

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\$3.0b AUM



>60 year track record

US\$2.0b AUM

Information as at 31 December 2022.

Website



LinkedIn



Contact: Ms Wong Siew Lu, CFA, CA (Singapore)
Head of Investor Relations and Sustainability
IR@uhreit.com
+65 6797 9010

Stock Code: ODBU

Bloomberg Code: UHU:SP

Distribution Payment: Semi-annual

Office: 80 Raffles Place #28-21
UOB Plaza 2 Singapore 048624

United Hampshire US REIT was listed on the Mainboard of SGX-ST on 12 March 2020. UHREIT's principal investment strategy of investing in a diversified portfolio of stabilised income producing grocery-anchored and necessity-based retail properties, and modern, climate-controlled self-storage facilities, located in the United States. UHREIT's portfolio comprised of resilient, cycle-agnostic, convenience-oriented properties anchored by tenants that have adapted omnichannel fulfillment strategies to address the preferences and flexible lifestyles of the U.S. consumer.

Key Highlights



US\$738.7 million¹
Total Property Value



7.4 years²
Long WALE



97.0%³
Committed Occupancy



3.8 million
sq ft of NLA

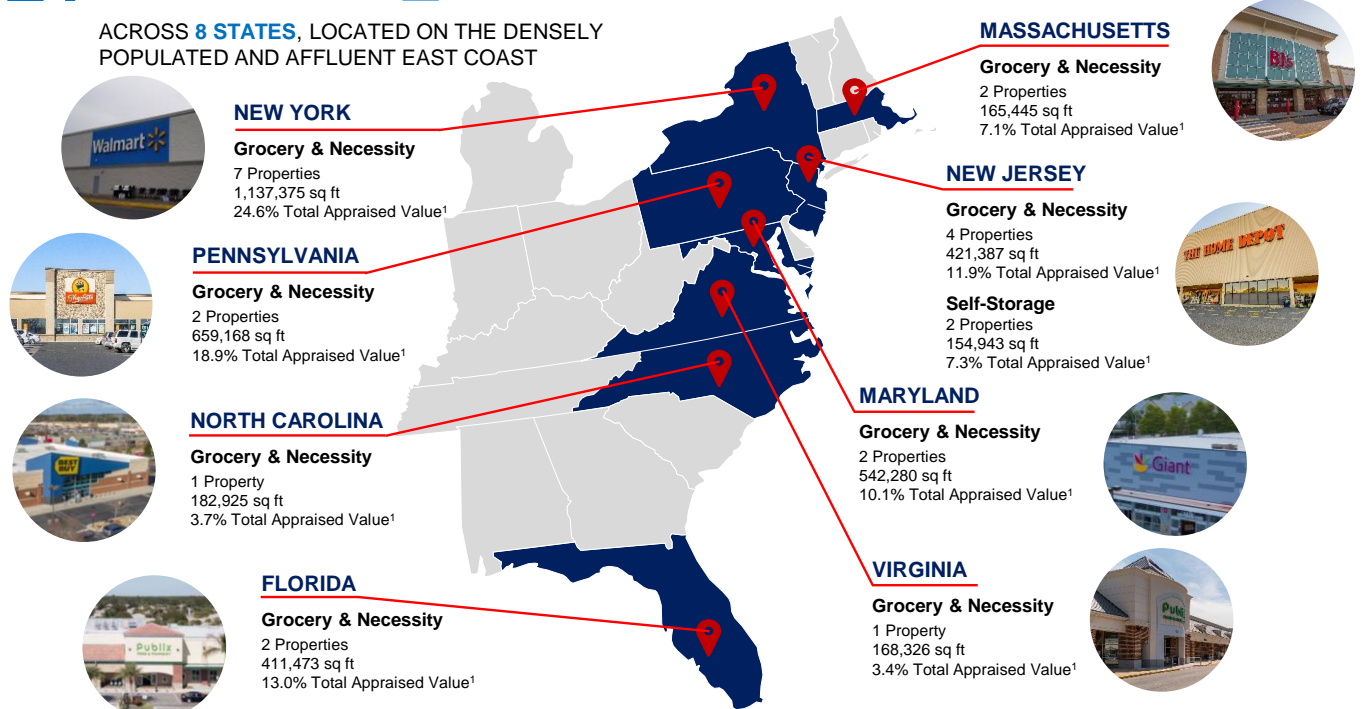


97.9%
Freehold

Strategic Locations along the U.S. Eastern Seaboard

21 GROCERY & NECESSITY PROPERTIES **2 SELF-STORAGE PROPERTIES**

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

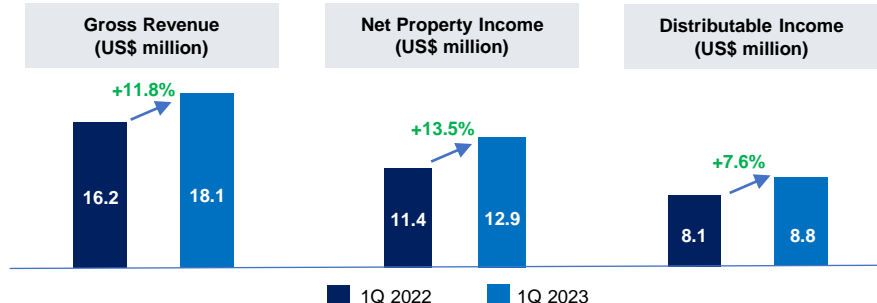


Information as at 31 December 2022.

Prudent Capital Management

Weighted Average Debt Maturity	3.7 years ⁴
Fixed-Rate Debt	80.2% ⁵
