

UNITED-HAMPSHIRE

UOB KAY HIAN WEBINAR

17 November 2026

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

Important Notice

This announcement is for information purposes only and does not constitute or form part of an invitation, solicitation or offer to any person in Singapore or otherwise to acquire, invest in, purchase or subscribe for any units ("**Units**") in UHREIT nor shall it or any part of it form the basis of, or be relied on in any connection with, any contract, commitment or investment decision whatsoever. The information contained herein is not comprehensive and does not purport to contain all the information that might be required by you in relation to UHREIT. The information in this announcement is subject to change without notice.

None of UHREIT, the Manager, Perpetual (Asia) Limited (in its capacity as trustee of UHREIT), or any of their respective affiliates, subsidiaries, controlling persons, directors, officers, employees, agents, advisers and representatives, makes any representation or warranty, express or implied, as to the fairness, accuracy, completeness, correctness or reliability of the information and opinions contained herein or otherwise made available nor as to the reasonableness of any assumption contained herein, and any liability therefore (including in respect of direct, indirect or consequential loss or damage) howsoever arising from any use, reliance or distribution of this announcement or its contents or otherwise arising in connection with this announcement is expressly disclaimed. Nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past or the future and no reliance, in whole or in part, should be placed on the fairness, accuracy, completeness or correctness of the information and opinions contained herein. Further, nothing in this announcement should be construed as constituting legal, business, tax or financial advice. **If you are in any doubt about the contents of this announcement or the action you should take, you should consult your legal, financial, tax or other professional advisers immediately. You are responsible for your own decisions.**

The value of the Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by UHREIT, the Manager, Perpetual (Asia) Limited (in its capacity as trustee of UHREIT), their subsidiaries or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. The holders of Units have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of Units may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited ("**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of UHREIT is not necessarily indicative of its future performance, Certain statements made in this announcement may not be based on historical information or facts and may be forward-looking statements that involve assumptions, risks and uncertainties. Such forward-looking statements are based on certain assumptions and expectations of future events regarding UHREIT's present and future business strategies and the environment in which UHREIT operates in, and must be read together with those assumptions. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. No assurance can be given that such assumptions and expectations are accurate or will be met or realized. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of UHREIT, and the forecasted financial performance of UHREIT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events. None of UHREIT, the Manager, Perpetual (Asia) Limited (in its capacity as trustee of UHREIT), or any of their respective affiliates, subsidiaries, controlling persons, directors, officers, employees, agents, advisers or representatives undertake to update or revise any information on the basis of any subsequent developments, information, events or otherwise.

This announcement includes information (a) relating to persons other than UHREIT and/or (b) supplied by or on behalf of third-party sources and/or other publicly available sources (including, without limitation, information regarding market participants in the sectors in which UHREIT competes and other industry data) ("**Third Party Information**"). Such third-party sources have not reviewed this announcement. None of UHREIT, the Manager, Perpetual (Asia) Limited (in its capacity as trustee of UHREIT), or any of their respective affiliates, subsidiaries, controlling persons, directors, officers, employees, agents, advisers or representatives has undertaken any independent verification of such Third Party Information and nothing herein shall be taken as a representation, warranty or undertaking of any responsibility in relation to the accuracy, completeness, correctness and/or reliability of such Third Party Information.

This announcement is not for distribution, directly or indirectly, in or into the United States. No Units are being, or will be, registered under the U.S. Securities Act of 1933, as amended ("**Securities Act**"), or the securities laws of any state of the U.S. or other jurisdiction and no such securities may be offered or sold in the U.S. except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and any applicable state or local securities laws. No public offering of securities is being or will be made in the U.S. or any other jurisdiction.

Table of Contents

Page	Content
4	3Q 2026 Executive Summary
6	Introduction
10	3Q 2026 Key Highlights
15	3Q 2026 Financial Results
19	U.S. Market Update
25	Portfolio Update
30	Summary and Focus
33	Appendix

3Q 2026 Executive Summary



Dover Marketplace, Pennsylvania

3Q 2026 Executive Summary

Strong Financial and Operational Performance

Financial Performance

Revenue:	US$57.0 mil +5.8%
Net Property Income:	US$38.7mil +5.4%
Distributable Income:	US$20.7 mil +3.6%

Capital Management

No refinancing requirement	Until Feb 2028
Average Interest Rate[1]	4.87% (⬇ 2 bps)
Weighted Average Debt Maturity[2]	2.7 years
Net Aggregate Leverage Ratio[3]	37.8%

Operational Performance

Grocery & Necessity Committed Occupancy	97.6%
Long WALE[4]	7.9 Years
2026 Lease Expiries[4]	0.4% ⬇ by 20 bps
Tenant Retention Rate	89.9%
Self-Storage Occupancy	92.4%

3Q 2026 Highlights



Completed divestment of BJ's Quincy in September 2026 for US$34.0 mil, **4.9% Above Independent Valuation**



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

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 September 2026.

Introduction



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

Introduction

Reputable Sponsors – UOB Global Capital & The Hampshire Companies, LLC

A Strong and Synergistic Long-Term Partnership Between Our Sponsors



>15 years partnership



3 co-managed funds



3 co-investment managed portfolios

UOB Global Capital

>20 year track record

US$4.3b AUM

Offices in the US, Europe and Asia Pacific

Asset Management Subsidiary of UOB

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

HAMPSHIRE

>60 year track record

~164 properties

>US$3.7b AUM

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

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

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

Information as at 31 December 2025

Introduction

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

TOTAL PORTFOLIO VALUE[1]

US$766 million

NET LETTABLE AREA

3.6 million

20
GROCERY & NECESSITY

2
SELF-STORAGE PROPERTIES

7.9 Years
LONG WALE[2]

HIGH OCCUPANCY

97.6%
GROCERY & NECESSITY

92.4%
SELF-STORAGE

LEASE STRUCTURES WHICH MITIGATE RISK OF INCREASES IN EXPENSES

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

97.9%
FREEHOLD PROPERTIES[1]



1. Based on carrying value of investment properties excluding right-of-use asset as at 30 September 2026.
2. Based on gross rental income of Grocery & Necessity Properties for the month of September 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, St. Lucie West Expansion (55k sq ft)
- Perth Amboy Self-Storage (69k sq ft)



Acquisition of Grocery-Anchored Properties
- Penrose Plaza (US$52 mil, 259k sq ft)
- Colonial Square (US$26.3 mil,168k sq ft)

2022



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



Strategic Divestment 2.5% Above Independent Valuation
- 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, St. Lucie West 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 2025
- Dover Marketplace (US$16.4 mil, 61k sq ft)

2026



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

Strategic Divestment 4.9% Above Independent Valuation
- BJ's Quincy (US$34 mil, 84k sq ft)



As of 30 September 2026
- **US$766 mil** AUM
- **20** G&N Properties
- **2** Self-Storage Properties
- **9** States, **3.6 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

↑ 31%

Since IPO

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

3Q 2026
Key Highlights



Arundel Plaza, Maryland

3Q 2026 Key Highlights

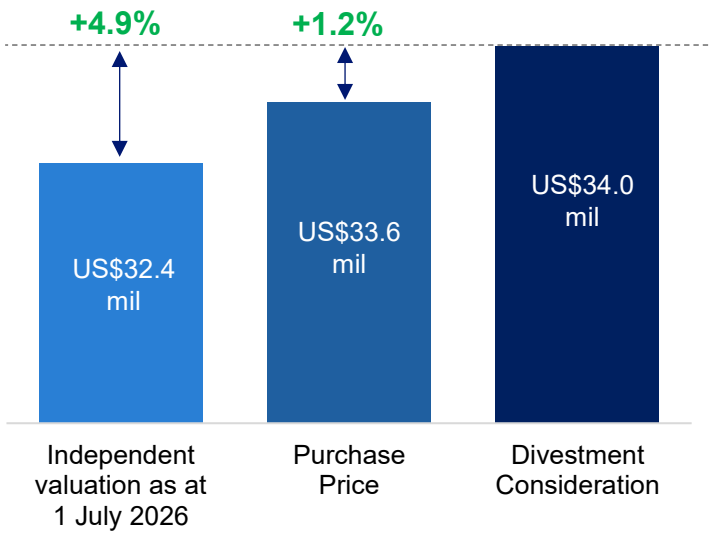
Divestment at 4.9% Premium to Valuation, Strengthens Capital Structure and Enhances Financial Flexibility

Divestment of BJ's Quincy

- BJ's Quincy divestment completed on 16 September 2026
- The divestment consideration represents:
  - 4.9% premium to the independent valuation as at 1 July 2026;
  - 1.2% premium to the property's purchase price; and
  - divested at a net property income yield of 5.86%[1]
- Divestment is in line with the Manager's proactive portfolio management strategy to optimise asset performance and enhance financial flexibility
- Net proceeds may be used to repay existing debts, finance capital expenditure, fund potential acquisition opportunities and/or for other general corporate requirements



Transaction Details



1. Based on the net property income for the financial year ended 31 December 2025 and the Divestment Consideration of US$34.0mil. Please refer to announcement dated 18 August 2026 titled "Proposed Divestment of BJ's Quincy".

