

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



Strong Sponsors with Long-Term Synergistic Partnership



>20 year track record

US\$3.0b AUM



>60 year track record

US\$2.0b AUM

Information as at 31 December 2022.

Website



LinkedIn



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Stock Code: ODBU

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United Hampshire US REIT was listed on the Mainboard of SGX-ST on 12 March 2020. UHREIT's principal investment strategy of investing in a diversified portfolio of stabilised income producing grocery-anchored and necessity-based retail properties, and modern, climate-controlled self-storage facilities, located in the United States. UHREIT's portfolio comprised of resilient, cycle-agnostic, convenience-oriented properties anchored by tenants that have adapted omnichannel fulfillment strategies to address the preferences and flexible lifestyles of the U.S. consumer.

Key Highlights



US\$738.7 million¹
Total Property Value



7.4 years²
Long WALE



97.0%³
Committed
Occupancy



3.8 million
sq ft of NLA

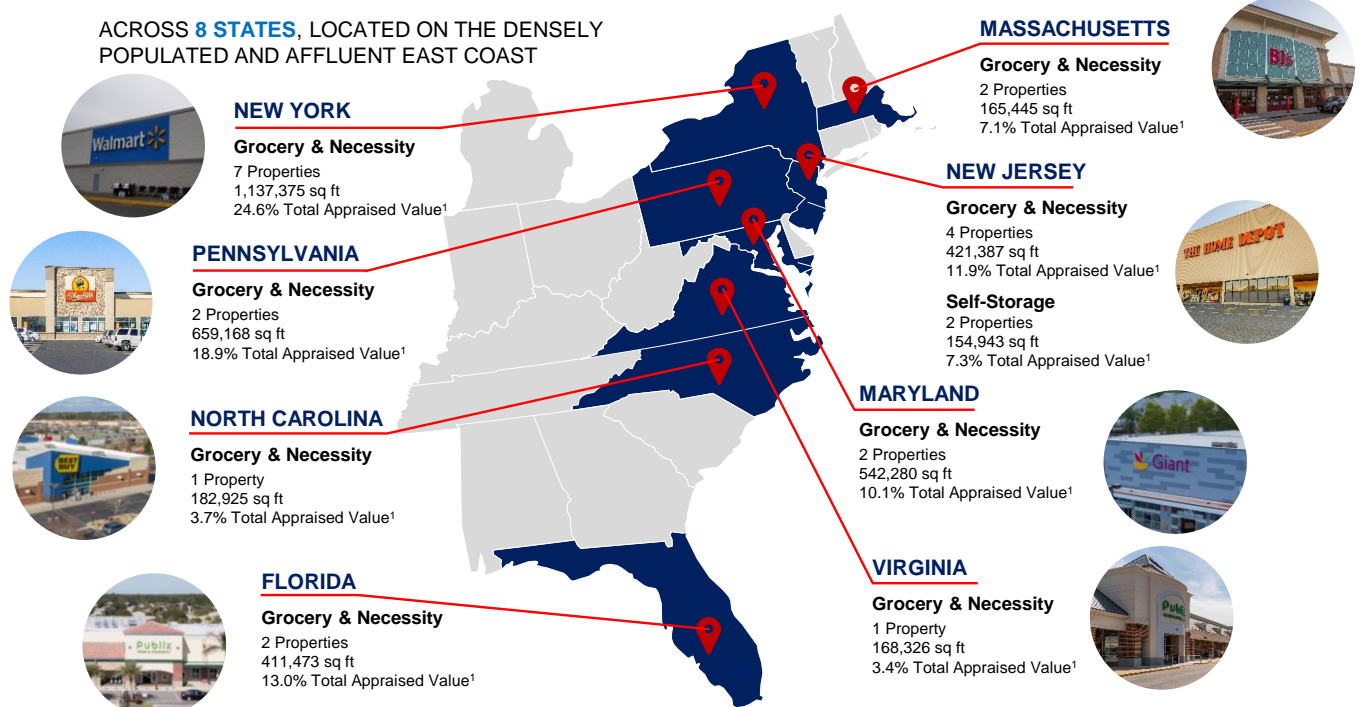


97.9%
Freehold

Strategic Locations along the U.S. Eastern Seaboard

21 GROCERY & NECESSITY PROPERTIES **2 SELF-STORAGE PROPERTIES**

ACROSS **8 STATES**, LOCATED ON THE DENSELY POPULATED AND AFFLUENT EAST COAST

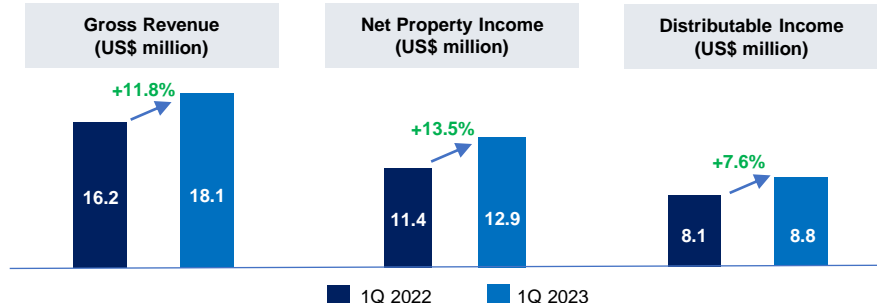


Information as at 31 December 2022.

Prudent Capital Management

| | |
|--------------------------------|------------------------|
| Weighted Average Debt Maturity | 3.7 years ⁴ |
| Fixed-Rate Debt | 80.2% ⁵ |
| Aggregate Leverage | 42.6% |
| Interest Coverage Ratio | 3.1 times |
| Weighted Average Interest Rate | 3.02% ⁶ |

