



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

Bangkok Investor Presentation

21- 22 August 2024



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Introduction



Upland Square, Pennsylvania

Introduction

Reputable Sponsors – UOB Global Capital & The Hampshire Companies LLC



>20 year track record

US\$3.7b AUM

- Asset management subsidiary of UOB
- UOB co-invests alongside LPs, and provides the resources of its extensive platform
- Offices in the US, Europe and Asia Pacific



>60 year track record

180 properties

>US\$1.7b AUM

>13.5 million sq ft retail space owns and/or operates

- 3rd generation US property specialists
- Intensive, hands-on experience in real estate investment, asset management and asset enhancement
- Diversified investment platform and derives results from its broad experience in multiple commercial real estate asset classes, including industrial, retail, self-storage, office, industrial and multifamily

A Synergistic Long-Term Partnership

>10 year partnership

3 co-managed funds

3 co-investment managed portfolios

Introduction

22 Assets Across 8 States Focused on the East Coast

Portfolio of 20 Grocery & Necessity and
2 Self-Storage Properties

NLA: 3.8 million sq ft

Total Property Value¹: US\$768.3 million

NEW YORK – G&N

Name	City	% ¹
Garden City Sq. - BJ's Wholesale	Garden City	7.4
Hudson Valley Plaza	Kingston	6.7
Albany Supermarket	Albany	3.4
Garden City Sq. - LA Fitness	Garden City	3.0
Price Chopper Plaza	Warwick	2.5
Walkill Price Chopper	Middletown	1.8
Albany Gas Station	Albany	0.6



NEW YORK

Grocery & Necessity

7 Properties
1,136,962 sq ft



PENNSYLVANIA

Grocery & Necessity

2 Properties
664,211 sq ft

PENNSYLVANIA – G&N

Name	City	% ¹
Upland Square	Pottstown	11.1
Penrose Plaza	Philadelphia	7.1



NORTH CAROLINA

Grocery & Necessity

1 Property
182,761 sq ft

NORTH CAROLINA – G&N

Name	City	% ¹
Lynncroft Center	Greenville	3.5



FLORIDA

Grocery & Necessity

1 Property
381,648 sq ft

FLORIDA – G&N

Name	City	% ¹
St. Lucie West	Port St. Lucie	13.4

MASSACHUSETTS

Grocery & Necessity
2 Properties
165,445 sq ft



NEW JERSEY

Grocery & Necessity
4 Properties
421,411 sq ft



Self-Storage
2 Properties
155,098 sq ft

MASSACHUSETTS – G&N

Name	City	% ¹
BJ's Quincy	Quincy	4.1
Fairhaven Plaza	Fairhaven	2.6

NEW JERSEY – G&N

Name	City	% ¹
Lawnside Commons	Lawnside	4.3
Stop & Shop	Piscataway	3.6
Wallington ShopRite	Wallington	2.1
Towne Crossing	Burlington	2.2

NEW JERSEY – SS

Name	City	% ¹
Millburn	Millburn	4.0
Carteret	Carteret	2.8

MARYLAND – G&N

Name	City	% ¹
Arundel Plaza	Glen Burnie	6.4
Parkway Crossing	Parkville	3.9



MARYLAND

Grocery & Necessity
2 Properties
543,680 sq ft

VIRGINIA

Grocery & Necessity
1 Property
168,520 sq ft



Information as of 30 June 2024, unless otherwise stated.

1. Based on carrying value of investment properties as at 30 June 2024.

Introduction

UHREIT's Successful Execution of Pro-Active Portfolio Management and Growth Strategy Since IPO

UHREIT AUM ↑ 31.4% Since IPO

IPO	FY 2021	FY 2022	FY 2023	FY 2024
<p>12 March 2020</p> <ul style="list-style-type: none"> • US\$584.6 million AUM • 18 Grocery & Necessity Properties • 4 Self-Storage Properties • 6 States • 3.2 million sq ft 	<p>Construction</p> <ul style="list-style-type: none"> • Perth Amboy Self-Storage (68,898 sq ft) • Publix Store, Port St. Lucie Expansion (55,000 sq ft) <p>Acquisition</p> <p>Grocery- Anchored Assets</p> <ul style="list-style-type: none"> • Penrose Plaza (US\$ 52 million, 258,494 sq ft) • Colonial Square (US\$ 26.3 million, 168,326 sq ft) 	<p>Acquisition</p> <p>Accretive Acquisition</p> <ul style="list-style-type: none"> • Upland Square (US\$ 85.7 million, 400,674 sq ft) <p>Divestment</p> <p>Strategic Divestment 2.5% Above Appraised Value</p> <ul style="list-style-type: none"> • Elizabeth Self-Storage (76,308 sq ft) • Perth Amboy Self-Storage (68,898 sq ft) • Total divestment consideration of US\$45.5 million 	<p>Construction</p> <ul style="list-style-type: none"> • Academy Sports Store, Port St. Lucie Expansion (63,224 sq ft) <p>Divestment</p> <p>Strategic Divestment 7.7% Above Purchase Value</p> <ul style="list-style-type: none"> • Big Pine Center (US\$9.9 million, 93,150 sq ft) 	<p>30 June 2024</p> <ul style="list-style-type: none"> • AUM: US\$768.3 million¹ • 20 Grocery & Necessity Properties • 2 Self-Storage Properties • 8 States • 3.8 million sq ft <p>Divestment</p> <p>Strategic Divestment 17.5% Above Purchase Value</p> <ul style="list-style-type: none"> • Freestanding Lowe's and Freestanding Sam's Club properties within Hudson Valley Plaza (US\$36.5 million, 244,566 sq ft)

Awards and Accolades

FY 2021	FY 2022	FY 2023	FY 2024
<p>Included in the SGX Fast Track within 2nd year of listing, for UHREIT's good compliance track record</p>	<p>Included in three iEdge Indexes;</p> <ul style="list-style-type: none"> • iEdge SG Real Estate Index • iEdge S-REIT Index • Edge SG ESG Transparency Index <p>Awarded Certificate of Excellence in Investor Relations by IR Magazine Awards – South East Asia 2022</p>	<p>Awarded by The Asia Pacific Best of the Breeds REITs Awards:</p> <ul style="list-style-type: none"> • Best CEO (Asia Pacific) – Gold • Best CFO (Asia Pacific) – Gold • Best Retail REIT – Gold <p>UHREIT's FY 2022 Annual Report was recognized as the Platinum Winner at the International Hermes Creative Awards 2023</p> <p>Awarded Certificate of Excellence in Investor Relations by IR Magazine Awards – South East Asia 2023</p>	<p>UHREIT's FY 2023 Annual Report was recognized as the Gold Winner at the International Hermes Creative Awards 2024</p>

