UNITED-HAMPSHIRE

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

Strong Sponsors with Long-Term Synergistic Partnership

UOB Global Capital	HAMPSHIRE
>20 year track record	**>60** year track record
US$4.1b AUM	**US$3.4b** AUM

Information as at 31 December 2024

United Hampshire US REIT ("UHREIT") 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.

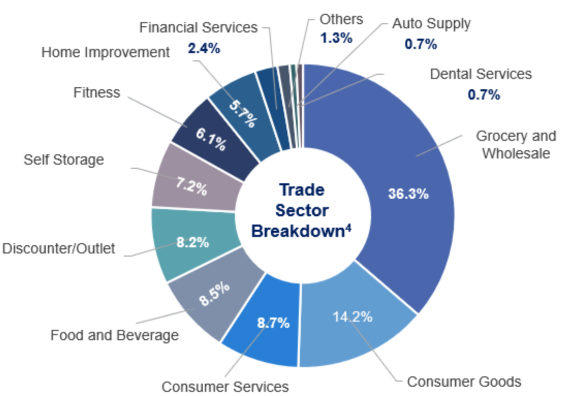
Stock Code: ODBU

Bloomberg Code: UHU:SP

Key Highlights

- **No Refinancing Requirement** Until November 2026
- **7.5 years** Long WALE[1]
- **97%** Committed Occupancy[2]
- **97.9%** Freehold[3]

Resilient Portfolio, Cycle-Agnostic Tenants



Tenants providing essential services[5]

- ✓ 59.0% of Grocery & Necessity Portfolio[1]
- ✓ Long WALE of 8.1 years[1]

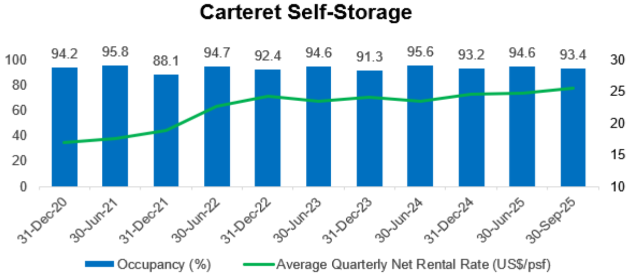
Top 10 Tenants[1]

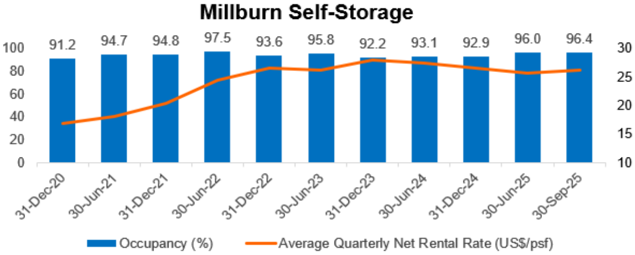
– Anchored by large creditworthy tenants in recession-resistant sectors
– Majority of the leases are triple net with built-in rental increases

Tenants	Trade Sector	%
BJ's Wholesale Club Holdings, Inc	Grocery & Wholesale	10.7%
Ahold Delhaize / Stop & Shop	Grocery & Wholesale	8.4%
Wakefern Food Corporation / ShopRite	Grocery & Wholesale	8.3%
LA Fitness	Fitness	5.5%
Home Depot USA, Inc	Home Improvement	4.0%
Food Bazaar Supermarket	Grocery & Wholesale	3.0%
Price Chopper Supermarkets	Grocery & Wholesale	3.0%
Walmart Inc.	Grocery & Wholesale	2.9%
Publix Super Markets Inc.	Grocery & Wholesale	2.9%
DICK'S Sporting Goods	Consumer Goods	2.3%
Total		**51.0%**
WALE for Top 10 Tenants		**9.6 years[1]**

- Supporting our tenants' omnichannel strategy
- Providing dedicated curbside pick-up areas
- Emerging trend of physical stores serving as Last-Mile Distribution Hub for micro-fulfilment of online orders

Robust Occupancy at Self-Storage Properties





Key Investment Merits

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

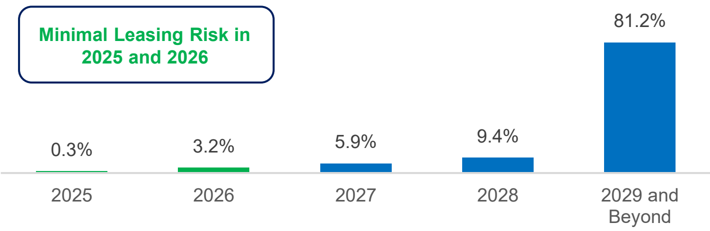
Well Distributed Lease Maturity Profile[1]

