UNITED-HAMPSHIRE

1H 2026 Financial Results

13 August 2026

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

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Dover Marketplace, Pennsylvania

1H 2026 Executive Summary

Strong Financial and Operational Performance

Financial Performance

Revenue:	**US$37.8 mil** **+5.8%**
Net Property Income:	**US$25.5mil** **+6.4%**
Distributable Income:	**US$13.7 mil** **+5.8%**

Capital Management

No refinancing requirement	**Until Feb 2028**
Average Interest Rate[1]	**4.89%** (↓ 2 bps)
Weighted Average Debt Maturity[2]	**2.9 years**
Net Aggregate Leverage Ratio[3]	**39.7%**

Operational Performance

Grocery & Necessity Committed Occupancy	**97.6%**
Long WALE[4]	**7.9 Years**
2026 Lease Expiries[4]	**0.6%** ↓ **by 140 bps**
Self-Storage Occupancy	**93.5%** ↑ **by 430bps**

1H 2026 DPU:	**DPU Yield[5]:**
2.16 US Cents ↑ **3.4%**	**8.7%**

1H 2026 Highlights

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

Announced opening of **53k sq ft DICK'S Sporting Goods** in March 2026 at Hudson Valley Plaza

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

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

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1. Trailing 12-month and excludes upfront debt-related transaction costs.
2. Assuming the loan extension options are fully exercised.
3. Net aggregate leverage is total borrowings less cash divided by total deposited property less cash.
4. Based on gross rental income of Grocery & Necessity Properties for the month of June 2026.
5. Based on 2H 2025 and 1H 2026 total distribution of 4.46 US cents and unit closing price of US$0.515 as at 30 June 2026.

1H 2026
Key Highlights

Arundel Plaza, Maryland

1H 2026 Key Highlights

Resilient Portfolio Backed by a Long WALE and High Tenant Retention

Occupancy

97.6%

Maintained High Occupancy

Grocery & Necessity Committed Occupancy

Over 260K sq ft

New and Renewal Leases Signed in 1H 2026

Lease Renewals

93.5%

Improved by 430bps

Self-Storage Occupancy

Long WALE and High Tenant Retention Rate

7.9 Years

Long WALE[1]

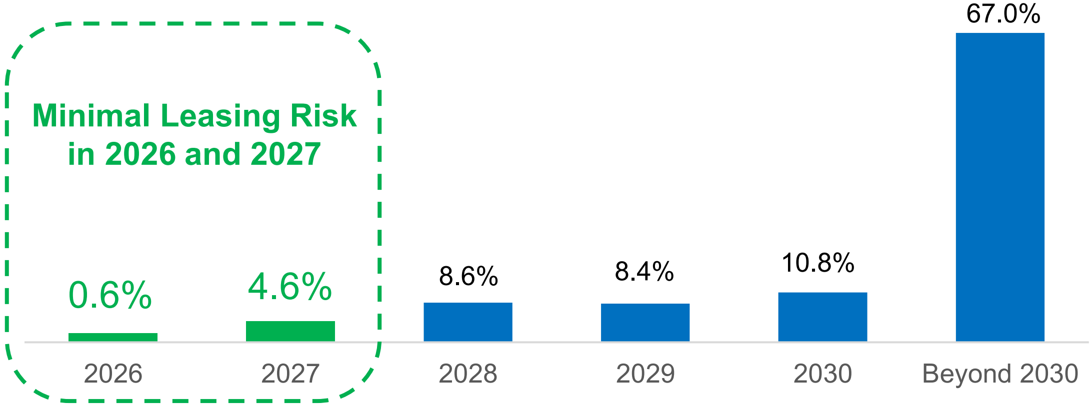
90%

High Tenant Retention Rate

2026 Lease Expiries : 0.6%

1.4% Lower than 1Q 2026

Minimal Leasing Risk in 2026 and 2027



Grocery and Necessity Lease Maturity Profile[1]

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

1H 2026 Key Highlights

Resilient Portfolio with a Diversified Tenant Base Led by Leading Grocers

Tenants Providing Essential Services[1, 2] **58.5%**

9.1 Years
WALE of
Tenants Providing
Essential Services[1,2]

10.5 Years
WALE of
Top 10 Tenants[2]

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

Top 10 Tenants[2]

ShopRite	10.3%	
BJ's	10.1%	BB+[3]
Ahold Delhaize	7.9%	BBB+[3]
LA FITNESS	5.2%	
DICK'S SPORTING GOODS	3.8%	BBB[3]
THE HOME DEPOT	3.7%	A[3]
FOOD BAZAAR SUPERMARKET	2.8%	
Price Chopper	2.8%	
Walmart	2.7%	AA[3]
Publix	2.7%	

Other Notable Tenants

TRADER JOE'S
Burlington
Raising Cane's CHICKEN FINGERS
FedEx
LOWE'S
ULTA BEAUTY
CAVA
WELLS FARGO

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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 June 2026.
3. Latest credit ratings based on publicly available information from S&P Global as at 31 July 2026.

1H 2026 Key Highlights

Strong 1H Led by Accretive Acquisitions, New Tenants Opening and Lower Interest Rates

New Tenants Opening

DICK'S Sporting Goods officially opened its new 53,000 sq ft store at Hudson Valley Plaza in March 2026

Cava Mezze Grill officially opened its new store at St Lucie West in May 2026

Bath & Body works officially opened its new store at Upland Square in May 2026

Acquisition

GIANT

M&T Bank

SUBWAY

Completed the acquisition of Dover Marketplace, Pennsylvania, in August 2025 for US$16.4 million, 4.8% below its independent valuation

ShopRite

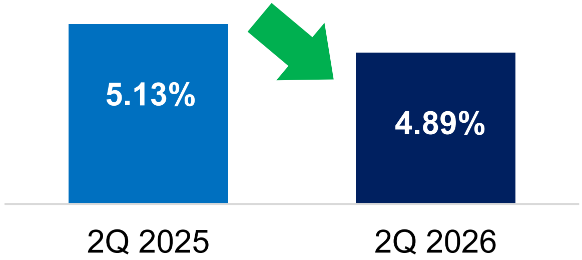
Extra Space Storage

PETCO

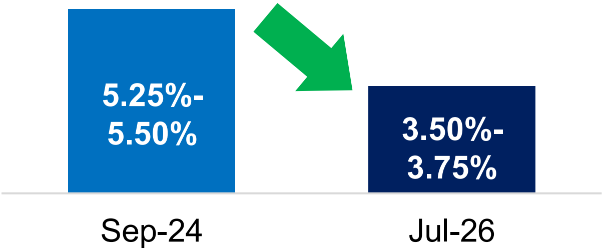
Completed the acquisition of Wallingford Fair, Connecticut, in January 2026 for US$21.4 million, 8.2% below its independent valuation

