

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

**United Hampshire US REIT ("UHREIT")** was listed on the Main Board of SGX-ST on 12 March 2020. UHREIT's principal investment strategy focuses on investing in a diversified portfolio of stabilised income-producing grocery-anchored and necessity-based properties ("Grocery & Necessity Properties") and modern, climate-controlled self-storage facilities ("Self-Storage Properties") located in the United States of America ("U.S."). UHREIT's portfolio comprises 22 predominantly freehold Grocery & Necessity and Self-Storage Properties that serve the non-discretionary needs of U.S. consumers. Providing essential services and resilient to the impact of e-commerce, UHREIT's tenants include and are not limited to grocers & wholesalers, warehouse clubs, home improvement stores, discount retailers and other uses with strong omni-channel platforms.

### The Sponsors - UOB Global Capital LLC ("UOB Global Capital") and The Hampshire Companies, LLC ("The Hampshire Companies")

**UOB Global Capital** is an originator and distributor of private equity, hedge funds, fixed income and real estate products, and a global asset management subsidiary of United Overseas Bank Limited ("UOB"), a leading bank in Asia. UOB Global Capital LLC was founded in 1998 and has US\$2.88 billion in Asset under Management ("AUM") as of 31 December 2020. It operates from offices in New York and Paris, with representation at UOB's headquarters in Singapore. In this way, the firm can conduct its activities and meet investors' needs across the Americas, Europe, the Middle East and Asia.

**The Hampshire Companies** is a privately held, fully integrated real estate firm and real estate investment fund manager, which has over 60 years of hands-on experience in acquiring, developing, leasing, repositioning, managing, financing and disposing of real estate. It has a diversified investment platform and derives results from its broad experience in multiple commercial real estate asset classes, including retail, self-storage, office, industrial and multifamily. The Hampshire Companies owns and operates a diversified portfolio of 175 properties across the U.S. with an AUM in excess of US\$1.7 billion in value and totalling over 12.25 million square feet as at 31 December 2020. The Hampshire Companies is also the asset manager of UHREIT bringing its total non-regulatory AUM to US\$2.3 billion as at 31 December 2020.

Since 2008, UOB Global Capital and The Hampshire Companies have jointly formed three funds with combined AUM of approximately US\$1.1 billion (as at 31 December 2020) to focus on investment opportunities in income producing real estate assets in the U.S.

## 18 Grocery & Necessity & 4 Self-Storage Properties across 6 States, Focused on the East Coast

Total Appraised Value  
**US\$585.5 million**

**3.2 million sq ft**  
of NLA

**97% Freehold**

Long WALE of  
**8.1 years<sup>1</sup>**

High Retail Occupancy  
of **93.9%**

### New York – Grocery & Necessity

Properties	7
Total NLA (sq ft)	1,137,386
% of Asset Value	29.7%

### New Jersey – Grocery & Necessity

Properties	4
Total NLA (sq ft)	421,015
% of Asset Value	15.4%

### New Jersey – Self-Storage

Properties	4
Total NLA (sq ft)	298,229
% of Asset Value	13.6%

### Massachusetts – Grocery & Necessity

Properties	2
Total NLA (sq ft)	164,599
% of Asset Value	9.3%

### Maryland – Grocery & Necessity

Properties	2
Total NLA (sq ft)	542,277
% of Asset Value	12.0%

### North Carolina – Grocery & Necessity

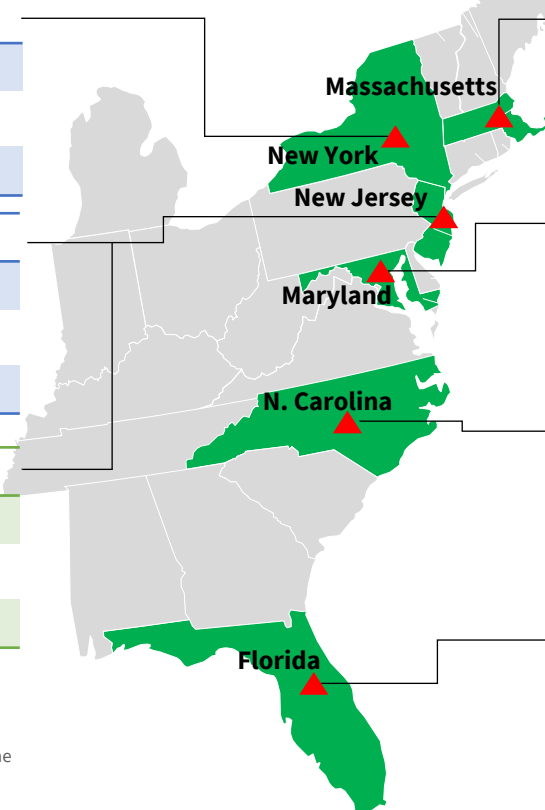
Properties	1
Total NLA (sq ft)	182,925
% of Asset Value	4.1%

### Florida – Grocery & Necessity

Properties	2
Total NLA (sq ft)	410,801
% of Asset Value	15.9%

Information as at 31 March 2021.

