

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\$4.1b AUM



>60 year track record
US\$1.4b AUM

Information as at 31 December 2024

United Hampshire US REIT was listed on the Mainboard of SGX-ST on 12 March 2020. UHREIT's portfolio comprised of resilient, cycle-agnostic, grocery-anchored and necessity-based retail properties anchored by tenants that have adapted omnichannel fulfillment strategies to address the preferences and flexible lifestyles of the U.S. consumer.

Stock Code: ODBU

Bloomberg Code: UHU:SP

Key Highlights



No Refinancing Requirement
Until November 2026¹



8.1 years
Long WALE

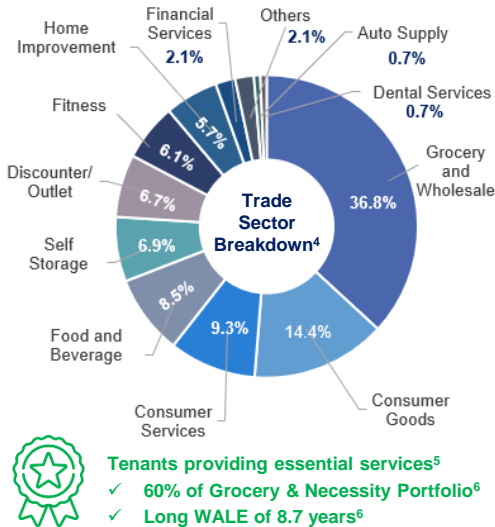


97.5%
Committed Occupancy²



97.9%
Freehold³

Resilient Portfolio, Cycle-Agnostic Tenants



Top 10 Tenants⁶

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

| Tenants | Trade Sector | % |
|--------------------------------------|---------------------|-------------------------------|
| BJ's Wholesale Club Holdings, Inc | Grocery & Wholesale | 10.5% |
| Wakefern Food Corporation / ShopRite | Grocery & Wholesale | 7.8% |
| Ahold Delhaize / Stop & Shop | Grocery & Wholesale | 6.5% |
| Price Chopper Supermarkets | Grocery & Wholesale | 6.0% |
| LA Fitness | Fitness | 5.5% |
| Home Depot USA, Inc | Home Improvement | 4.0% |
| Food Bazaar Supermarket | Grocery & Wholesale | 3.0% |
| Walmart Inc. | Grocery & Wholesale | 2.9% |
| Publix Super Markets Inc. | Grocery & Wholesale | 2.8% |
| Burlington Stores, Inc | Discounter/outlet | 2.3% |
| Total | | 51.3% |
| WALE for Top 10 Tenants | | 10.4 years⁶ |

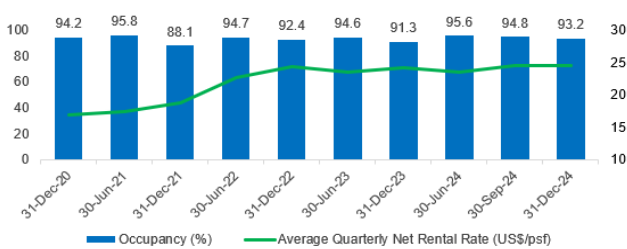
Supporting our tenants' omnichannel strategy

Providing dedicated curbside pick-up areas

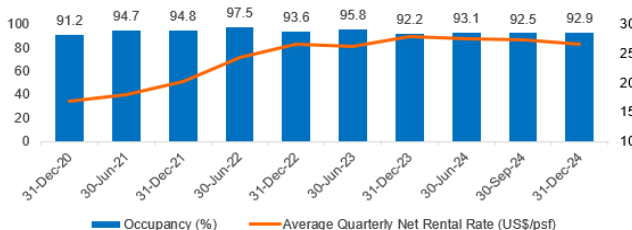
Emerging trend of physical stores serving as Last-Mile Distribution Hub for micro-fulfillment of online orders

Robust Occupancy at Self-Storage Properties

Carteret Self-Storage



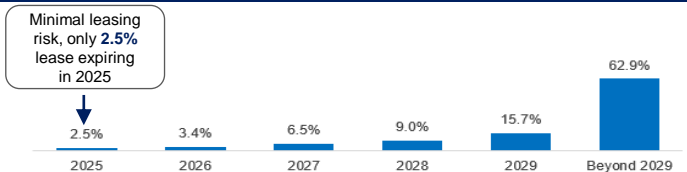
Millburn Self-Storage



Key Investment Merits

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

Well Distributed Lease Maturity Profile⁶



SIGNIFICANT NEW & RENEWAL LEASES IN 2024

New Leases

DICK'S SPORTING GOODS
New 10-year 53k sq ft lease at Hudson Valley Plaza

TRADER JOE'S
New 10-year lease at Lynncroft Center

Renewal Leases

LA|FITNESS
3 Locations, 8-10 years

PETSMART
2 Locations, 5-10 years

THE HOME DEPOT
7 years



Sustainable Value in the Long-Term

Environmental Stewardship

- ✓ Installed LED lighting in common areas at 64% of our properties
- ✓ Installed EV charging stations at 9% of our properties
- ✓ Engaged with top 10 tenants to explore possibility of installation of new solar systems on the roofs over tenant spaces



People & Community

Surpassed UHREIT's target of 100 hours of staff volunteerism in FY2024, clocking in 116 Hours

Strong Corporate Governance

- ✓ Included in the SGX Fast Track within 2nd year of listing, for its good compliance track record
- ✓ Moved Up eight Positions to Secure 14th Place in the 2024 Singapore Governance and Transparency Index, showing UHREIT's strong commitment to upholding the Highest Standards of Corporate Governance