Strong Financial Performance



ESG Achievement in FY2022

Environmental Stewardship

Installed **Solar Panels** at **100%** of UHREIT's Self-Storage Properties (FY2022 Target: 25%)

Installed **LED Lightings** at **39%** of UHREIT's properties common areas (FY2022 Target: 15%)

Installed **EV Charging Stations** at **13%** of UHREIT's properties (FY2022 Target: 10%)



Community Engagement

Completed a total of **135** volunteer hours as a firm (FY2022 Target: 100 volunteer hours)



High Corporate Governance Standards

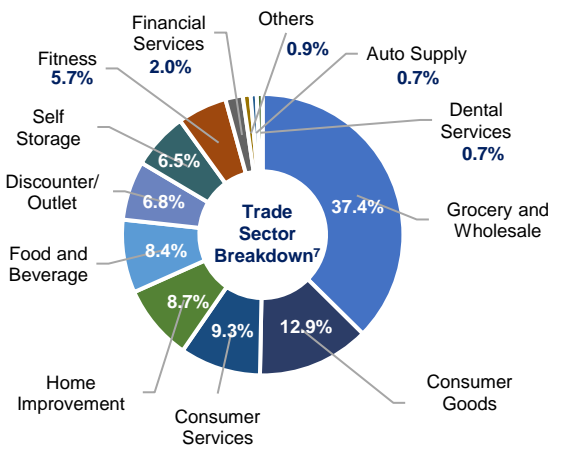
Included in the SGX Fast Track for UHREIT's good compliance track record

Increased Visibility

Indices Inclusion

- FTSE ST Small-Cap Index
- MSCI Singapore Micro-Cap Index
- iEdge SG Real Estate Index
- iEdge S-REIT Index
- iEdge SG ESG Transparency Index

Resilient Portfolio, Cycle-Agnostic Tenants



63.3% Tenants providing essential services

Top 10 Tenants⁸

– Anchored by large creditworthy tenants in recession-resistant sectors
– Majority of the leases are triple net with built-in rental increases

| Tenants | Trade Sector | % |
|-----------------------------------|---------------------|--------------|
| ShopRite | Grocery & Wholesale | 10.6% |
| BJ's Wholesale Club Holdings, Inc | Grocery & Wholesale | 10.1% |
| Ahold Delhaize | Grocery & Wholesale | 9.6% |
| Lowe's Companies, Inc | Home Improvement | 5.2% |
| LA Fitness | Fitness | 5.1% |
| Walmart | Grocery & Wholesale | 4.3% |
| Home Depot USA, Inc | Home Improvement | 3.8% |
| Publix Super Markets | Grocery & Wholesale | 2.7% |
| Price Chopper Supermarkets | Grocery & Wholesale | 2.7% |
| PetSmart | Consumer Goods | 1.4% |
| Total | | 55.5% |

