

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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Bloomberg Code: UHU:SP

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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\$746.0 million¹
Total Property Value



7.2 years²
Long WALE



97.2%³
Committed Occupancy



3.8 million
sq ft of NLA

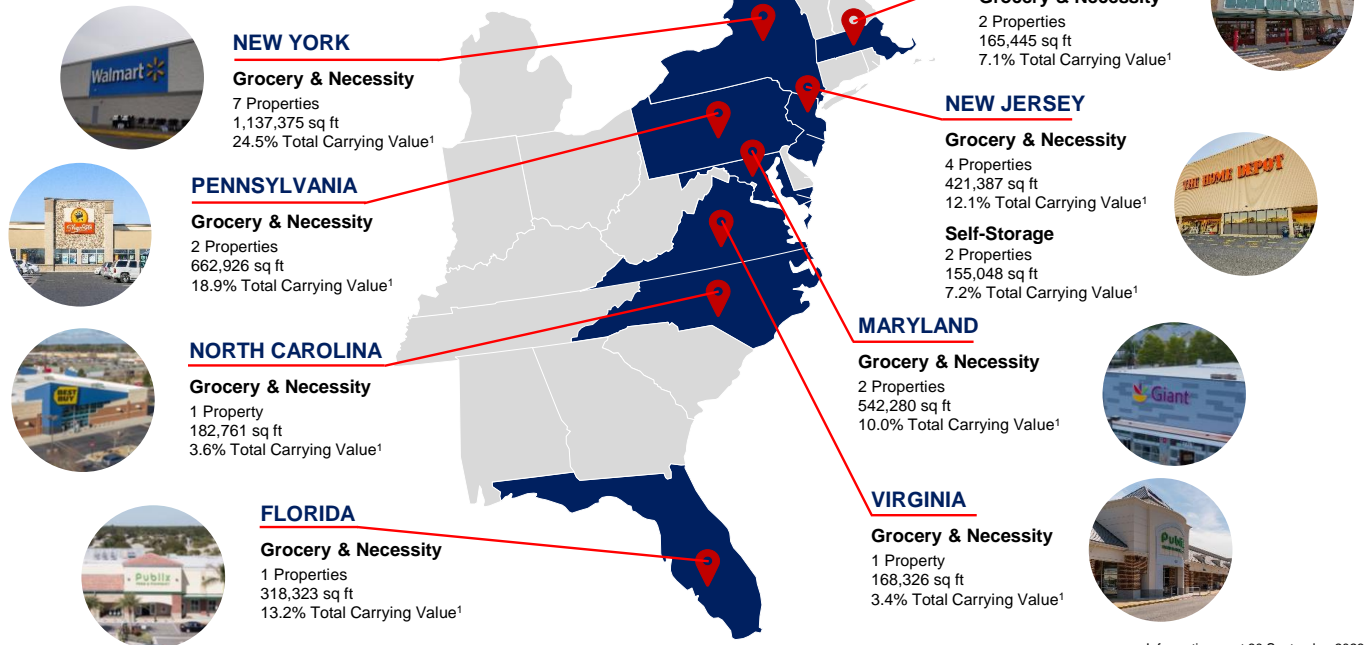


97.9%
Freehold

Strategic Locations along the U.S. Eastern Seaboard

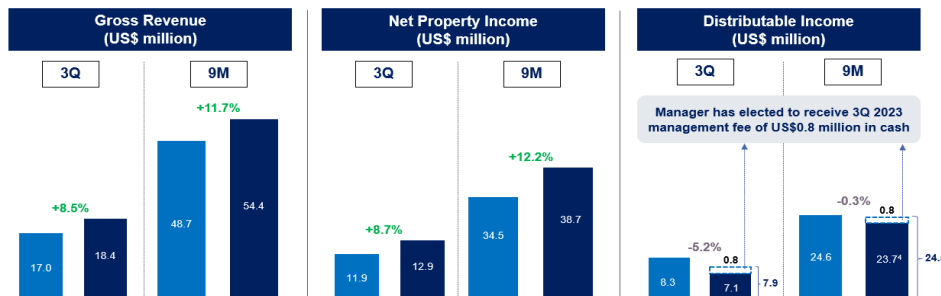
20 GROCERY & NECESSITY PROPERTIES **2 SELF-STORAGE PROPERTIES**

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



Information as at 30 September 2023.

Strong Financial Performance



13.1%

Attractive Dividend Yield
Based on 2H 2022 and 1H 2023 total distribution of 5.62 US cents and unit price of US\$0.43 as at 29 September 2023

■ 2022 ■ 2023

Sustainable Value in the Long-Term

Environmental Stewardship

Install EV charging stations at our properties (25% by FY2023)

Install LED lighting at common areas of our properties (50% by FY2023)

Discuss with top 10 tenants to explore possibility of installation of new solar systems on the roofs over tenant spaces

People & Community

To contribute to UHREIT's target of 100 hours of staff volunteerism in FY2023

Foster a conducive workplace environment that promotes high levels of employees' engagement

Strong Corporate Governance

Included in the SGX Fast Track for its 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

