

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\$4.3b AUM



>60 year track record
US\$3.7b AUM

Information as at 31 December 2025

Stock Code: ODBU

Bloomberg Code: UHU:SP

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.

Key Highlights



No Refinancing Requirement
Until February 2028



7.7 years
Long WALE¹

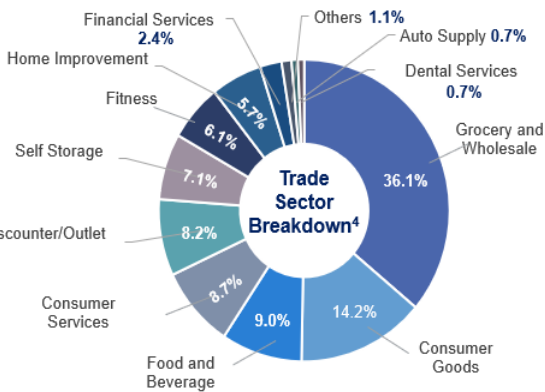


97.7%
Committed Occupancy²



97.9%
Freehold³

Resilient Portfolio, Cycle-Agnostic Tenants



Top 10 Tenants¹

– 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	8.2%
LA Fitness	Fitness	5.5%
Home Depot USA, Inc	Home Improvement	3.9%
Food Bazaar Supermarket	Grocery & Wholesale	3.0%
Price Chopper Supermarkets	Grocery & Wholesale	3.0%
Walmart Inc.	Grocery & Wholesale	2.8%
Publix Super Markets Inc.	Grocery & Wholesale	2.8%
Dick's Sporting Goods	Consumer Goods	2.3%
Total		50.6%

WALE for Top 10 Tenants 10.2 years¹

Supporting our tenants' omnichannel strategy

Providing dedicated curbside pick-up areas

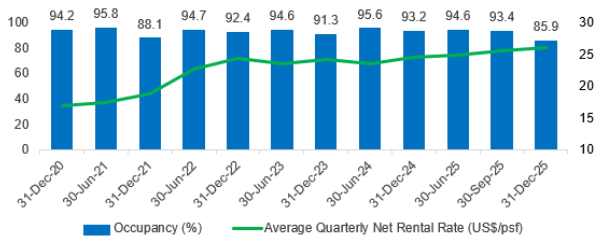
Emerging trend of physical stores serving as Last-Mile Distribution Hub for micro-fulfillment of online orders

Tenants providing essential services⁵

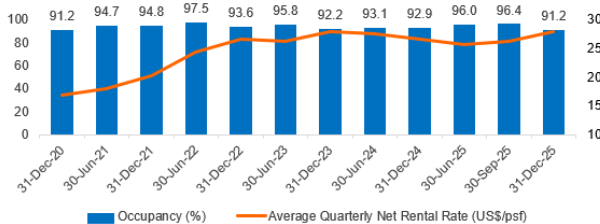
- ✓ 58.8% of Grocery & Necessity Portfolio¹
- ✓ Long WALE of 8.6 years¹

Robust Occupancy at Self-Storage Properties

Carteret Self-Storage



Millburn Self-Storage



Key Investment Merits

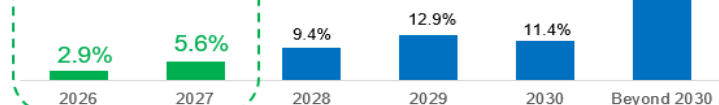
- 1 Stable Cashflows
- 2 High Quality Assets
- 3 Yield & Growth
- 4 E-Commerce Resistant

Well Distributed Lease Maturity Profile¹

Low 2.9%¹ lease expiry in 2026
In FY 2025, we executed 30 new lease and lease renewals, totaling 422,032 sq ft signed



Minimal Leasing Risk in 2026 and 2027



Sustainable Value in the Long-Term

Environmental Stewardship

- ✓ Installed LED lightings in three properties



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
- ✓ Surpassed UHREIT's target of 100 hours of staff volunteerism in FY 2025, clocking in **146 Hours**

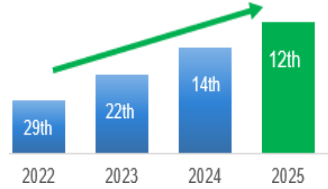


Strong Corporate Governance

- ✓ 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 "SGTI", moved up two places from our 2024 ranking. This achievement marks our **3rd Consecutive Year of Advancement**

