

## 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

Stock Code: ODBU

Bloomberg Code: UHU:SP

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.

### Key Highlights



**No Refinancing Requirement**  
Until November 2026<sup>1</sup>



**7.9 years**  
Long WALE<sup>2</sup>

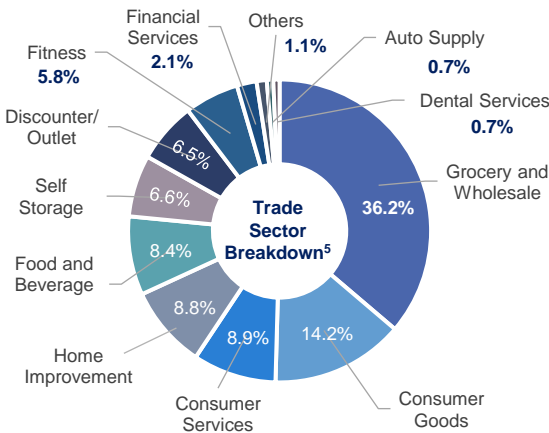


**95.7%**  
Committed Occupancy<sup>3</sup>



**97.9%**  
Freehold<sup>4</sup>

### Resilient Portfolio, Cycle-Agnostic Tenants



**Tenants providing essential services<sup>6</sup>**  
 ✓ 62.0% of Grocery & Necessity Portfolio<sup>7</sup>  
 ✓ Long WALE of 8.3 years<sup>7</sup>

### Top 10 Tenants<sup>7</sup>

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

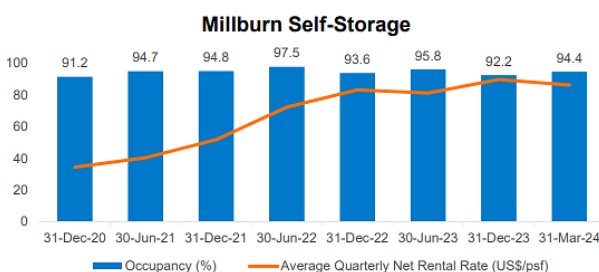
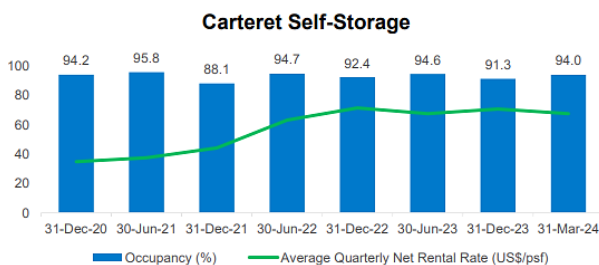
Tenants	Trade Sector	%
BJ's Wholesale Club Holdings	Grocery & Wholesale	10.1%
Ahold Delhaize	Grocery & Wholesale	9.0%
ShopRite	Grocery & Wholesale	7.5%
Price Chopper Supermarkets	Grocery & Wholesale	5.8%
LA Fitness	Fitness	5.3%
Lowe's Companies	Home Improvement	5.3%
Walmart	Grocery & Wholesale	4.3%
Home Depot	Home Improvement	3.8%
Publix Super Markets	Grocery & Wholesale	2.7%
Burlington Stores, Inc	Discounter/outlet	1.4%
<b>Total</b>		<b>55.2%</b>
<b>WALE for Top 10 Tenants</b>		<b>9.7 years<sup>7</sup></b>

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

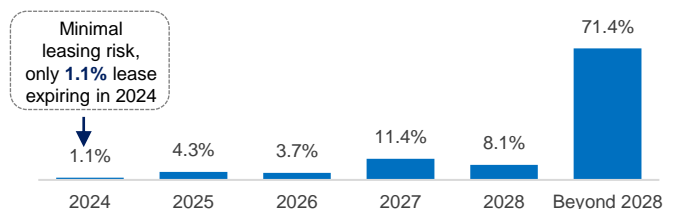
### High Occupancy at Self-Storage Properties



### Key Investment Merits

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

### Well Distributed Lease Maturity Profile<sup>7</sup>



### STRONG LEASING MOMENTUM



Executed **Eight** lease renewals spanning over **318,000 Sq Ft** in 1Q 2024



## Sustainable Value in the Long-Term

### Environmental Stewardship

- ✓ Installed LED lighting at **59%** of our properties in FY 2023 (common areas within our control)
- ✓ Met target of reducing common area electricity consumption

### People & Community

Surpassed target for volunteerism in FY 2023, clocking **112 hours**

### Strong Corporate Governance

Included in the SGX Fast Track within 2nd year of listing, for its good compliance track record