1. Based on carrying value of investment properties as at 30 June 2024.

U.S. Market Update



Arundel Plaza, Maryland

U.S. Market Update

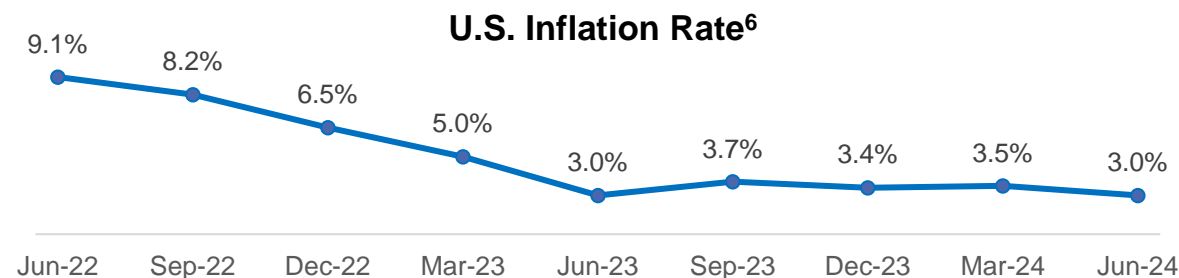
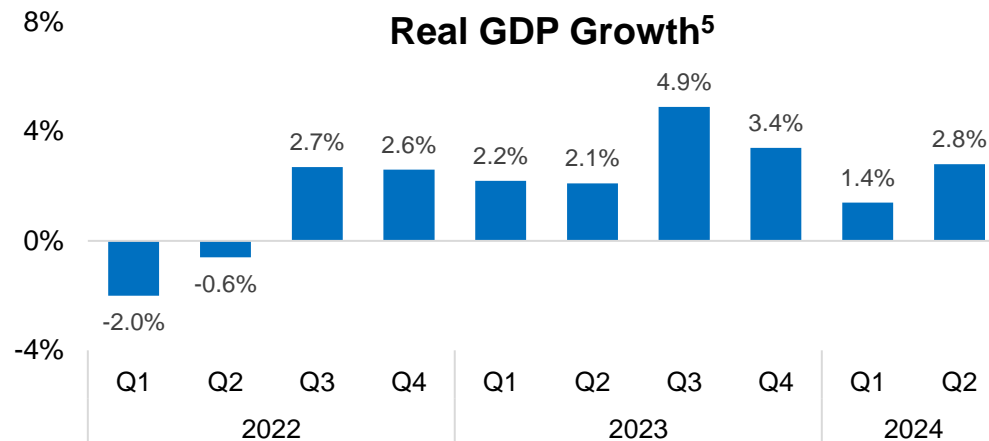
Economic Growth Gains Momentum with Continued Strength in U.S. Consumer Spending

2024 GDP Forecast: +2.1%¹

- U.S. GDP increased at a 2.8% annualized rate in 2Q 2024, double the 1.4% pace of growth in the first quarter, as consumers increased their spending, businesses invested more in equipment and stock inventories, and inflation cooled²

July 2024 Unemployment Rate: 4.3%³

- Nonfarm payrolls increased by 114,000³ in July 2024 as the U.S. job market cooled
- The U.S. Bureau of Labor Statistics reported 8.2 million⁴ job openings in 2024 which was higher than economists estimates of 8.0 million



Inflation Rate in July 2024: +2.9%⁶

- Inflation rate has declined significantly from a 9.1% pandemic-era peak in June 2022 to 2.9% in July 2024⁶
- Personal consumption expenditures increased 2.5%⁷ in June 2024

- Federal Open Market Committee, "Summary of Economic Projection", 12 June 2024.
- WSJ, "Economic Growth Quickens, Rising at 2.8% rate in second quarter", 25 July 2024.
- U.S. Bureau of Labor Statistics, "The Employment Situation – July 2024", 02 August 2024.
- U.S. Bureau of Labor Statistics, "Job Openings and Labour Turnover– June 2024", 30 July 2024.
- U.S. Bureau of Economic Analysis, "Gross Domestic Product, Second Quarter 2024 (Advance Estimate)", 25 July 2024.
- U.S. Bureau of Labor Statistics, "Consumer Price Index – July 2024", 14 August 2024.
- U.S. Bureau of Economic Analysis, "Personal Consumption Expenditures Price Index", 26 July 2024.

U.S. Market Update

Resiliency in U.S. Retail Sales

Retail Sales 2Q 2024



+2.5%
year-on-year¹

Retail Sales June 2024



+2.3%
year-on-year¹

Grocery Sales June 2024



+1.7%
year-on-year¹

U.S. retail sales report showcases consumer and economic resilience

- U.S. retail sales in June'24 remained unchanged from the previous month, topping expectations of economists polled by Reuters which forecasted a decline of 0.3 percent, as a drop in sales at auto dealerships was offset by strength elsewhere, an example of consumer resilience that boosts economic growth prospects for the second quarter²
- U.S. consumer confidence increased to 100.3 in July 2024 from a previously revised figure of 97.8 in June 2024. While U.S. consumers remain relatively positive about the labour market, concern over elevated prices and interest rates continues to linger³

1. U.S. Census Bureau, "Advance monthly sales for retail and food services – June 2024", 16 July 2024.
2. CNA Business, "Dollar rises on retail sales boost", 16 July 2024.
3. The Business Times, "US consumer confidence rises in July; inflation expectations steady", 30 July 2024.



1H 2024 Key Highlights

Colonial Square, Virginia

1H 2024 Key Highlights

Strong Operating Performance Fuelled by Healthy Leasing Momentum



High Grocery & Necessity Occupancy

96.3%

Up from 95.7% as at 31 March 2024



Long Portfolio WALE

7.7 years¹

As at 30 June 2024



Strong Leasing Momentum

9.1% of portfolio NLA representing **349,090** sq ft of new and renewal leases signed in 1H 2024



No Refinancing Requirement

November 2026

Next loan refinancing due²



High Tenant Retention Rate

92%

As at 30 June 2024



Minimal Lease Rollover

1.0%

Leases expiring in 2024 and only 4.1% in 2025³



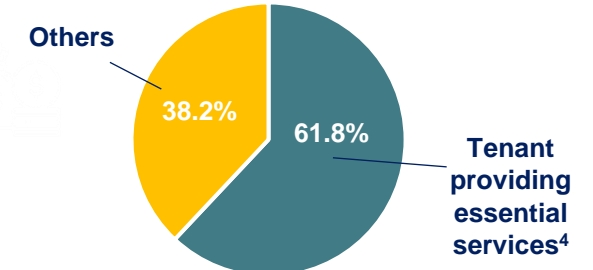
Maintained High Self-Storage Occupancy

94.3%

Up from 94.2% as at 31 March 2024



Resilient Tenant base³



1. Computation included forward committed leases for Grocery & Necessity Properties only. Excluding forward committed leases, the WALE is 7.6 years as at 30 June 2024.
2. Assuming the loan extension option is fully exercised.
3. Based on base rental income of Grocery & Necessity Properties for the month of June 2024.
4. Based on the definition of "Essential Retail Businesses" by the State of New Jersey.

