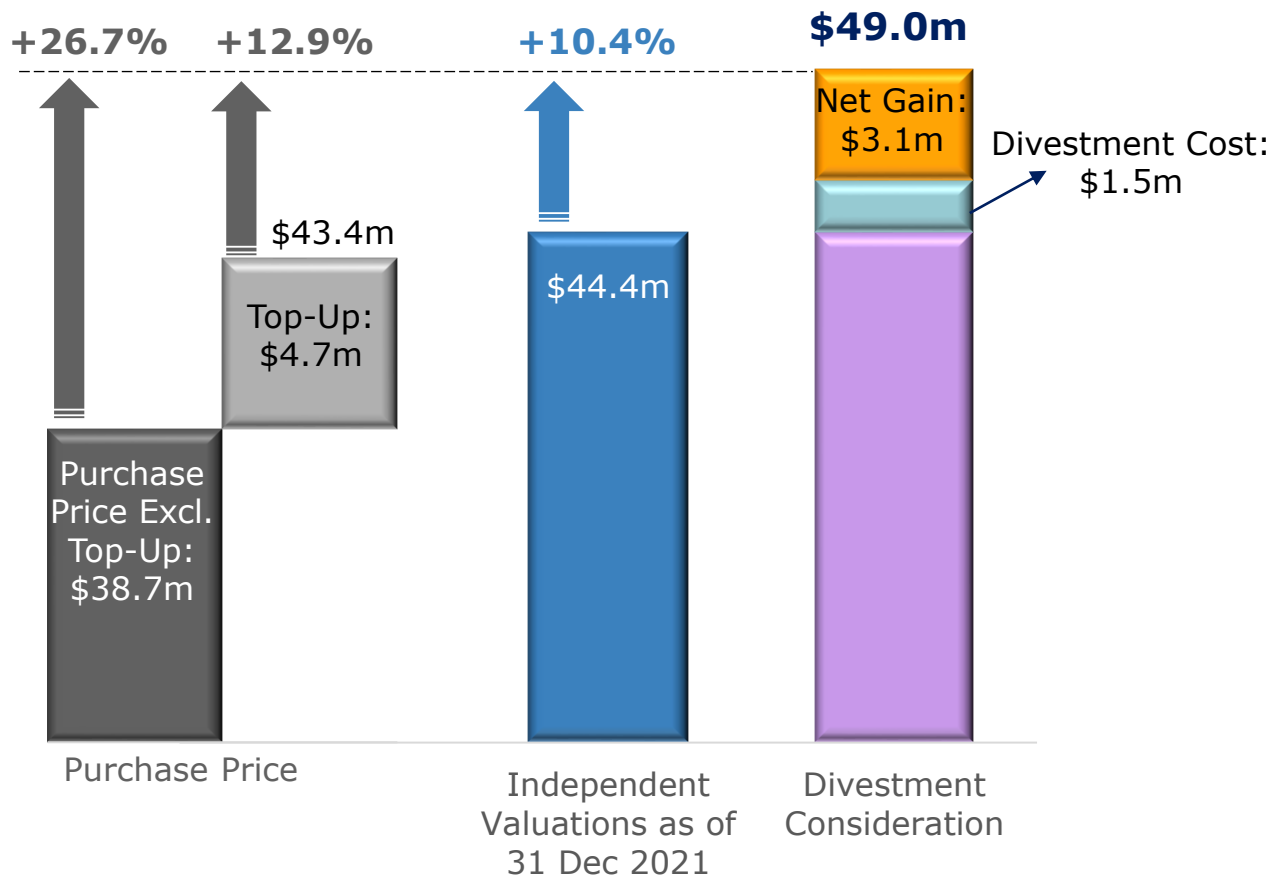


Elizabeth Self-Storage



Perth Amboy Self-Storage

- Entered into a conditional agreement to sell the 2 Self-Storage Properties at an aggregate price of **US$49m**
  - **10.4%** over the appraised value of **US$44.4m**
  - **26.7%** above purchase price of **US$38.7m**
  - Net Gain of **US$3.1m**
- Opportunity created by the high investment demand for best-in-class self-storage facilities that has created a market dislocation between high valuations and cash flow
- Opportunity to realize profits and reinvest into higher yielding grocery anchored assets
- Expected to complete the sale in 2Q 2022



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Asset Management Highlights

Penrose Plaza, Pennsylvania

Asset Management Highlights



Perth Amboy Self-Storage

- Completed the construction of Perth Amboy Self-Storage commenced leasing activities in Jan 2021
- Achieved 44.8% of occupancy within the first year of operation



St. Lucie West, Florida

- Completed the expansion of St. Lucie West in Florida in March 2021, ahead of schedule and below budget



Curbside Pick-Up

- Devoted larger parking area to facilitate curbside pick-up



Outdoor Dining Tents

- Dedicated areas for tenants in the restaurant business to create outdoor dining areas in the car parks