## 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

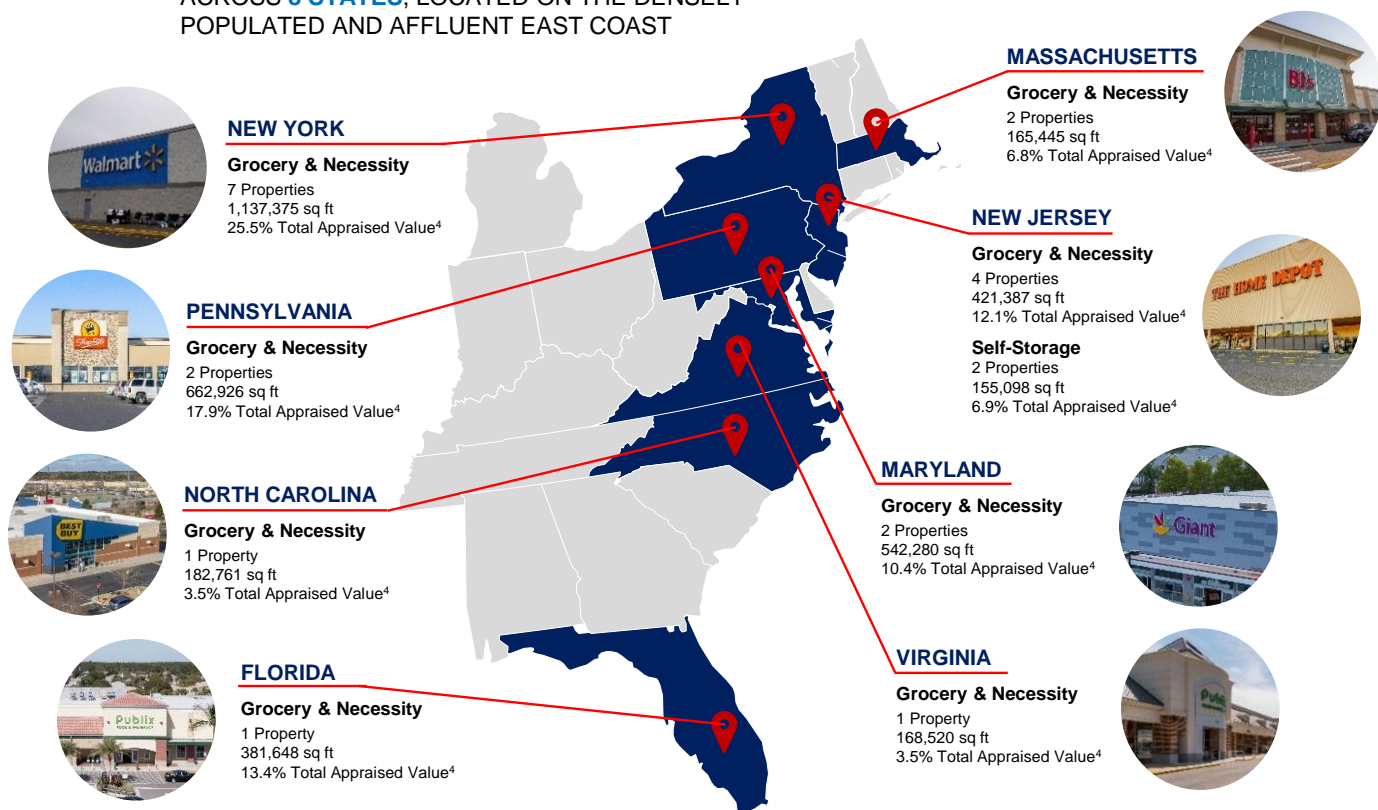
## Strategic Locations along the U.S. Eastern Seaboard

**20** GROCERY & NECESSITY PROPERTIES

**2** SELF-STORAGE PROPERTIES

**3.8 Million** Sq Ft of NLA  
**US\$763.4 Million** Total Property Value<sup>4</sup>

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



Information as at 31 December 2023

## Capital Management

Weighted Average Debt Maturity	3.1 years <sup>1</sup>
Fixed-Rate Debt	63.0% <sup>8</sup>
Aggregate Leverage	42.2%
Interest Coverage Ratio	2.6 times <sup>9</sup>
Weighted Average Interest Rate	4.66% <sup>10</sup>

Information as at 31 March 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 7.8 years as at 31 March 2024.
- Grocery & Necessity Properties only.
- Based on appraised value of investment properties as at 31 December 2023.
- Based on base rental income for the month of March 2024.
- Based on the definition of "Essential Retail Businesses" by the State of New Jersey.

## Distribution History

Period	DPU (US cents)
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 March 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 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).
- Trailing 12-month and excludes upfront debt-related transaction costs.