1H 2024 Key Highlight

Leasing Updates

Key Leasing Activity in 2Q 2024

TRADER JOE'S

- ✓ Entered into a new long-term lease agreement at Lynncroft Center with Trader Joe's, a national chain of neighbourhood grocery stores
- ✓ Committed Occupancy at Lynncroft Center improved to **98.4%** from 88.1%

Strong Leasing Momentum Continues into 3Q 2024



- ✓ Executed a new 10-year, 53,000 sq ft lease agreement with DICK'S Sporting Goods at Hudson Valley



- ✓ Executed a 12-year lease renewal at Hudson Valley with Lowe's, a Fortune 500 Company specializing in home improvement



- ✓ Executed a 10-year lease renewal at Towne Crossing with TGI Fridays, an American restaurant chain that specializes in western cuisine and casual dining



- ✓ Executed a 6-year lease renewal at our Walkill property with Crunch Fitness, a popular fitness franchise in the U.S., with over 400 locations

1H 2024 Key Highlight

New Tenant Grand Openings

Market 32 @ Albany-Supermarket



(Grand opening in June 2024)

- Price Chopper opened its new Market 32 Store in Albany, New York, ahead of schedule. The highly popular Market 32 brand is Price Chopper's upscale grocery format
- The store offers a wide range of fresh produce and food choices, enhanced pharmacy offering, grocery delivery as well as a buy-online, pick-up-in-store (BOPIS) option for its patrons
- Price Chopper had earlier extended the lease to 31 Dec 2038, giving over 14 years of remaining lease term

Dicks Sporting Goods @ Upland Square

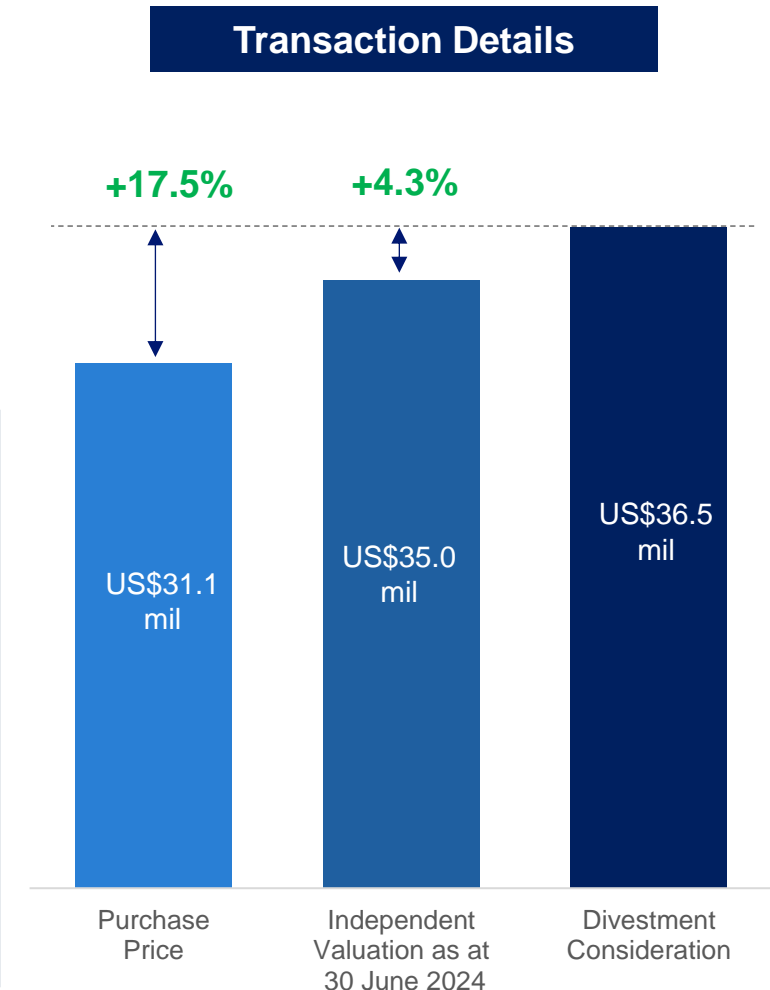


(Grand opening in August 2024)

- The newly opened Dick's Sporting Goods store at Upland Square, Pennsylvania has a long 10-year lease and comprises approximately 47,000 sq ft
- One of the biggest sporting goods businesses in the U.S., Dick's Sporting Goods is listed among the Fortune 500 companies and has over 800 locations around the country

1H 2024 Key Highlights

Opportunistic Divestment to Strengthen Capital Structure and Enhance Financial Flexibility



- ✓ Divestment of Freestanding Lowe's and Freestanding Sam's Club Properties within Hudson Valley Plaza, for a divestment consideration of **US\$36.5 million**
 - **4.3%** over the independent valuation of **US\$35.0 million** as at 30 June 2024
 - **17.5%** above the purchase price of **US\$31.1 million**
- ✓ Part of the Manager's proactive portfolio management strategy to maximise the operational performance of assets and capitalise on opportunities to improve financial flexibility of UHREIT
- ✓ The divestment is expected to:
 - (i) lower UHREIT's aggregate leverage ratio from 41.7%¹ to 39.0%² and
 - (ii) improve its adjusted interest coverage ratio from 2.9 times¹ to 3.2 times²
- ✓ Net proceeds from the divestment may be used to repay existing debt, finance capital expenditure, fund potential higher yielding acquisition opportunities and/or for other general corporate requirements