Increasing Portfolio Value

Completed the Acquisitions of Penrose Plaza and Colonial Square in November 2021

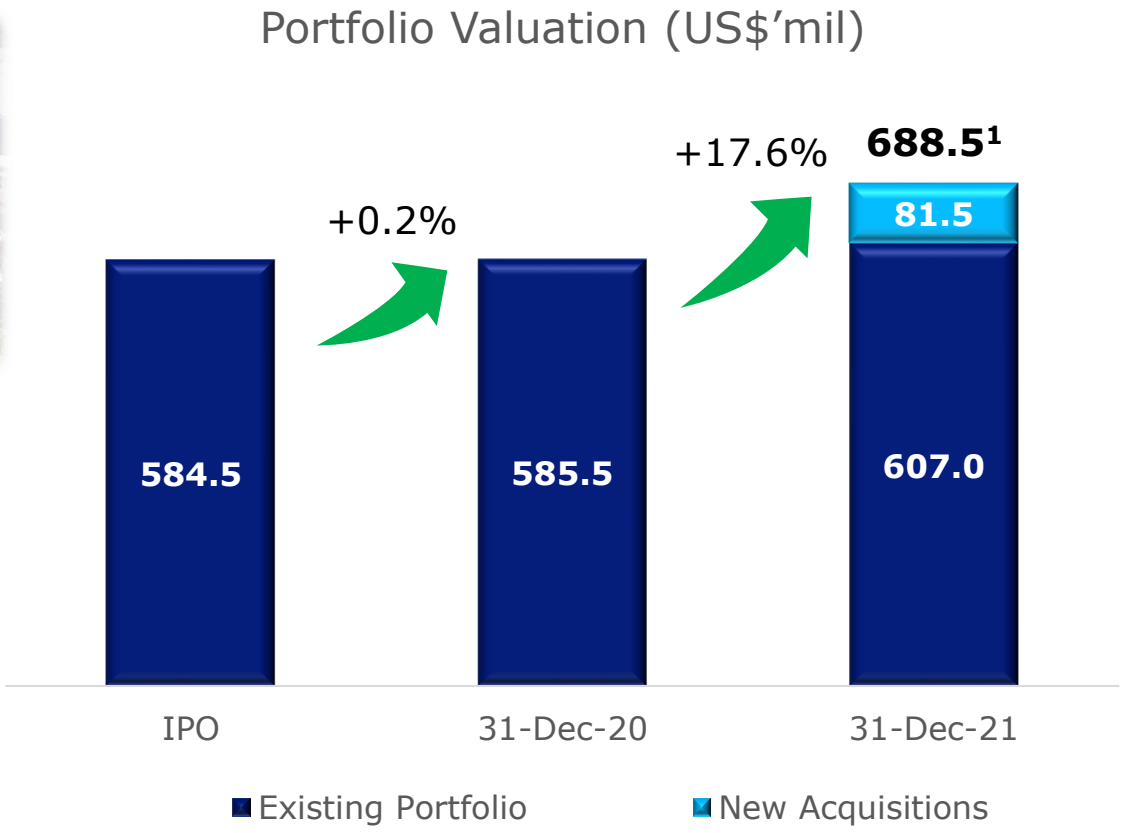


Penrose Plaza, Pennsylvania



Colonial Square, Virginia

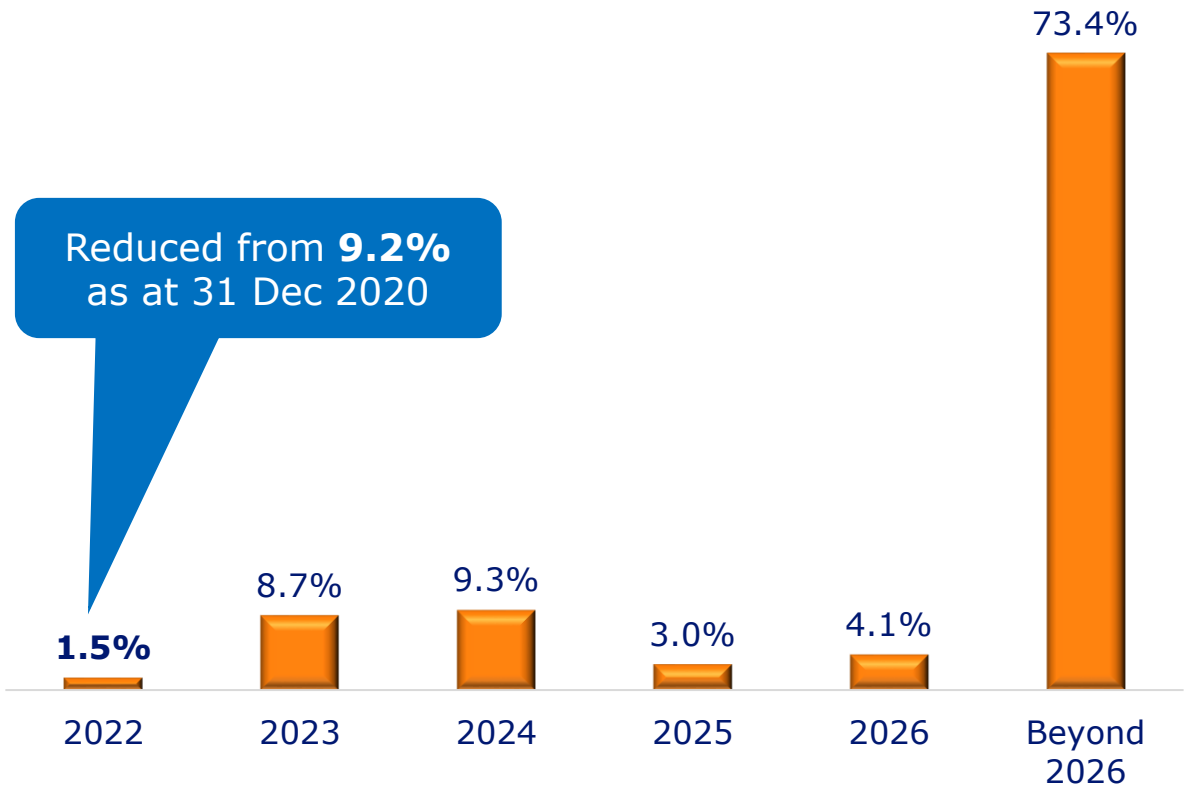
	Cap Rate[2]
Average for Grocery & Necessity Properties	6.51%
Average for Self-Storage Properties	5.25%
Blended for the Portfolio	**6.42%**



1. Does not include potential sale of Elizabeth and Perth Amboy Self-Storage Properties.
2. Cap rates adopted for 31 December 2021 independent valuation.

Significant Leasing Progress for Leases Expiring in 2022 and Only 1.5% Leases Remain for Renewals

Lease Maturity Profile[1]



FY 2021 New/ Renewal of Leases[2]	No. of Leases	Area (Sq Ft)
New Leases: • Consumer Services – 7 tenants • Food & Beverage – 5 tenants • Consumer Goods – 2 tenants • Discount Store – 1 tenant • Fitness – 1 tenant	16	66,682
Renewal Leases: • Consumer Services – 7 tenants • Food & Beverage – 6 tenants • Financial – 3 tenants • Consumer Goods – 3 tenants • Grocery & Wholesale – 2 tenants • Home Improvement – 1 tenant	22	370,846
Total	**38**	**437,528**

1. Based on base rental income of Grocery & Necessity Properties for the month of December 2021.
2. Leases are typically triple net with no early termination rights and majority of the leases have built-in fixed rental increases.

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ESG Highlights and Targets

Governance

Maintain high standards of corporate governance and transparency

Zero instances of non-compliance with anti-corruption laws and regulations

Ranked a **joint 4th** in the Governance Index for Trusts (GIFT) 2021

Included in the SGX Fast Track for its good compliance track record



EV Charging Station at Price Chopper Plaza

Environmental Stewardship Initiatives

1 property has an EV charging station installed, **1** currently being installed and **2** more by 2022

3 of our properties currently use LED lightings in their common areas, **2** more properties will introduce LED lightings in 2022

Installation of solar panel in progress



Solar Panel at Carteret Self-Storage

Community Engagement

Zero incidents of employee discrimination

Maintain an average of **10 hours** of training per employee per year

Achieve **100%** participation rate in the annual employee survey

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Financial Highlights

Colonial Square, Virginia

Financial Highlights



Distribution Income

FY 2021 **US$31.2 mil**

▲ **3.0%** vs IPO Forecast

2H 2021 **US$16.0 mil**

▲ **6.4%** vs 2H 2020



Distribution Per Unit

FY 2021 **6.10 US cents**

▲ **0.2%** vs IPO Forecast

2H 2021 **3.05 US cents**[1]

▲ **0.7%** vs 2H 2020



Net Property Income

FY 2021 **US$41.9 mil**

▲ **0.7%** vs IPO Forecast

2H 2021 **US$21.5 mil**

▲ **8.7%** vs 2H 2020

1. Comprises Advanced Distribution of 1.75 US cents per Unit for the period from 1 July 2021 to 13 October 2021 and a distribution of 1.30 US cents per Unit for the period from 14 October 2021 to 31 December 2021.