3Q 2026 Key Highlights

Florida Blue at St. Lucie West Project Update







- New 5,000 sq ft development at St. Lucie West, fully pre-leased to Florida Blue under a 10-year lease
- Construction is underway and progressing on schedule, with completion targeted for 1H 2027
- Strategically located adjacent to the Academy Sports + Outdoors, completed in November 2023. This marks UHREIT's third development project at St. Lucie West since its IPO, underscoring the Manager's continued commitment to enhancing the property and driving long-term value

3Q 2026 Key Highlights

Resilient Portfolio Backed by a Long WALE and High Tenant Retention

Occupancy



Grocery & Necessity Committed Occupancy

97.6%
Maintained High Occupancy



Lease Renewals

Over 311K sq ft
New and Renewal Leases Signed YTD Sep 2026



Self-Storage Occupancy

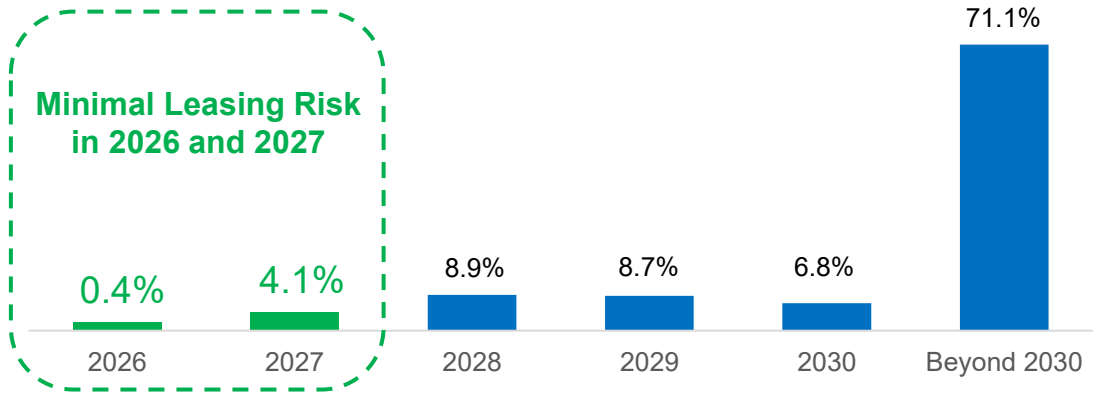
92.4%
Resilient Occupancy

Long WALE and High Tenant Retention Rate

7.9 Years
Long WALE[1]

89.9%
High Tenant Retention Rate

2026 Lease Expiries : 0.4%
0.2% Lower than 1H 2026



Grocery and Necessity Lease Maturity Profile[1]

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

3Q 2026 Key Highlights

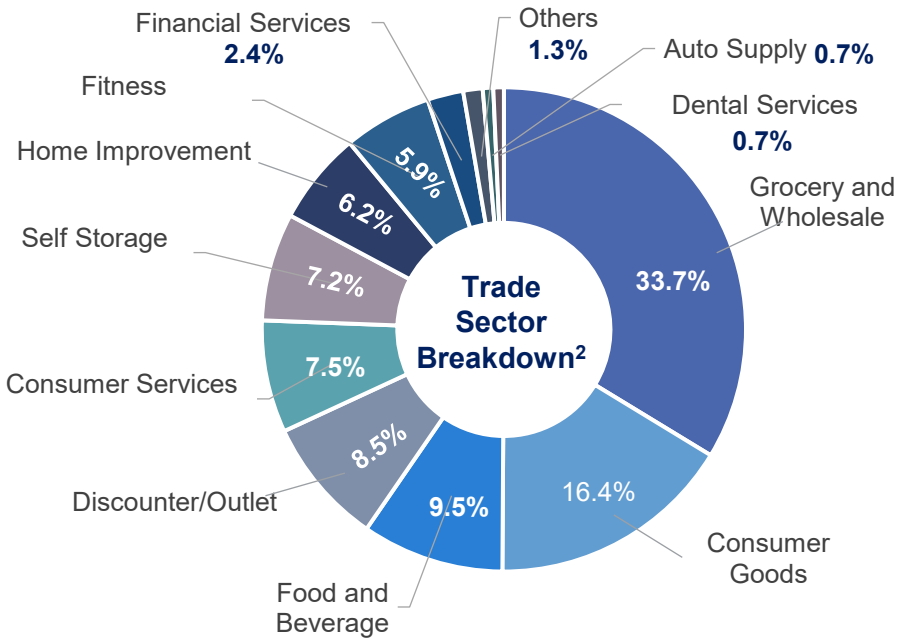
Resilient Portfolio with a Diversified Tenant Base Led by Leading Grocers

Tenants Providing Essential Services[1]

56.6%
of Grocery & Necessity portfolio[2]

8.9 Years
Long WALE[2]

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



Top 10 Tenants[2]

ShopRite 10.7%	Ahold Delhaize 8.2% BBB+[3]	BJ's 6.3% BB+[3]	LA Fitness 5.4%	DICK'S Sporting Goods 4.0% BBB[3]
The Home Depot 3.9% A[3]	Food Bazaar Supermarket 3.0%	Walmart 2.8% AA[3]	Publix 2.8%	Price Chopper 2.6%

Other Notable Tenants

Trader Joe's, Burlington, Raising Cane's Chicken Fingers, FedEx, Lowe's, Ulta Beauty, 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 September 2026.
3. Latest credit ratings based on publicly available information from S&P Global as at 31 October 2026.

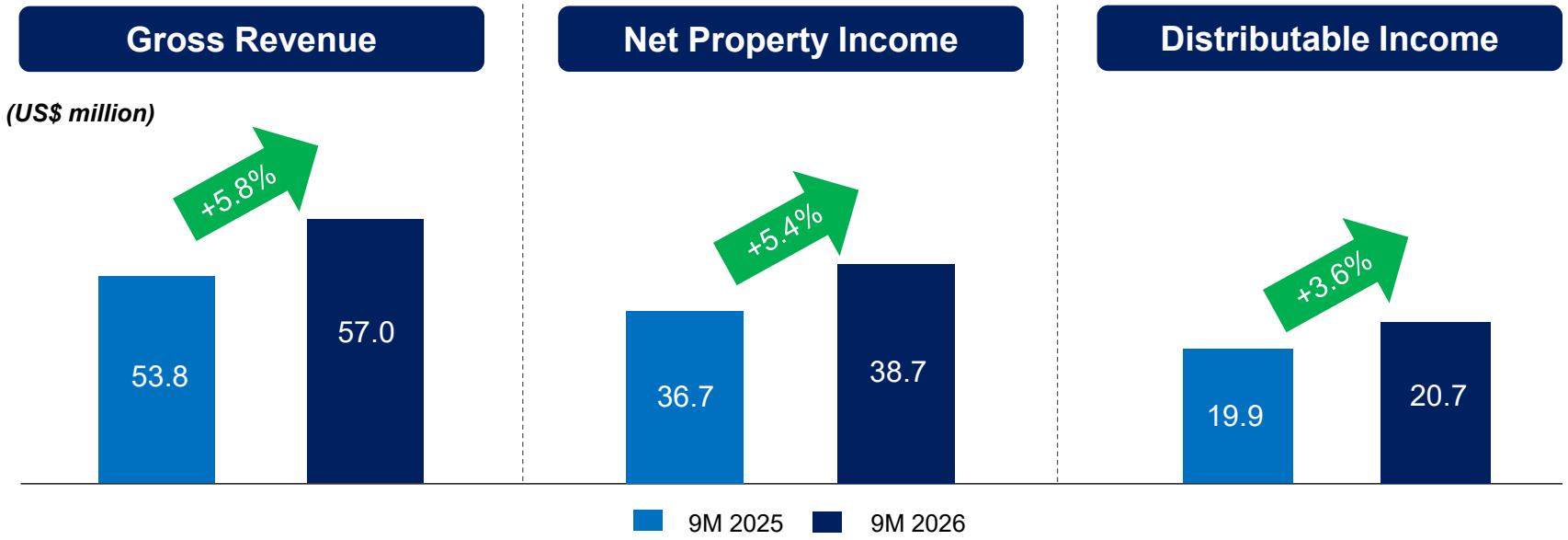
3Q 2026 Financial Results



Colonial Square, Virginia

3Q 2026 Financial Results

Strong Financial Performance with Growth Across All Key Financial Metrics



- Gross revenue and net property income increased by 5.8% and 5.4% 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, year to date 9M 2026 distributable income is higher by 3.6%