Aggregate Leverage	42.6%
Interest Coverage Ratio	3.1 times
Weighted Average Interest Rate	3.02% ⁶

Strong Financial Performance



ESG Achievement in FY2022

Environmental Stewardship

Installed **Solar Panels** at **100%** of UHREIT's Self-Storage Properties (FY2022 Target: 25%)

Installed **LED Lightings** at **39%** of UHREIT's properties common areas (FY2022 Target: 15%)

Installed **EV Charging Stations** at **13%** of UHREIT's properties (FY2022 Target: 10%)



Community Engagement

Completed a total of **135** volunteer hours as a firm (FY2022 Target: 100 volunteer hours)



High Corporate Governance Standards

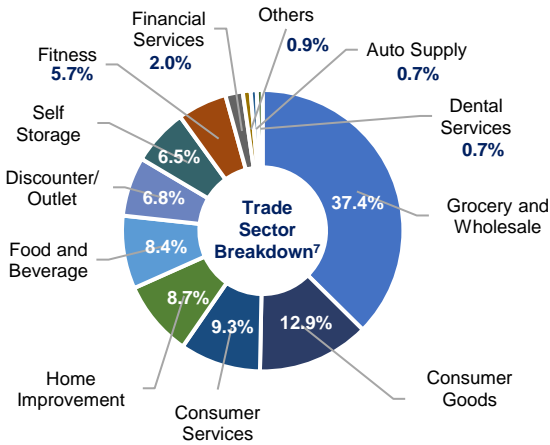
Included in the SGX Fast Track for UHREIT's good compliance track record

Increased Visibility

Indices Inclusion

- FTSE ST Small-Cap Index
- MSCI Singapore Micro-Cap Index
- iEdge SG Real Estate Index
- iEdge S-REIT Index
- iEdge SG ESG Transparency Index

Resilient Portfolio, Cycle-Agnostic Tenants



63.3% Tenants providing essential services

Top 10 Tenants⁸

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

Tenants	Trade Sector	%
ShopRite	Grocery & Wholesale	10.6%
BJ's Wholesale Club Holdings, Inc	Grocery & Wholesale	10.1%
Ahold Delhaize	Grocery & Wholesale	9.6%
Lowe's Companies, Inc	Home Improvement	5.2%
LA Fitness	Fitness	5.1%
Walmart	Grocery & Wholesale	4.3%
Home Depot USA, Inc	Home Improvement	3.8%
Publix Super Markets	Grocery & Wholesale	2.7%
Price Chopper Supermarkets	Grocery & Wholesale	2.7%
PetSmart	Consumer Goods	1.4%
Total		55.5%