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Conservative Gearing with No Refinancing Required for 2022

Conservative Gearing

39.0%

Weighted Average Interest Rate

2.63%

Interest Coverage Ratio

6.5x

Well-Spread Debt Maturity Profile

Weighted Average Debt Maturity

2.5 years

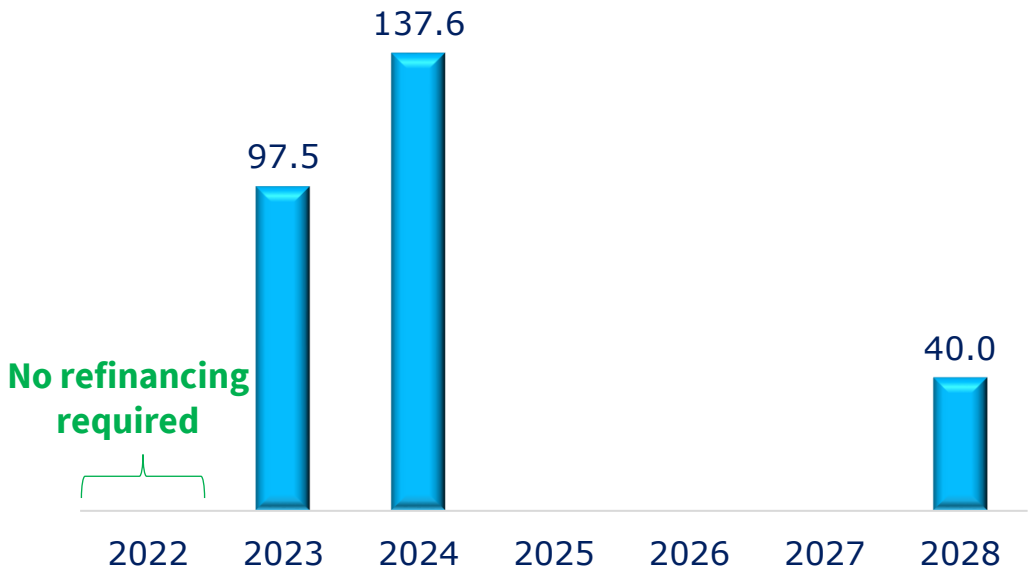
Fixed Rate Debt

79.6%[1]

Undrawn Committed RCF

US$14 mil

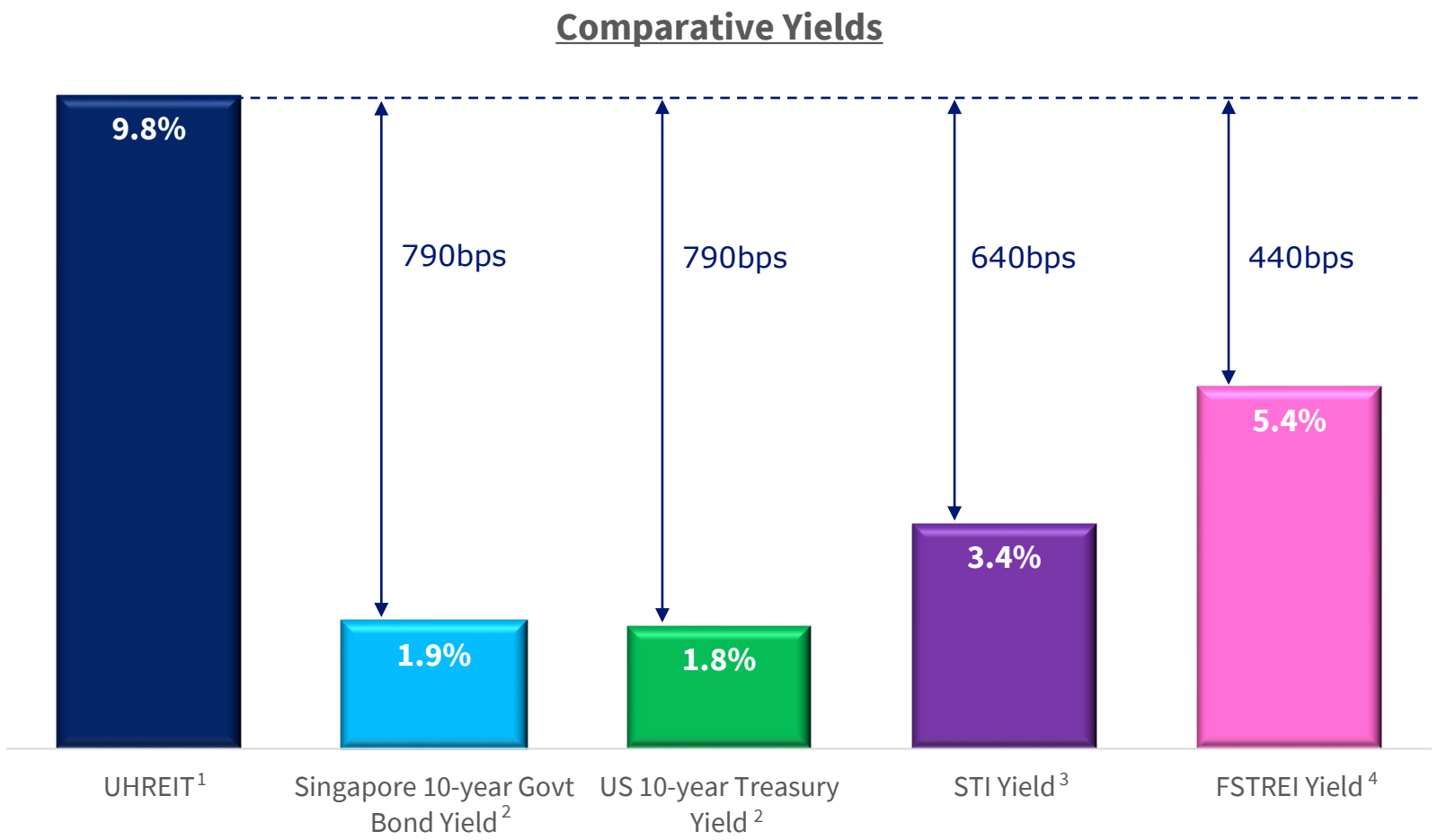
Debt Maturity Profile (US$million)

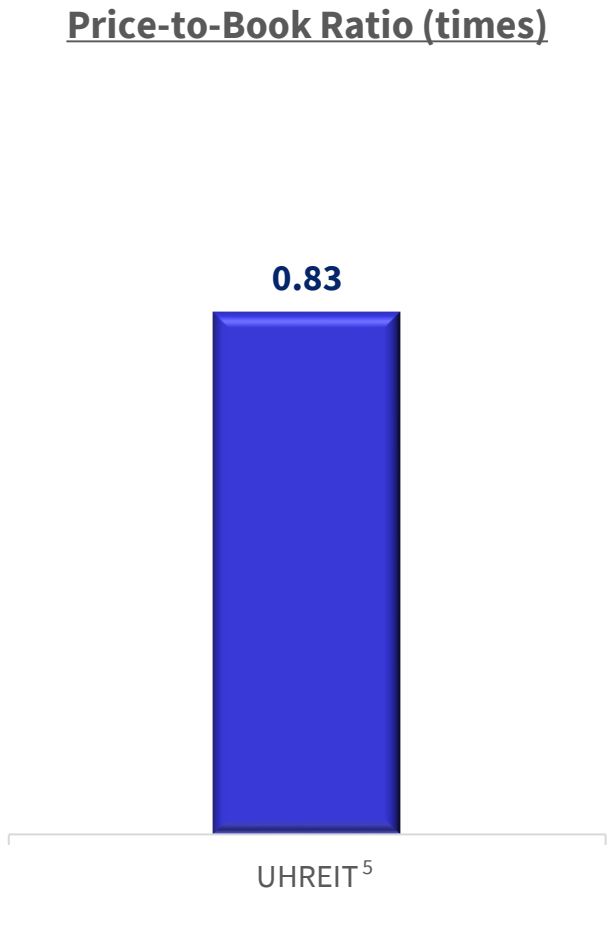


1. Includes floating-rate loans that have been swapped to fixed rate.

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Attractive Dividend Yield and Price-to-Book Ratio





Sources: FTSE Russell, Monetary Authority of Singapore and U.S. Department of Treasury.