Dover Marketplace, Pennsylvania



Wallingford Fair, Connecticut



DICK'S Sporting Goods at Hudson Valley Plaza, New York

3Q 2026 Financial Results

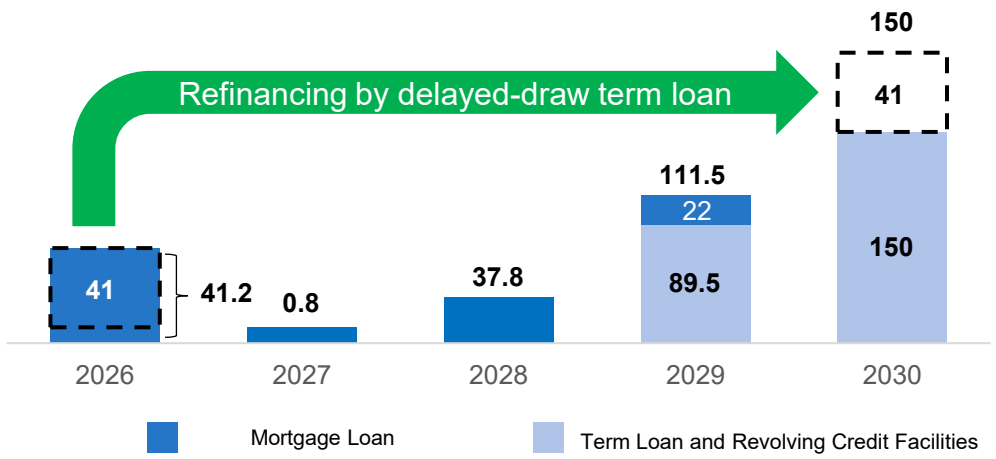
Disciplined Capital Management

No Refinancing Requirement
until February 2028

69.4%
Fixed Rate Loans[1]

Fully Extended Debt Maturity Profile[2] (US$ million)

Undrawn Facilities: US$110.5 million



4.87%
6 Consecutive Periods of Declining
Weighted Average Interest Rate[3]

Sensitivity to SOFR[4]
Every 50bps movement in SOFR translates **to 0.079 US cents** in DPU p.a. which is **1.77%** of trailing 12-month DPU

Debt Summary as at 30 September 2026

Weighted Average Debt Maturity[2]
2.7 years

Net Aggregate Leverage[5]
37.8%

Aggregate Leverage
41.2%

Trailing 12-month ICR Sensitivity[6] (times)	
For the period ended 30 September 2026	2.4
Scenario 1: 10% decrease in the EBITDA	2.1
Scenario 2: 100 basis point increase in the weighted average interest rate	2.0

1. Including floating-rate loans that have been swapped to fixed rate.
2. Assuming the loan extension options are fully exercised.
3. Trailing 12-month and excludes upfront debt-related transaction costs.
4. Based on the 30.6% floating-rate loan and revolver facility drawn which are unhedged and the total number of Units in issue as at 30 September 2026.
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.

3Q 2026 Financial Results

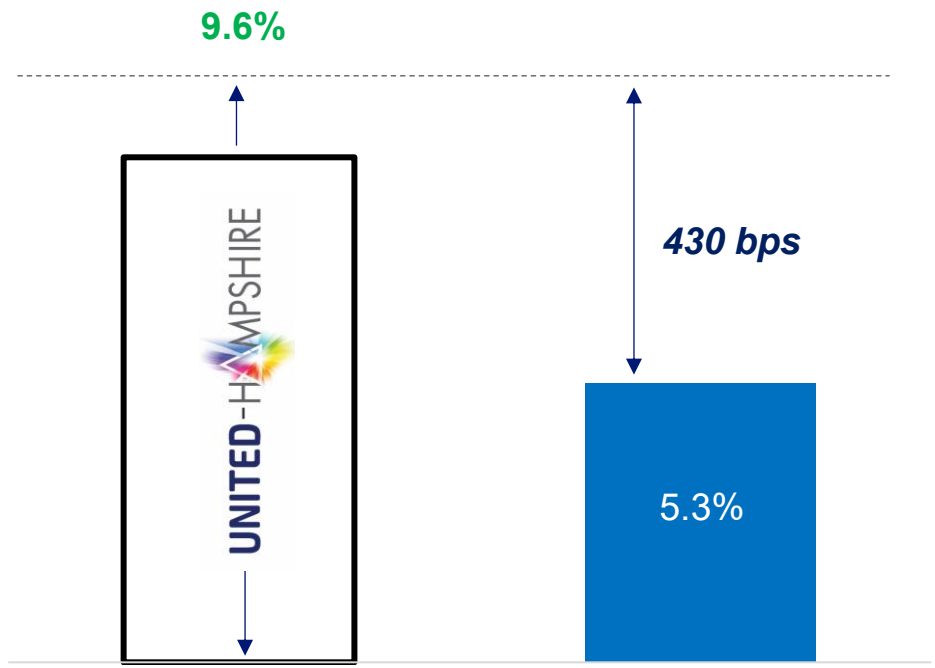
Attractive 9.6% Yield Offering a 430bps Premium to U.S. 10-Year Treasuries

Attractive Dividend Yield[1] — **9.6%**

3 Consecutive years of Positive Total Unitholder returns[2] — **2025: +18%**, 2024: +3%, 2023: +22.7%

0.64 UHREIT's Price to book Ratio[3] — UHREIT is trading at **36% Discount to NAV** of US$0.73

Dividend Yield Comparison



1. Based on 2H 2025 and 1H 2026 total distribution of 4.46 US cents and unit closing price of US$0.465 as at 30 September 2026.
2. Obtained from Bloomberg.
3. Based on NAV of US$0.73 as at 30 June 2026 and unit closing price of US$0.465 as at 30 September 2026.
4. U.S. Department of the Treasury Data as at 30 September 2026.