1. As at 31 December 2023.

2. Pro forma basis, assuming that the divestment was completed on 31 December 2023.

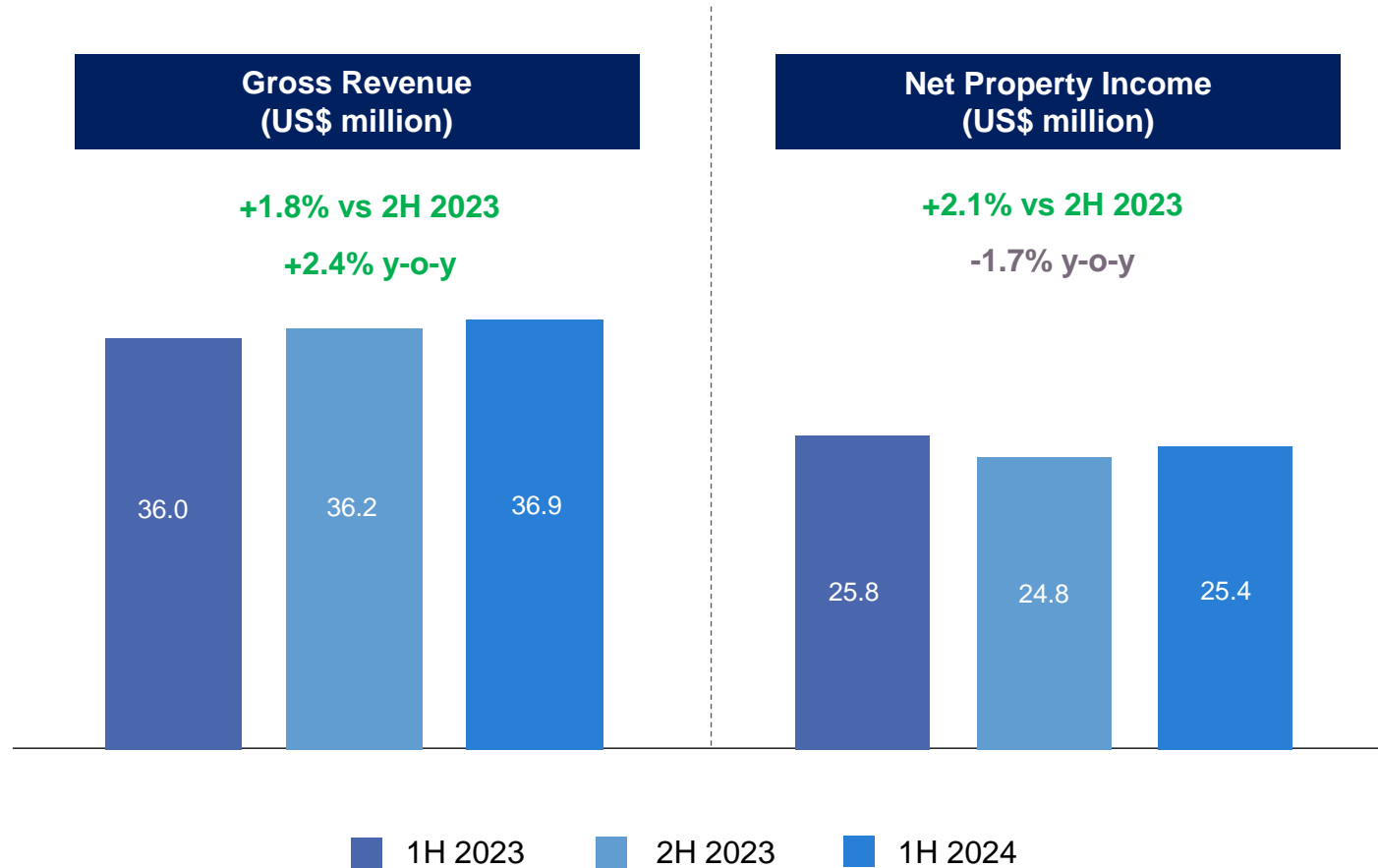
1H 2024
Financial
Results



St Lucie West, Florida

1H 2024 Financial Results

2.4% Growth in Gross Revenue



Resilient Financial Performance

Mainly attributed to:

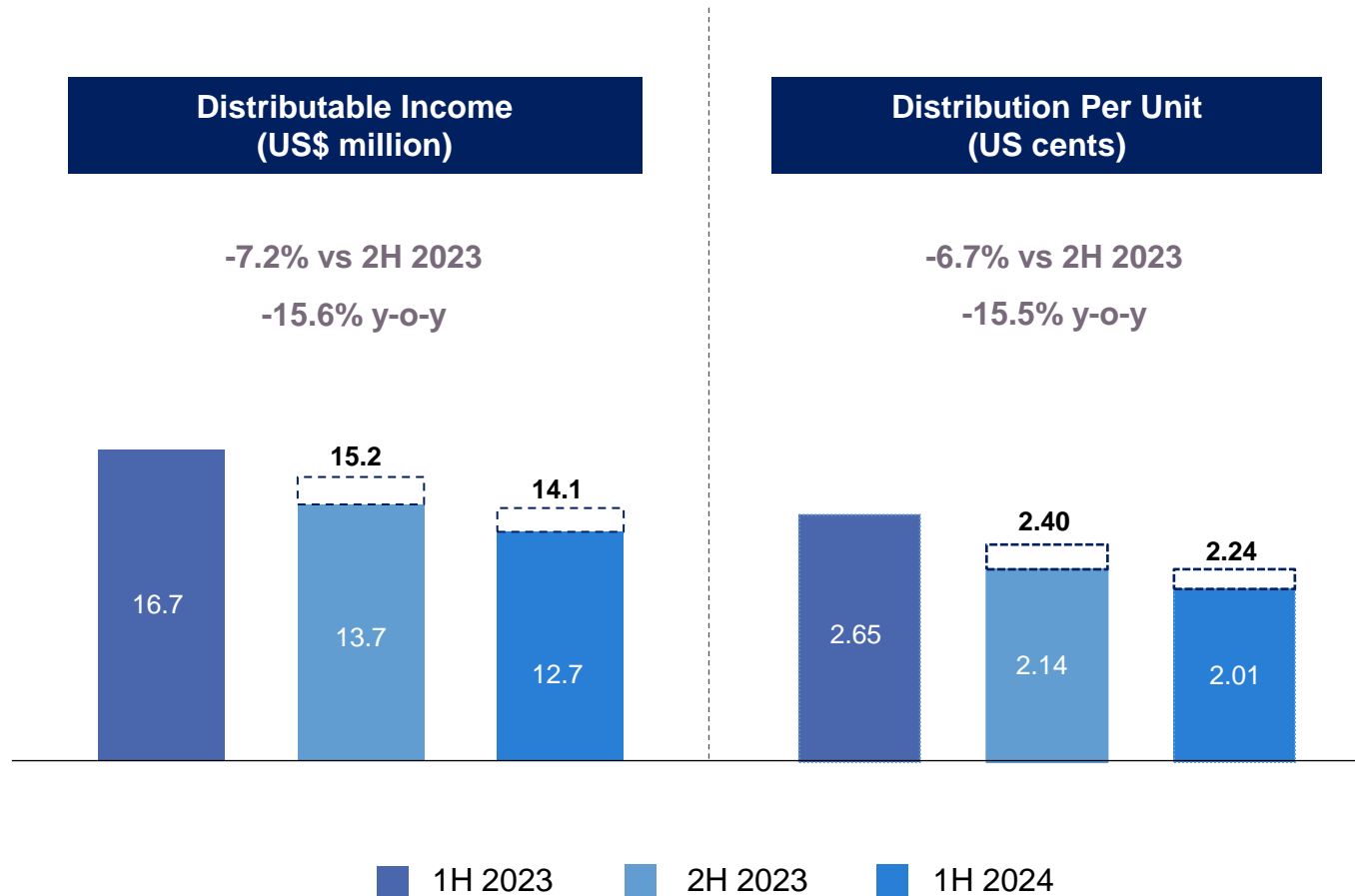
- ✓ New leases
- ✓ Rental escalations from existing leases
- ✓ Contribution from the new Academy Sports store at St. Lucie West

Offset by impact of:

- Absence of the contribution of rental revenue from Big Pine Center which was divested in August 2023

1H 2024 Financial Results

1H 2024 DPU impacted by Higher Financing Costs



Management fee in cash



Distributable Income and DPU impacted by:

- Higher interest costs
- Manager elected to receive management fee in cash of US\$1.5 million and US\$1.4 million in 2H 2023 and 1H 2024 respectively

1H 2024 Financial Results

Well-Spread Debt Maturity Profile with No Refinancing Required until November 2026