Increased Visibility

FTSE ST
Small-Cap Index

MSCI Singapore
Micro-Cap Index



iEdge SG Real Estate Index
iEdge S-REIT Index
iEdge SG ESG Transparency Index

Strategic Locations along the U.S. Eastern Seaboard

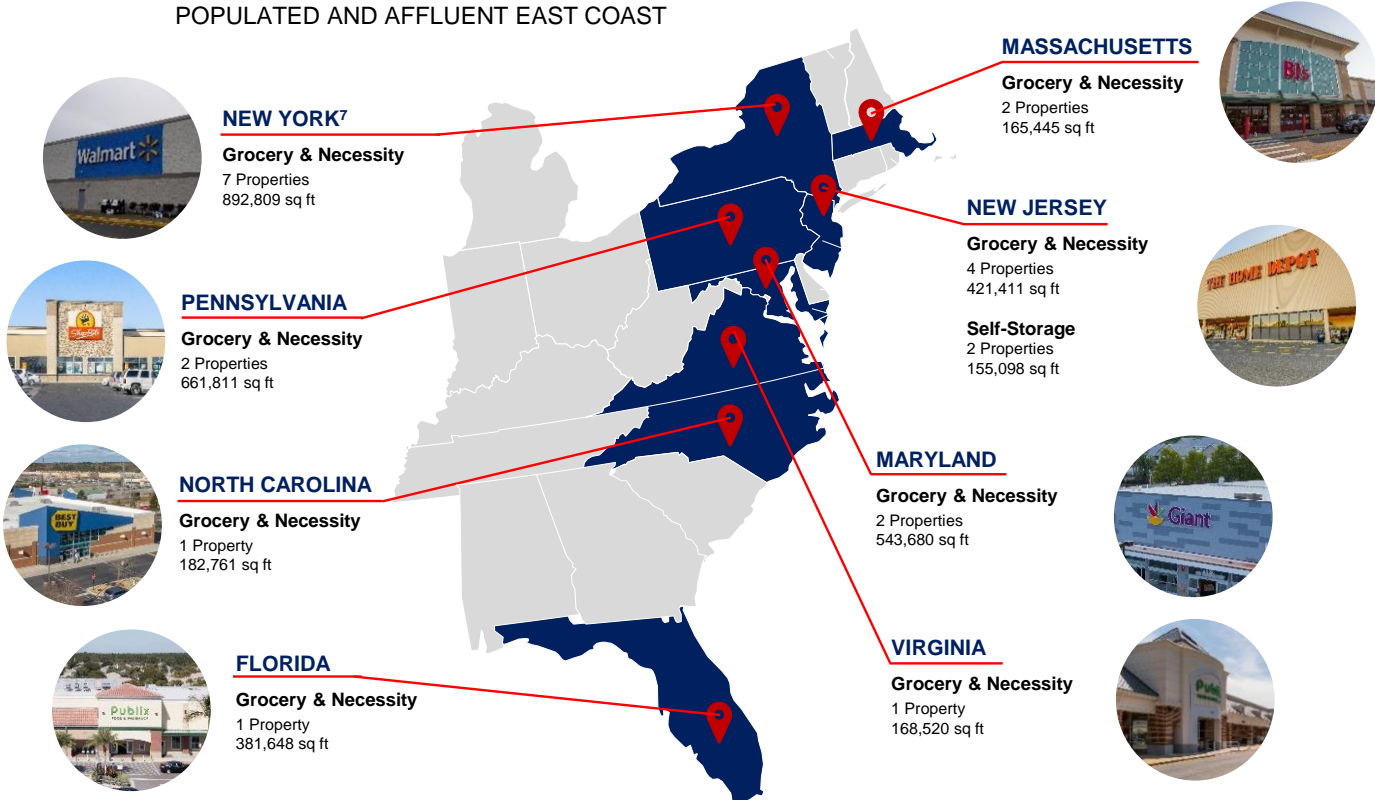
20 GROCERY & NECESSITY
PROPERTIES⁷

2 SELF-STORAGE
PROPERTIES

3.6 Million Sq Ft of NLA

US\$752.9 Million Total Property Value³

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



Information as at 31 December 2024

Capital Management

| | |
|--------------------------------|------------------------|
| Weighted Average Debt Maturity | 2.4 years ¹ |
| Fixed-Rate Debt | 73.6% ⁸ |
| Aggregate Leverage | 38.9% |
| Interest Coverage Ratio | 2.5 times |
| Weighted Average Interest Rate | 5.17% ⁹ |

Distribution History

| Period | DPU (US cents) |
|----------------------------|----------------|
| 1 Jul 2024 to 31 Dec 2024 | 2.05 |
| 1 Jan 2024 to 30 June 2024 | 2.01 |
| 1 Jan 2023 to 31 Dec 2023 | 4.79 |
| 1 Jan 2022 to 31 Dec 2022 | 5.88 |
| 1 Jan 2021 to 31 Dec 2021 | 6.10 |
| 12 Mar 2020 to 31 Dec 2020 | 4.81 |

Information as at 31 December 2024 unless otherwise stated.

1. Assuming the loan extension option is fully exercised.

2. Grocery & Necessity Properties only.

3. Based on appraised value of investment properties as at 31 December 2024.

4. Based on base rental income for the month of December 2024.

5. Based on the definition of "Essential Retail Businesses" by the State of New Jersey.

6. Based on base rental income for Grocery & Necessity Properties for the month of December 2024.

7. Includes Albany-Supermarket divested on 17 January 2025.

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

9. Excludes upfront debt-related transaction costs and revolving credit facility.