U.S. Market Update



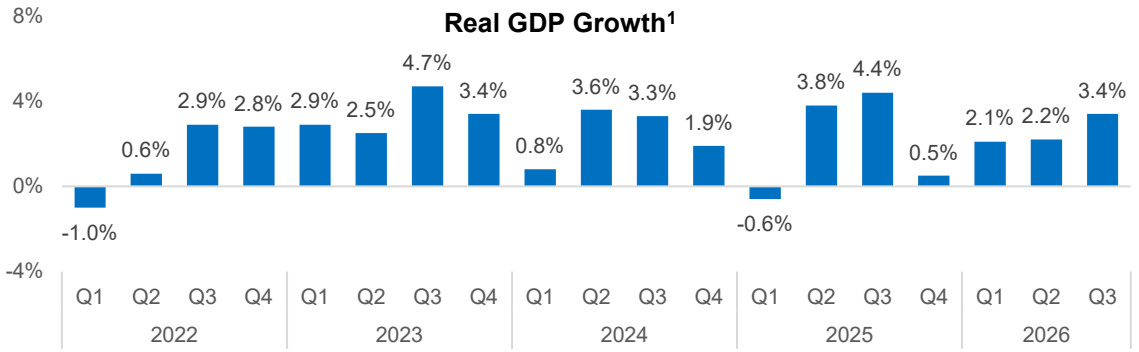
Penrose Plaza, Pennsylvania

U.S. Market Update

3Q 2026 U.S. GDP Grew 3.4%

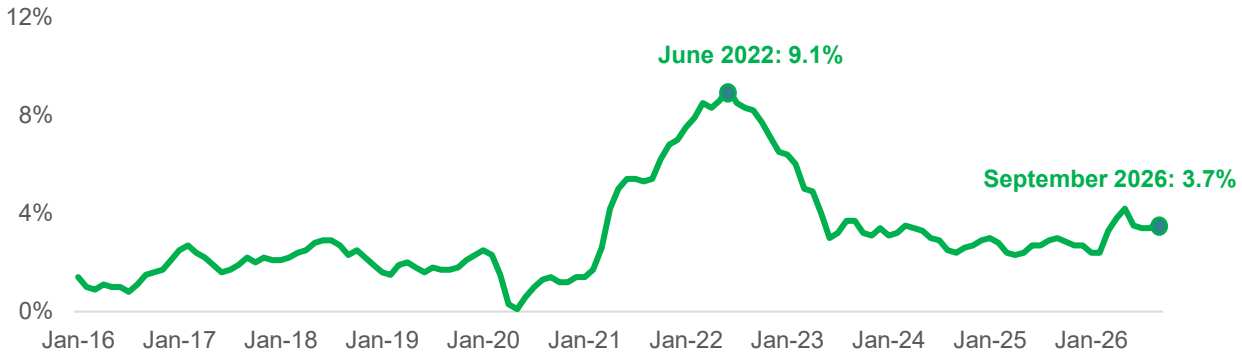
U.S. Economy Continued to Expand at an Annualized Rate of 3.4% in 3Q 2026[1]

- 2026 GDP growth forecast: +2.3%[2]

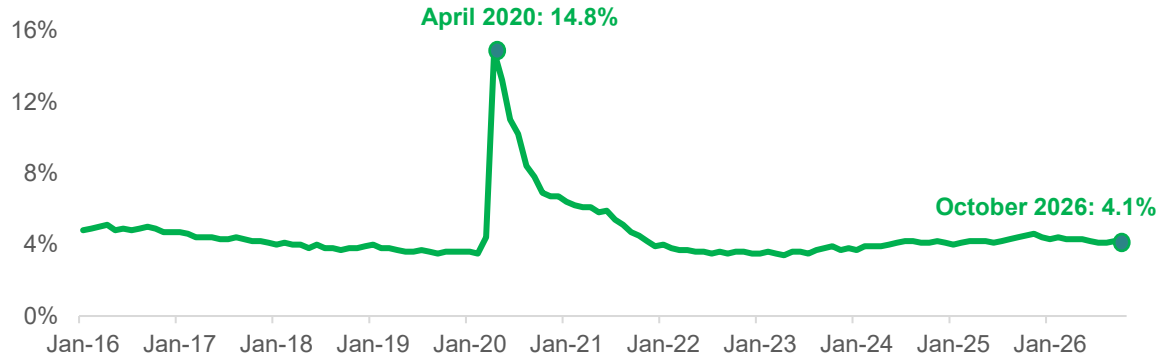


September 2026 Consumer Price Index came in at 3.7%[3]

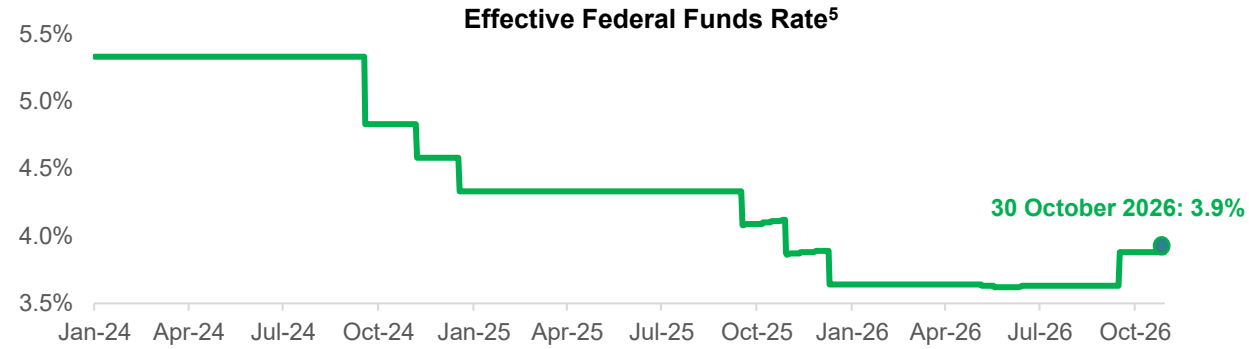
- Inflation rate has declined significantly from 9.1% in June 2022



Unemployment Rate remains low at 4.1%[4]



25 Basis Points Rate Hike in September 2026

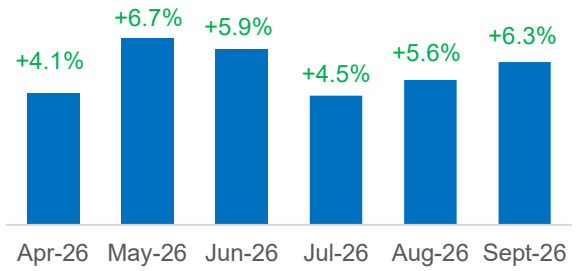


1. U.S. Bureau of Economic Analysis, "GDP (Advance Estimate), 3Q 2026", 29 October 2026.
2. Federal Open Market Committee, "Summary of Economic Projections",16 September 2026.
3. U.S. Bureau of Labor Statistics, "Consumer Price Index – October 2026", 10 November 2026.
4. U.S. Bureau of Labor Statistics, "The Employment Situation".
5. Federal Reserve Bank of New York.

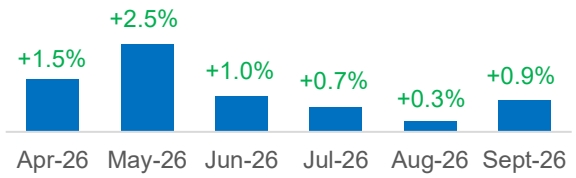
U.S. Market Update

Retail Sales Increased 6.3% Year-over-year

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 growth slowed in September but still beat expectations, rising 0.8% month-on-month. Excluding autos and gas, retail sales rose just 0.1%, down from 1.1% in August, which was revised down 10 bps[2]
- Overall, the September data shows consumer spending and the broader economy remain resilient, but momentum is slowing heading into the fourth quarter as higher gas and energy prices squeeze budgets. In September, the Federal Reserve raised rates 25 bps to 3.75% – 4.00%, its first increase since 2023. With inflation still elevated, wholesale price pressures building , and consumer spending staying strong , another 25 bps hike is expected[2]

Healthy Tenant Sales Performance	Supermarket			Consumer Goods	Discounter	
	Ahold Delhaize	BJ's	Walmart	DICK'S SPORTING GOODS	Burlington	ROSS DRESS FOR LESS
Comparable Sales Growth[3]	+0.5%	+3.1%	+2.6%	+4.9%	+2.0%	+10.0%
% of GRI[4]	8.2%	6.3%	2.8%	4.0%	2.3%	1.4%