Low **0.3%[1]** lease expiry in 2025

In 3Q 2025, we executed **5** new lease and lease renewals, totaling **26,376 sq ft** signed

CAVA | M&T Bank | DOLLAR TREE

Minimal Leasing Risk in 2025 and 2026



United Hampshire US REIT Management Pte. Ltd.
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UNITED-HAMPSHIRE

Sustainable Value in the Long-Term

Environmental Stewardship
- ✓ Install LED lightings in two additional properties
- ✓ Reduce common area electricity usage portfolio wide by 1.5%

People & Community
- ✓ In July 2025, we were conferred with **'Company of Good – 3 Hearts'** in recognition of our commitment to corporate purpose and creating impact on a national level
- ✓ Engage with local communities and help achieve UHREIT's goal of 100 Staff Volunteer Hours in FY2025

Strong Corporate Governance
- ✓ Included in the SGX Fast Track within 2nd year of listing, for its good compliance track record
- ✓ Achieved 12th place in 2025 Singapore Governance and Transparency Index, moved up two places from our 2024 ranking. This achievement marks our **3rd Consecutive Year of Advancement**

Increased Visibility

FTSE ST Small-Cap Index

FTSE Russell

MSCI Singapore Micro-Cap Index

MSCI

SGX

iEdge SG Real Estate Index
iEdge S-REIT Index

Strategic Locations along the U.S. Eastern Seaboard

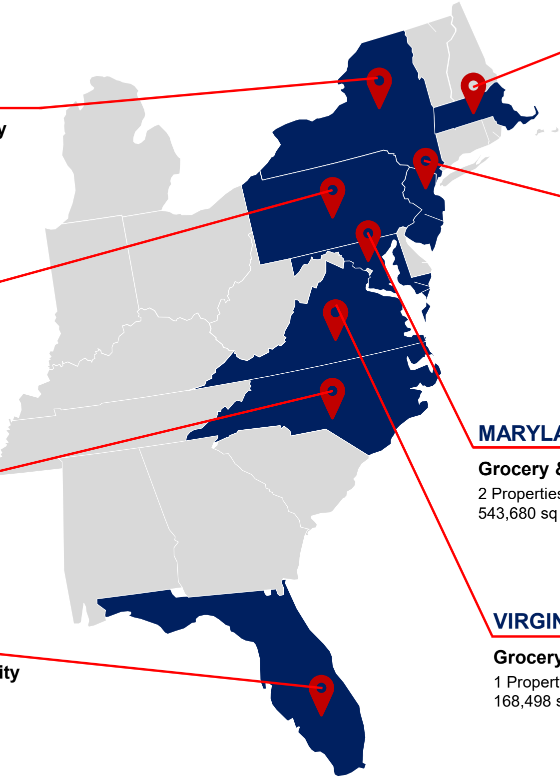
20 GROCERY & NECESSITY PROPERTIES

2 SELF-STORAGE PROPERTIES

3.6 Million Sq Ft of NLA

US$751 Million Total Property Value

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



NEW YORK
Grocery & Necessity
6 Properties
827,809 sq ft

PENNSYLVANIA
Grocery & Necessity
3 Properties
719,363 sq ft

NORTH CAROLINA
Grocery & Necessity
1 Property
182,761 sq ft

FLORIDA
Grocery & Necessity
1 Property
386,846 sq ft

MASSACHUSETTS
Grocery & Necessity
2 Properties
165,445 sq ft

NEW JERSEY
Grocery & Necessity
4 Properties
421,411 sq ft

Self-Storage
2 Properties
155,083 sq ft

MARYLAND
Grocery & Necessity
2 Properties
543,680 sq ft

VIRGINIA
Grocery & Necessity
1 Property
168,498 sq ft

Information as at 30 September 2025.

Capital Management

Weighted Average Debt Maturity	1.6 years
Fixed-Rate Debt	78.5%[6]
Aggregate Leverage	38.9%
Interest Coverage Ratio	2.6 times
Weighted Average Interest Rate	5.06%[7]

Distribution History

Period	DPU (US cents)
1 Jan 2025 to 30 June 2025	2.09
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 30 September 2025 unless otherwise stated.
1. Based on base rental income for Grocery & Necessity Properties for the month of September 2025.
2. Grocery & Necessity Properties only.
3. Based on carrying value of investment properties as at 30 September 2025.
4. Based on base rental income for the month of September 2025.
5. Based on the definition of "Essential Retail Businesses" by the State of New Jersey.
6. Includes floating-rate loans that have been swapped to fixed rate.
7. Trailing 12-month and excludes upfront debt-related transaction costs and revolving credit facility.