



UNITED-HAMPSHIRE

# SIAS-SGX CORPORATE CONNECT WEBINAR

07 July 2026

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

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# Table of Contents

Page	Content
4	1Q 2026 Executive Summary
6	Introduction
11	U.S. Market Update
16	1Q 2026 Key Highlights
19	1Q 2026 Financial Results
23	Portfolio Update
28	Summary and Focus
31	Appendix



# 1Q 2026 Executive Summary

*Dover Marketplace, Pennsylvania*

# 1Q 2026 Executive Summary

Strong Financial and Operational Performance

## Financial Performance

Revenue: **US\$19.7 mil**  
**+8.7%**

Net Property  
Income: **US\$13.2 mil**  
**+12.7%**

Distributable  
Income: **US\$6.9 mil**  
**+10%**

## Capital Management

No refinancing  
requirement **Until 2028**

Average  
Interest Rate<sup>1</sup> **4.91%**  
(↓ 10bps)


Weighted  
Average Debt  
Maturity **3.2 years**

## Operational Performance

  
Grocery &  
Necessity  
Occupancy **97.7%**  
↑ by 8bps

  
Self-Storage  
Occupancy **89.2%**  
↑ by 55bps

  
Long WALE<sup>2</sup> **8.0 Years**  
↑ from 7.7 years<sup>3</sup>

  
2026 Lease  
Expiries<sup>2</sup> **2.0%**  
↓ by 90 bps

## 1Q 2026 Highlights

Completed  
**DPU-accretive**  
Wallingford Fair  
Acquisition in  
January 2026



Announced opening  
of **53k sq ft DICK'S  
Sporting Goods** at  
Hudson Valley Plaza

Lease extensions  
executed with major  
grocery Tenants including  
**Giant Supermarket**  
and **Stop & Shop**

**GIANT**



*Florida  
Blue* 

On-going **Florida Blue**  
development at  
St. Lucie West property

1. Trailing 12-month and excludes upfront debt-related transaction costs.

2. Based on gross rental income of Grocery & Necessity Properties for the month of March 2026.

3. As at 31 December 2025.

# 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



**>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

**>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

# Introduction

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

TOTAL PORTFOLIO VALUE

**US\$795.3  
million**

NET LETTABLE AREA

**3.7  
million**

**21**

GROCERY & NECESSITY

**2**

SELF-STORAGE  
PROPERTIES

**8.0 Years**

LONG WALE<sup>1</sup>

HIGH OCCUPANCY

**97.7%**

GROCERY & NECESSITY



**89.2%**

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**

**98%**

FREEHOLD  
PROPERTIES<sup>2</sup>



1. Based on gross rental income of Grocery & Necessity Properties for the month of March 2026.  
2. Based on carrying value of investment properties as at 31 March 2026.

# Introduction

Resilient Portfolio with a Diversified Tenant Base Led by Leading Grocers

Tenants Providing Essential Services<sup>1</sup>

**58.9%<sup>2</sup>**



## Top 10 Tenants<sup>2</sup>



10.3%



10.1% BB+<sup>3</sup>



8.0% BBB+<sup>3</sup>



5.2%



3.8% BBB<sup>3</sup>



3.7% A<sup>3</sup>



2.9%



2.8%



2.7% AA<sup>3</sup>



2.7%

## Other Notable Tenants

TRADER JOE'S

Burlington



FedEx



CAVA

WELLS FARGO

1. Based on the definition of "Essential Retail Businesses" by the State of New Jersey.
2. Based on gross rental income of Grocery & Necessity Properties for the month of March 2026.
3. Latest credit rating obtained from S&P global as at 30 April 2026

# 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)



### 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)

2026



### Acquisition of Grocery-anchored Property

- Wallingford Fair (US\$21.4 mil, 115k sq ft)

### As of 31 March 2026

- **US\$795.3 mil** AUM
- **21** G&N Properties
- **2** Self-Storage Properties
- **9** States, **3.7 million** sq ft

Year	2021	2022	2023	2024	2025
Change in Valuation (y-o-y) <sup>1</sup>	+3.7%	+1.3%	+4.7%	+2.9%	+3.8%

**UHREIT AUM**  
**36%**  
**Since IPO**

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

# U.S. Market Update



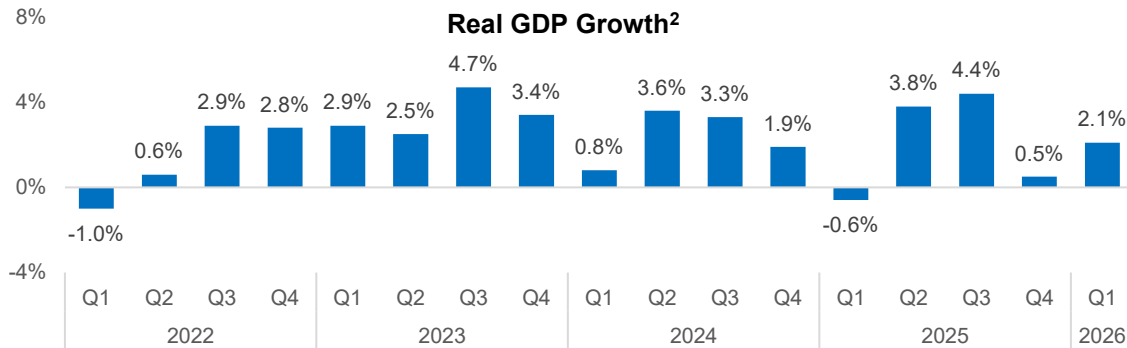
*Penrose Plaza, Pennsylvania*

# U.S. Market Update

1Q 2026 U.S. GDP Grew 2.1%

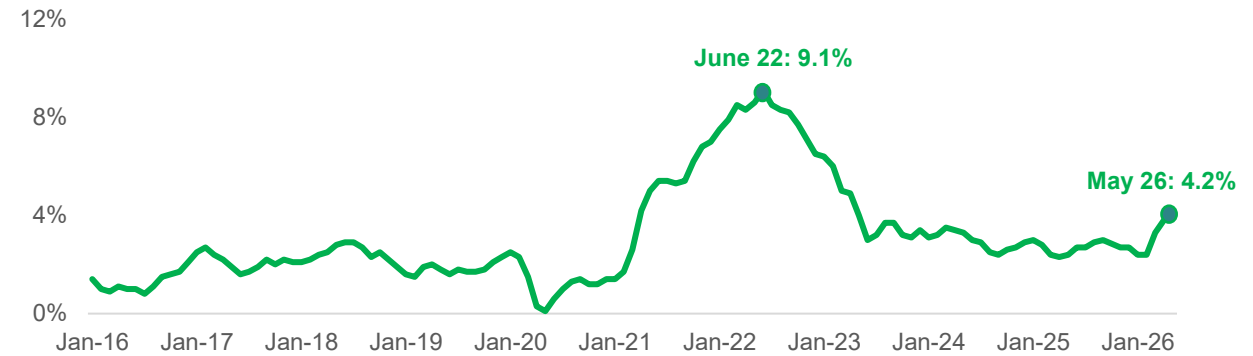
## U.S. Economy Continued to Expand at an Annualized Rate of 2.1% in 1Q 2026