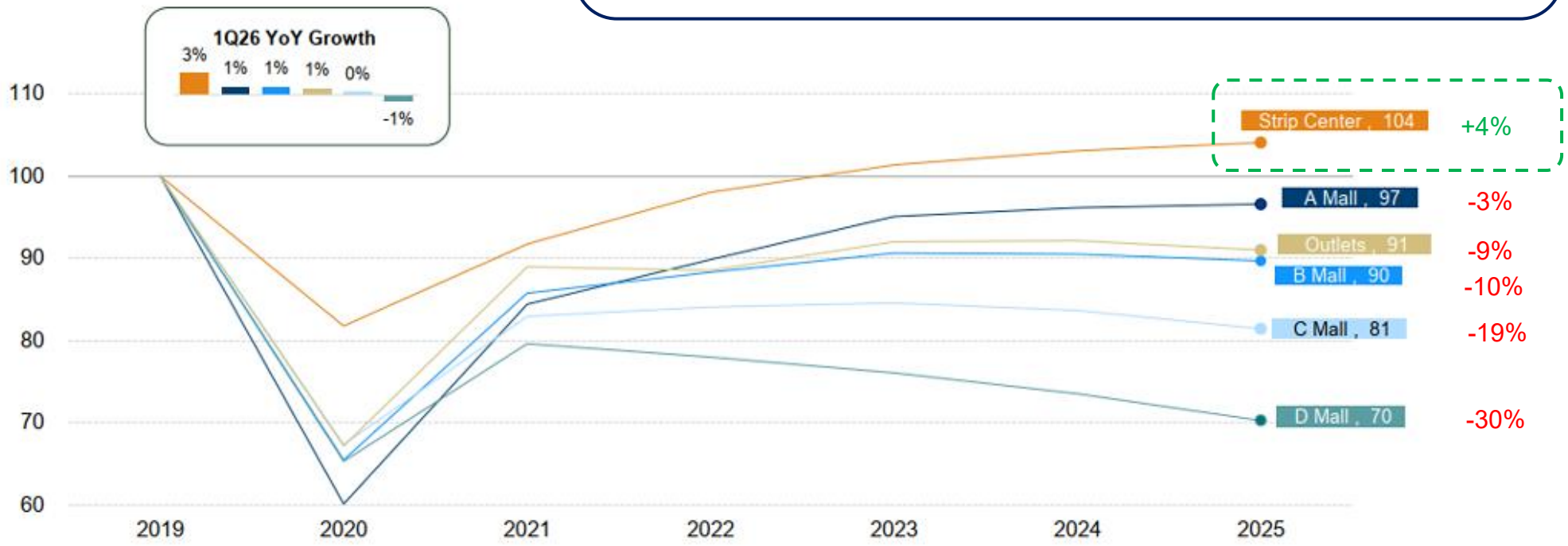
1. U.S. Census Bureau, "Advance monthly sales for retail and food services – September 2026", 15 October 2026.
2. Retailstat Financial, "September U.S. retail sales", 15 October 2026.
3. Extracted from respective companies' latest financial results release and not independently verified.
4. Based on gross rental income of Grocery & Necessity Properties for the month of September 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)



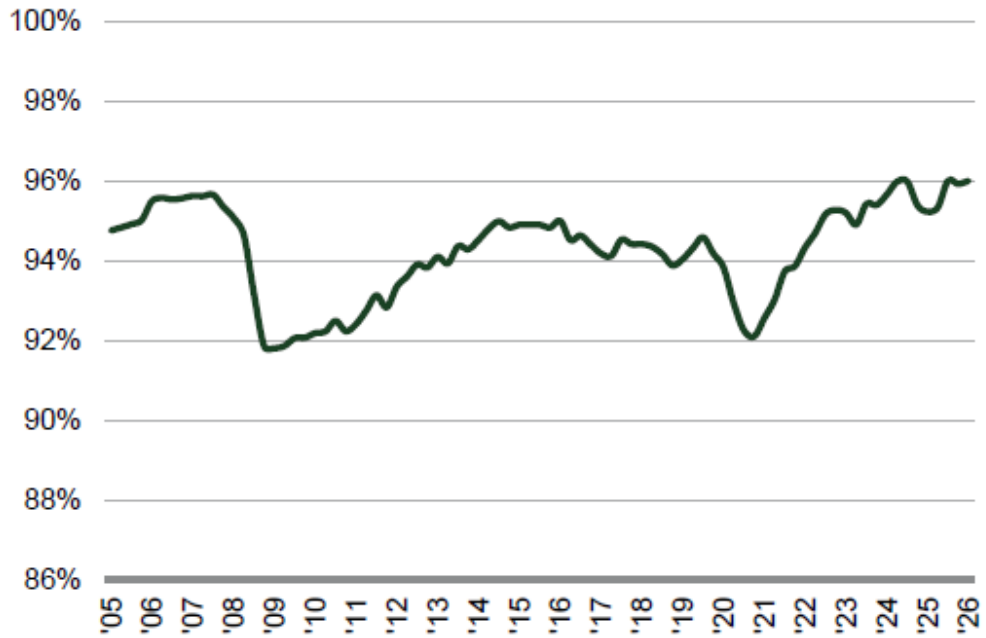
Source: Green Street, “Strip Center Insight”, 8 July 2026.

U.S. Market Update

Strong Retailer Demand Underpins a Healthy Leasing Environment

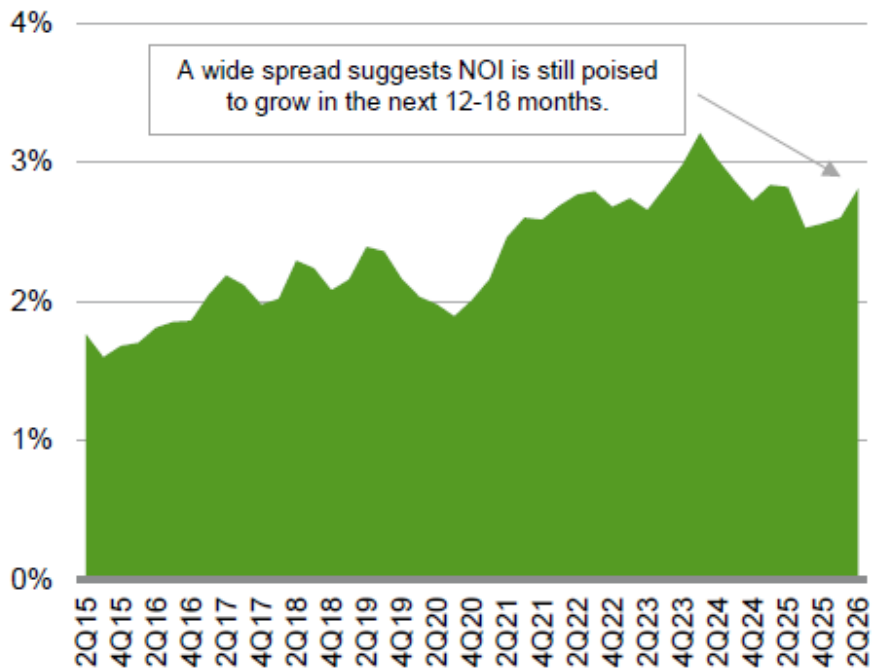
In 2Q 2026, strip center REIT lease rates increased by 10 bps quarter-on-quarter to 96.0%, matching the sector's 20-year high. Supported by resilient retailer demand for space, **occupancy levels are expected to remain elevated**. Furthermore, the favourable leasing environment should facilitate faster tenant replacement in the event of vacancies, compared with previous market cycles

Strip Center REIT Leased Occupancy



Strip Center REIT Signed-Not-Opened Spread

(Leased minus Economic Occupancy*)



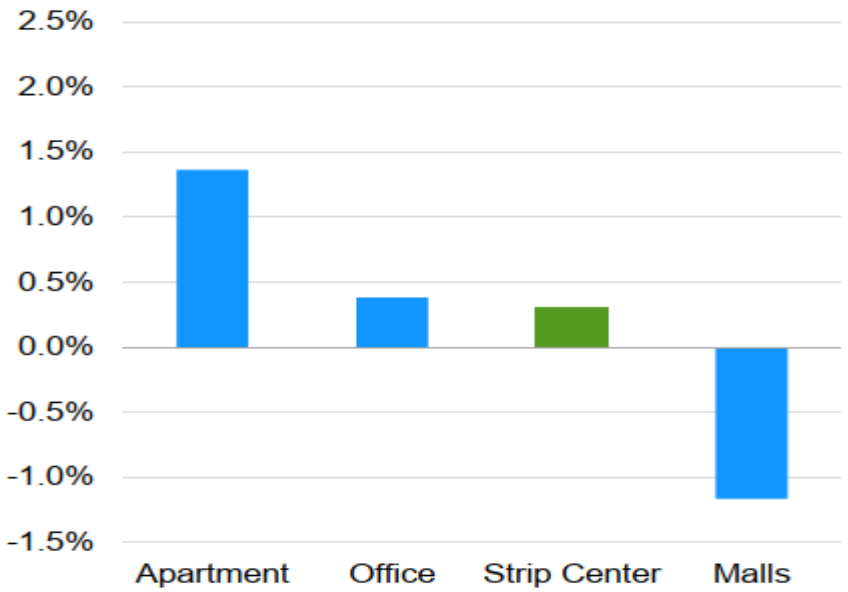
Source: Green Street, "Strip Center Update", 21 August 2026.