Lower Interest Rates

Weighted Average Interest Rate Declined by 24 bps



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



1H 2026 Financial Results

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

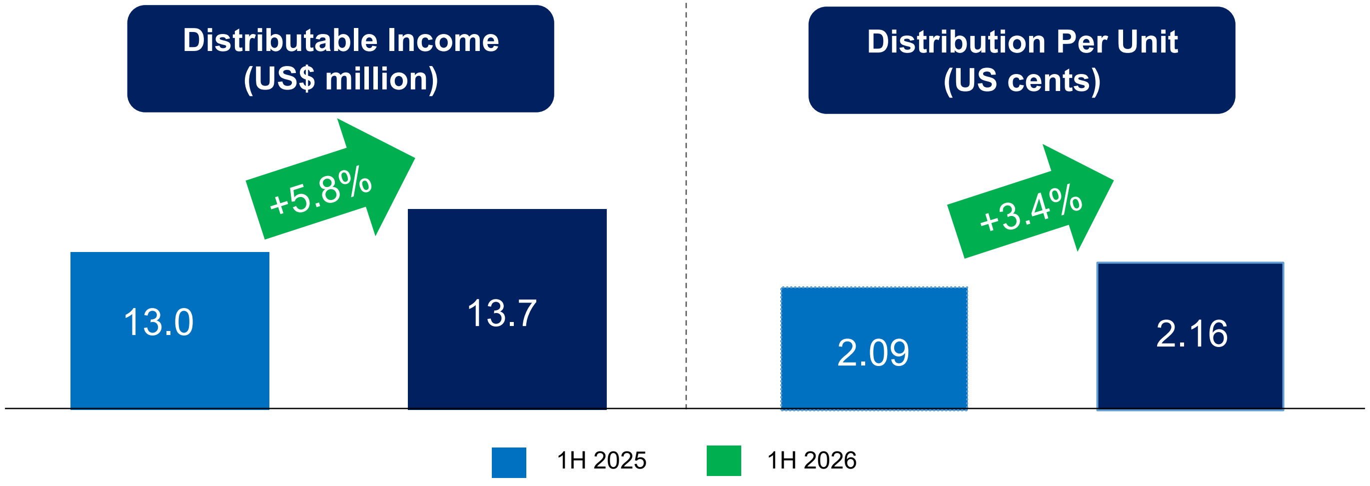
1H 2026 Financial Results

Strong Financial Performance with Growth Across All Key Financial Metrics

- 1H 2026 gross revenue and net property income increased by 5.8% and 6.4% y-o-y, 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, 1H 2026 distributable income and distribution per unit were higher by 5.8% and 3.4% y-o-y, respectively.



	1H 2026 vs 1H 2025		
(US$ million)	**1H 2026**	**1H 2025**	**% Change**
Gross Revenue	37.8	35.7	**+5.8%**
Net Property Income	25.5	24.0	**+6.4%**
Distributable Income	13.7	13.0	**+5.8%**
Distribution Per Unit (US Cents)	2.16	2.09	**+3.4%**

1H 2026 Financial Results

Disciplined Capital Management

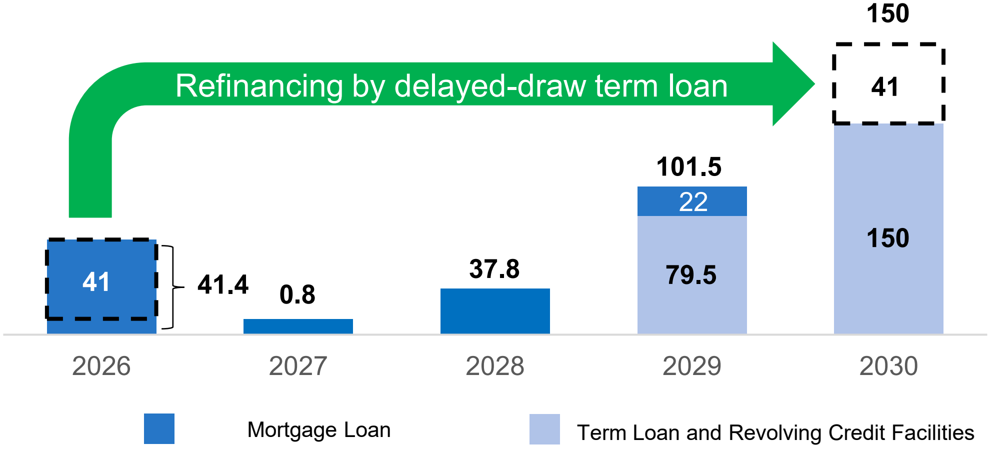
No Refinancing Requirement
until February 2028

71.5%
Fixed Rate Loans[1]

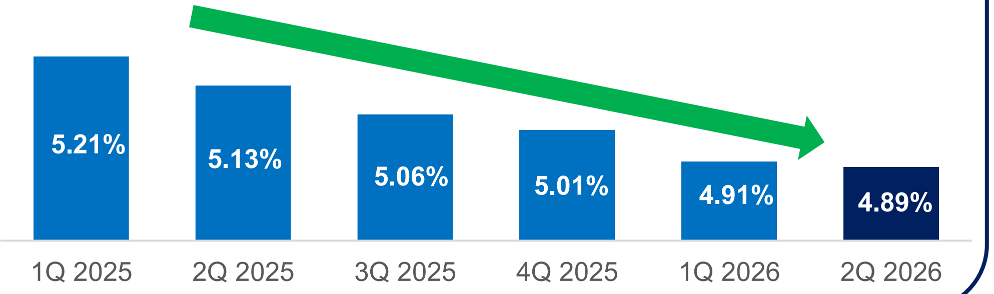
Sensitivity to SOFR[2]
Every 50bps movement in SOFR translates to 0.079 US cents in DPU p.a. which is **1.77%** of trailing 12-month DPU

Fully Extended Debt Maturity Profile[3] (US$ million)

Undrawn Facilities: US$120.5 million



5 Consecutive Periods of Declining Weighted Average Interest Rate[4]



Debt Summary as at 30 June 2026

Weighted Average Debt Maturity[3]
2.9 years

Net Aggregate Leverage[5]
39.7%

Aggregate Leverage
40.4%

Trailing 12-month ICR Sensitivity[6] (times)	
For the period ended 30 June 2026	2.4
Scenario 1: 10% decrease in the EBITDA	2.2
Scenario 2: 100 basis point increase in the weighted average interest rate	2.0