- 2026 GDP growth forecast: +2.2%<sup>1</sup>

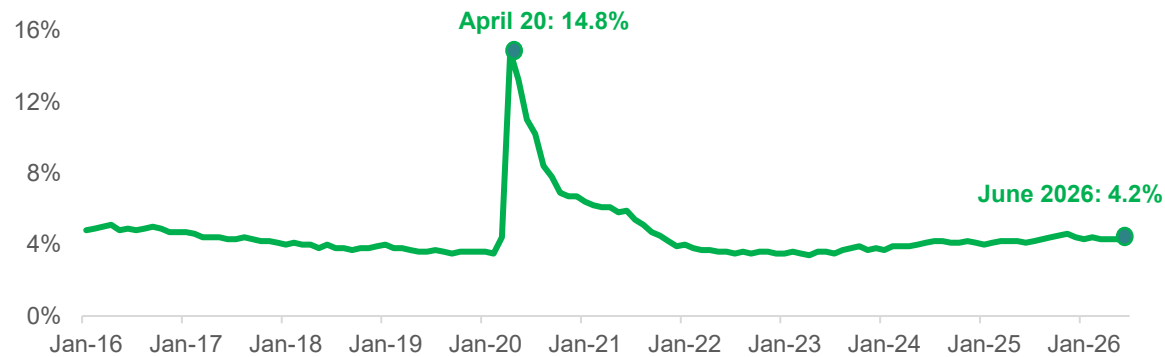


## May 2026 Consumer Price Index came in at 4.2%<sup>3</sup>

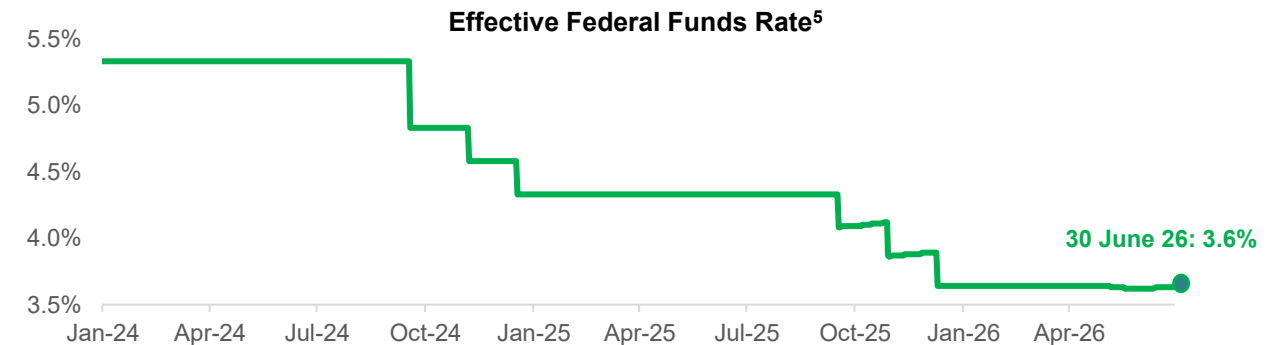
- Inflation rate has declined significantly from 9.1% in June 2022



## Unemployment Rate remains low at 4.2%<sup>4</sup>



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



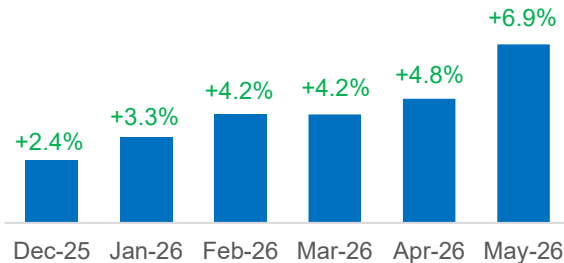
1. Federal Open Market Committee, "Summary of Economic Projections", 17 June 2026.  
 2. U.S. Bureau of Economic Analysis, "GDP (Third Estimate), 1Q 2026", 25 June 2026.  
 3. U.S. Bureau of Labor Statistics, "Consumer Price Index – May 2026", 10 June 2026.

4. U.S. Bureau of Labor Statistics, "The Employment Situation".  
 5. Federal Reserve Bank Of New York.

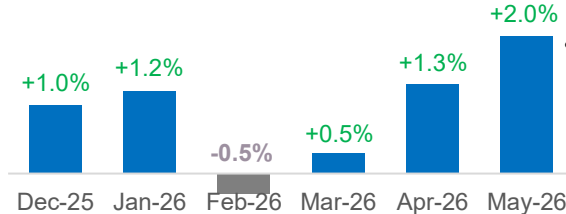
# U.S. Market Update

## Retail and Grocery Sales Demonstrate Resilience

**U.S. Total Retail Sales<sup>1</sup>**  
(Monthly % change y-o-y)



**U.S. Grocery Stores<sup>1</sup>**  
(Monthly % change y-o-y)



- U.S. retail sales rose significantly more than expected in May, increasing 6.9% y-o-y and 0.9% from the previous month<sup>2</sup>
- Core retail sales, which exclude automobiles, gasoline, building materials, and food services, rose 0.7% in May, following a 0.5% increase in April, underscoring the resilience of U.S. consumer spending despite ongoing economic uncertainties<sup>2</sup>
- The FOMC voted unanimously to keep its benchmark overnight borrowing rate unchanged, anchored in a range of 3.5%-3.75% in its June 2026 meeting. Inflation remains elevated relative to the Committee's 2 percent goal, in part reflecting supply shocks that have driven price increases in certain sectors, including energy<sup>3</sup>

### Healthy Tenant Sales Performance



Comparable Sales Growth<sup>4</sup>

+1.5%

+1.5%

+4.1%

+6.0%

% of GRI<sup>5</sup>

10.1%

8%

2.7%

3.8%

1. U.S. Census Bureau, "Advance monthly sales for retail and food services – May 2026", 17 June 2026.  
 2. Yahoo Finance, "US retail sales growth exceeds estimates in May", 17 June 2026.  
 3. CNBC, "Fed holds rates steady, pares down statement to remove cutting bias", 17 June 2026.