WALE for Top 10 Tenants

8.9 Years

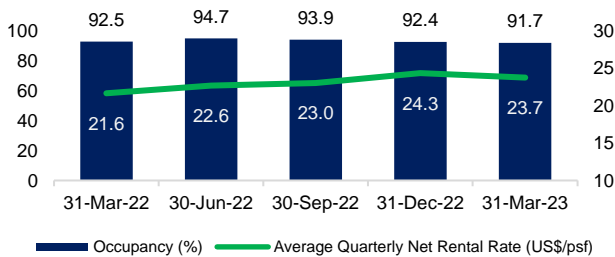
Supporting our tenants' omnichannel strategy

Providing dedicated curbside pick-up areas

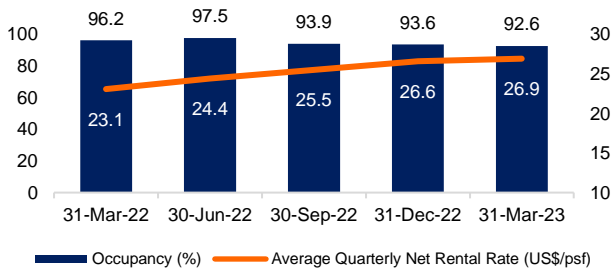
Emerging trend of physical stores serving as Last-Mile Distribution Hub for micro-fulfillment of online orders

High Occupancy at Self-Storage Properties

Carteret Self-Storage



Millburn Self-Storage

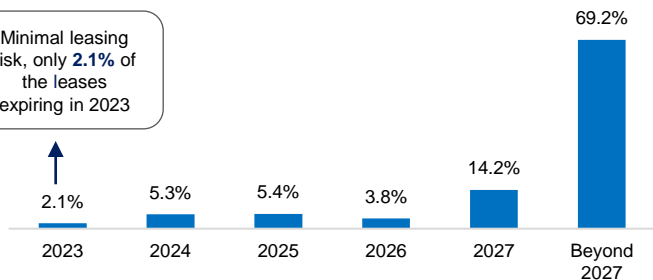


Key Investment Merits

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

Lease Maturity Profile⁸

Minimal leasing risk, only **2.1%** of the leases expiring in 2023



Leasing progress in 1Q2023



1 new lease was signed totalling **2,422** sq ft

6 leases were renewed totalling **214,667** sq ft

Attractive Dividend Yield



FY2022 DPU

5.88 US cents

Vs FY2021: 6.10 US cents



FY2022 Adjusted DPU⁹

5.85 US cents

Vs FY2021: 5.35 US cents

12.5%

Dividend Yield
Based on FY2022 total distribution of 5.88 US cents and Unit Price of US\$0.47 as at 31 March 2023

Distribution History

Period	DPU (US cents)	Ex-Dividend Date
1 Jul 2022 to 31 Dec 2022	2.97	01 Mar 2023
1 Jan 2022 to 30 Jun 2022	2.91	19 Aug 2022
14 Oct 2021 to 31 Dec 2021	1.30	2 Mar 2022
1 Jul 2021 to 13 Oct 2021	1.75	12 Oct 2021
1 Jan 2021 to 30 Jun 2021	3.05	19 Aug 2021
1 Jul 2020 to 31 Dec 2020	3.03	5 Mar 2021
12 Mar 2020 to 30 Jun 2020	1.78	19 Aug 2020

Information as at 31 March 2023 unless otherwise stated.

1. Based on appraised value of investment properties as at 31 December 2022.

2. Computation included forward committed leases for Grocery & Necessity Properties only. Excluding forward committed leases, the WALE is 7.2 years as at 31 March 2023.

3. Grocery & Necessity Properties only.

4. Assuming the loan extension option is fully exercised.

5. Includes floating-rate loans that have been swapped to fixed rate.

6. Excludes upfront debt-related transaction costs. The comparative weighted average interest rate as at 31 December 2022 is 2.77%.

7. Based on base rental income for the month of March 2023.

8. Based on base rental income for Grocery & Necessity Properties for the month of March 2023.

9. Adjusted DPU excludes Top-Ups and Stipulated Damages.