1. Based on the distribution per unit of 6.10 US cents for FY2021 and unit closing price of US$0.625 as at 28 February 2022.
2. As at 28 February 2022.
3. Average 12-month gross dividend yield of Straits Times Index as at 28 February 2022.
4. Average 12-month gross dividend yield of FTSE Straits Times REIT Index as at 28 February 2022.
5. Based on NAV of US$0.75 as at 31 December 2021 and unit closing price of US$0.625 as at 28 February 2022.

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Outlook

Albany ShopRite – Supermarket, New York

US Economy Update

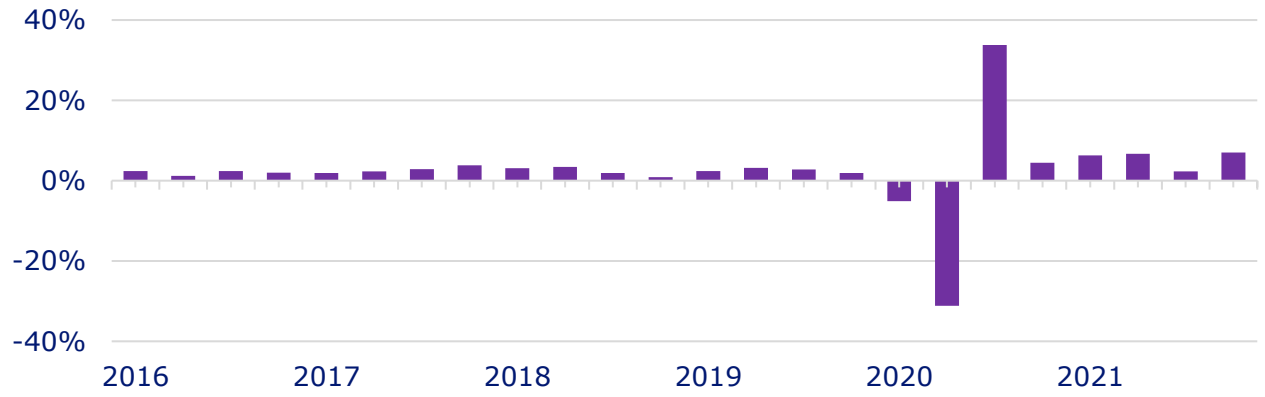
4Q 2021 Annualised Real GDP Growth: **+6.9%**[1]

- Outperforming estimate, the GDP growth is led by higher personal consumption and business activities

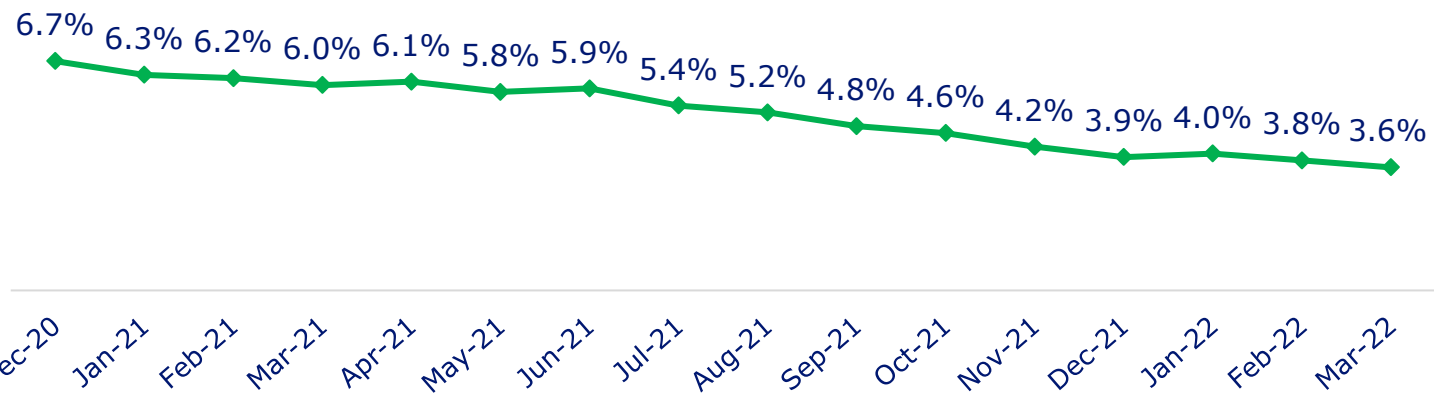
Mar 2022 Unemployment Rate: **3.6%**[2]

- Nonfarm payroll employment rose by 431,000 in Mar 2022[2]
- Job openings remained high at 11.3 mil in Feb 2022[2]
- Through December 2021, the labor market has recovered nearly 19 million of the 22 million jobs lost in March and April 2020 due to the COVID-19 pandemic[3]
- Within retail, warehouse clubs and supercenters (Costco, BJ's, Walmart, Target) posted the highest month-over-month employment increases in December 2021 at 15.0%[4]

Real GDP Growth[1]



US Unemployment Rate[2]



Sources:
1. U.S. Bureau of Economic Analysis, "*Gross Domestic Product (Third Estimate), Corporate Profits, and GDP by Industry, Fourth Quarter and Year 2021*", 30 March 2022.
2. U.S. Bureau of Labor Statistics, "*The Employment Situation – March 2022*", 1 April 2022, and "*Job Openings and Labor Turnover - February 2022*", 29 March 2022.
3. PNC Financial Services, Global Economic Highlights (January 2022).
4. U.S. Bureau of Labor Statistics, "*The Employment Situation - December 2021*", 7 January 2021.

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US Retail Sales Update

Retail Sales 4Q 2021



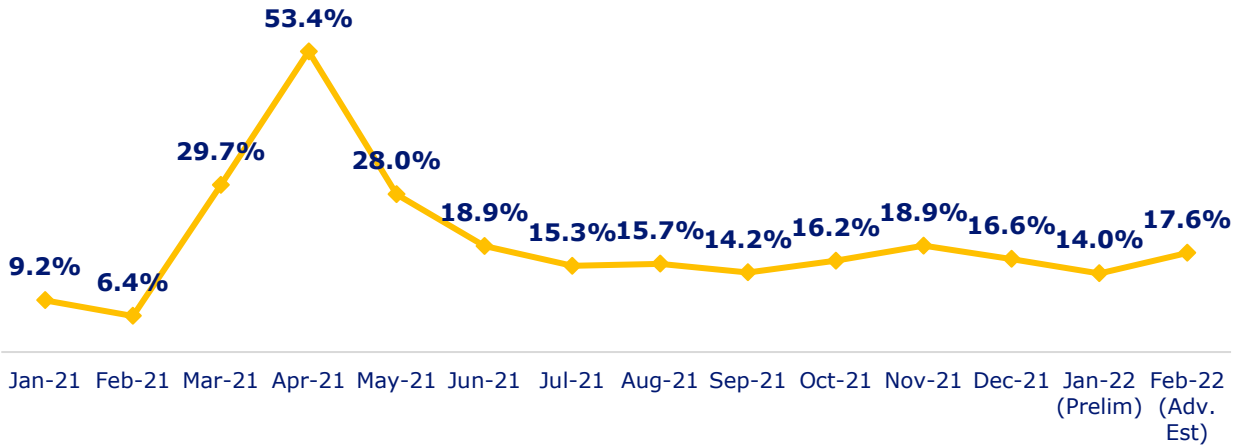
+17.2%
year-on-year[1]