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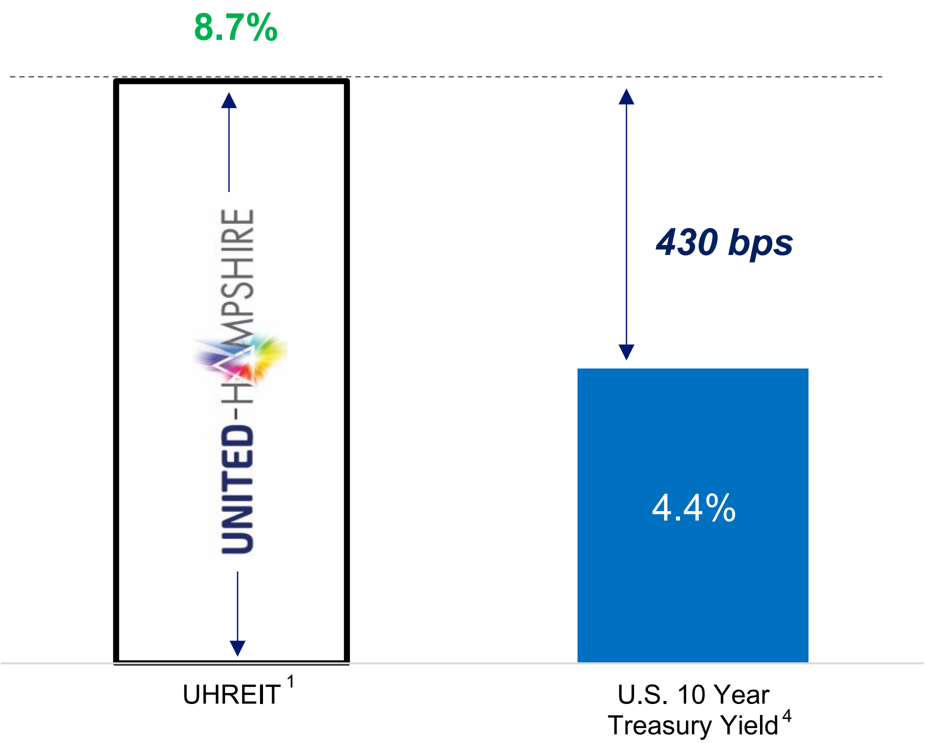
1. Including floating-rate loans that have been swapped to fixed rate.
2. Based on the 28.5% floating-rate loan and revolver facility drawn which are unhedged and the total number of Units in issue as at 30 June 2026.
3. Assuming the loan extension options are fully exercised.
4. Trailing 12-month and excludes upfront debt-related transaction costs.
5. Net aggregate leverage is total borrowings less cash divided by total deposited property less cash.
6. In accordance with Appendix 6: Investment – Property Funds of the Monetary Authority of Singapore's Code on Collective Investment Schemes dated 2 July 2026.

1H 2026 Financial Results

Attractive 8.7% Yield Offering a 430bps Premium to U.S. 10-Year Treasuries

Attractive Dividend Yield[1]	**8.7%**
3 Consecutive years of Positive Total Unitholder returns[2]	**2025: +18%** **2024: +3%** **2023: +22.7%**
0.71 UHREIT's Price to book Ratio[3]	UHREIT is trading at **29% Discount to NAV** of US$0.73

Dividend Yield Comparison



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1. Based on 2H 2025 and 1H 2026 total distribution of 4.46 US cents and unit closing price of US$0.515 as at 30 June 2026.
2. Obtained from Bloomberg.
3. Based on NAV of US$0.73 and unit closing price of US$0.515 as at 30 June 2026.
4. U.S. Department of the Treasury Data as at 30 June 2026.

1H 2026 Financial Results

Healthy Balance Sheet, Stable NAV

	As at 30 June 2026 (US$'000)	**As at 31 December 2025 (US$'000)**
Investment Properties	817,800	794,088
Other Current Assets	21,563	32,382
Total Assets	**840,400**	**826,781**
Loans and Borrowings	327,174	306,467
Total Liabilities	**394,123**	**379,450**
Net Assets	**446,277**	**447,331**
Units in Issue and to be Issued ('000)	608,180	606,440
NAV per Unit (US$)	**0.73**	**0.73**
Adjusted NAV per Unit (US$)[1]	**0.71**	**0.71**

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1. Excluding distribution to Unitholders.

1H 2026 Financial Results

Distribution Schedule

Distribution and Distribution Reinvestment Plan (DRP) Details	
Distribution Period	1 January to 30 June 2026
Distribution Per Unit (US cents)	**2.16**
Ex Date	21 August 2026
Book Closure Date	24 August 2026
Date of announcement of Issue Price of Units for the DRP	24 August 2026
Despatch of Notices of Election and tax forms	28 August 2026
Deadline for Unitholders to complete and return the Notice of Election and tax forms to the Unit Registrar	15 September 2026
Distribution Payment Date	28 September 2026

U.S. Market Update

Penrose Plaza, Pennsylvania

U.S. Market Update

2Q 2026 U.S. GDP Grew 1.5%

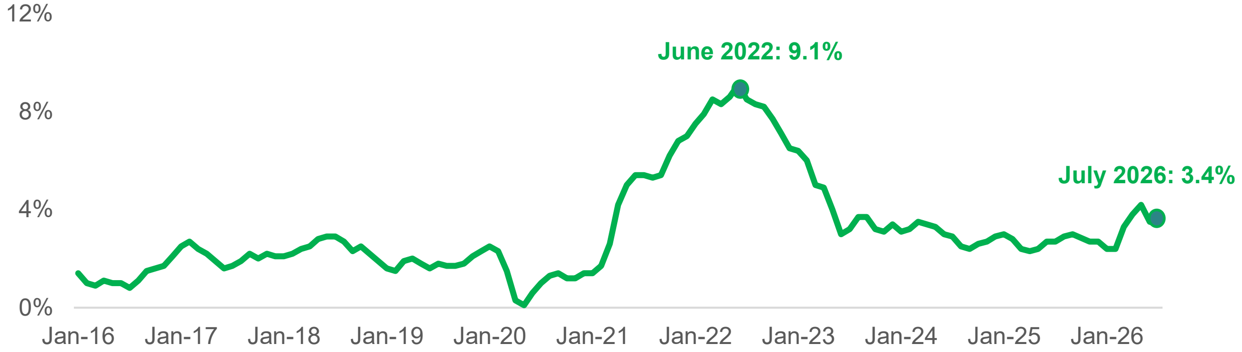
U.S. Economy Continued to Expand at an Annualized Rate of 1.5% in 2Q 2026[1]

- 2026 GDP growth forecast: +2.2%[2]

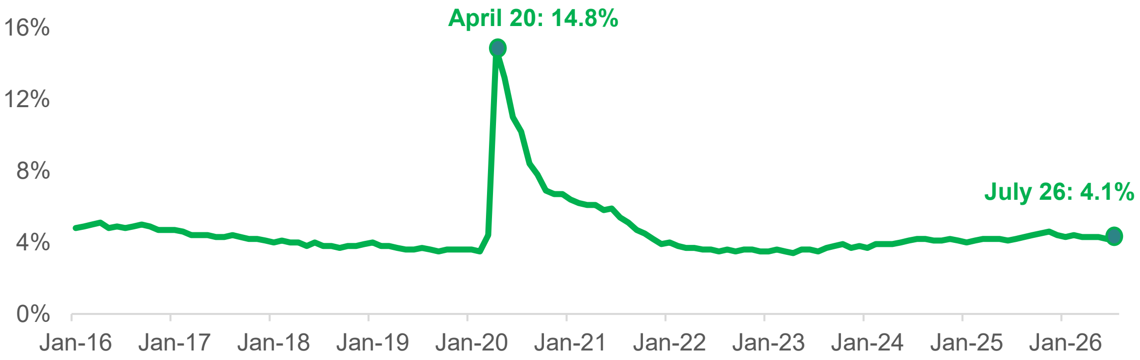

Real GDP Growth[1]

July 2026 Consumer Price Index came in at 3.4%[3]