U.S. Market Update

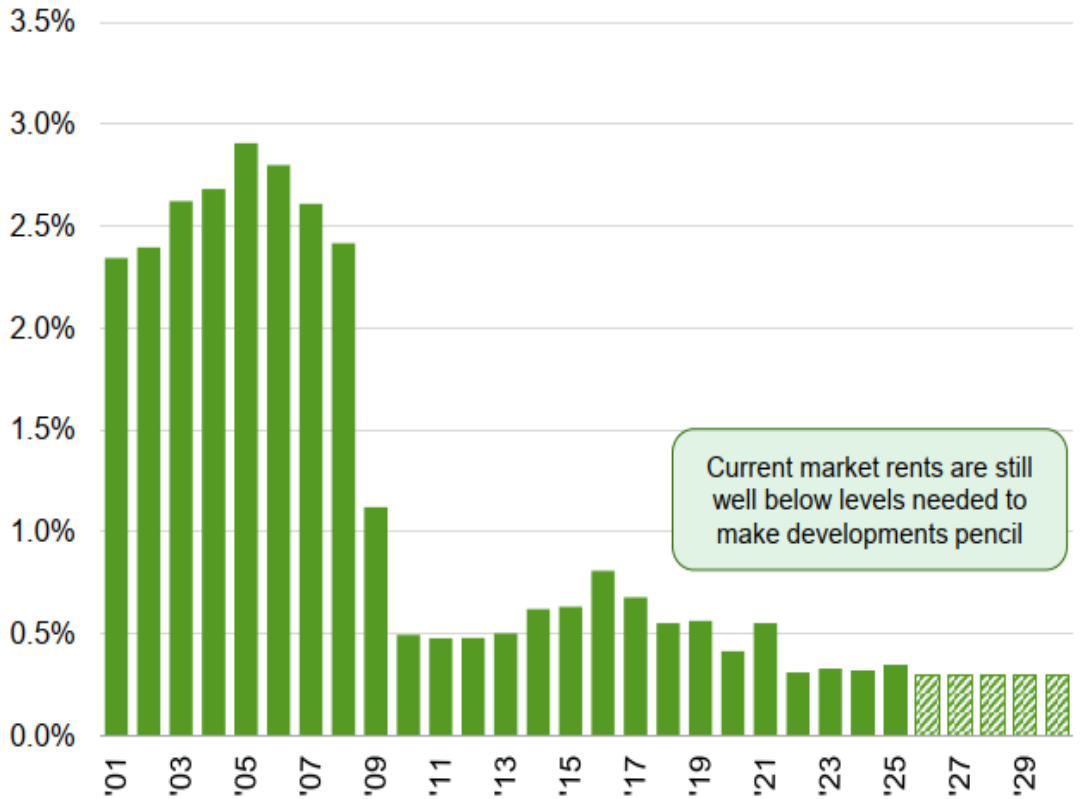
New Supply to Remain Muted Despite Resilient Demand

Limited new development, coupled with robust demand for retail space, continues to underpin healthy retail property fundamentals. Although construction activity varies across markets, even the most active markets are projected to record **annual inventory growth of less than 1% over the next five years**, reflecting a constrained supply pipeline

Annualized Supply Growth
2026-2030 (Estimated)



Strip Center Supply Growth
Y-O-Y



Source: Green Street, "Strip Center Update", 21 August 2026.

Portfolio Update



Upland Square, Pennsylvania

Portfolio Update

Defensive Portfolio Underpinned by Strong Leasing Momentum

New Tenant Commenced Operations



Tokyo Buffet officially opened its new store at St. Lucie West in August 2026

New Lease Extensions Signed

Lynncroft Center

ULTA BEAUTY

OneMain Financial

St. Lucie West

FIRST WATCH
THE DAYTIME CAFE

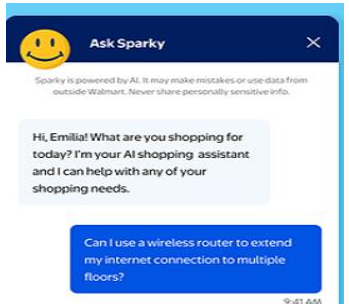
Penrose Plaza

snipes

Portfolio Update

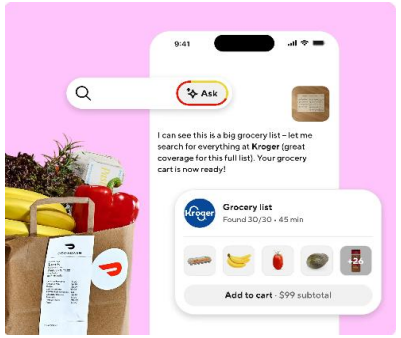
AI-Powered Shopping Drives Larger Grocery Baskets and Sales Growth

Retailers Leverage AI to Boost Grocery Sales



Walmart reported that customers using its AI shopping assistant, Sparky, spend 40% more per order than non-users. In the company's second-quarter earnings report, Walmart said Sparky's user base grew 70% year-on-year. Sparky helps customers plan meals, find recipes and add ingredients to their carts with one click. It can also identify ingredients customers have already purchased to avoid duplicate purchases[1]

Kroger's AI-powered shopping assistant is encouraging customers to purchase more items than initially expected. The retailer had anticipated that the tool's tailored recommendations would lead to smaller shopping baskets. However, by simplifying meal planning and grocery list creation, the AI assistant allows customers to spend more time exploring additional products. This has contributed to larger shopping baskets and incremental sales growth. The development highlights AI's potential to improve the shopping experience while boosting grocery sales[2]



DoorDash reports that its AI tools help customers buy more groceries and a wider variety of products. Customers using its Ask DoorDash service also complete their orders faster. Currently, the service generated grocery baskets that were about 50% larger vs non-AI orders. Customers also checked out around three times faster than those not using AI. This highlights AI's potential to improve shopping convenience and increase grocery sales[3]

1. Yahoo Finance, "Walmart's AI Bet is working", 24 August 2026.
2. Supermarket News, "Kroger sees AI shopping assistant driving larger baskets", 23 September 2026.
3. Supermarket News, "DoorDash AI drives 50% bigger grocery baskets", 24 September 2026.