No refinancing requirement until **November 2026**¹



Long weighted average debt maturity of **2.8 years**¹



Fixed-rate debt **67.8%**³



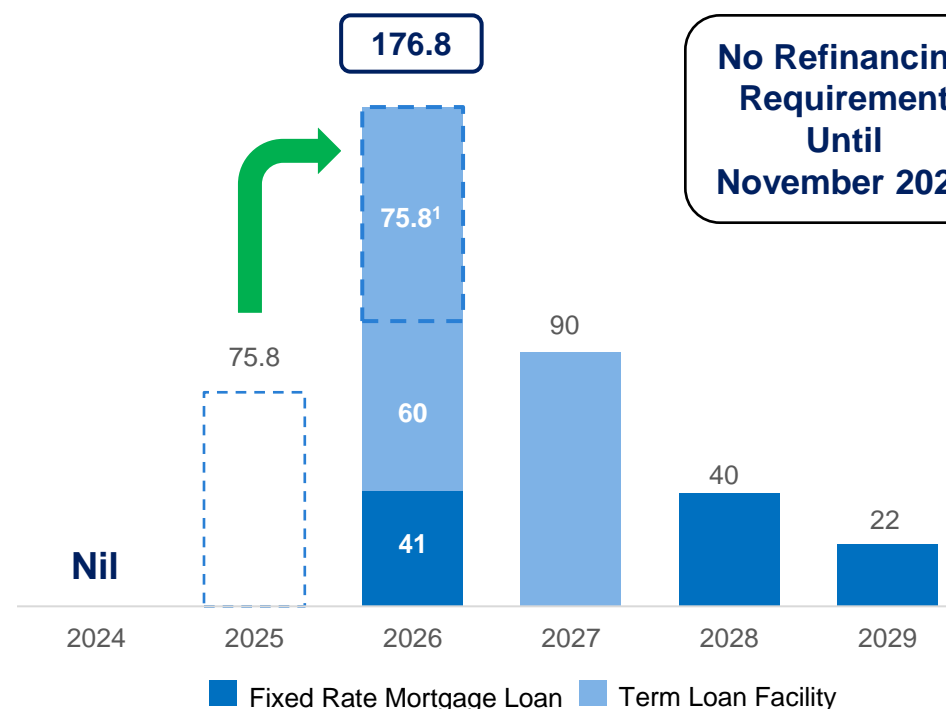
Sensitivity to SOFR²

Every 50bps movement in SOFR translates to **0.092 US cents** in DPU p.a. which is **2.2%** of trailing 12-month DPU

Debt summary as at 30 June 2024

Aggregate Leverage	41.9%
Interest Coverage Ratio	2.5 times ⁴
Weighted Average Interest Rate	4.93% ⁵

Adjusted Debt Maturity Profile Assuming Extension Option is Exercised (US\$ million)



1. Assuming the loan extension option is fully exercised.
2. Based on the 32.2% floating-rate loan and revolver facility drawn which are unhedged and the total number of Units in issue as at 30 June 2024.
3. Including floating-rate loans that have been swapped to fixed rate.
4. The interest coverage ratio is calculated by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, foreign exchange translation), by the trailing 12 months interest expense and borrowing-related fees (excluding interest on lease liabilities).
5. Trailing 12-month and excludes upfront debt-related transaction costs.

1H 2024 Financial Results

Healthy Balance Sheet, Stable NAV

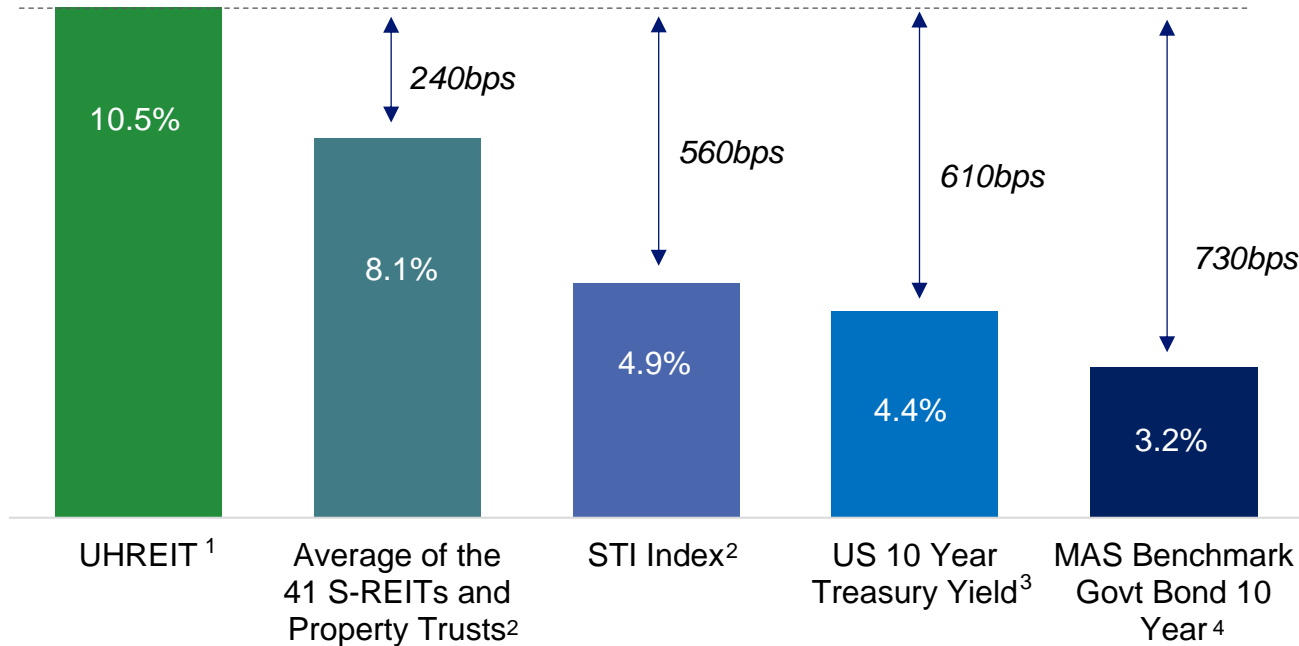
	As at 30 June 2024 (US\$'000)	As at 31 Dec 2023 (US\$'000)
Investment Properties	789,409	785,001
Current Assets	14,270	22,814
Total Assets	806,365	808,758
Loans and Borrowings	325,096	323,927
Total Liabilities	374,195	374,624
Net Assets	432,170	434,134
Units in Issue and to be Issued (‘000)	583,446	581,668
NAV per Unit (US\$)	0.74	0.74
Adjusted NAV per Unit (US\$)¹	0.72	0.72

1. Excluding distribution to unitholders.

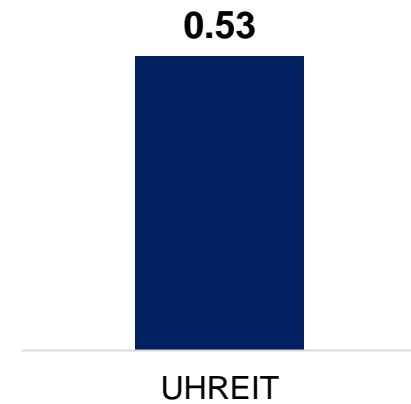
1H 2024 Financial Results

Attractive Dividend Yield and Price-to-Book Ratio

Comparative Yields (%)



UHREIT Price-to-Book Ratio⁵



Source: SGX SREITs & property trusts chartbook – 2Q 2024 and U.S department of the treasury

1. Based on 2H 2023 and 1H 2024 total distribution of 4.15 US cents and unit closing price of US\$0.395 as at 28 June 2024.
2. Based on 12M Average Dividend Yield; Average dividend yield excludes outliers with over 20% (N.M.) and N.A. dividend yields.
3. As at 28 June 2024.
4. Based on 10 Year Yield.
5. Based on NAV of US\$0.74 as at 30 June 2024 and unit closing price of US\$0.395 as at 28 June 2024.