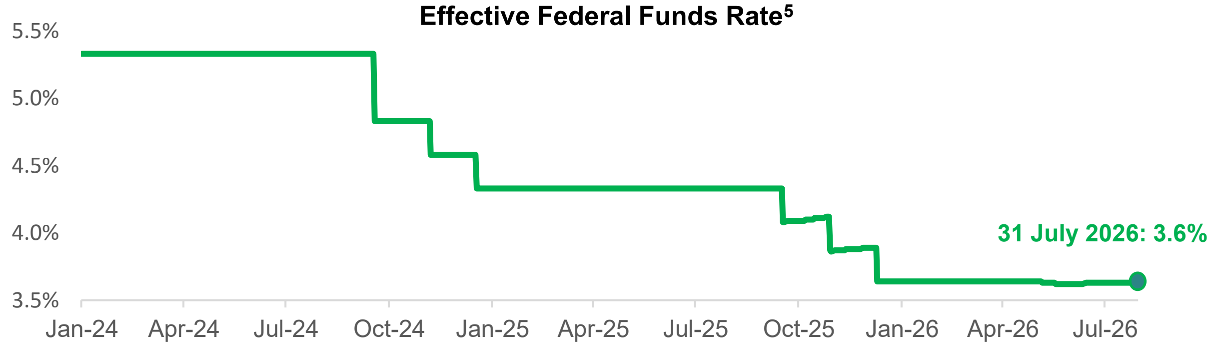
- Inflation rate has declined significantly from 9.1% in June 2022



Unemployment Rate remains low at 4.1%[4]



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


Effective Federal Funds Rate[5]

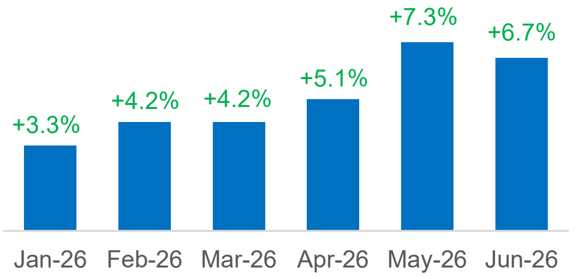
1. U.S. Bureau of Economic Analysis, “GDP (Advance Estimate), 2Q 2026”, 30 July 2026.
2. Federal Open Market Committee,”Summary of Economic Projections”,17 June 2026.
3. U.S. Bureau of Labor Statistics, “Consumer Price Index – July 2026”, 12 August 2026.
4. U.S. Bureau of Labor Statistics, “The Employment Situation”.
5. Federal Reserve Bank Of New York.

U.S. Market Update

Retail and Grocery Sales Demonstrate Resilience

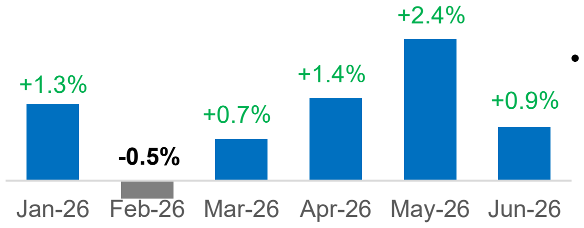
U.S. Total Retail Sales[1]

(Monthly % change y-o-y)



U.S. Grocery Stores[1]

(Monthly % change y-o-y)



- U.S. retail sales increased by 6.7% y-o-y and 0.2% month over month. Meanwhile, core retail sales which exclude automobiles, gasoline, building materials, and food services, rose 0.5% in June, surpassing market expectations of a 0.4% increase. The stronger-than-expected reading underscores the resilience of U.S. consumer spending despite ongoing economic uncertainty[2]

- The FOMC voted to keep its benchmark overnight borrowing rate unchanged at a target range of 3.50%–3.75% during its July 2026 meeting. Inflation remains elevated relative to the Committee's 2 percent objective, while economic activity continues to expand at a solid pace despite heightened uncertainty stemming from the conflict in the Middle East[3]

Healthy Tenant Sales Performance	**Supermarket**			**Consumer Goods**	**Discounter**	
	BJ's	Ahold Delhaize	Walmart	DICK'S SPORTING GOODS	Burlington	ROSS DRESS FOR LESS
Comparable Sales Growth[4]	+1.5%	+0.8%	+4.1%	+6.0%	+6.0%	+17.0%
% of GRI[5]	10.1%	7.9%	2.7%	3.8%	2.2%	1.4%

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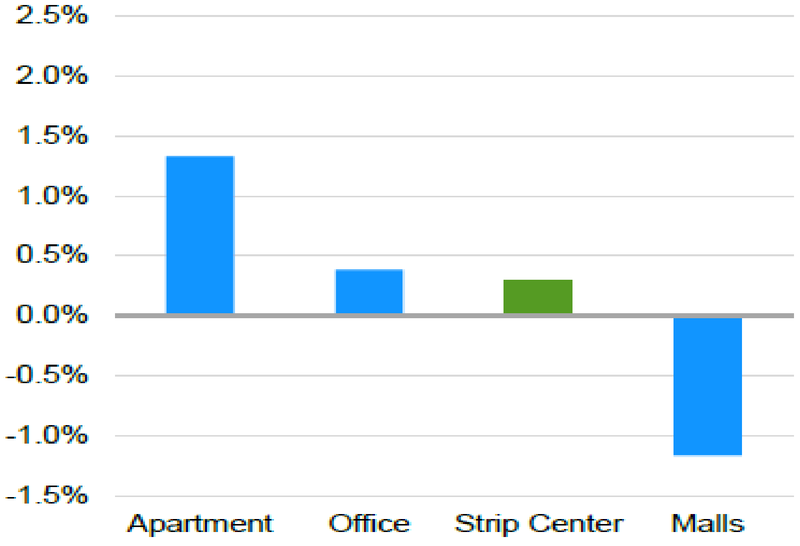
1. U.S. Census Bureau, "Advance monthly sales for retail and food services – June 2026", 16 July 2026.
2. CNN Business, "Retail sales last month rose less than expected", 16 July 2026.
3. CNBC, "Divided Fed holds interest rates steady, but three members voted to hike", 29 July 2026.
4. Extracted from respective companies' latest financial results release and not independently verified.
5. Based on gross rental income of Grocery & Necessity Properties for the month of June 2026.