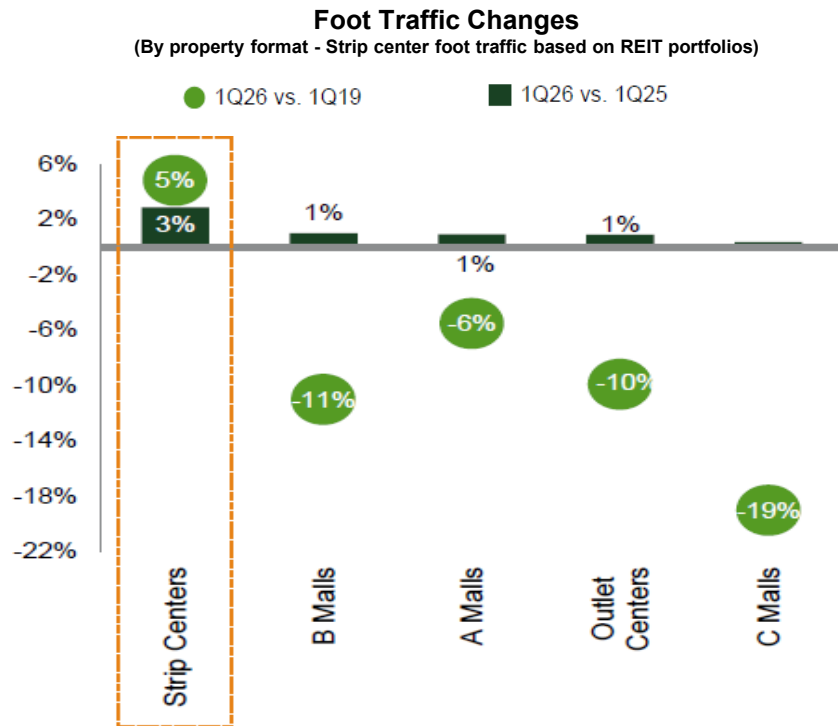
4. Extracted from respective companies' latest financial results release and not independently verified.  
 5. Based on gross rental income of Grocery & Necessity Properties for the month of March 2026.

# U.S. Market Update

## Favourable Outlook for Grocery-Anchored Strip Centers

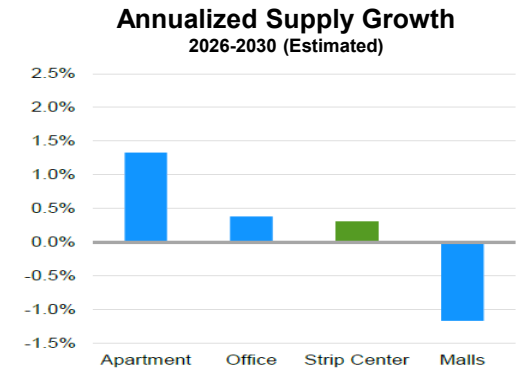
### Resilient Foot Traffic Underscores Strip Center Strength

Foot traffic at strip centers has remained resilient despite sentiment surveys pointing to a deeply cautious consumer. First quarter traffic is up 5% relative to 2019 and 3% versus 2025, representing the strongest trends across retail formats

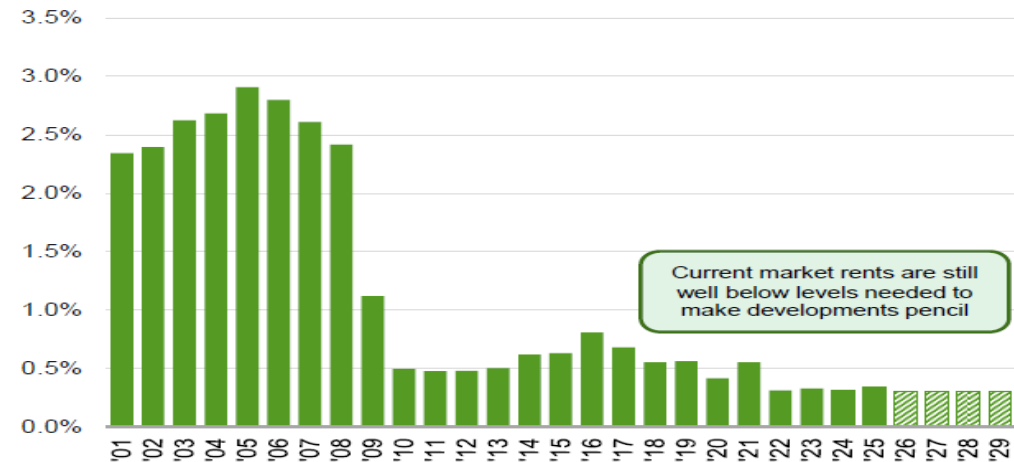


### New Supply to Remain Muted Despite Resilient Demand

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 four years. Despite considerably stronger retailer demand for space in recent years, development economics remain challenging, keeping new supply scarce