Retailers Increasing Brick-and-Mortar Presence

Walmart

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

ROSS DRESS FOR LESS

Plan to open 115 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

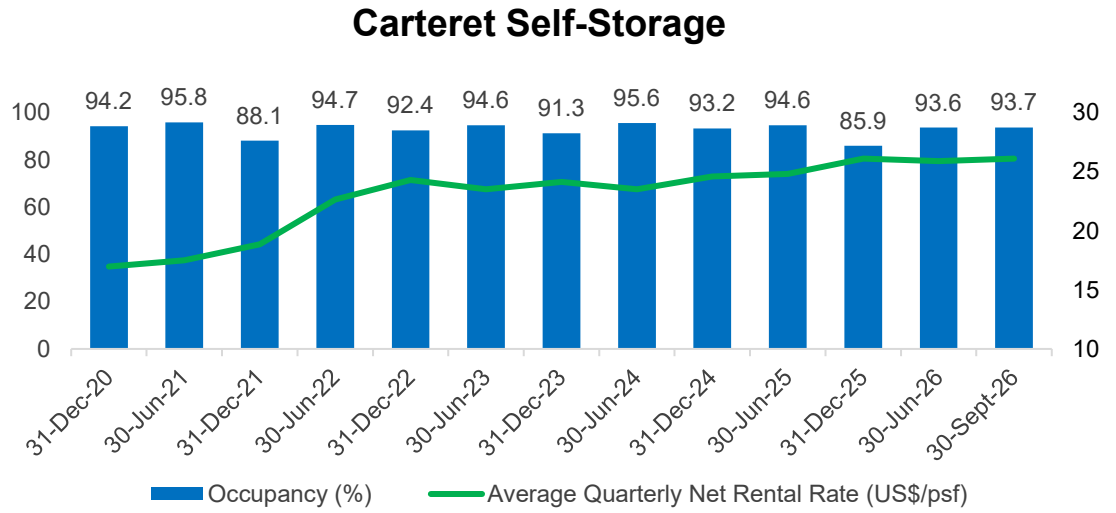
DICK'S

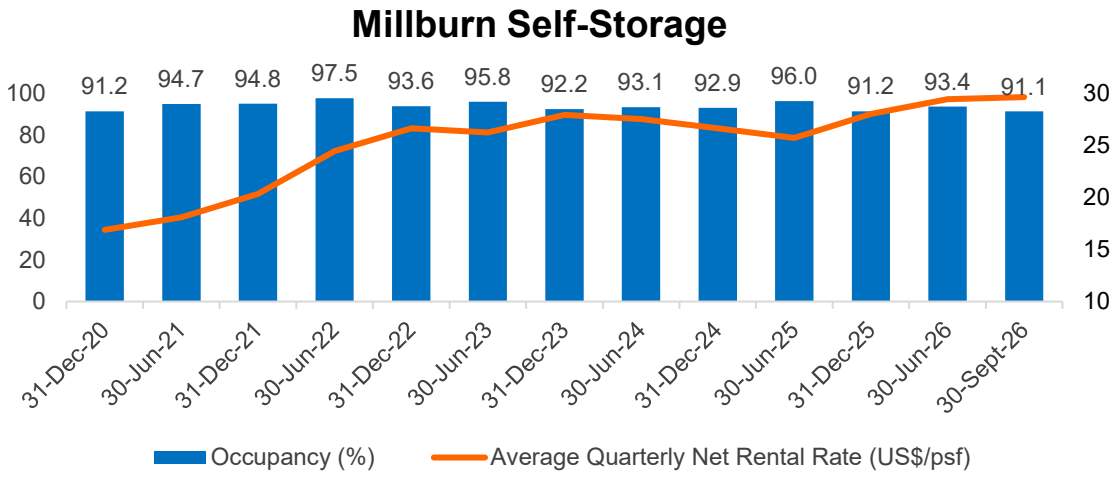
100 House of Sports locations to open by end of 2027

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

Portfolio Update

Self-Storage Properties Occupancy Normalising with Stable to Rising Rental Rate





3Q 2026 was highlighted by stable occupancy and rental rates at Carteret while Millburn experienced increasing rental rates with moderation in occupancy as the fall season commenced



Carteret Self-Storage, New Jersey



Millburn 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")

Ranked **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

THE EDGE BILLION DOLLAR CLUB 2024

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

Company of Good – 3 Hearts Recognition by NPVC



IR Impact Award – South East Asia 2025



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

Award-Winning Annual Report



Hermes Creative Awards – Awarded Gold



The Communicator Awards – Award of Distinction

Summary and Focus



St. Lucie West, Florida

In Summary: Outlook and Key Priorities

Resilient Sector Outlook, Value Enhancement Strategies & Key Priorities

Outlook

Resilient Outlook for the U.S. Economy and the Grocery & Necessity Sector

- Resilient U.S. GDP growth projections for 2026, 2027 and 2028
- U.S. Consumer spending remains strong
- Necessity based retail continues to perform well with strong foot traffic and tenant demand and limited new supply of retail space

Value Enhancement Strategies and Key Priorities

Strengthen Portfolio, Enhance Tenant Mix

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

Growth & Capital Recycling Strategies

- Pursue value-enhancing development and asset enhancement initiatives
- Recycle capital from opportunistic divestments into higher yielding properties
- Enhance portfolio diversification and income resilience through accretive acquisitions and AEI

Improve Trading Liquidity and Scale

- Continue to drive growth and improve scale and trading liquidity
- Increase institutional investor participation
- Increase analyst coverage
- Target potential new index inclusion

Summary and Focus

UHREIT Investment Merits

REPUTABLE SPONSORS MAJOR SHAREHOLDERS OF UHREIT

UOB Global Capital

HAMPSHIRE

9.6%
HIGH DIVIDEND YIELD



+5.8%
Y-O-Y GROSS REVENUE GROWTH

7.9 Years
LONG WALE

HIGH OCCUPANCY

97.6%
GROCERY & NECESSITY

92.4%
SELF-STORAGE

ASSET UNDER MANAGEMENT
+31%
SINCE IPO IN 2020





37.8%
NET AGGREGATE LEVERAGE

TENANTS PROVIDING ESSENTIAL SERVICES **56.6%**

0.4% **OF LEASES EXPIRING IN 2026**

89.9%
HIGH TENANT RETENTION RATE

Appendix

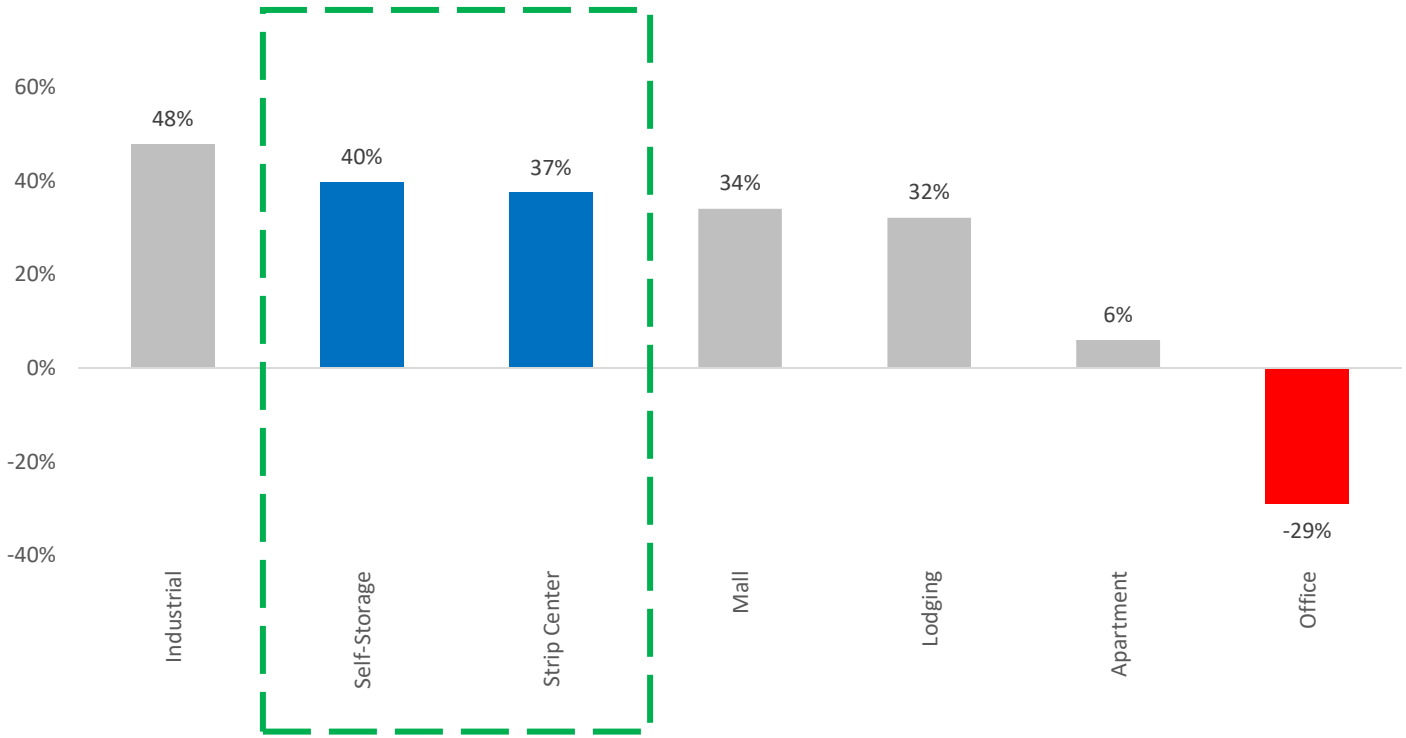


Wallington ShopRite, New Jersey

Appendix

Resiliency in Self-Storage and Strip Center Property Values

% Change in Green Street Commercial Property Price Index from June 2020 to September 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 have declined by 29% 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 37% since June 2020
- Similarly, the Self-Storage sector has also benefitted from the work from home dynamic with values increasing by 40% since June 2020