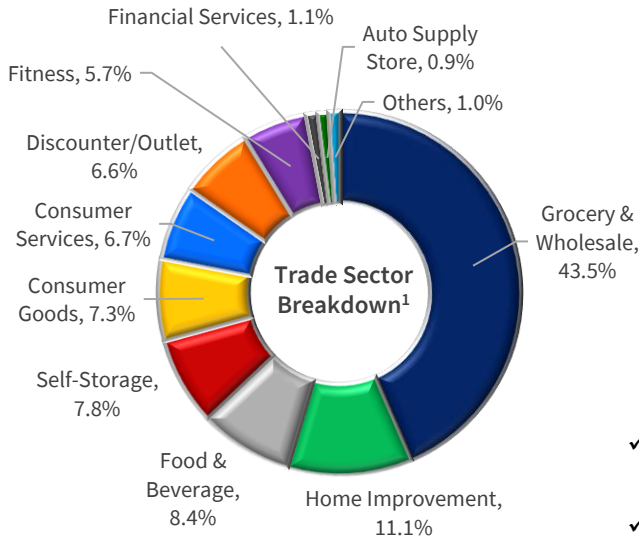
1. Computation included forward committed leases. Excluding forward committed leases, the WALE is 7.7 years as at 31 March 2021.



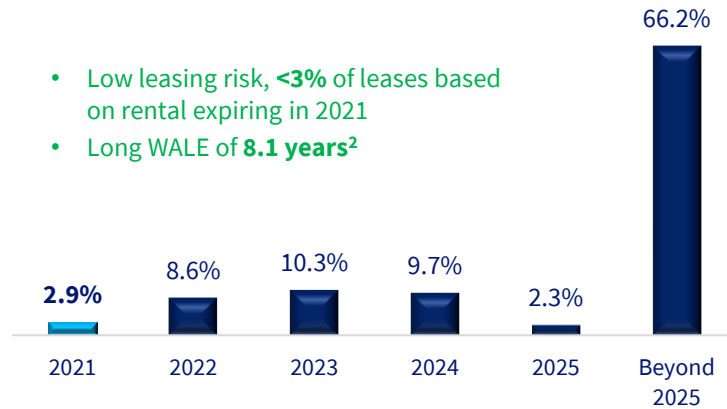
Resilient Portfolio Providing Essential Goods & Services

- ✓ **Cycle-Agnostic** – Grocery & Necessity and Self-Storage are two property types that serve the non-discretionary needs of the U.S. consumers and are not as vulnerable to cyclical shifts in the economy
- ✓ High Grocery & Necessity Occupancy of **93.9%**
- ✓ Majority of the leases benefit from rental increases during the lease term
- ✓ Majority of the tenants provide **essential goods and services**, and their leases are primarily triple net
- ✓ Anchor tenants are thriving in the omni-channel environment, they have been recording strong sales amidst the pandemic and will remain resilient as U.S. transitions to a post-COVID environment

Lease Maturity Profile<sup>1</sup>



- Low leasing risk, **<3%** of leases based on rental expiring in 2021
- Long WALE of **8.1 years<sup>2</sup>**

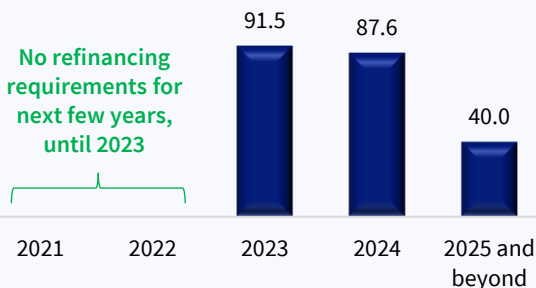


- ✓ Demand for Self-Storage is driven by life events such as the **5 Ds – Downsizing, Decluttering, Dislocation, Death and Divorce**
- ✓ Occupancies for the 2 newer Self-Storage Properties have continued to trend up and remained stable for the 2 more mature properties

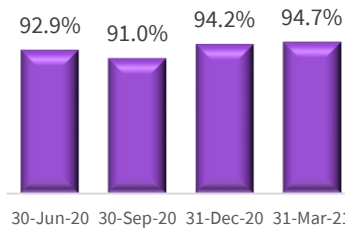
Prudent Balance Sheet

	As at 31 Mar 2021
Aggregate Leverage	37.5%
Weighted Average Interest Rate	2.79%
Interest Coverage	6.6 times
Weighted Term to Maturity	3.2 years

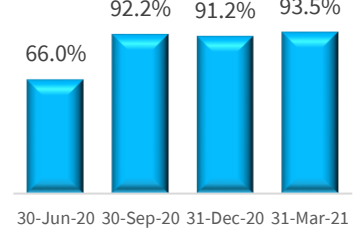
Debt Maturity Profile (US\$'million)<sup>4</sup>



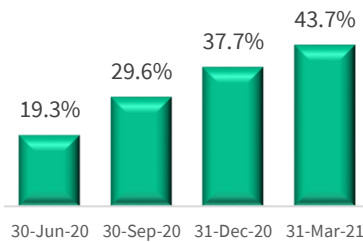
Carteret Self-Storage



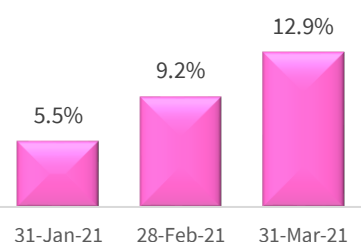
Millburn Self-Storage



Elizabeth Self-Storage



Perth Amboy Self-Storage<sup>3</sup>



Corporate Information

Stock Code	ODBU
Bloomberg Code	UHU:SP
Distribution Payment	Semiannually
Website	www.uhreit.com
For enquiries, please contact IR@uhreit.com	

1. Based on Base Rental Income of Grocery & Necessity Properties for the month of March 2021.
2. Computation included forward committed leases. Excluding forward committed leases, the WALE is 7.7 years as at 31 March 2021.
3. Construction for Perth Amboy Self-Storage was completed in January 2021.
4. As at 31 March 2021.