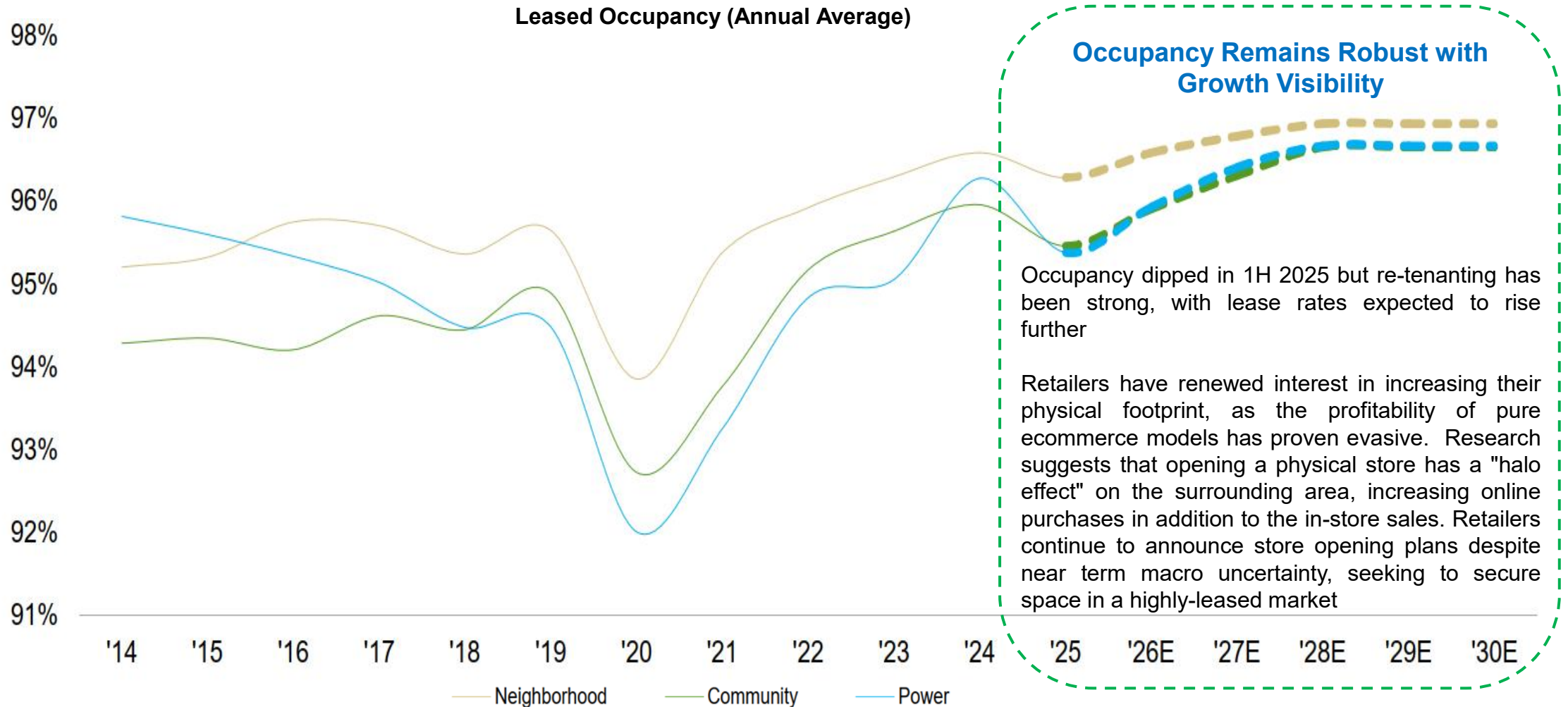
### Strip Center Supply Growth Y-O-Y



Source: Green Street, "Strip Center Update", 18 May 2026.

# U.S. Market Update

## Green Street Anticipates Continued Occupancy Gains Across Strip Center Formats



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

# 1Q 2026 Key Highlights



Arundel Plaza, Maryland

# 1Q 2026 Key Highlights

*Resilient Portfolio Backed by a Long WALE and High Tenant Retention*

## Occupancy



Grocery & Necessity  
Occupancy<sup>1</sup>

↑ **97.7%**  
Improved by 8bps



Lease Renewals

**Over 160K sq ft**  
New and Renewal  
Leases Signed in 1Q 2026



Self-Storage  
Occupancy

↑ **89.2%**  
Improved by 55bps

## Long WALE and High Tenant Retention Rate

↑ **8.0 Years**  
Long WALE<sup>1</sup>  
Increased from 7.7 years<sup>2</sup>

**90%**  
High Tenant  
Retention Rate

## Portfolio and AUM Growth

↑ **AUM up by**  
**36%**  
Since IPO

↑ **21**  
Grocery &  
Necessity Properties  
(Following Wallingford Fair  
Acquisition)

1. Based on gross rental income of Grocery & Necessity Properties for the month of March 2026.

2. As at 31 December 2025.

# 1Q 2026 Key Highlights

Healthy Leasing Activity Continues

## Acquisition of Wallingford Fair



Acquisition completed in January 2026

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

## Reputable National Tenants Begin Operations



DICK'S Sporting Goods has officially opened its new 53k sq ft store at Hudson Valley Plaza under a 10-year lease



Black Friday Daily Deals has officially opened its new 26k sq ft store at Parkway Crossing

## Ongoing Development Project



Development of a new 5k sq ft store on excess land at St. Lucie West, pre-leased to Florida Blue on a 10-year lease

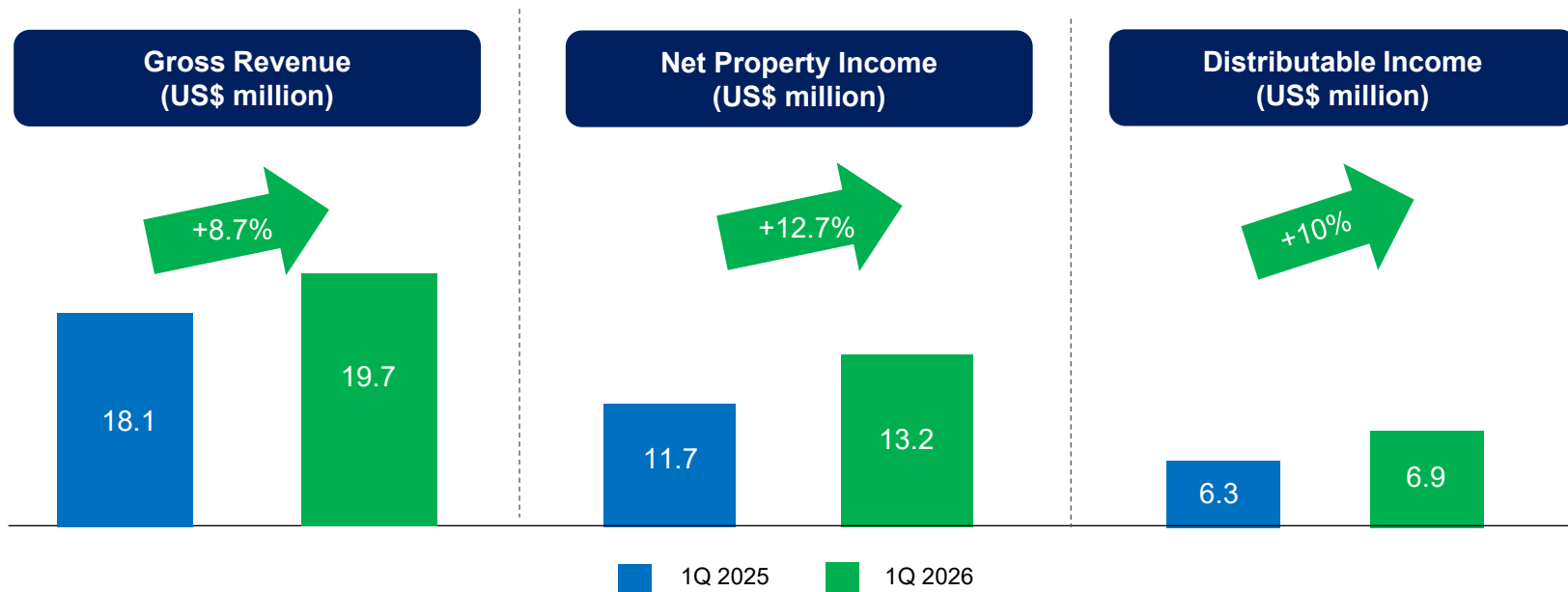
1Q 2026  
Financial  
Results



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

# 1Q 2026 Financial Results

10% Year-on-Year Growth in Distributable Income



- Gross revenue and net property income increased by 8.7% and 12.7%, respectively. This was driven by the commencement of new leases, built-in rental escalations in existing leases, and the contribution from Dover Marketplace and Wallingford Fair Shopping Center, which were acquired in August 2025 and January 2026 respectively
- Finance costs were higher due to additional borrowings taken to fund these acquisitions, partially offset by lower interest rates on the floating rate loans
- Overall, distributable income was higher by 10% year-on-year

