

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 the Singapore Exchange Securities Trading Limited 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 tenants at Grocery & Necessity Properties provide shoppers with the optionality to access food and other necessity products through omni-channel platforms while the Self-Storage Properties provide safe and reliable storage for consumers.

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. Founded in 1998, UOB Global Capital has an AUM of US\$3.2 billion as at 30 November 2019. 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. Since 2008, UOB Global Capital and The Hampshire Companies have jointly formed three funds with a combined AUM of around US\$1.1 billion (as at 30 September 2019) to focus on investment opportunities in income producing real estate assets in the U.S..

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 industrial, retail, self-storage, office and multifamily. The Hampshire Companies owns and operates a diversified portfolio of 275 properties across U.S. with an AUM in excess of US\$2.1 billion and over 17.5 million square feet as at 30 September 2019.

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

Total Assets of
US\$629 million

3.2 million sq ft
of NLA

97% Freehold

Long WALE of
8.4 years¹

High Retail
Occupancy of **95%**

New York – Grocery & Necessity

Properties	7
Total NLA (sq ft)	1,137,386
% of Asset Value	30.2%

New Jersey – Grocery & Necessity

Properties	4
Total NLA (sq ft)	421,015
% of Asset Value	15.6%

New Jersey – Self-Storage

Properties	4
Total NLA (sq ft)	306,656
% of Asset Value	14.2%

Massachusetts – Grocery & Necessity

Properties	2
Total NLA (sq ft)	164,599
% of Asset Value	8.9%

Maryland – Grocery & Necessity

Properties	2
Total NLA (sq ft)	542,277
% of Asset Value	12.3%

North Carolina – Grocery & Necessity

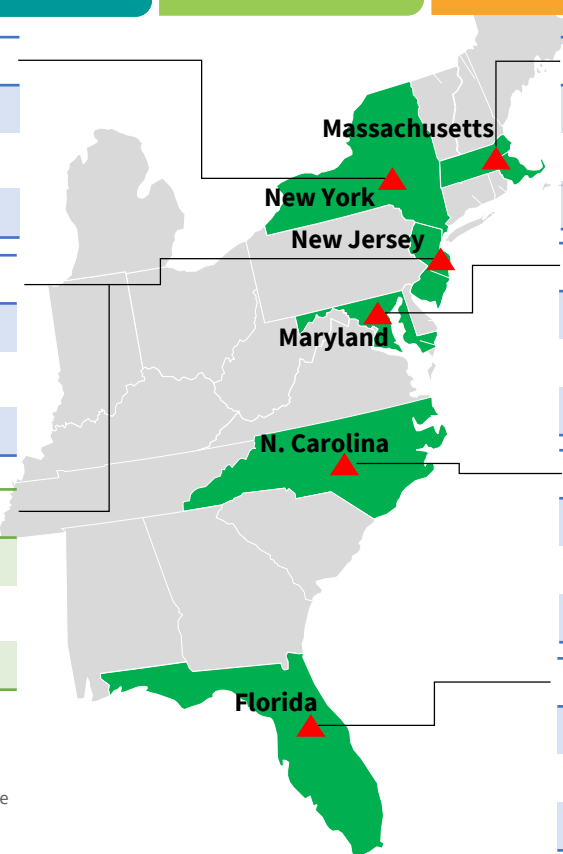
Properties	1
Total NLA (sq ft)	182,925
% of Asset Value	4.3%

Florida – Grocery & Necessity

Properties	2
Total NLA (sq ft)	410,801
% of Asset Value	14.6%

Information as at 30 June 2020.

1. Computation included forward committed leases. Excluding forward committed leases, the WALE is 8.1 years as at 30 June 2020.



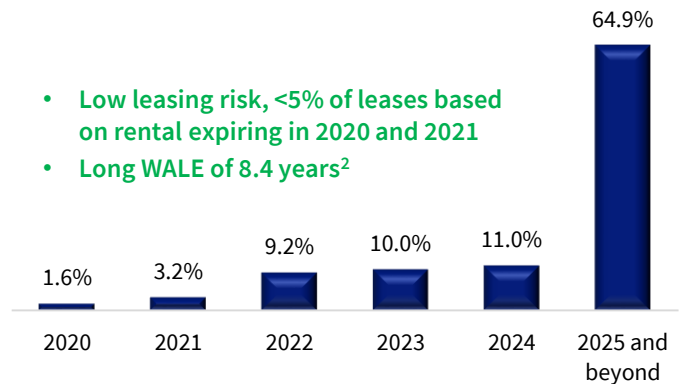
Resilient Portfolio Providing Essential Services