1H 2024 Financial Results

Distribution Schedule

Distribution and Distribution Reinvestment Plan (DRP) Details

Distribution Period	1 January 2024 to 30 June 2024
Distribution Per Unit (US cents)	
Ex Date	21 August 2024
Book Closure Date	22 August 2024
Date of announcement of Issue Price of Units for the DRP	22 August 2024
Despatch of Notices of Election and tax forms	28 August 2024
Deadline for Unitholders to complete and return the Notice of Election to Unit Registrar in order to participate in the DRP and/or receive the Distribution in U.S. dollars	12 September 2024
Distribution Payment Date	27 September 2024

Portfolio Update

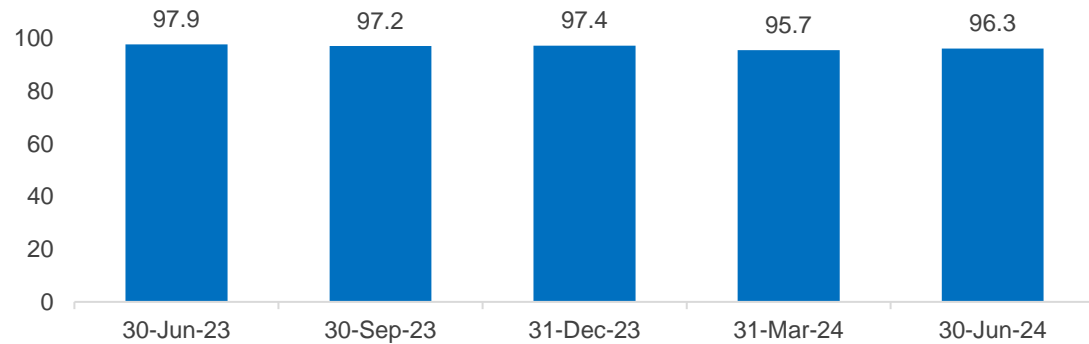


Upland Square, Pennsylvania

Portfolio Update

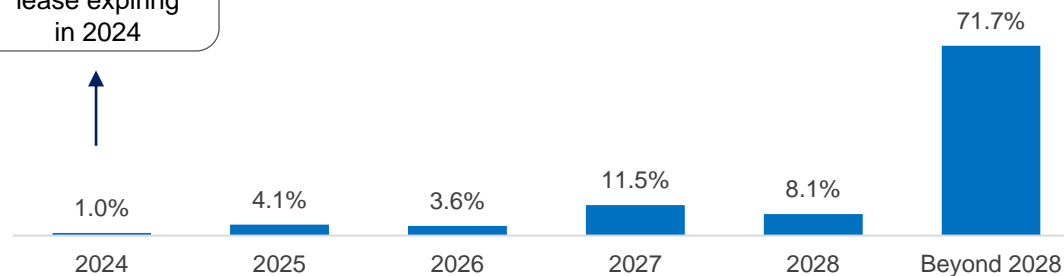
Strong Committed Occupancy with Well-Distributed Lease Expiry

Grocery & Necessity Properties Committed Occupancy (%)



Grocery & Necessity Lease Maturity Profile¹

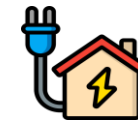
Minimal leasing risk, only 1.0% lease expiring in 2024



	1H 2024	
	No.	NLA (Sq Ft)
New leases signed	2	21,374
Lease renewals	11	327,716



LEASE STRUCTURE WHICH MITIGATE RISK OF INCREASE IN EXPENSES



Leases are substantially **Triple Net leases** with tenants reimbursing their share of insurance, taxes and CAM



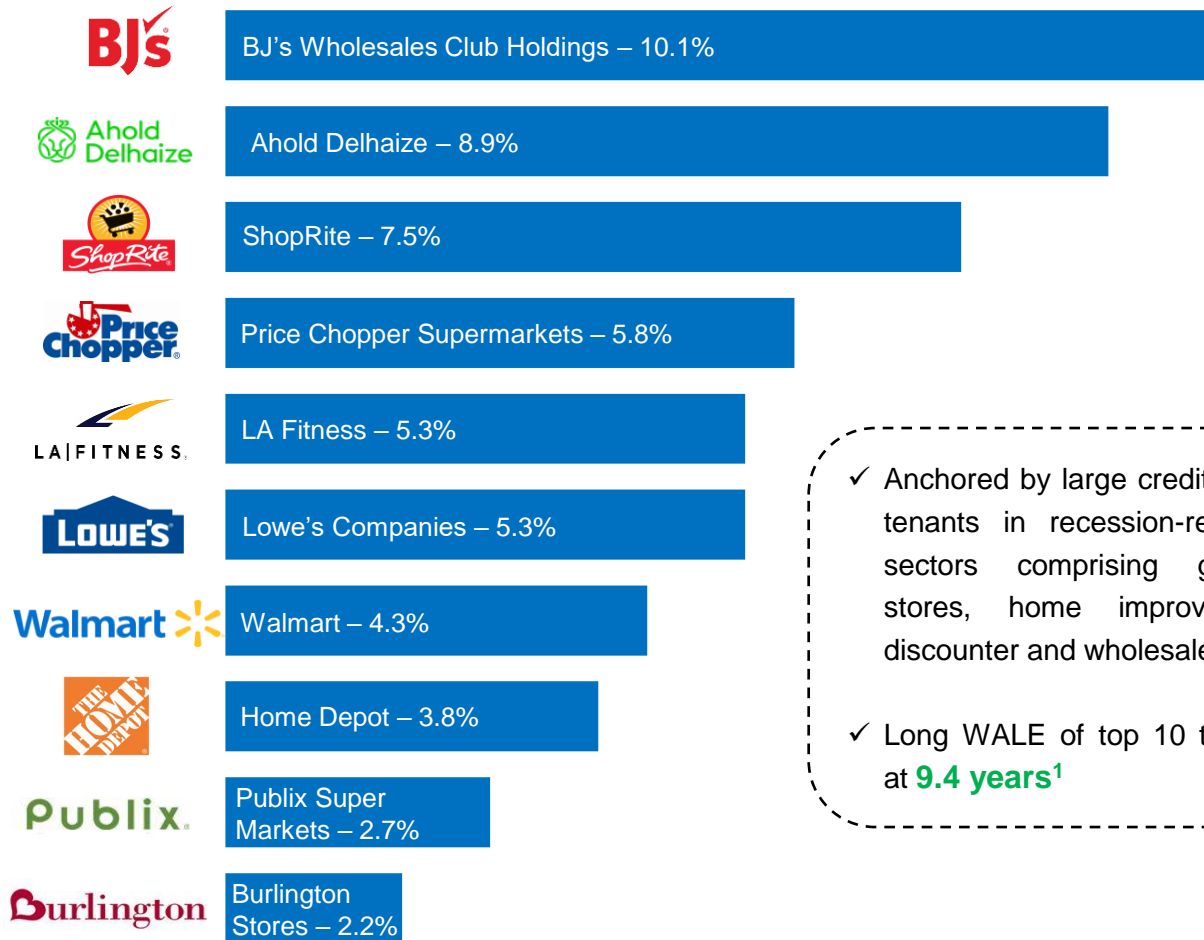
Majority of leases have **built-in rental escalations** and **no early termination rights**

