

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\$3.7b AUM



>60 year track record
US\$1.7b AUM

Information as at 31 December 2023

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



7.7 years
Long WALE²

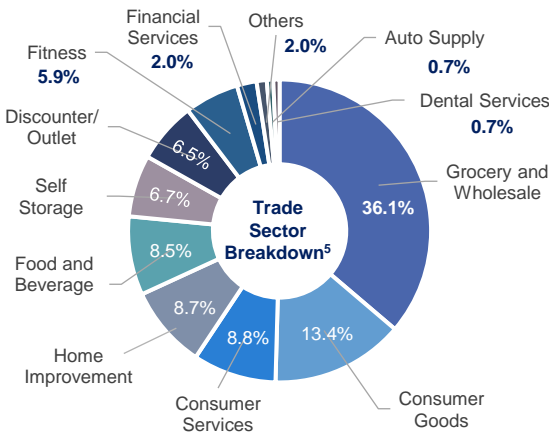


96.3%
Committed Occupancy³



97.9%
Freehold⁴

Resilient Portfolio, Cycle-Agnostic Tenants



Tenants providing essential services⁶
 ✓ 61.8% of Grocery & Necessity Portfolio⁷
 ✓ Long WALE of 8.0 years⁷

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	Trade Sector	%
BJ's Wholesale Club Holdings	Grocery & Wholesale	10.1%
Ahold Delhaize	Grocery & Wholesale	8.9%
ShopRite	Grocery & Wholesale	7.5%
Price Chopper Supermarkets	Grocery & Wholesale	5.8%
LA Fitness	Fitness	5.3%
Lowe's Companies	Home Improvement	5.3%
Walmart	Grocery & Wholesale	4.3%
Home Depot	Home Improvement	3.8%
Publix Super Markets	Grocery & Wholesale	2.7%
Burlington Stores, Inc	Discounter/outlet	2.2%
Total		55.9%
WALE for Top 10 Tenants		9.4 years⁷

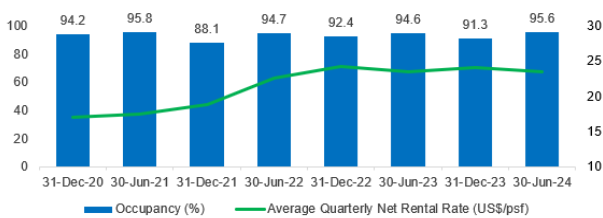
Supporting our tenants' omnichannel strategy

Providing dedicated curbside pick-up areas

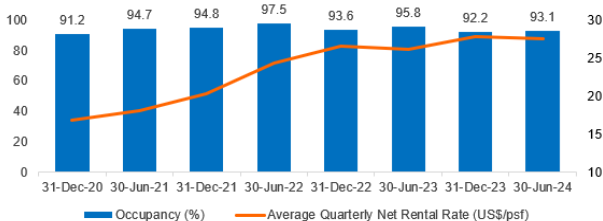
Emerging trend of physical stores serving as Last-Mile Distribution Hub for micro-fulfillment of online orders

High Occupancy at Self-Storage Properties

Carteret Self-Storage



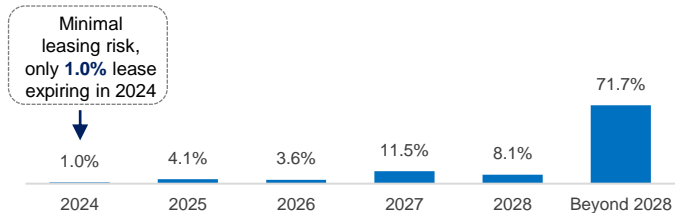
Millburn Self-Storage



Key Investment Merits

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

Well Distributed Lease Maturity Profile⁷



Minimal leasing risk, only 1.0% lease expiring in 2024

STRONG LEASING MOMENTUM



9.1% of portfolio NLA representing 349,090 sq ft of new and renewal leases signed in 1H 2024



www.uhreit.com

Sustainable Value in the Long-Term

Environmental Stewardship

- ✓ To install LED lighting at common areas of our properties (65% by FY2024)
- ✓ To install EV charging stations at our properties (15% by FY2024)
- ✓ 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 FY2024

Strong Corporate Governance

- ✓ Included in the SGX Fast Track within 2nd year of listing, for its good compliance track record
- ✓ Achieved 14th place in 2024 Singapore Governance and Transparency Index, moved up 8 places from our 2023 ranking