- ✓ **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
- ✓ **>80%** of existing retail leases have built-in rental escalations
- ✓ All Grocery & Necessity Properties remained open during the lockdown and **>95%** of retail tenants are open as of August 2020
- ✓ Physical stores are at the heart of the omni-channel strategies adopted by the retailers



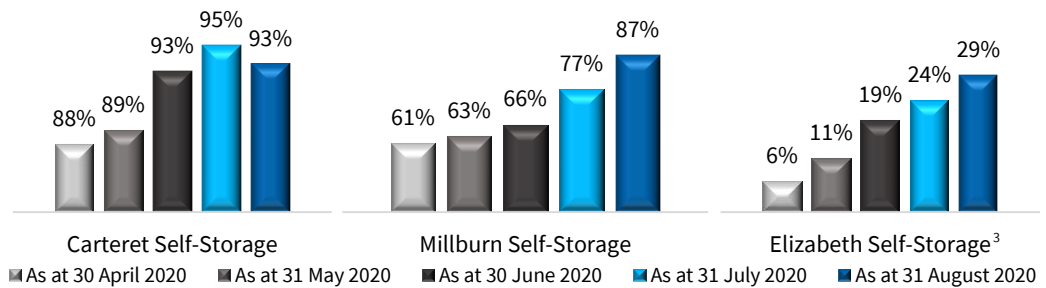
Lease Maturity Profile¹

- **Low leasing risk, <5% of leases based on rental expiring in 2020 and 2021**
- **Long WALE of 8.4 years²**



- ✓ Demand for Self-Storage is driven by life events such as the **5 Ds** – Downsizing, Decluttering, Dislocation, Death and Divorce
- ✓ **All Self-Storage Properties remained open** during the lockdown and occupancy grew after guidelines were loosened

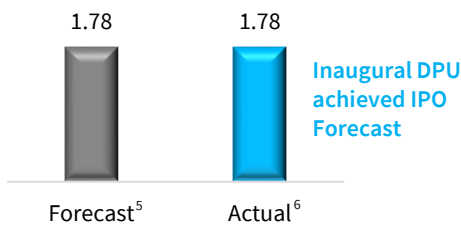
Self-Storage Occupancy



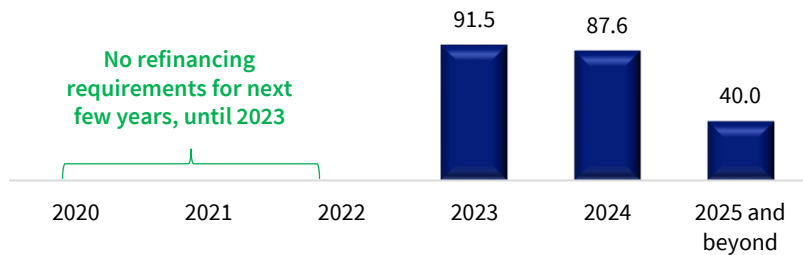
1. Based on Base Rental Income of Grocery & Necessity Properties for the month of June 2020.
2. Computation included forward committed leases. Excluding forward committed leases, the WALE is 8.1 years as at 30 June 2020.
3. The construction of Elizabeth Self-Storage was completed in January 2020 and commenced operations in end-January 2020.

Steady Financial Performance & Prudent Balance Sheet

DPU (US Cents)



Debt Maturity Profile (US\$⁷million)⁷



	As at 30 June 2020
Aggregate Leverage	36.2%
Weighted Average Interest Rate	2.84%
Interest Coverage	6.1 times
Weighted Term to Maturity	3.98 years
Available Undrawn Facilities	US\$20 million

Corporate Information

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

5. The Prospectus disclosed a 10-month profit forecast for the period from 1 March 2020 to 31 December 2020. Forecast numbers for the period from 12 March 2020 to 30 June 2020 were derived by pro rating the forecast figures for the 10-month forecast period, except for fair value change numbers, as disclosed in the Prospectus.
6. DPU of US1.78 cents for the period from 12 March 2020 to 30 June 2020 was calculated based on 493,277,002 issued units as at 30 June 2020.
7. As at 30 June 2020.