1. Based on base rental income of Grocery & Necessity Properties for the month of June 2024.

Portfolio Update

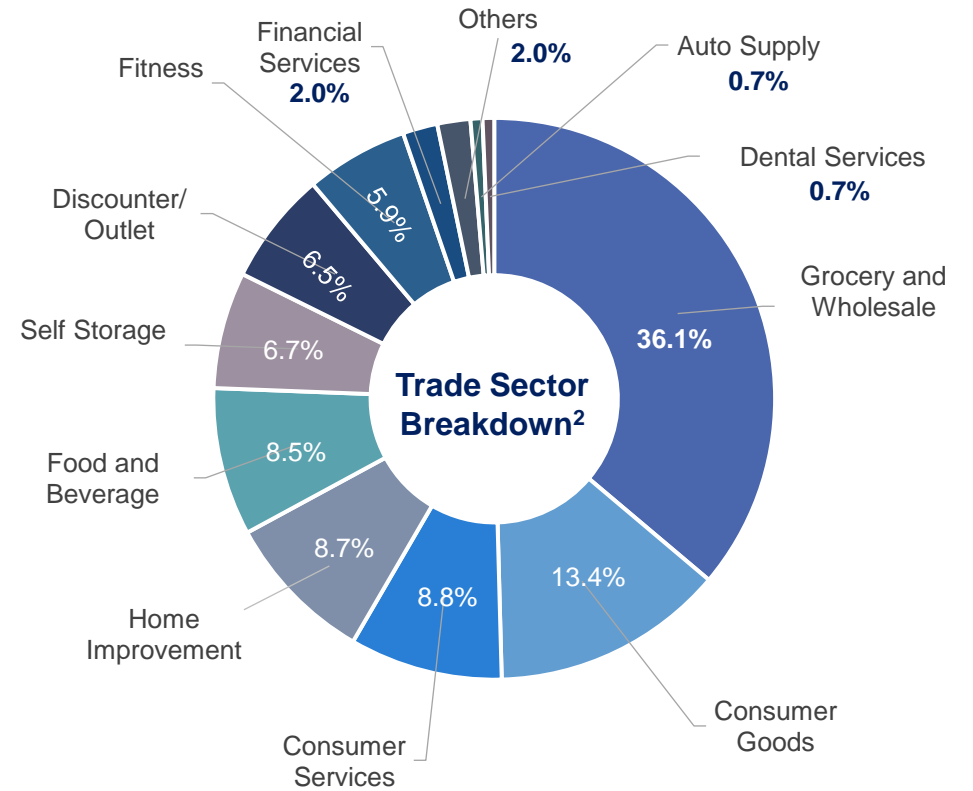
Resilient Portfolio with a Diversified Tenant Base

Top 10 Tenants¹



✓ Anchored by large creditworthy tenants in recession-resistant sectors comprising grocery stores, home improvement, discounter and wholesales club

✓ Long WALE of top 10 tenants at **9.4 years¹**



Tenants providing essential services³

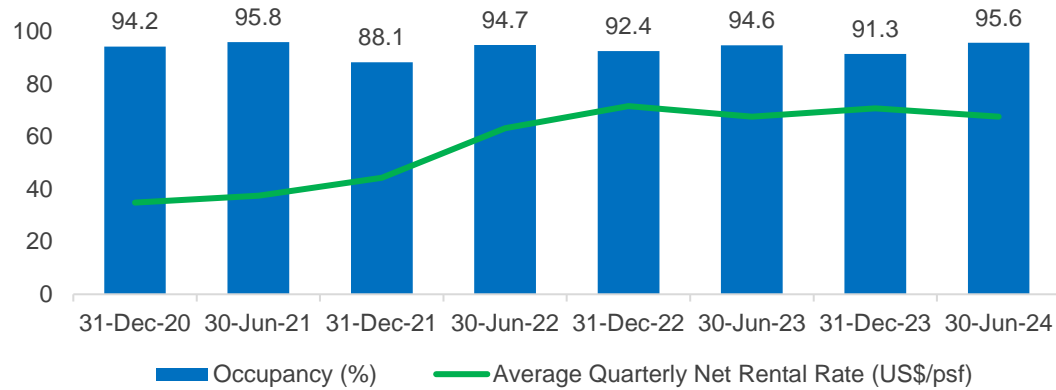
- ✓ 61.8% of Grocery & Necessity Portfolio¹
- ✓ Long WALE of 8.0 years¹

1. Based on base rental income of Grocery & Necessity Properties for the month of June 2024.
 2. Based on base rental income for the month of June 24.
 3. Based on the definition of "Essential Retail Businesses" by the State of New Jersey.

Portfolio Update

Occupancy at Self-Storage Properties Remained High

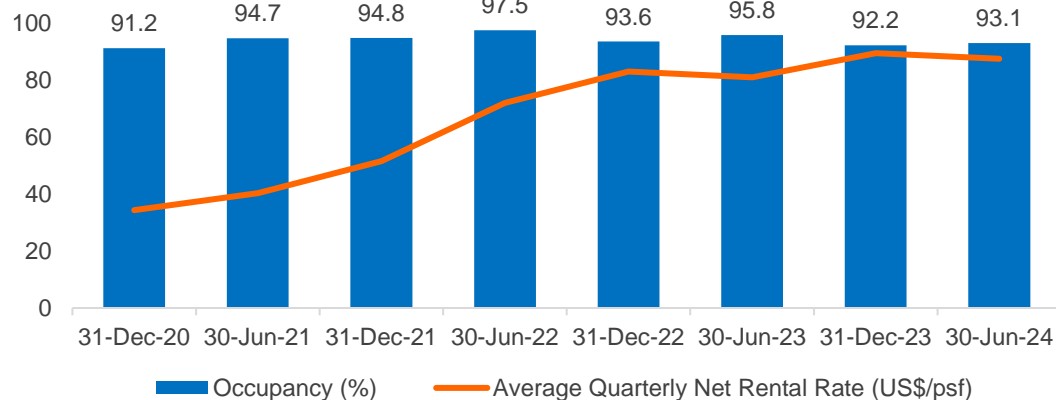
Carteret Self-Storage



Occupancy rates and average quarterly net rental rates remained high for both Carteret and Millburn Self-Storage despite some normalization across the sector