Retail Sales FY 2021



+19.3%
year-on-year[1]

US Retail and Food Services Sales Growth (y-o-y)[1]



Feb 2022 Inflation: **+7.9%**[2]

- Although inflation has weighed on consumer confidence, it has not weakened consumer spending activity
- Fed expected to hike interest rates multiple times in 2022

Feb 2022 Personal saving rate: **6.3%**[3]

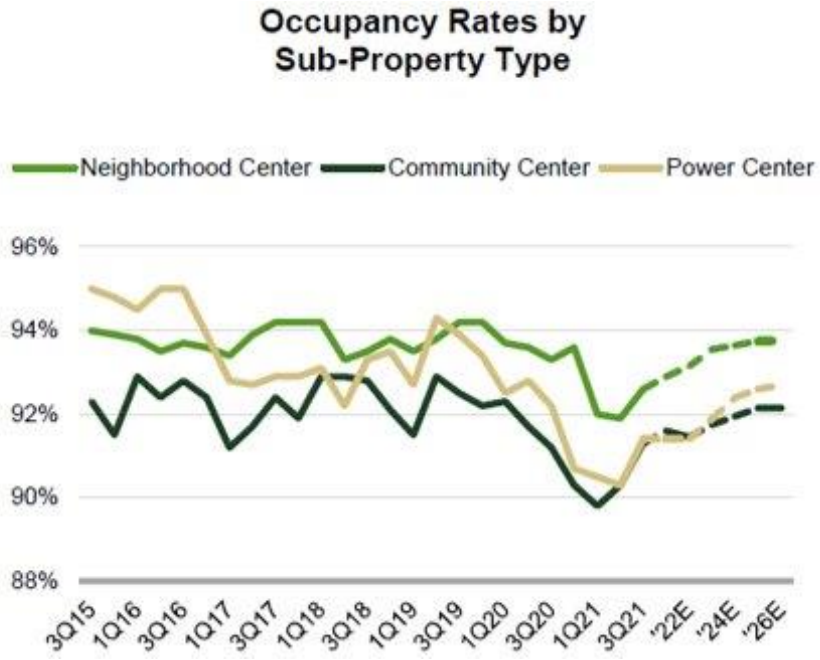
- Savings rates, although below peak levels recorded during the height of the pandemic, remain elevated compared to historic averages (1991-2019). U.S. consumers have a tremendous amount of buying power and pent-up demand heading into 2022[4]
- Although the stimulus impacts have already materialized, households have been accumulating savings during the past two years which will support retail growth and expansion in 2022. Particularly, travel, dining and entertainment sectors are expected to recover thanks to strong wage growth and favorable job market that empowers consumers[4]
- Shift in consumer behavior around food shopping and eating during the homebound lifestyle of the pandemic resulted in a boon for grocers[5]
- Entering 2022, grocery industry is expected to enjoy 7% growth due to uncertainties over the covid variants and working from home trend that resulted in less traveling and more cooking and eating at home[5]
- Home improvement sales strong due to high home ownership and warehouse club recorded strong sales due to trend of consumers buying more in bulk

Sources:
1. U.S. Census Bureau.
2. U.S. Bureau of Labor Statistics, "*Consumer Price Index – February 2022*", 10 March 2022.
3. U.S. Bureau of Economic Analysis, "*Personal Income and Outlays, February 2022*", 31 March 2022.
4. Cushman & Wakefield, 10 Things to Watch in 2022.
5. KPMG, "*Consumer Pulse Survey, Grocery Forecast 2022, Grocery gains are here to stay*", January 2022.

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Outlook – Sector

- By the end of December 2021, major retailers had announced 5,083 store openings as opposed to 5,079 store closures according to Coresight Research[1]
- Brick-and-mortar sales growth was strong at nearly 20% in 2021, exceeding ecommerce growth[2]
- Leasing momentum is strong, with anchor tenants and national retailers leading demand[2]
- Anchor occupancy, particularly grocer occupancy, has held up well and demand from national retailers is leading the steady recovery[2]
- As consumer spending gradually shifts back towards services rather than durable goods, supply chain pressures will ease, and rapidly increasing prices caused by surges in demand for these goods should abate[3]
- Increased investment in digital technologies: AI for inventory management, robotics for fulfillment and micro fulfillment
- Micro-fulfillment centers (which can mostly automate the picking process in ~10k SF) placed within existing stores seem likely to gain significant traction over the next decade[2]
- Grocery-anchored retail saw a 71% year-over-year increase in transaction volume at $16.2 billion in 2021 and comprising approximately 21.1% of all retail deals[3]



- The NYC metro experienced the highest volume of self-storage asset sales in 2021, with $3.78B in sales compared to $945M in 2020 and $565M in 2019. Self-storage valuations increased by 66% in 2021 – a sharper increase than in any other real estate sector[4]
- Self-Storage revenue growth is expected to decelerate but remains strong headed into '22, particularly in 1H22 due to strong sequential move-in rate growth in recent quarters[5]
- Self-Storage Occupancy remains at all-time highs driven by subdued vacates and sticky incremental demand from COVID[5]

Sources:
1. Cushman & Wakefield U.S. Shopping Centers MarketBeat Report (4Q 2021).
2. Green Street Strip Center Sector Outlook, January 28, 2022.
3. Cushman & Wakefield Research.
4. Green Street Real Estate Alert (December 14, 2021).
5. Green Street Self Storage Sector Outlook, January 20, 2022.

Key Investment Merits

Stable Cashflows	• **Cycle-agnostic** – Grocery & Necessity and Self-Storage are generally considered cycle-agnostic and not as vulnerable to cyclical shifts in the economy • Grocery & Necessity Properties – **Long WALE of 8.0 years**[1] with largely triple net leases and high occupancy rate of **95.3%**
Yield & Growth	• **Exposure to strong US Consumer sector**: Strong recovery of US GDP projected, improving employment situation and rising consumer confidence • **Majority** of existing leases provide for rental increases during the lease terms and/or renewal options with built-in rental increases • **Attractive distribution yield of 9.8%**[2]
High Quality Assets	• Focused on US East Coast markets with **higher spending power, lower supply and lower supply growth** • **Majority of the tenants are considered essential businesses**
E-commerce Resistant	• Low margin is impediment to grocery and home improvement products delivery • Grocery & Necessity Property tenants have been **successful in adopting omnichannel strategy** • Large number of **service-sector tenants with limited online alternatives**

1. Grocery & Necessity Properties only. Computation included forward committed leases, excluding forward committed leases, the WALE is 7.9 years as at 31 December 2021.
2. Based on the distribution per unit of 6.10 US cents for FY2021 and unit closing price of US$0.625 as at 28 February 2022.