# 1Q 2026 Financial Results

## Prudent Capital Management



**No Refinancing Requirement**  
until February 2028

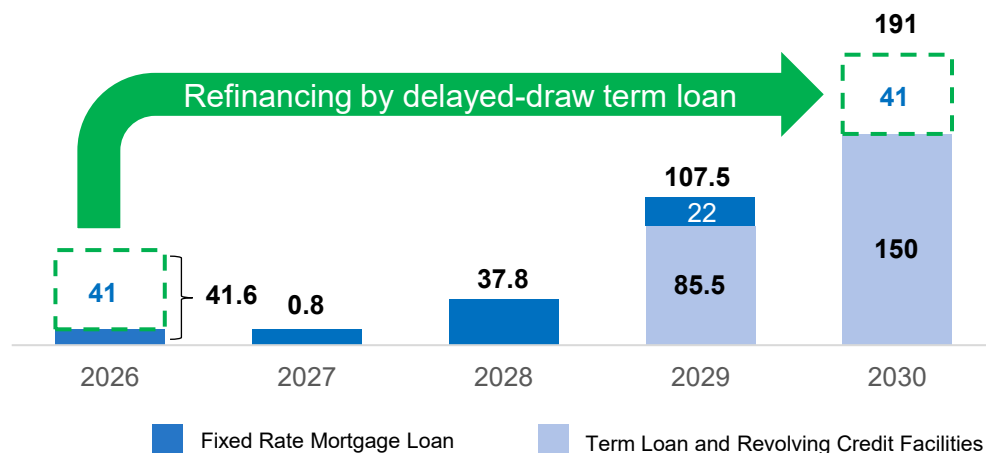


**29.8%**  
Floating Rate  
SOFR Loans

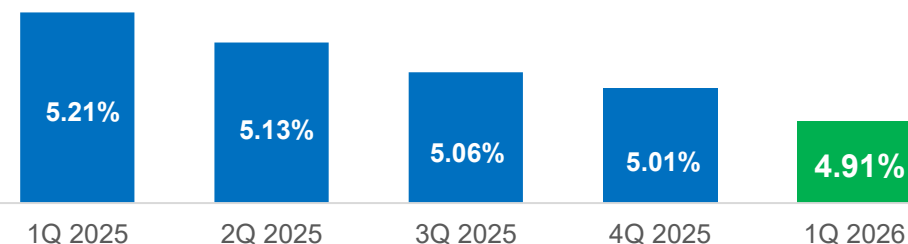
### Fully Extended Debt Maturity Profile<sup>1</sup> (US\$ million)



**Undrawn Facilities: US\$114.5 million**



### Weighted Average Interest Rate<sup>2</sup> Continues to Fall



### Debt Summary as at 31 March 2026

Weighted Average Debt Maturity  
**3.2 years**  
Net Aggregate Leverage  
**40.3%<sup>3</sup>**  
Aggregate Leverage  
**41.1%**

### Trailing 12-month ICR Sensitivity<sup>4</sup> (times)

For the period ended 31 March 2026	2.4
<u>Scenario 1:</u> 10% decrease in the EBITDA	2.2
<u>Scenario 2:</u> 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.
3. Net aggregate leverage is total borrowings less cash divided by total deposited property less cash.

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.

# 1Q 2026 Financial Results

8.7% Yield Offering a 440bps Premium to U.S. 10-Year Treasuries

Attractive  
Dividend  
Yield<sup>1</sup>

8.7%

3 Consecutive  
years of Positive  
Total Unitholder  
returns<sup>2</sup>

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



0.69

UHREIT's  
Price to book Ratio<sup>3</sup>

UHREIT is trading at  
31% Discount  
to NAV  
of US\$0.73

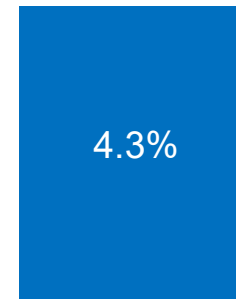
## Dividend Yield Comparison

8.7%



UHREIT<sup>1</sup>

440 bps



U.S. 10 Year  
Treasury Yield<sup>4</sup>

1. Based on FY2025 total distribution of 4.39 US cents and unit closing price of US\$0.505 as at 31 March 2026.  
2. Obtained from Bloomberg.  
3. Based on NAV of US\$0.73 as at 31 December 2025 and unit closing price of US\$0.505 as at 31 March 2026.  
4. U.S department of the treasury. Data as at 31 March 2026.