U.S. Market Update

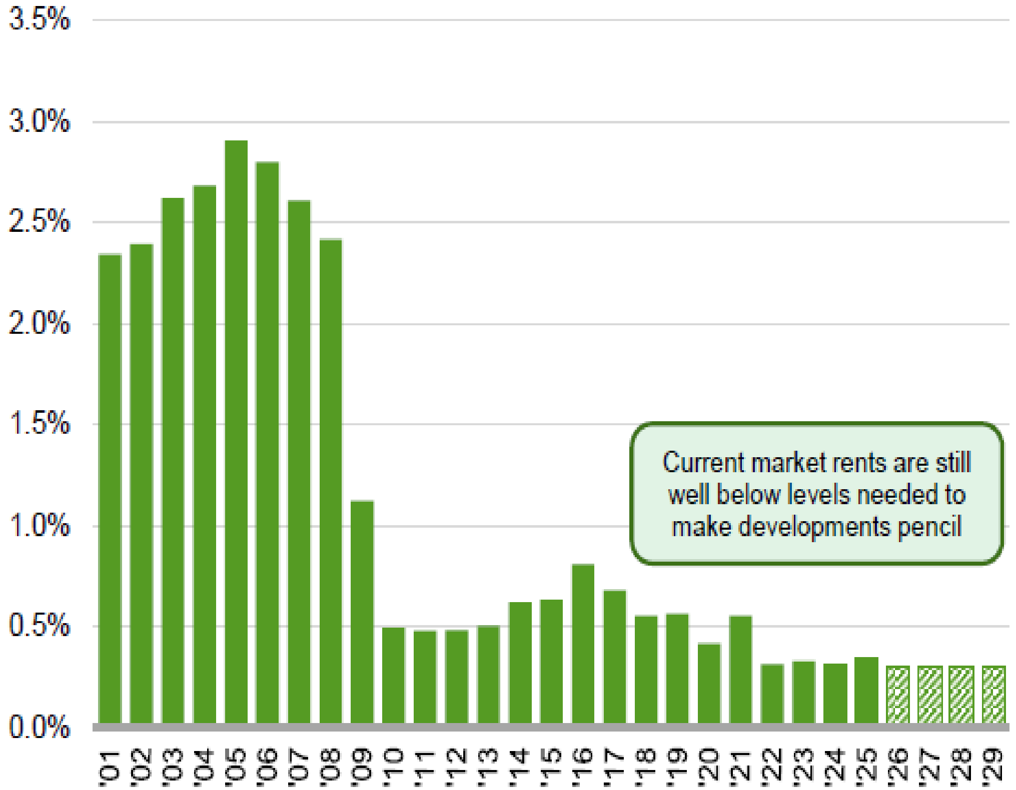
New Supply to Remain Muted Despite Resilient Demand

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.

Annualized Supply Growth 2026-2030 (Estimated)



Strip Center Supply Growth Y-O-Y



Current market rents are still well below levels needed to make developments pencil

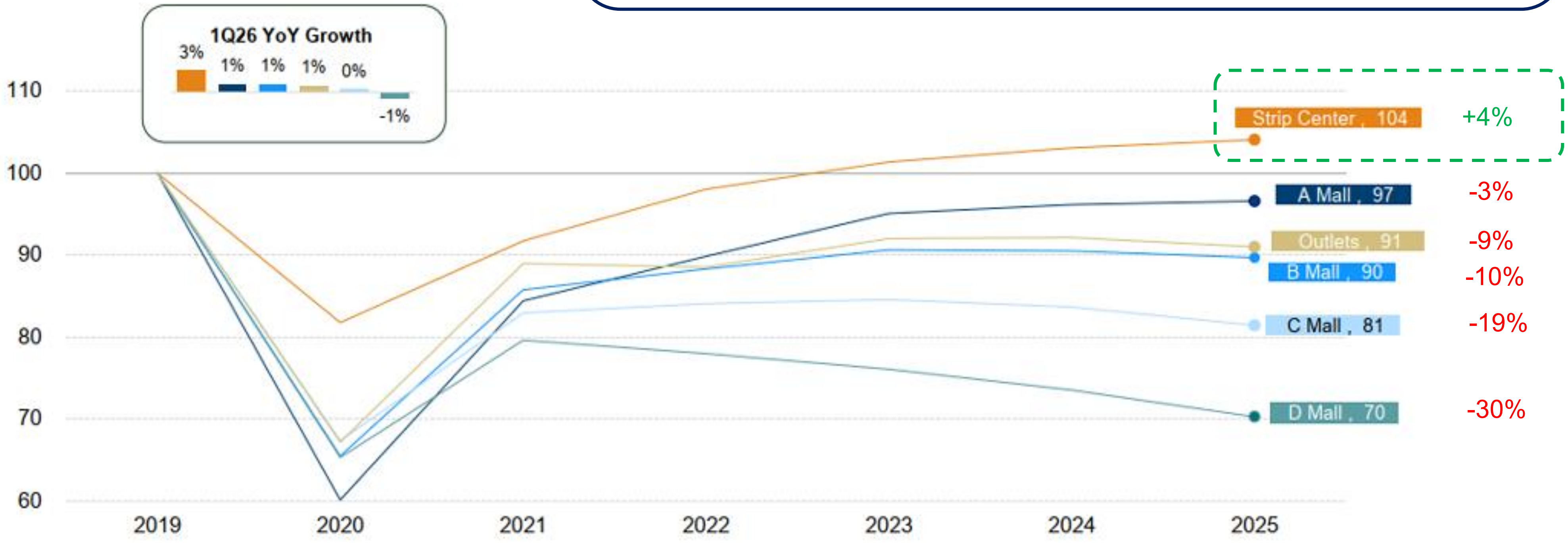
Source: Green Street, "Strip Center Update", 18 May 2026.

U.S. Market Update

Strip Centers Lead Foot Traffic Growth Among Retail Property Types

Strip centers have consistently **outperformed all other retail property formats** in foot traffic since the pandemic, experiencing smaller declines, recovering more quickly, **and ending 2025 with foot traffic 4% above 2019 levels**. While a 4% increase over six years is solid rather than exceptional, it stands well ahead of every other retail format. A-malls, the second-best performer, remained nearly 3% below their pre-pandemic foot traffic levels in 2025.

Foot Traffic by Retail Property Type
(Indexed to 2019)



Source: Green Street, “Strip Center Insight”, 8 July 2026.

Portfolio Update

Upland Square, Pennsylvania

Portfolio Update

Defensive Portfolio Underpinned by Strong Leasing Momentum

Florida Blue at St Lucie West Progress

- New 5,000 sq. ft. development at St. Lucie West, fully pre-leased to Florida Blue on a 10-year lease
- Construction underway and on track for completion by **1Q 2027**

Reputable National Tenants Begin Operations

Bath & Body Works has officially opened its new store at Upland Square in May 2026

Cava Mezze Grill has officially opened its new store at St Lucie in May 2026

New Lease Extensions Signed

Price Chopper

Wallkill Price Chopper

AIMS education

Piscataway Plaza

CITITRENDS

Penrose Plaza

Portfolio Update

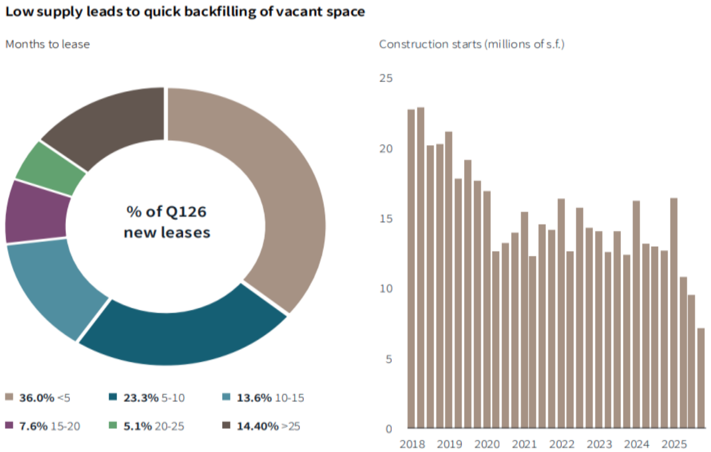
The Storefront Advantage in a Digital World

Food and Value Retailers Continue to Headline Openings

Restaurants, discount and grocery lead 2026 openings. Starbucks is adding 175 locations, with Qdoba, Joe & the Juice and Raising Cane's each contributing around 100. On the discount side, Dollar Tree is opening 400 stores and Five Below 150, both riding the consumer shift toward value

Supply Constraints Continue to Support Occupancy

With new supply remaining well below historical norms, the market has been able to absorb the effects of negative net absorption without a significant increase in vacancy. A similar pattern emerged in 2025, when a weak start to the year gradually gave way to tighter market conditions as limited new deliveries kept supply constrained



Demand for existing space remains robust. Approximately 36% of new leases signed in Q1 were executed within five months of the space becoming available, highlighting tenants' willingness to act quickly when high-quality inventory enters the market. For landlords, this rapid pace of re-leasing reinforces pricing power and helps keep effective vacancy well below the headline rate

Source: JLL, "Retail market dynamics – Q1 2026", 12 May 2026.