Ranked 12th in 2025 SGTI



Strategic Locations along the U.S. Eastern Seaboard

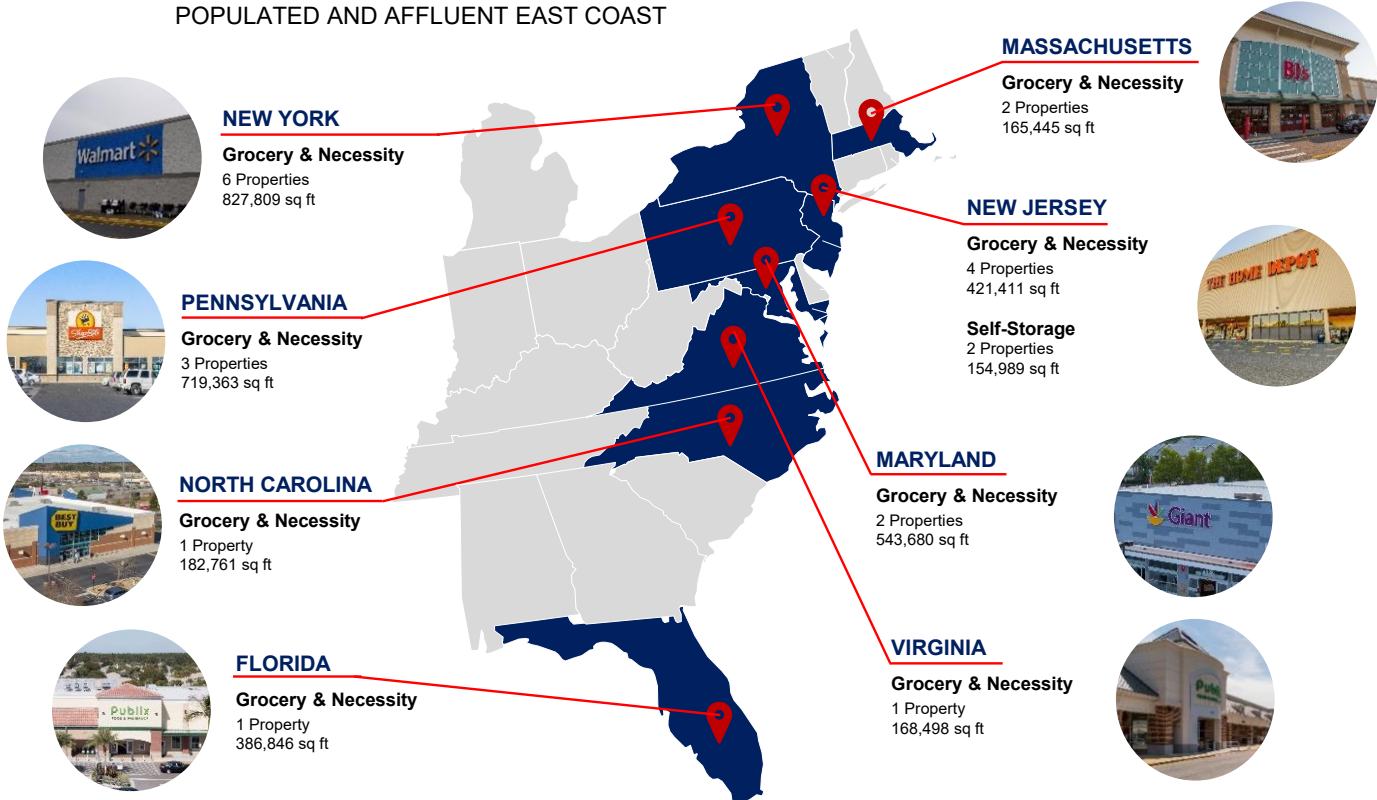
20 GROCERY & NECESSITY PROPERTIES

2 SELF-STORAGE PROPERTIES

3.6 Million Sq Ft of NLA

US\$774.3 Million Total Property Value

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



Information as of 31 December 2025, exclude Wallingford Fair Shopping Center which was acquired on 14 January 2026.

Capital Management

Weighted Average Debt Maturity	3.4 years
Fixed-Rate Debt	76.2% ⁶
Aggregate Leverage	38.6%
Interest Coverage Ratio	2.4 times ⁷
Weighted Average Interest Rate	5.01% ⁸

Distribution History

Period	DPU (US cents)
1 Jul 2025 to 31 Dec 2025	2.30
1 Jan 2025 to 30 June 2025	2.09
1 Jan 2024 to 31 Dec 2024	4.06
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 2025 unless otherwise stated.

- Based on base rental income for Grocery & Necessity Properties for the month of December 2025.
- Grocery & Necessity Properties only.
- Based on appraised value of investment properties as at 31 December 2025.
- Based on base rental income for the month of December 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. In accordance with Appendix 6: Investment - Property Funds of the Monetary Authority of Singapore's

Code on Collective Investment Schemes which was most recently revised on 28 November 2024.

8. Trailing 12-month and excludes upfront debt-related transaction costs and revolving credit facility.