# Portfolio Update



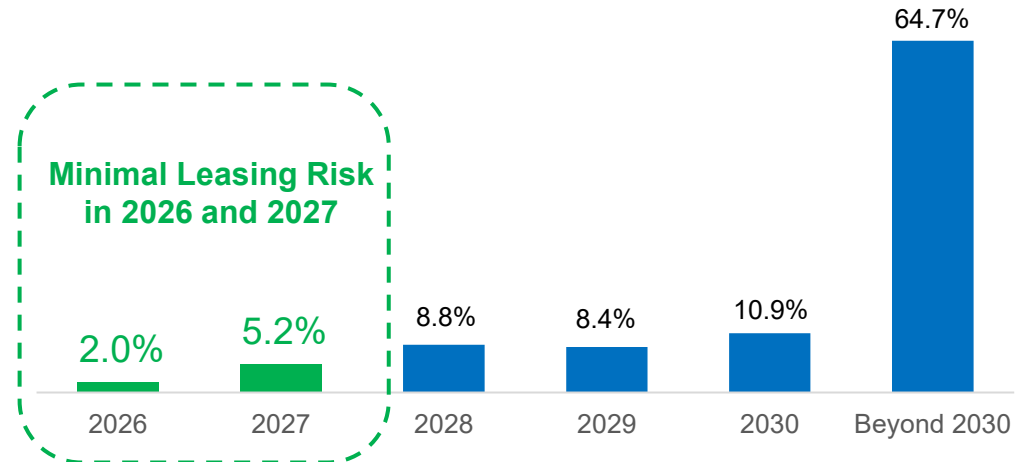
*Upland Square, Pennsylvania*

# Portfolio Update

*Defensive Portfolio Underpinned by Essential Services*

## Minimal Leasing Risk in 2026 and 2027

Grocery & Necessity Lease Maturity Profile<sup>1</sup>



	1Q 2026	
	No.	NLA (Sq Ft)
New leases signed	2	6,400
Lease renewals	8	157,325

## Strong Leasing Momentum

*New Leases and Lease Extensions Signed*

**GIANT**

*Upland Square*

**STOP&SHOP**

*Fairhaven Plaza*

**Wendy's**

*Penrose Plaza  
and Lawnside Commons*

**FAMILY DOLLAR**

*Parkway Crossing*

**Bath & Body Works®**

*Upland Square*

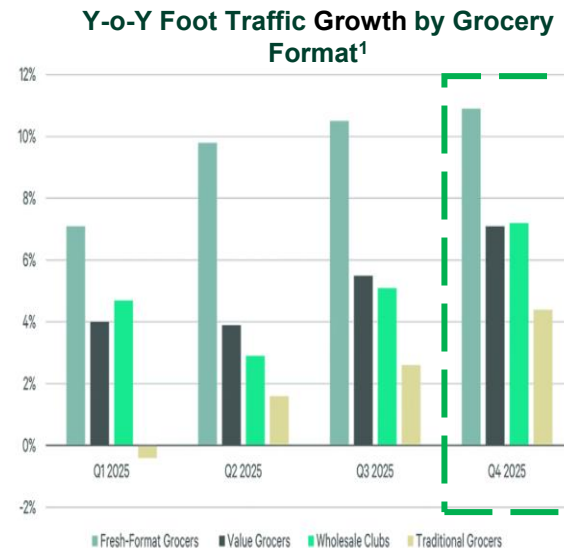
1. Based on gross rental income of Grocery & Necessity Properties for the month of March 2026.

# Portfolio Update

## The Storefront Advantage in a Digital World

### Brick-and-Mortar Stores Continue to Anchor Grocery Performance

While grocers have expanded online fulfillment since the pandemic, most recent sales growth continues to come from physical stores. According to Placer.ai, grocery foot traffic rose across all formats last year. Fresh-format grocers like Whole Foods Market and Sprouts Farmers Market saw the strongest gains, driven by consumers opting to dine at home. Value grocers including Trader Joe's, Aldi and Lidl also recorded higher visits, reflecting demand for affordable options. Notably, growth in store visits has been led by lower- and middle-income consumers, rather than higher-income segments<sup>1</sup>



### Grocers Expand Footprint to Capture Rising Demand

Many retailers are leveraging their stores as fulfillment centers for curbside and in-store pickup of online orders. Capital One reports that 85% of its customers who buy online and pick up in store (“BOPIS”) tend to make an additional purchase within the store itself. These BOPIS shoppers consistently show higher order values and stronger repeat behavior, driving reliable repeat store traffic<sup>1</sup>

1. CBRE, “Grocers adding more stores to meet rising consumer demand”, 16 April 2026.

### Retailers Increasing Brick-and-Mortar Presence



Planning to build or convert >150 stores in the next five years



Plan to open 110 stores in FY2026



Goals of opening 500 new stores by end of 2028



Plan to open 200 stores by end of 2027



Plan to open 1,000 Locations by 2032



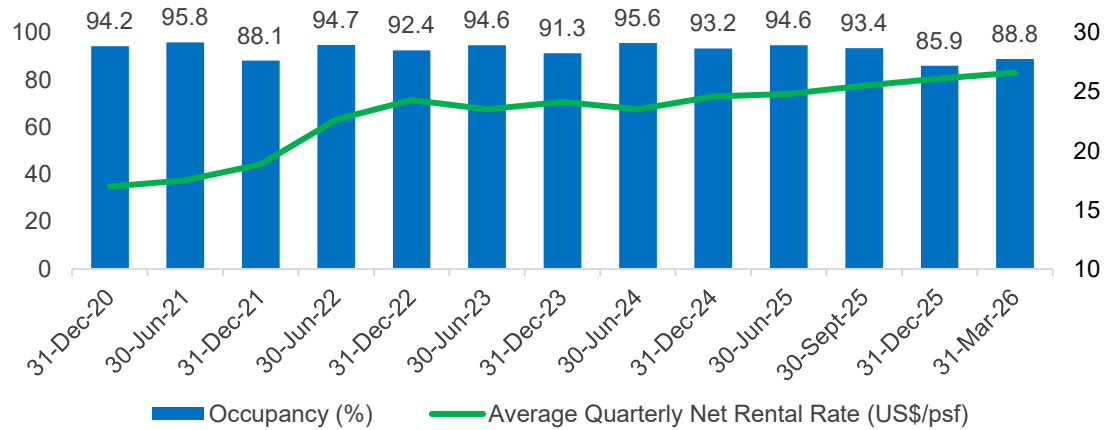
100 House of Sports locations to open by end of 2027

Source: Company press release, investor presentation, Yahoo Finance and CNBC.

# Portfolio Update

## Self-Storage Properties Occupancy Normalizing Amid Rental Rate Moderation

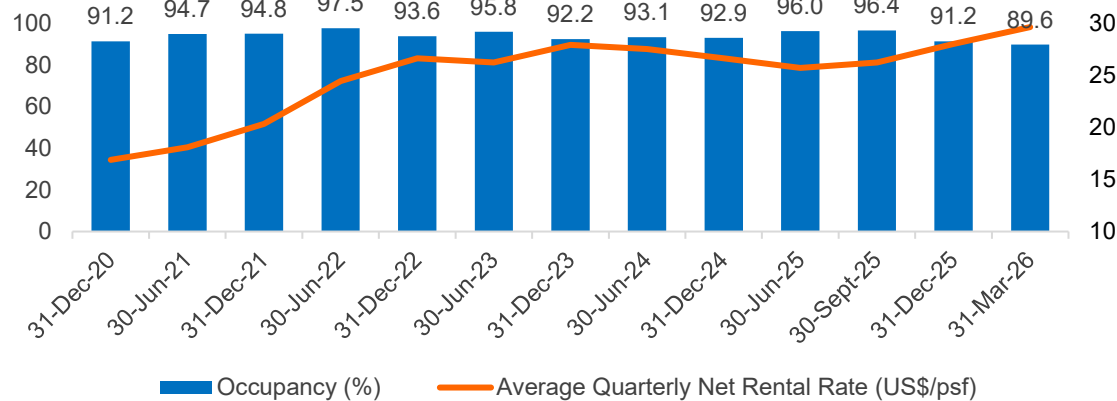
### Carteret Self-Storage



Moderation in occupancy has created an opportunity to potentially capture higher rents as the popular Spring leasing season has commenced