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Thank You

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For enquiries, please contact:

(Ms) LENG Tong Yan
Investor Relations
lengtongyan@uhreit.com
80 Raffles Place #28-21 UOB Plaza 2 Singapore 048624

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Appendix

Lawnside Commons, New Jersey

Financial Results

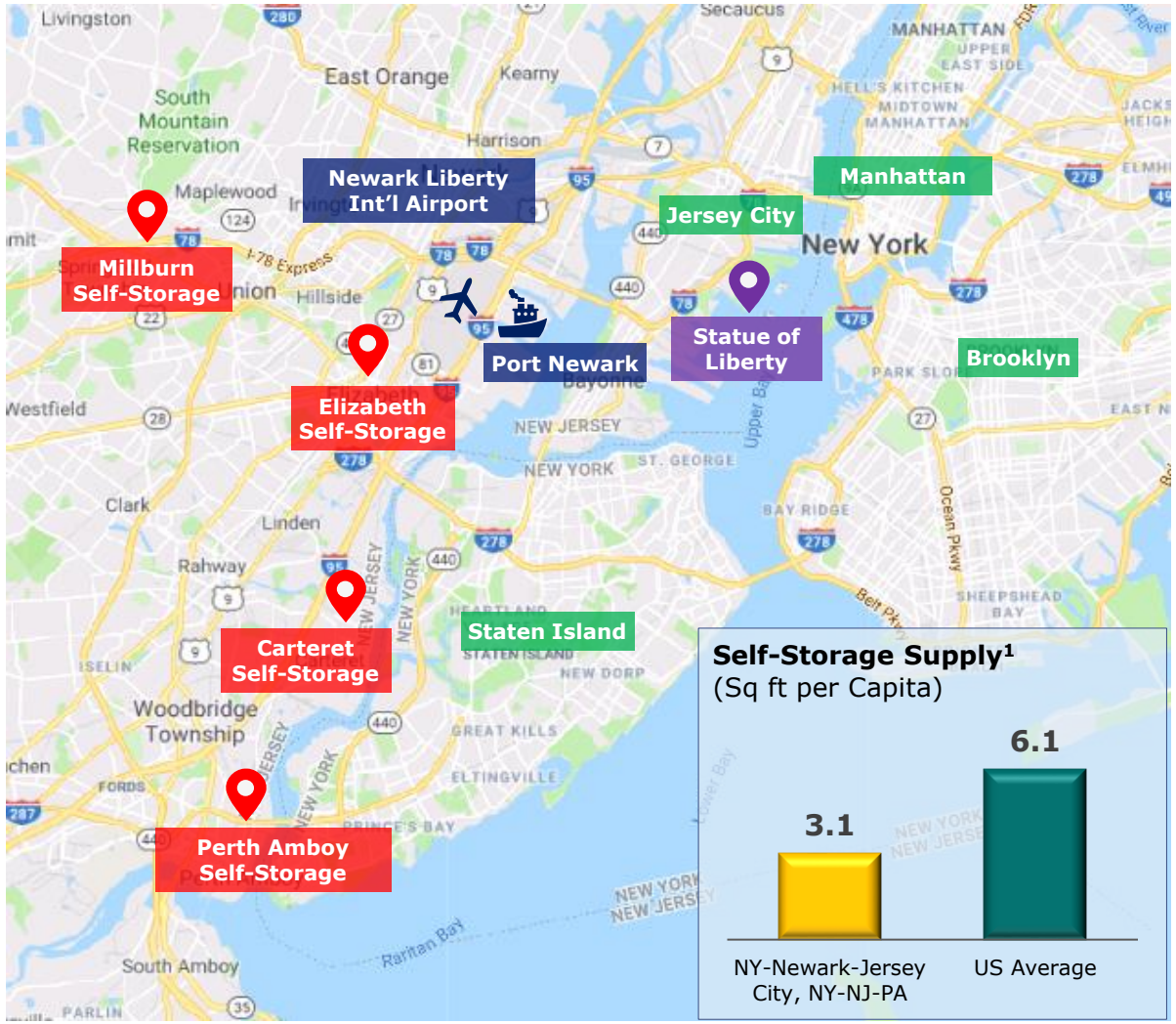
	2H 2021 Actual (US$'000)	2H 2021 Forecast (US$'000)	Variance (%)	2H 2020 (US$'000)	Variance (%)	FY 2021 Actual (US$'000)	FY 2021 Forecast (US$'000)	Variance (%)
Gross Revenue	28,391	28,804	(1.4)	26,305	7.9	55,195	56,563	(2.4)
Net Property Income (NPI)	21,474	21,088	1.8	19,761	8.7	41,946	41,672	0.7
Distributable Income	**15,991**	**15,294**	**4.6**	**15,033**	**6.4**	**31,195**	**30,278**	**3.0**
DPU (US cents)	**3.05[1]**	**3.07**	**(0.7)**	**3.03**	**0.7**	**6.10**	**6.09**	**0.2**

1. DPU of 3.05 US cents for 2H 2021 comprise Advanced Distribution of 1.75 US cents per Unit for the period from 1 July 2021 to 13 October 2021 and a distribution of 1.30 US cents per Unit for the period from 14 October 2021 to 31 December 2021.

Balance Sheet

As at 31 Dec 2021	US$'000
Investment Properties	711,650
Current Assets	17,497
Total Assets	**729,496**
Total Loans & Borrowings	271,639
Total Liabilities	**310,237**
Net Assets	**419,259**
Units in Issue and to be Issued ('000)	558,660
NAV per Unit (US$)	0.75
Adjusted NAV per Unit (US$)	0.73

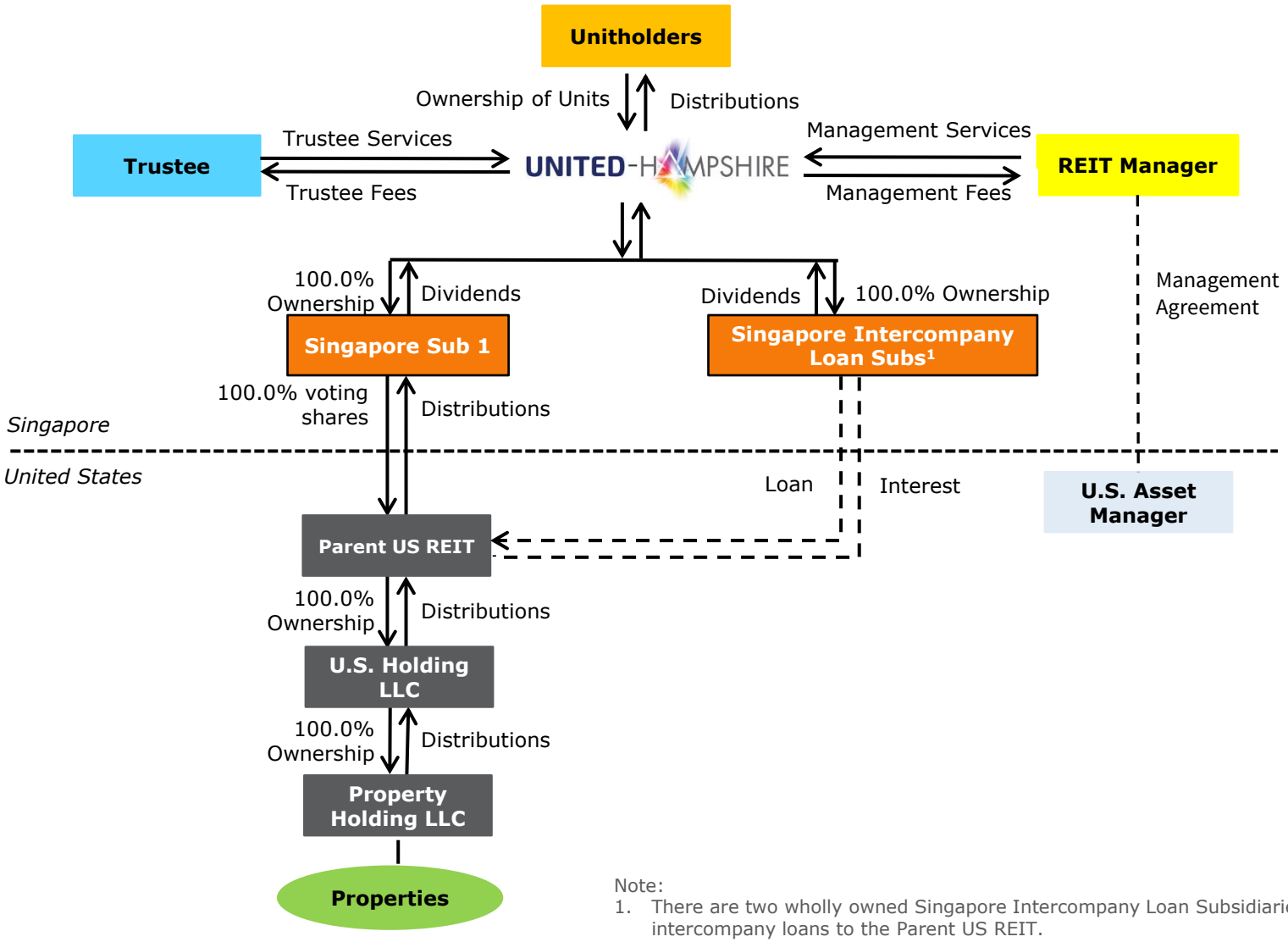
Locations of UHREIT's Self-Storage Properties