Retailers Increasing Brick-and-Mortar Presence

Walmart

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

ROSS DRESS FOR LESS

Plan to open
110 stores in FY2026

Burlington

Goals of opening 500
new stores by end of 2028

ULTA BEAUTY

Plan to open 200 stores by
end of 2027

CAVA

Plan to open 1,000
Locations by 2032

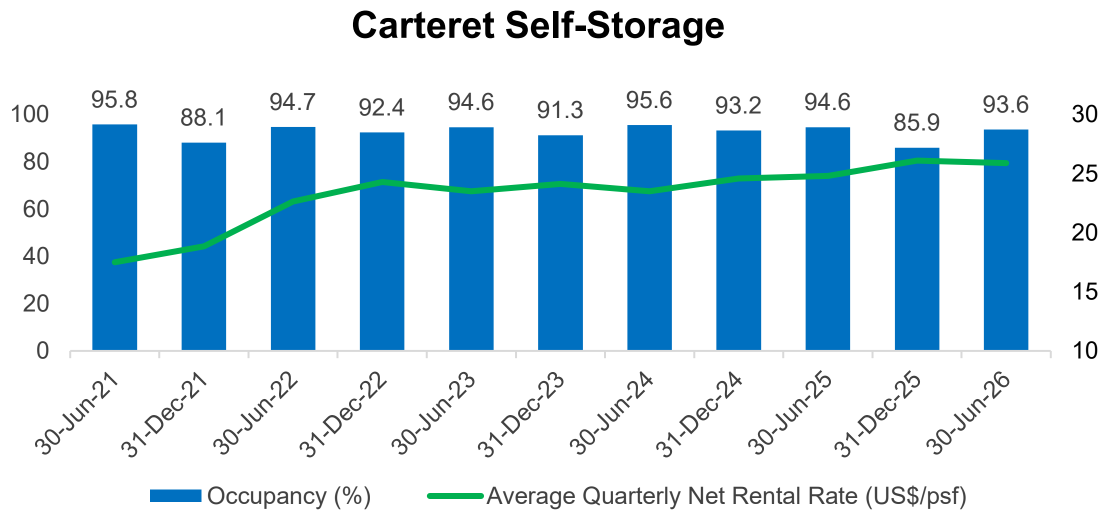
DICK'S

100 House of Sports
locations to open by
end of 2027

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

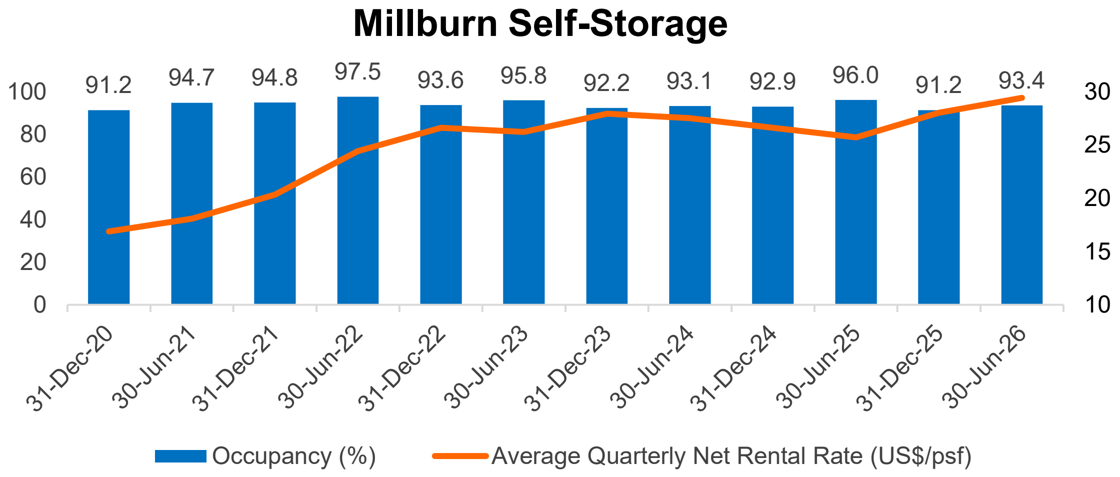
Portfolio Update

Self-Storage Properties Occupancy Normalizing Amid Rental Rate Moderation



1H 2026 experienced an increase in occupancy while the average quarterly net rental rates remained healthy

Carteret Self-Storage, New Jersey



Milburn Self-Storage, New Jersey

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 17th in 2026 Singapore Governance and Transparency Index ("SGTI")

Rank **17th** out of 41 REITs and Business Trust in the **2026 SGTI**, underscoring our commitment to maintaining the **High Standards of Corporate Governance**

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

UOB Global Capital   HAMPSHIRE

8.7%
HIGH DIVIDEND YIELD

+6.4%
YoY Net Property Income Growth

7.9 Years
LONG WALE

HIGH OCCUPANCY

97.6%	**93.5%**
GROCERY & NECESSITY	SELF-STORAGE

ASSET UNDER MANAGEMENT
+36.6%
SINCE IPO IN 2020

39.7%
NET AGGREGATE LEVERAGE

TENANTS PROVIDING ESSENTIAL SERVICES **58.5%**

0.6% **OF LEASES EXPIRING IN 2026**

90%
HIGH TENANT RETENTION RATE

Appendix

Wallington ShopRite, New Jersey

Appendix

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

Appendix

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

TOTAL PORTFOLIO VALUE[1]

US$798.5 million

NET LETTABLE AREA

3.7 million

21

GROCERY & NECESSITY

2

SELF-STORAGE PROPERTIES

7.9 Years

LONG WALE[2]