### Millburn Self-Storage



# Portfolio Update

## Key Milestones and Accolades

**SGX**

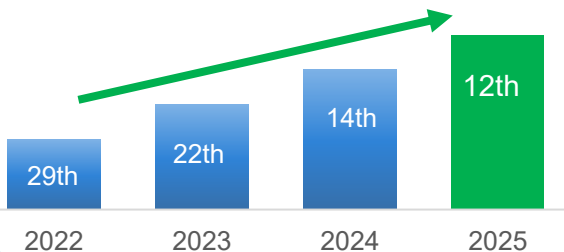
Included in the

**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**



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

**IR Impact Award – South East Asia 2025**



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

**Company of Good – 3 Hearts Recognition by NPVC**



**Award-Winning Annual Report**



Hermes Creative Awards – Awarded Gold



The Communicator Awards – Award of Distinction

# Summary and Focus



*St Lucie West, Florida*

# 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



**8.7%**  
HIGH DIVIDEND  
YIELD



**+10%**  
YoY Distributable  
Income Growth

**8 Years**  
LONG WALE

HIGH OCCUPANCY  
**97.7%**  
GROCERY & NECESSITY



**89.2%**  
SELF-STORAGE



ASSET UNDER  
MANAGEMENT  
**+36%**  
SINCE IPO IN 2020



**40.3%**  
NET AGGREGATE  
LEVERAGE

TENANTS PROVIDING  
ESSENTIAL SERVICES **58.9%**

**2%** OF LEASES  
EXPIRING IN 2026

**90%**  
HIGH TENANT  
RETENTION RATE

# Appendix

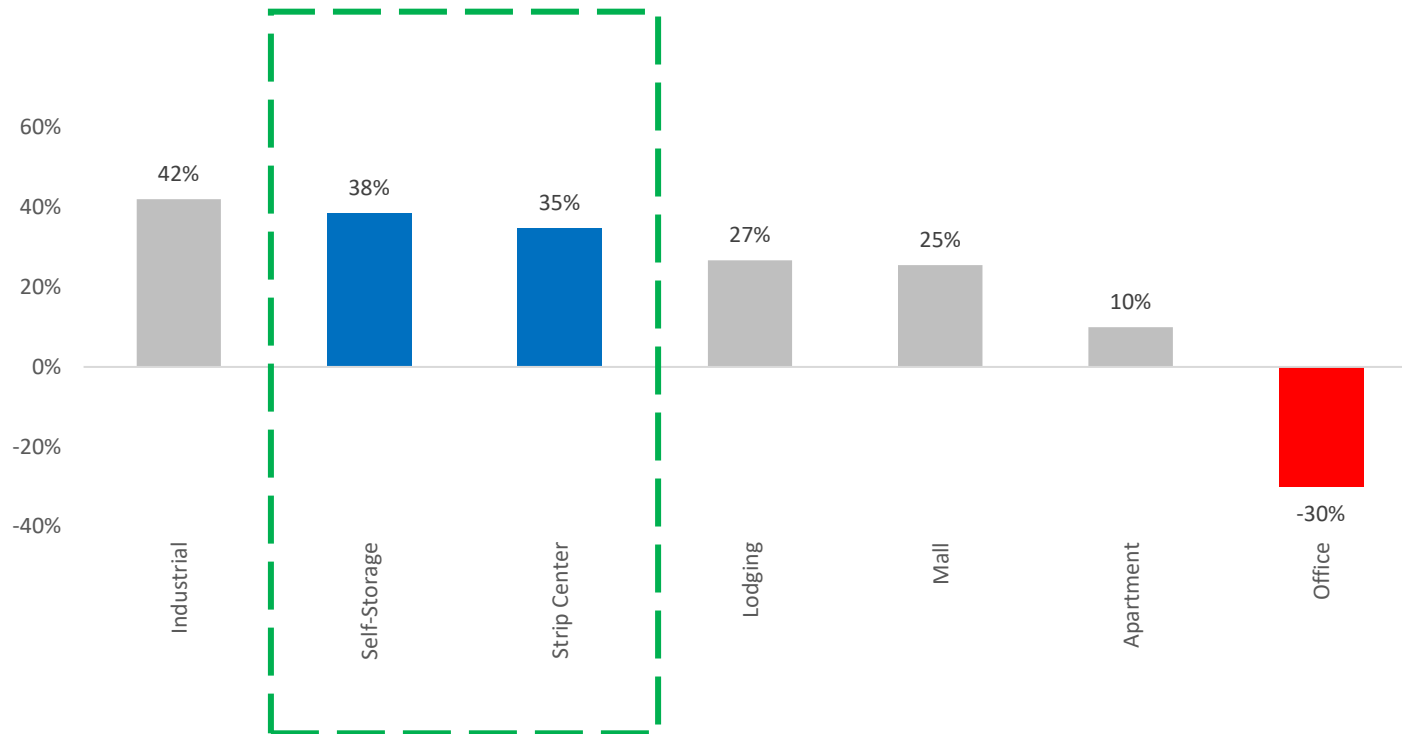


Wallington ShopRite, New Jersey

# Appendix

## Resiliency in Self-Storage and Strip Center Property Values

### % Change in Green Street Commercial Property Price Index from June 2020 to June 2026



- 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 30% 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 35% since June 2020
- Similarly, the Self-Storage sector has also benefitted from the work from home dynamic with values increasing by 38% since June 2020

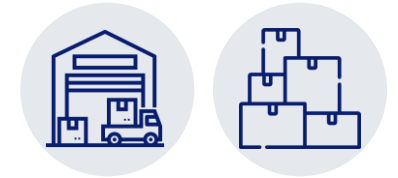
Source: Green Street Commercial Property Price Index

# Appendix

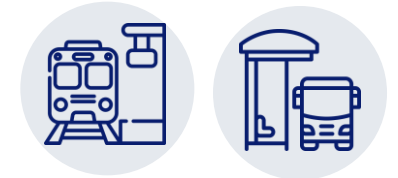
## Locations of UHREIT's Self-Storage Properties