Source: Green Street Commercial Property Price Index

Appendix

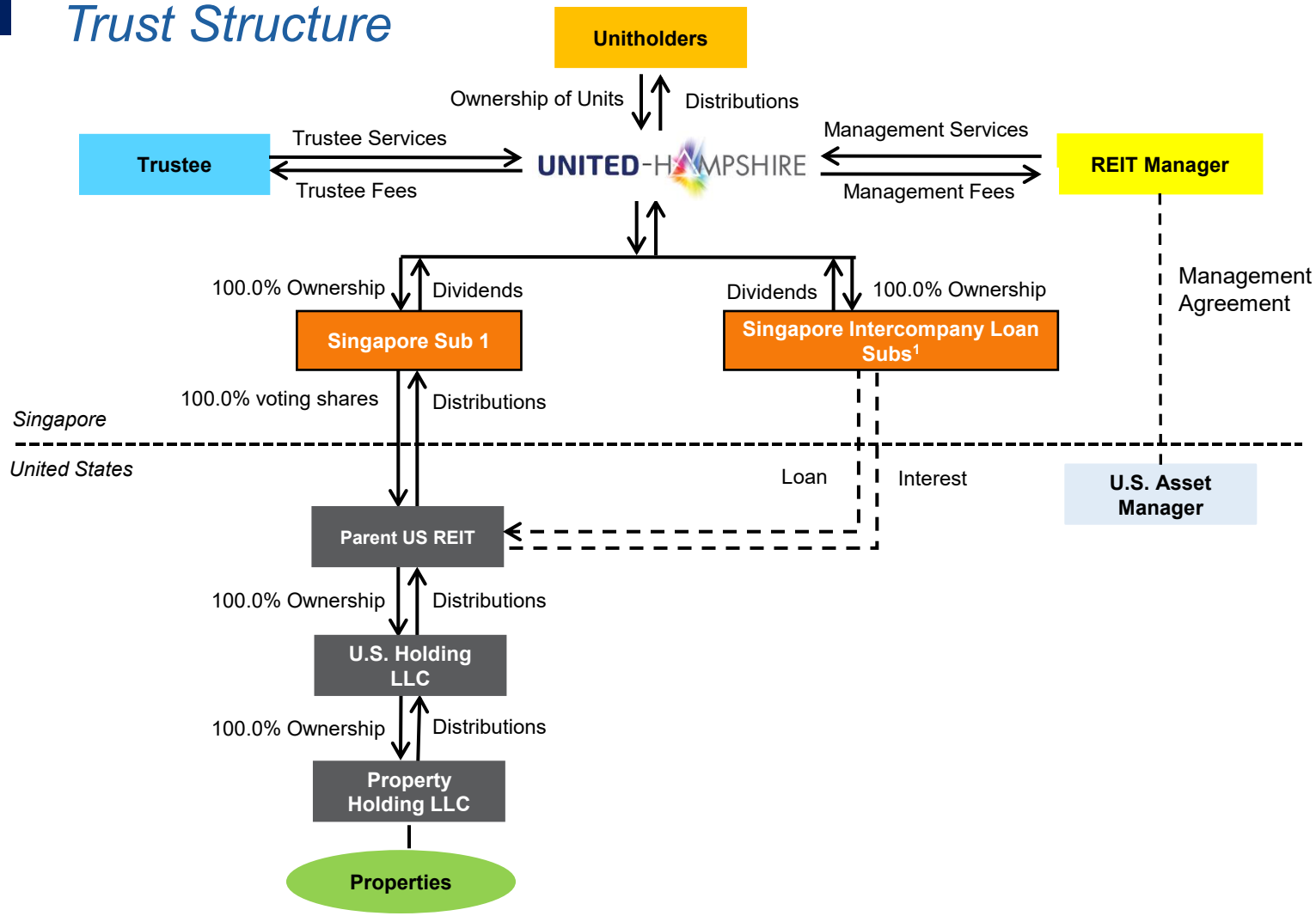
Locations of UHREIT's Self-Storage Properties



- 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)[2]

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

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

Appendix

Acquisition of Grocery-Anchored Assets







	Colonial Square	Penrose Plaza	Upland Square
Location	Virginia	Pennsylvania	Pennsylvania
Acquisition Date	November 2021	November 2021	July 2022
Land Tenure	Freehold	Freehold	Freehold
NLA (Sq Ft)[1]	168,498	258,752	399,559
Purchase Price	US$26.3 mil	US$52 mil	US$85.7 mil
Anchor Tenants	Publix, Locke Supply Co., Wells Fargo	ShopRite, Dollar Tree, dd's Discounts	Giant, Dick's Sporting Goods, TJ Maxx

1. Information as at 31 December 2025.

Appendix

Acquisition of Grocery-Anchored Assets (Cont'd)





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

1. Information as at 31 December 2025.

Appendix

Asset Enhancement and Development







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

Appendix

Opportunistic Divestments

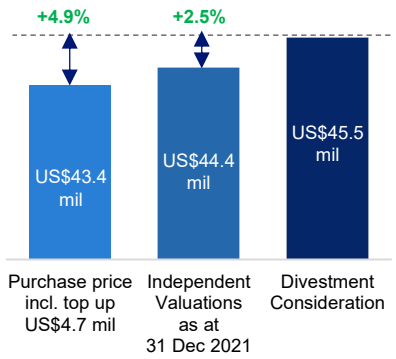
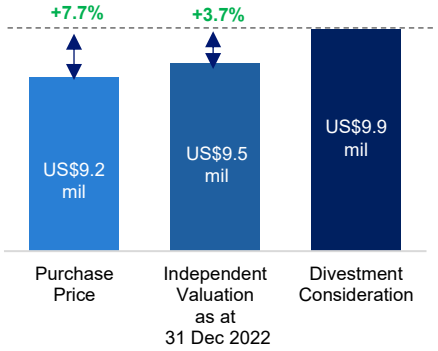
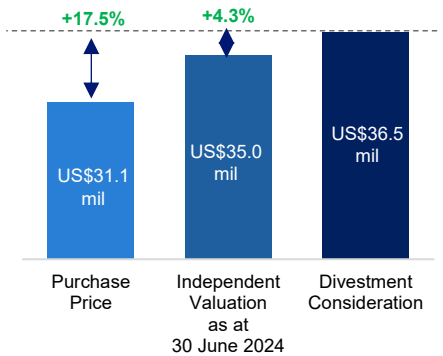










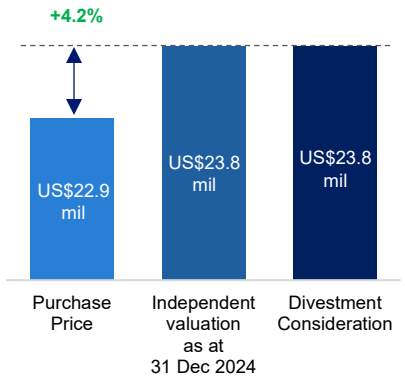
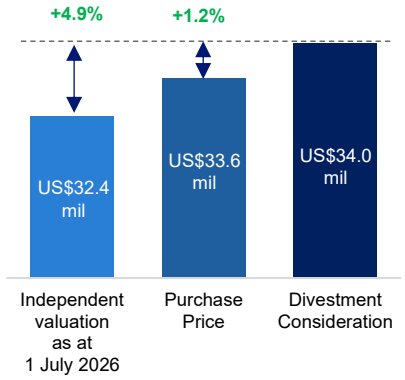
	Elizabeth and Perth Amboy Self-Storage	Big Pine Center	Lowe's and Sam Club properties within Hudson Valley Plaza
Location	New Jersey	Florida	New York
Divestment Date	June 2022	August 2023	August 2024
Divestment Consideration	US$45.5 mil	US$9.9 mil	US$36.5 mil
Transaction Details			

Appendix

Opportunistic Divestments (Cont'd)





	Albany - Supermarket	BJ's Quincy
Location	New York	Massachusetts
Divestment Date	January 2025	September 2026
Divestment Consideration	US$23.8 mil	US$34.0 mil
Transaction Details		





Thank You

UNITED-HAMPSHIRE

For enquiries, please contact:

Ms Wong Siew Lu, CFA, CA (Singapore)
Head of Investor Relations and Sustainability
Email: IR@uhreit.com
80 Raffles Place #28-21 UOB Plaza 2 Singapore 048624

UHREIT Website

Follow us on LinkedIn

Subscribe to Mailing list

https://www.uhreit.com/
https://www.linkedin.com/company/uhreit/
https://investor.uhreit.com/email_alerts.html