HIGH OCCUPANCY

97.6%

GROCERY & NECESSITY

93.5%

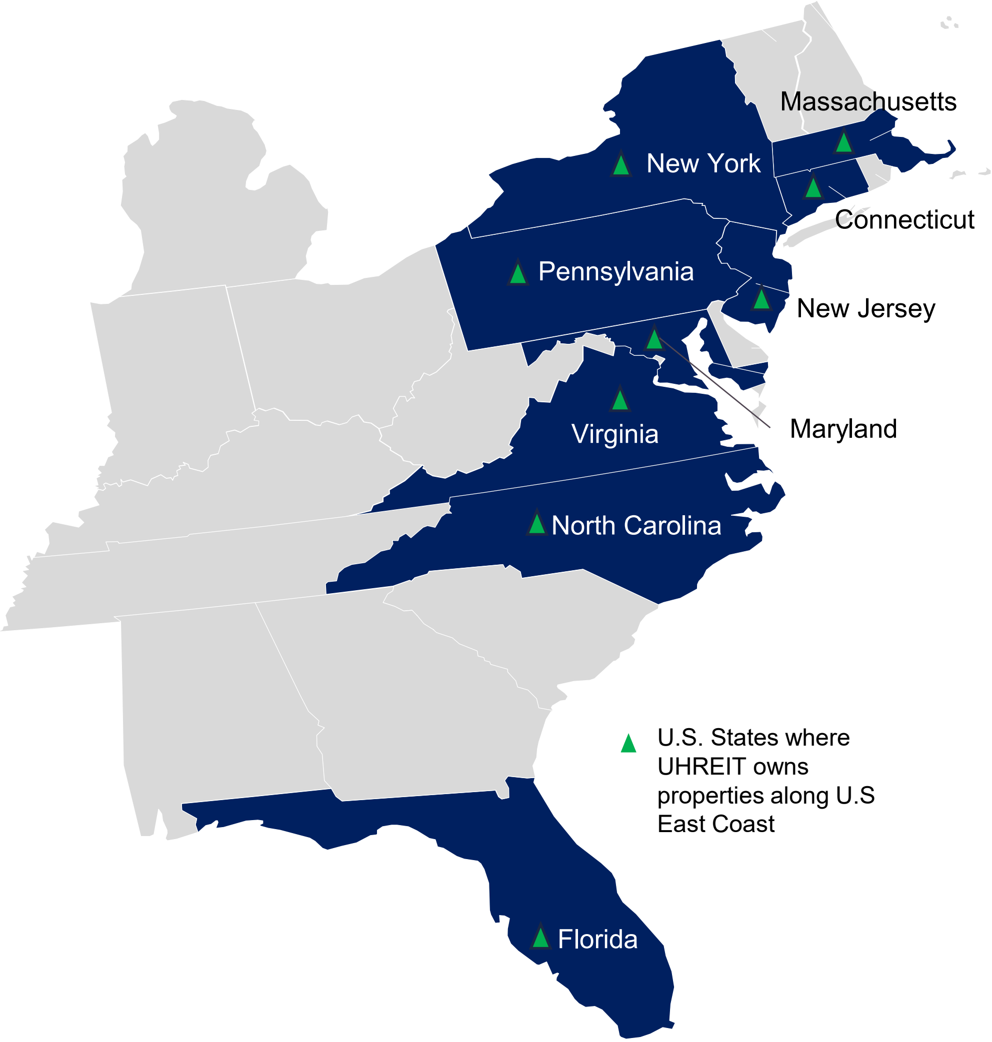
SELF-STORAGE

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[1]



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1. Based on carrying value of investment properties as at 30 June 2026.
2. Based on gross rental income of Grocery & Necessity Properties for the month of June 2026.

Appendix

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 30 June 2026
- **US$798.5 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)*[1]	+3.7%	+1.3%	+4.7%	+2.9%	+3.8%

UHREIT AUM

⬆36.6%

Since IPO

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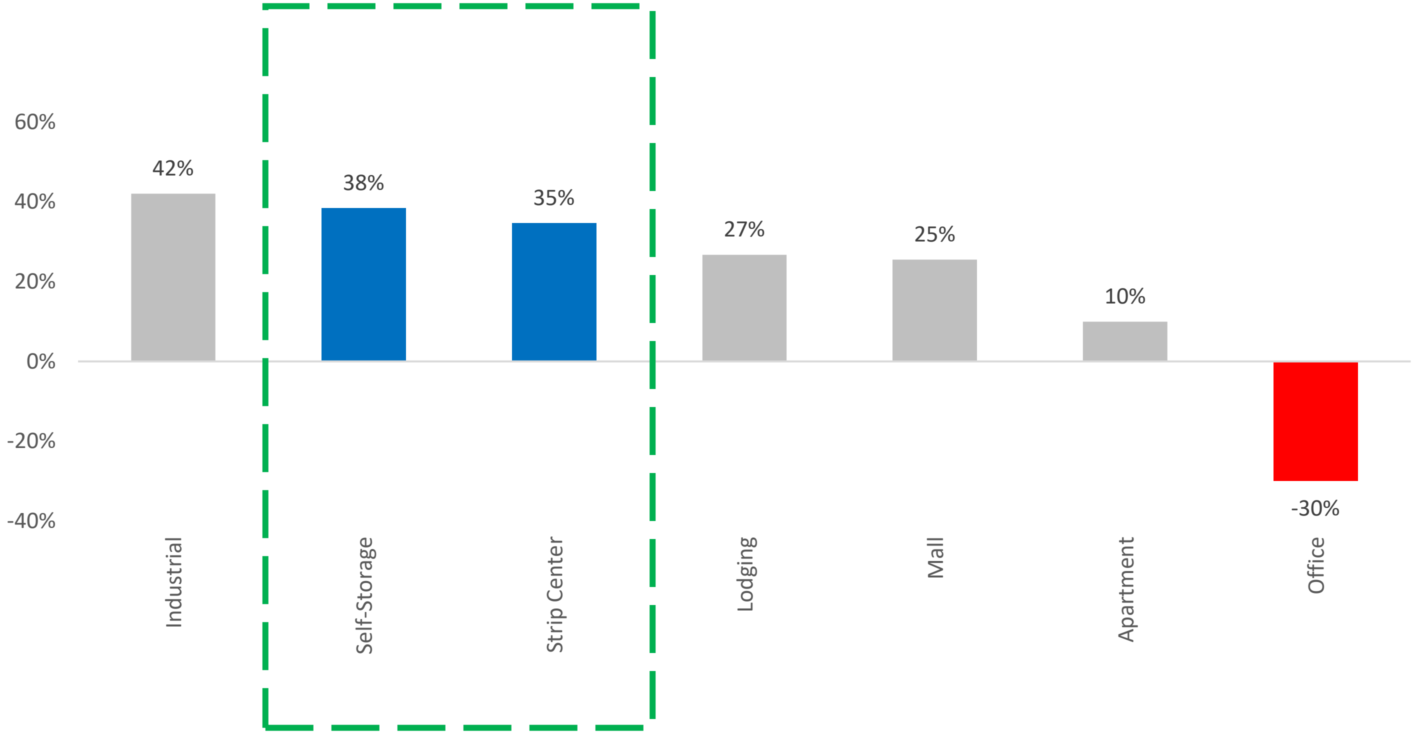
1. On a like-for-like basis, excluding properties acquired and divested during the respective year.