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

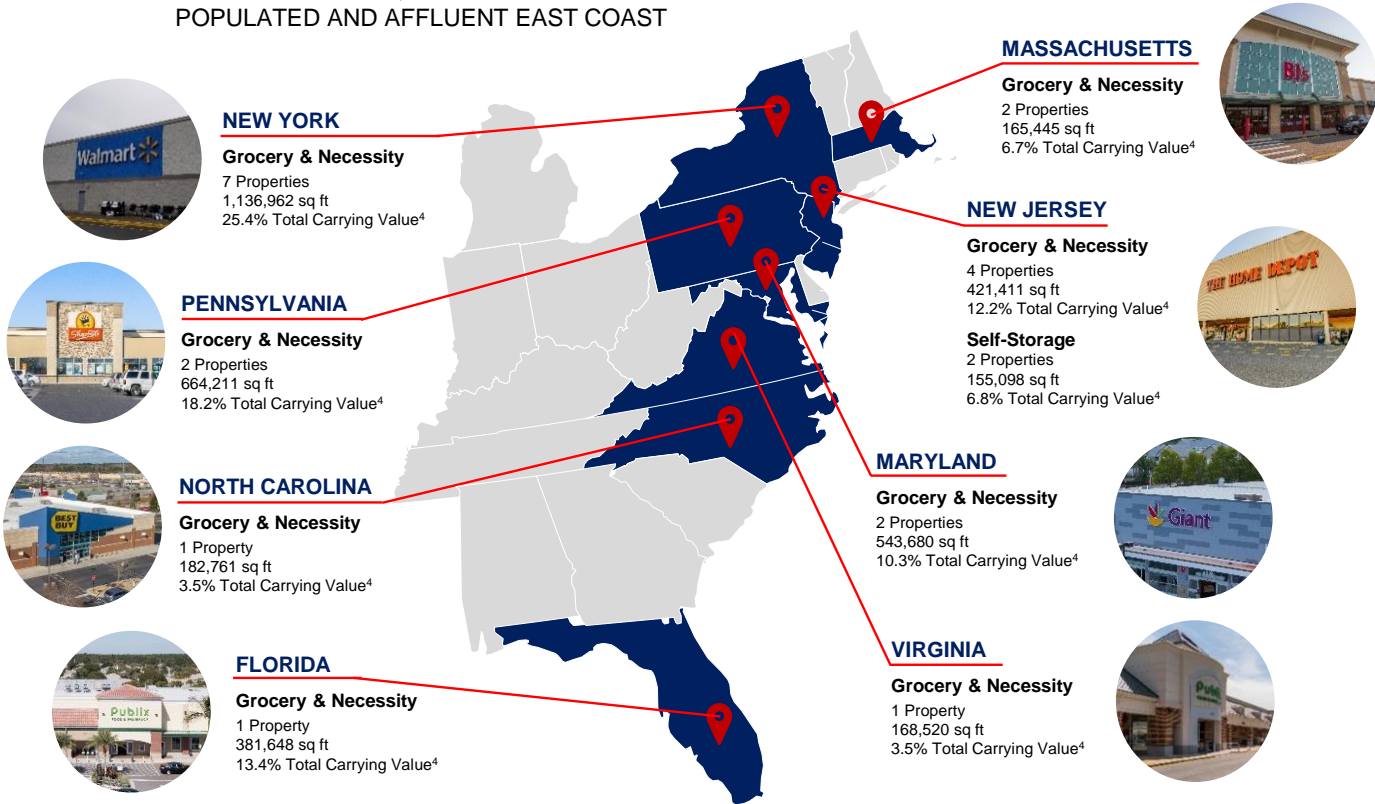
20 GROCERY & NECESSITY
PROPERTIES

2 SELF-STORAGE
PROPERTIES

3.8 Million Sq Ft of NLA

US\$768.3 Million Total Property Value⁴

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



Information as at 30 June 2024

Capital Management

Weighted Average Debt Maturity	2.8 years ¹
Fixed-Rate Debt	67.8% ⁸
Aggregate Leverage	41.9%
Interest Coverage Ratio	2.5 times ⁹
Weighted Average Interest Rate	4.93% ¹⁰

Information as at 30 June 2024 unless otherwise stated.

- Assuming the loan extension option is fully exercised.
- Computation included forward committed leases for Grocery & Necessity Properties only. Excluding forward committed leases, the WALE is 7.6 years as at 30 June 2024.
- Grocery & Necessity Properties only.
- Based on carrying value of investment properties as at 30 June 2024.
- Based on base rental income for the month of June 2024.
- Based on the definition of "Essential Retail Businesses" by the State of New Jersey.

Distribution History

Period	DPU (US cents)
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

- Based on base rental income for Grocery & Necessity Properties for the month of June 2024.
- Includes floating-rate loans that have been swapped to fixed rate.
- The interest coverage ratio is calculated by dividing the trailing 12 months earnings before interest, tax, depreciation and amortization (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).
- Trailing 12-month and excludes upfront debt-related transaction costs.