Top 10 Tenants⁷

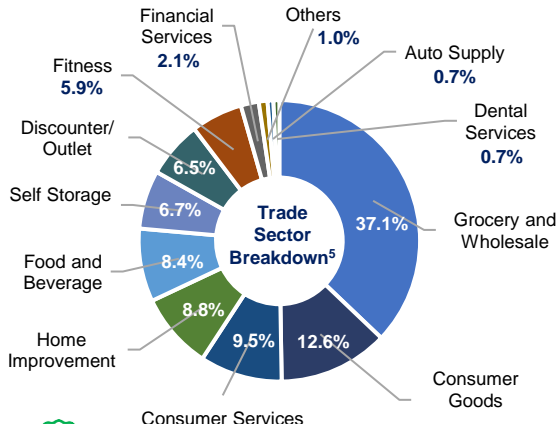
- Anchored by large creditworthy tenants in recession-resistant sectors
- Majority of the leases are triple net with built-in rental increases

Tenants

Tenants	Trade Sector	%
ShopRite	Grocery & Wholesale	10.7%
BJ's Wholesale Club Holdings, Inc	Grocery & Wholesale	10.2%
Ahold Delhaize	Grocery & Wholesale	9.7%
LA Fitness	Fitness	5.5%
Lowe's Companies, Inc	Home Improvement	5.3%
Walmart	Grocery & Wholesales	4.3%
Home Depot USA, Inc	Home Improvement	3.8%
Publix Super Markets	Grocery & Wholesale	2.8%
Price Chopper Supermarkets	Grocery & Wholesale	2.7%
PetSmart	Consumer Goods	1.4%
Total		56.4%

WALE for Top 10 Tenants

8.5 years⁷



Tenants providing essential services⁶

- ✓ 63.6% of Grocery & Necessity Portfolio⁷
- ✓ Long WALE of 8 years⁷

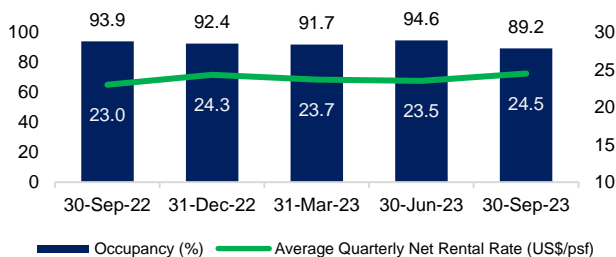
Supporting our tenants' omnichannel strategy

Providing dedicated curbside pick-up areas

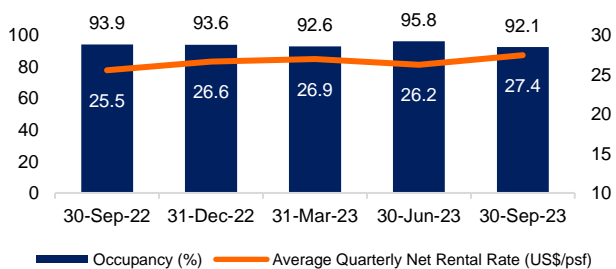
Emerging trend of physical stores serving as Last-Mile Distribution Hub for micro-fulfillment of online orders

High Occupancy at Self-Storage Properties

Carteret Self-Storage



Millburn Self-Storage

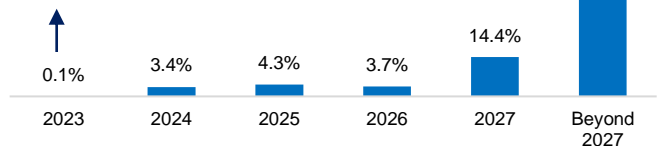


Key Investment Merits

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

Lease Maturity Profile⁸

Minimal leasing risk, only 0.1% of the leases expiring in 2023



Leasing progress in YTD Sep 2023



• 5 new lease was signed totalling 91,784 sq ft

• 25 leases were renewed totalling 336,489 sq ft

Prudent Capital Management

Weighted Average Debt Maturity	3.2 years ⁸
Fixed-Rate Debt	80.9% ⁹
Aggregate Leverage	41.7%
Interest Coverage Ratio	2.7 times ¹⁰
Weighted Average Interest Rate	4.04% ¹¹

Distribution History

Period	DPU (US cents)
1 Jan 2023 to 30 June 2023	2.65
1 Jan 2022 to 31 Dec 2022	5.88
1 Jan 2021 to 31 Dec 2021	6.10
1 Jul 2020 to 31 Dec 2020	3.03
12 Mar 2020 to 30 Jun 2020	1.78

Information as at 30 September 2023 unless otherwise stated.

1. Based on carrying value of investment properties as at 30 September 2023.
2. Computation included forward committed leases for Grocery & Necessity Properties only. Excluding forward committed leases, the WALE is 7.0 years as at 30 September 2023.
3. Grocery & Necessity Properties only.
4. Distributable income is computed before US\$1.5 million capital reserve retention declared in 1H 2023.
5. Based on base rental income for the month of September 2023.
6. Based on the definition of "Essential Retail Businesses" by the State of New Jersey.

7. Based on base rental income for Grocery & Necessity Properties for the month of September 2023.

8. Assuming the loan extension option is fully exercised.

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

10. The interest coverage ratio is calculated by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, foreign exchange translation), by the trailing 12 months interest expense and borrowing-related fees (excluding interest on lease liabilities).

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