WALE for Top 10 Tenants **8.9 Years**

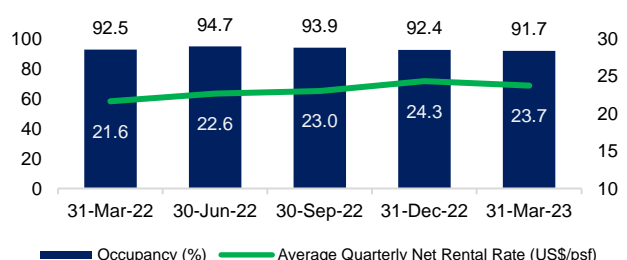
Supporting our tenants' omnichannel strategy

Providing dedicated curbside pick-up areas

Emerging trend of physical stores serving as Last-Mile Distribution Hub for micro-fulfillment of online orders

High Occupancy at Self-Storage Properties

Carteret Self-Storage



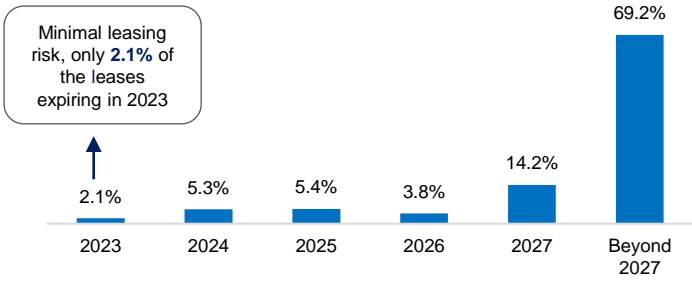
Millburn Self-Storage



Key Investment Merits

- 1 Stable Cashflows
- 2 High Quality Assets
- 3 Yield & Growth
- 4 E-Commerce Resistant

Lease Maturity Profile⁸



Minimal leasing risk, only **2.1%** of the leases expiring in 2023

Leasing progress in 1Q2023

- 1 new lease was signed totalling **2,422** sq ft
- 6 leases were renewed totalling **214,667** sq ft

Attractive Dividend Yield



FY2022 DPU
5.88 US cents
Vs FY2021: 6.10 US cents

FY2022 Adjusted DPU⁹
5.85 US cents
Vs FY2021: 5.35 US cents

12.5%
Dividend Yield
Based on FY2022 total distribution of 5.88 US cents and Unit Price of US\$0.47 as at 31 March 2023

Distribution History

| Period | DPU (US cents) | Ex-Dividend Date |
|----------------------------|----------------|------------------|
| 1 Jul 2022 to 31 Dec 2022 | 2.97 | 01 Mar 2023 |
| 1 Jan 2022 to 30 Jun 2022 | 2.91 | 19 Aug 2022 |
| 14 Oct 2021 to 31 Dec 2021 | 1.30 | 2 Mar 2022 |
| 1 Jul 2021 to 13 Oct 2021 | 1.75 | 12 Oct 2021 |
| 1 Jan 2021 to 30 Jun 2021 | 3.05 | 19 Aug 2021 |
| 1 Jul 2020 to 31 Dec 2020 | 3.03 | 5 Mar 2021 |
| 12 Mar 2020 to 30 Jun 2020 | 1.78 | 19 Aug 2020 |

Information as at 31 March 2023 unless otherwise stated.
1. Based on appraised value of investment properties as at 31 December 2022.
2. Computation included forward committed leases for Grocery & Necessity Properties only. Excluding forward committed leases, the WALE is 7.2 years as at 31 March 2023.
3. Grocery & Necessity Properties only.
4. Assuming the loan extension option is fully exercised.

5. Includes floating-rate loans that have been swapped to fixed rate.
6. Excludes upfront debt-related transaction costs. The comparative weighted average interest rate as at 31 December 2022 is 2.77%.
7. Based on base rental income for the month of March 2023.
8. Based on base rental income for Grocery & Necessity Properties for the month of March 2023.
9. Adjusted DPU excludes Top-Ups and Stipulated Damages.