- ✓ 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

1. Cushman & Wakefield Self-Storage Data Services.

Trust Structure



Tax Efficient Structure

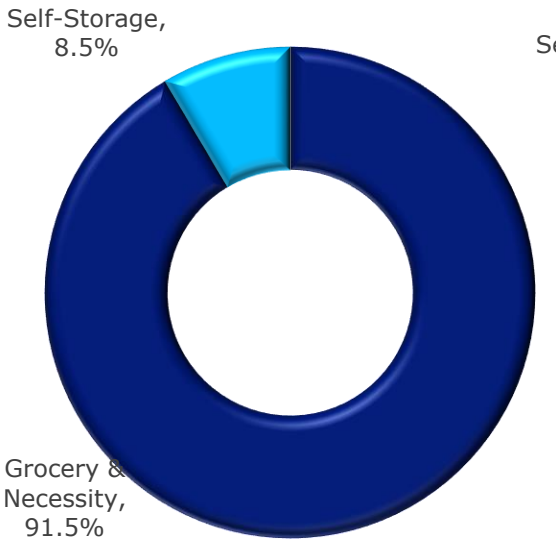
- No U.S. corporate tax (21%) and U.S. withholding tax (30%)
- No Singapore corporate tax (17%) and withholding tax (10%)
- Minimal taxes incurred

Note:
1. There are two wholly owned Singapore Intercompany Loan Subsidiaries extending intercompany loans to the Parent US REIT.

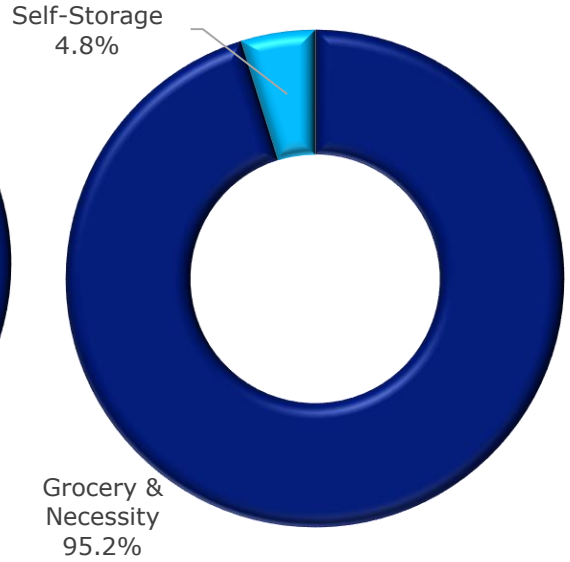
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Income Stability & Diversification Across the Portfolio

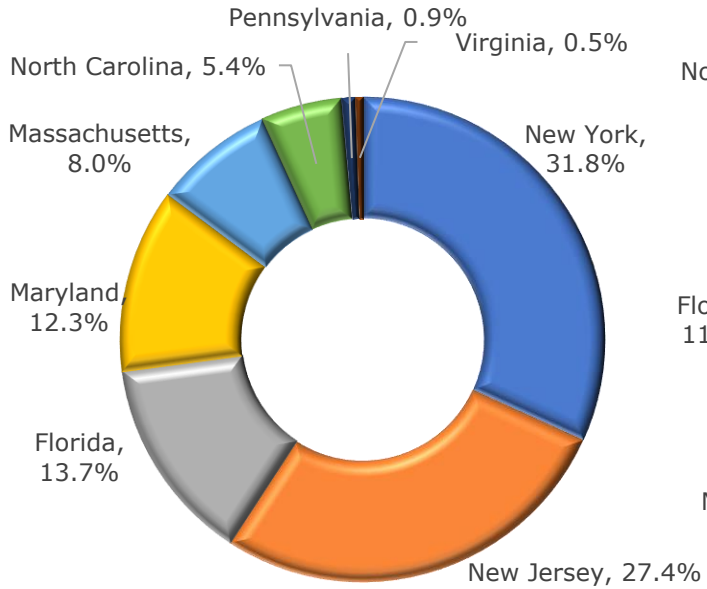
Base Rent by Segment[1]



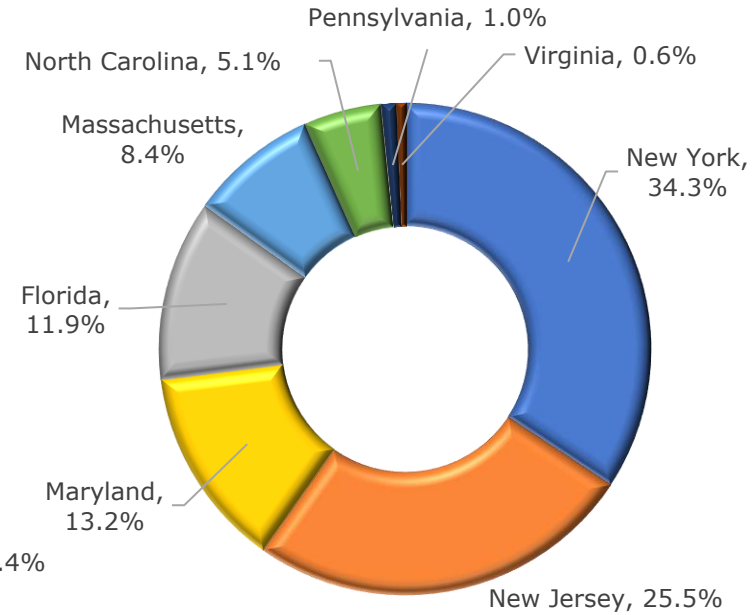
NPI by Segment[1]