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

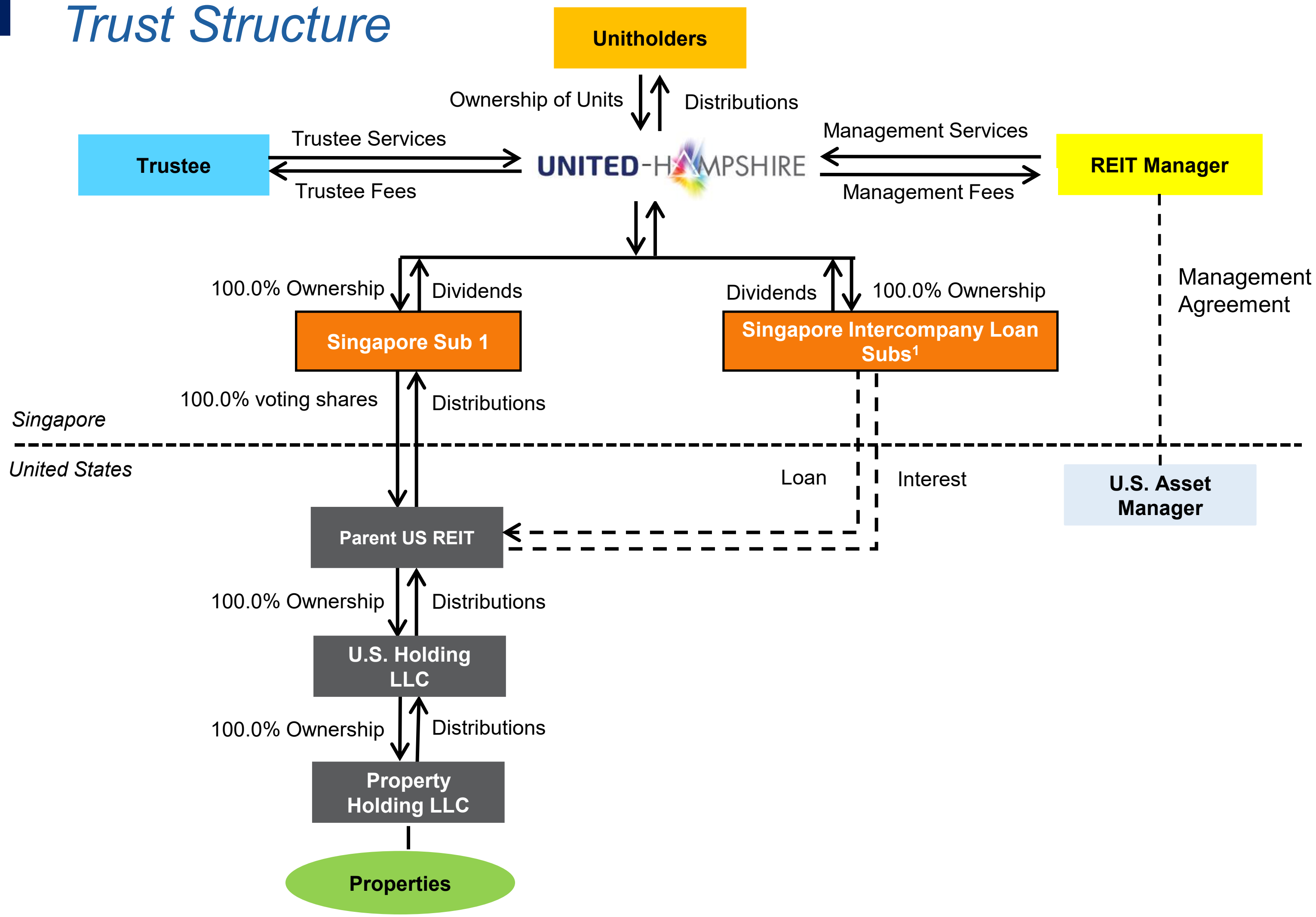
Appendix

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



Unitholders

Ownership of Units

Distributions

Trustee

Trustee Services

Trustee Fees

UNITED-HAMPSHIRE

Management Services

Management Fees

REIT Manager

Management Agreement

100.0% Ownership

Dividends

Singapore Sub 1

Dividends

100.0% Ownership

Singapore Intercompany Loan Subs[1]

100.0% voting shares

Distributions

Singapore

United States

Loan

Interest

U.S. Asset Manager

Parent US REIT

100.0% Ownership

Distributions

U.S. Holding LLC

100.0% Ownership

Distributions

Property Holding LLC

Properties

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

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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. Character. Customer Service. Employee Owned WELLS FARGO	ShopRite DOLLAR TREE dd's DISCOUNTS	GIANT DICK'S SPORTING GOODS T·J·maxx

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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 ExtraSpace Storage

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[1] Information as at 31 December 2025.

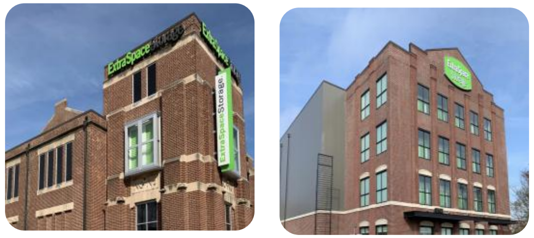
Appendix

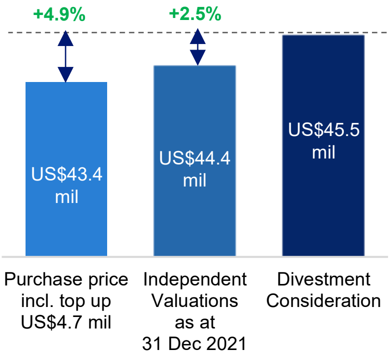
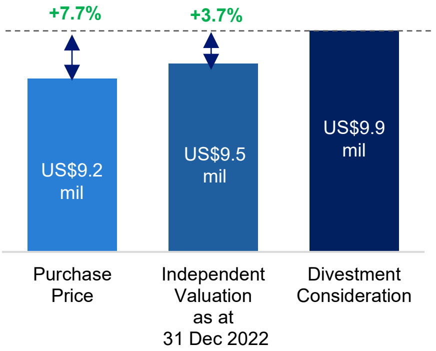
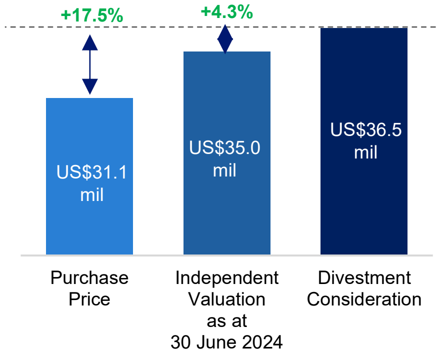
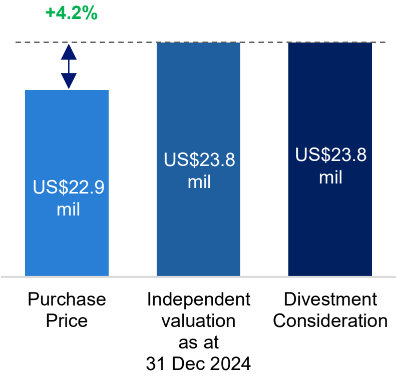
Asset Enhancement and Development

	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	Extra Space Storage Previously managed by Extra Space Storage, one of the largest Self-Storage operator in U.S.	Publix Largest employee-owned grocery chain in the U.S. with more than 1,300 stores across eight U.S. States	Academy SPORTS+OUTDOORS Popular American sporting-goods store chain with more than 290 stores in U.S.

Appendix

Opportunistic Divestments



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

Thank You

UNITED-HAMPSHIRE

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