- 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

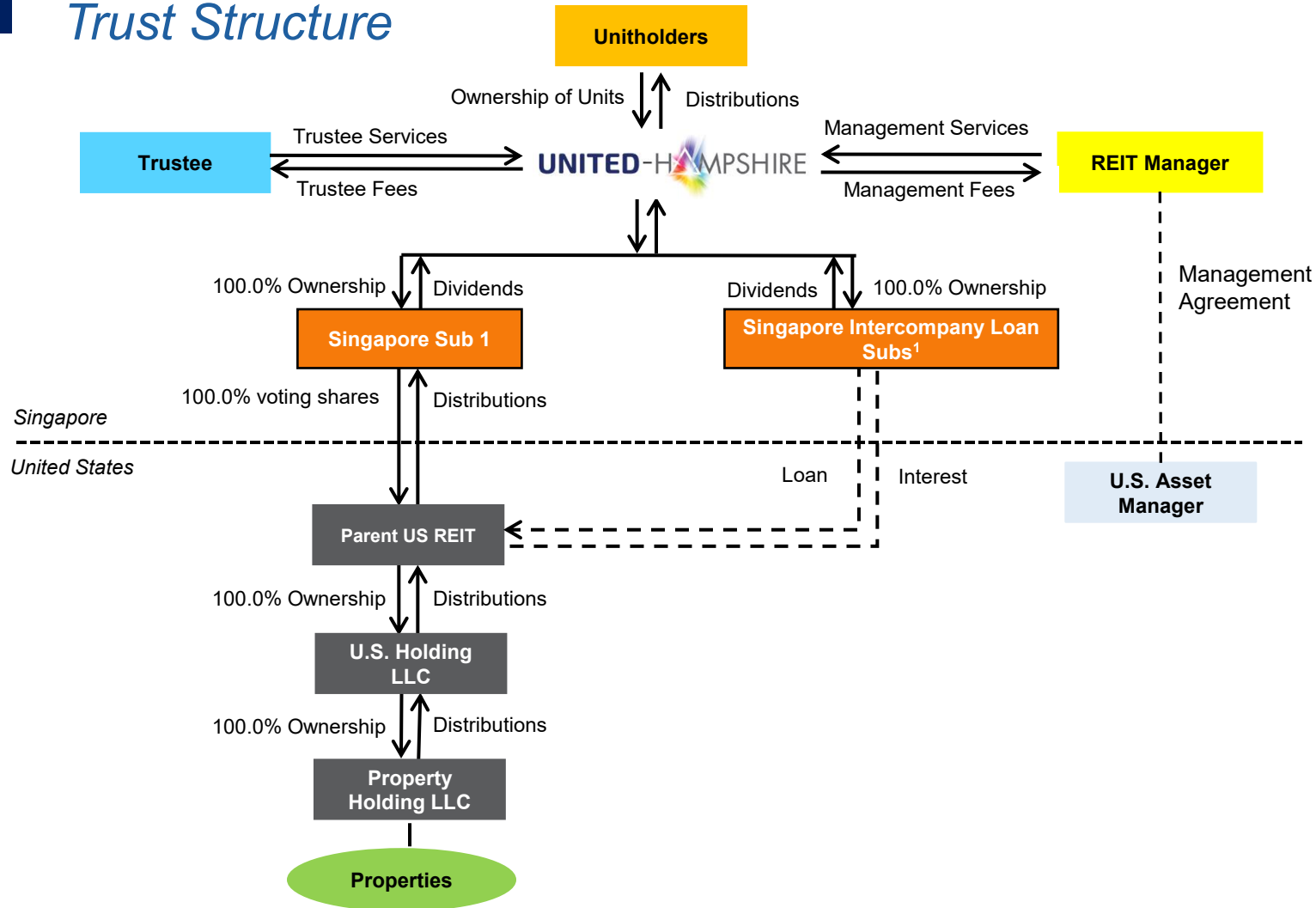


- Surrounded by a mix of residential, commercial, industrial and office developments



# 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)<sup>2</sup>

- 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
<b>Location</b>	Virginia	Pennsylvania	Pennsylvania
<b>Acquisition Date</b>	November 2021	November 2021	July 2022
<b>Land Tenure</b>	Freehold	Freehold	Freehold
<b>NLA (Sq Ft)<sup>1</sup></b>	168,498	258,752	399,559
<b>WALE (years)<sup>1</sup></b>	4.6	6.5	4.8
<b>Purchase Price</b>	US\$26.3 mil	US\$52 mil	US\$85.7 mil
<b>Anchor Tenants</b>	  	  	  

1. Information as at 31 December 2025.

# Appendix

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






	Dover Marketplace	Wallingford Fair
<b>Location</b>	Pennsylvania	Connecticut
<b>Acquisition Date</b>	August 2025	January 2026
<b>Land Tenure</b>	Freehold	Freehold
<b>NLA (Sq Ft)<sup>1</sup></b>	61,052	115,223
<b>WALE (years)<sup>1</sup></b>	9.3	12.5
<b>Purchase Price</b>	US\$16.4 mil	US\$21.4 mil
<b>Anchor Tenants</b>	  	  

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
<b>Location</b>	New Jersey	Florida	Florida
<b>Construction Completion</b>	January 2021 (Divested in June 2022)	March 2021	November 2023
<b>NLA (Sq Ft)</b>	68,898	55,000	63,224
<b>Operator Details</b>	 <p>Previously managed by Extra Space Storage, one of the largest Self-Storage operator in U.S.</p>	 <p>Largest employee-owned grocery chain in the U.S. with more than 1,300 stores across eight U.S. States</p>	 <p>Popular American sporting-goods store chain with more than 290 stores in U.S.</p>

# Appendix

## Opportunistic Divestments



	<b>Elizabeth and Perth Amboy Self-Storage</b>	<b>Big Pine Center</b>	<b>Lowe's and Sam Club properties within Hudson Valley Plaza</b>	<b>Albany - Supermarket</b>
<b>Location</b>	New Jersey	Florida	New York	New York
<b>Divestment Date</b>	June 2022	August 2023	August 2024	January 2025
<b>Divestment Consideration</b>	US\$45.5 mil	US\$9.9 mil	US\$36.5 mil	US\$23.8 mil
<b>Transaction Details</b>	<p>                     Purchase price incl. top up US\$4.7 mil (+4.9%)                      Independent Valuations as at 31 Dec 2021 US\$44.4 mil (+2.5%)                      Divestment Consideration US\$45.5 mil                 </p>	<p>                     Purchase Price US\$9.2 mil (+7.7%)                      Independent Valuation as at 31 Dec 2022 US\$9.5 mil (+3.7%)                      Divestment Consideration US\$9.9 mil                 </p>	<p>                     Purchase Price US\$31.1 mil (+17.5%)                      Independent Valuation as at 30 June 2024 US\$35.0 mil (+4.3%)                      Divestment Consideration US\$36.5 mil                 </p>	<p>                     Purchase Price US\$22.9 mil (+4.2%)                      Independent valuation as at 31 Dec 2024 US\$23.8 mil                      Divestment Consideration US\$23.8 mil                 </p>



# Thank You



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