Base rent by Location[1]



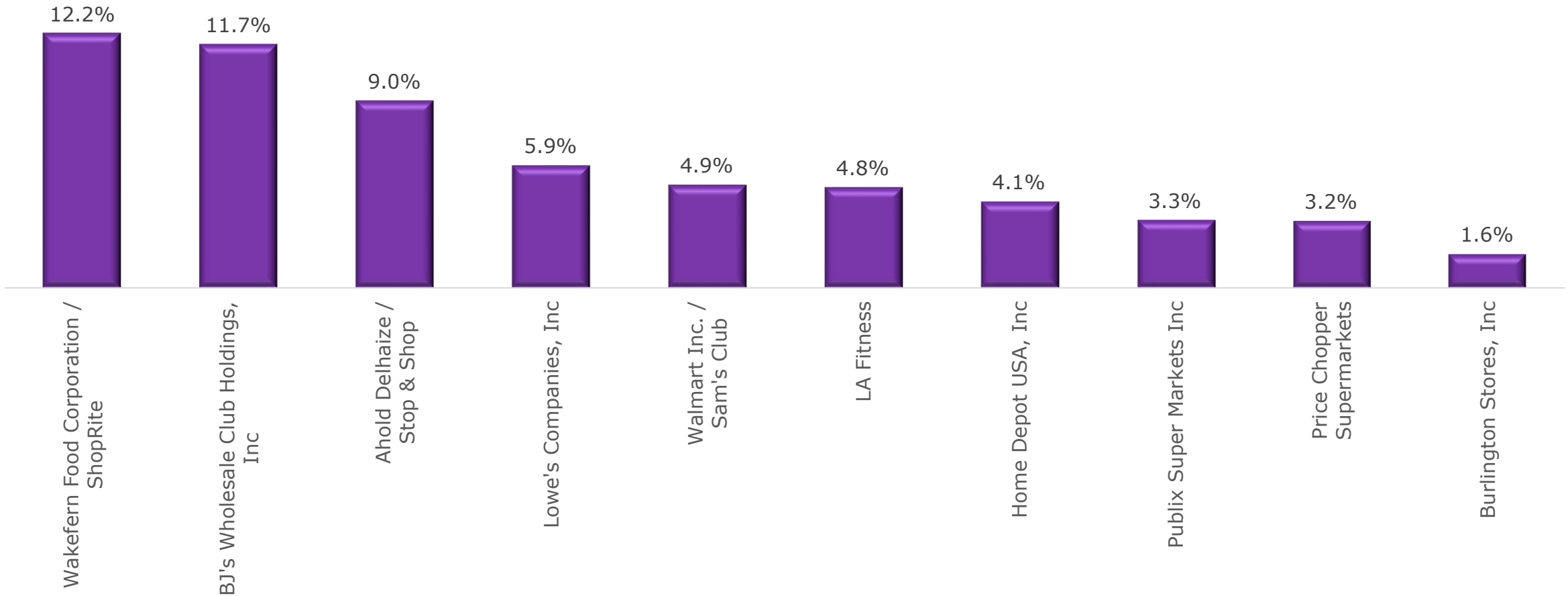
NPI by Location[1]



1. Based on FY 2021 base rental income and NPI.

Top 10 Tenants[1]

Anchored by large, creditworthy tenants, that focus on resilient grocery, discounters, wholesale and home improvement



1. Based on base rental income of Grocery & Necessity Properties for the month of December 2021.

Portfolio Overview (Grocery & Necessity Properties)

Property Name	Location	Land Tenure	Completion Year	NLA (Sq Ft)	Committed Occupancy[1]	WALE (years)	Property Value (US$ Million)
Garden City Square - BJ's Wholesale Club	New York	Freehold	2012	121,000	100.0%	10.9	48.0
Garden City Square - LA Fitness	New York	Freehold	2013	55,000	100.0%	8.5	21.0
Albany ShopRite - Supermarket	New York	Freehold	2012	65,000	100.0%	10.3	23.7
Albany ShopRite - Gas Station	New York	Freehold	1991	915	100.0%	10.3	4.4
Price Chopper Plaza	New York	Freehold	2011	84,295	100.0%	10.9	20.9
Wallkill Price Chopper	New York	Freehold	1990	137,795	95.8%	5.7	13.0
Hudson Valley Plaza[2]	New York	Freehold	1996	673,370	88.3%	4.8	49.2
Wallington ShopRite	New Jersey	Leasehold	2015	94,027	100.0%	18.5	16.3
Stop & Shop Plaza	New Jersey	Freehold	1999	84,167	100.0%	2.6	25.5
Towne Crossing	New Jersey	Freehold	1998	92,000	67.9%	3.6	12.3

Information as at 31 December 2021.
1. Including leases that were signed but have not commenced.
2. The occupancy rate of Hudson Valley Plaza is calculated based on the NLA of 673,370 sq ft minus the non-functional static space of 67,616 sq ft.

Portfolio Overview (Grocery & Necessity Properties)

Property Name	Location	Land Tenure	Completion Year	NLA (Sq Ft)	Committed Occupancy[1]	WALE (years)	Property Value (US$ Million)
Lawnside Commons	New Jersey	Freehold	1970	151,076	100.0%	6.7	34.6
St. Lucie West	Florida	Freehold	1992	318,323 (with New Publix Store)	96.6%	8.0	86.1
Big Pine Center	Florida	Freehold	1984	93,150	92.3%	4.7	9.1
Arundel Plaza	Maryland	Freehold	1997	282,039	100.0%	9.8	45.2
Parkway Crossing	Maryland	Freehold	1967	260,241	100.0%	6.4	27.3
BJ's Quincy	Massachusetts	Freehold	2009	84,360	100.0%	8.3	34.8
Fairhaven Plaza	Massachusetts	Freehold	1999	80,989	96.7%	7.1	19.5
Lynncroft Center	North Carolina	Freehold	2002	182,925	97.7%	4.7	25.0
Colonial Square	Virginia	Freehold	1967	168,326	97.4%	6.1	26.4
Penrose Plaza	Pennsylvania	Freehold	1970	258,494	94.1%	8.3	55.1

Information as at 31 December 2021.
1. Including leases that were signed but have not commenced.

Portfolio Details (Self-Storage Properties)

Property Name	Location	Land Tenure	Completion Year	NLA (Sq Ft)	Occupancy	Property Value (US$ Million)
Carteret Self-Storage	New Jersey	Freehold	2017	74,125	88.1%	22.2
Millburn Self-Storage	New Jersey	Freehold	2018	80,943	94.8%	24.5
Elizabeth Self-Storage	New Jersey	Freehold	2020	76,308	64.1%	24.0
Perth Amboy Self-Storage[1]	New Jersey	Freehold	2021	68,898	44.8%	20.4

Information as at 31 December 2021.
1. Construction of Perth Amboy Self-Storage was completed and leasing activities started in January 2021.

The Sponsors – UOB Global Capital and The Hampshire Companies LLC

A synergistic long-term partnership

10 year partnership

3 co-managed funds

3 co-investment managed portfolios

UOB Global Capital

>20 year track record

US$2.9b AUM[1]

- 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

150 properties

US$2.0b AUM[1]

>11 million sq ft retail space acquired/developed

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

Information as at 31 December 2021.

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