Millburn Self-Storage



Portfolio Update

Anchor Tenants' Sales Remain Healthy



Sales
6.2% y-o-y¹

DICK'S Sporting Goods (DICK'S): Comparable sales grew 6.2% y-o-y in 1Q 2024, driven by growth in transaction and average purchase size. DICK'S raises full year 2024 guidance for comparable sales growth to a range of 2% to 3%, up from 1% to 2% previously¹



Sales
3.8% y-o-y¹

Contributing
4.3% of rental²

Walmart: U.S. comparable sales excluding fuel grew 3.8% y-o-y in 1Q 2025, driven by growth in transaction counts and unit volumes; strong value and convenience proposition resonating with customers. E-commerce sales were also up 22% y-o-y in 1Q 2025, led by store-fulfilled pickup & delivery and marketplace¹



Sales
3.1% y-o-y¹

Contributing
2.7% of rental²

Publix Super Markets, Inc: Publix's sales for the three months ended 29 June 2024 were US\$14.5 billion, a 3.1% increase from US\$14.1 billion in 2023. Comparable store sales for the same period increased 2.8%.¹ The grocer currently operates 1,376 stores in the U.S. and was recognized as the best supermarket pharmacy for customer satisfaction in the latest J.D. Power 2024 U.S. pharmacy study³



Sales
0.6% y-o-y¹

Contributing
10.1% of rental²

BJ's Wholesale Club: U.S. comparable sales, excluding gasoline sales, increased 0.6% y-o-y in 1Q 2024, led by strong growth in membership, traffic and unit volumes. Outlook for FY2024 remains positive (unchanged from prior period guidance) as they continue to focus on delivering value to their members and executing their strategic priorities¹

1. Extracted from respective companies' latest financial results release and not independently verified.

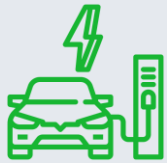
2. Based on base rental income of Grocery & Necessity Properties for the month June 2024

3. Yahoo Finance, "Publix Recognized as the Best Supermarket Pharmacy for Customer Satisfaction in the J.D. Power 2024 U.S. Pharmacy Study", 31 July 2024.

Portfolio Update

Our Commitment Towards Sustainability

Environment Stewardship



To install EV charging stations at our properties (15% by FY2024)



To install LED lighting at common areas of our properties (65% by FY2024)



Discuss with top 10 tenants the possibility of installation of new solar systems on the roofs over tenant spaces

Strong Corporate Governance



- Maintained **High Standards** of corporate governance and transparency
- Included in the **SGX Fast Track** program for its good compliance track record
- **Zero Instances** of non-compliance with anti-corruption laws and regulations

People & Community



- Engage with local communities and help achieve UHREIT's goal of **100 Staff Volunteer Hours** in FY2024
- In June 2024, Our team in Singapore volunteered with KidSTART, a nonprofit organization dedicated to early childhood development, to distribute children's books to families in need

- In July 2024, our team in U.S. volunteered with Habitat for Humanity, a nonprofit organization dedicated to building and improving homes for people in need



Outlook



Arundel Plaza, Maryland

Outlook

Omnichannel Retailing – Creating a Unified Shopping Experience

Consumers returning to physical stores for personalized services

- 57% of shoppers surveyed want to see, touch and feel items before they buy them, and 68% are seeking expert advice on high-value purchases to ensure they are making the most informed choices. In a further sign that consumers are favoring physical store visits, 61% say they would go to a retailer for a store promotion that is not available online¹

Physical stores serving as fulfillment hubs for online orders

- In 2023, roughly 42% of e-commerce orders involved a store acting as a fulfillment hub or place where consumers can pick up or return items²
- In-store order fulfillment continues to grow:
 - For 1Q 2024, 81% of Target’s sales volume originated from the physical store³
 - Walmart often talks about its stores as a competitive advantage with more than half of its online orders being fulfilled from local stores⁴



1. EY.com, “EY Future Consumer Index: consumers return to physical stores for personal service, even as AI and tech revolutionize online shopping”, 23 July 2024.

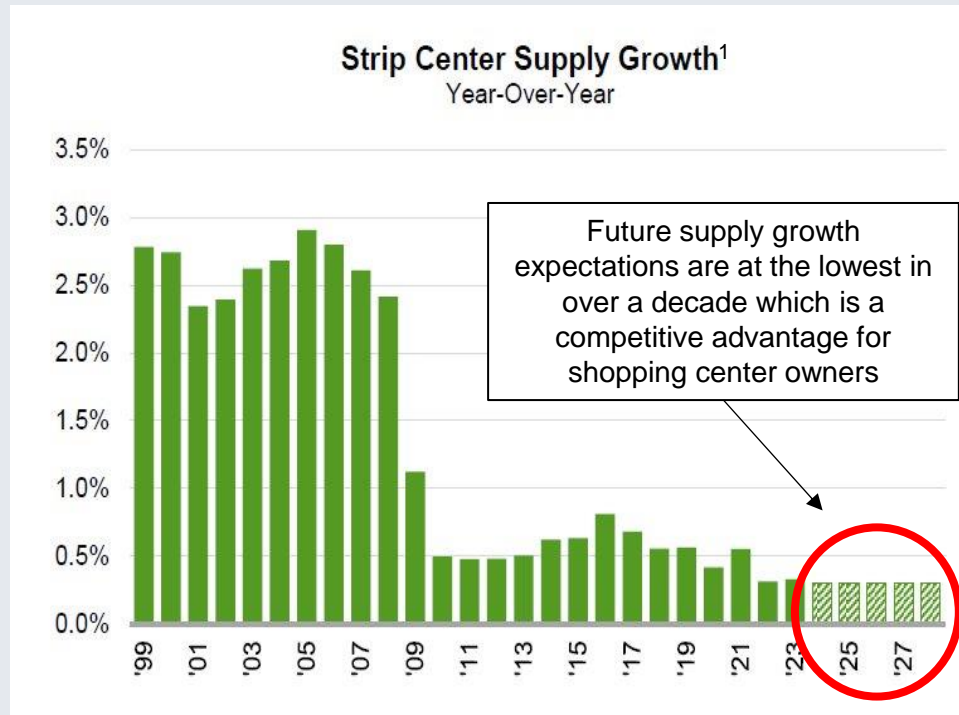
2. The Daily Upside, “Brick-and-Mortar Stores Start Leaning into Online Shopping”, 06 May 2024.

3. Company Earnings Release, “Target Corporation Reports First Quarter Earnings”, 22 May 2024.

4. Walmart GoLocal, “Five Deliver and Fulfillment Priorities for Retailers in 2024”, 14 March 2024.

Outlook

Landlords Gain Edge Amidst Scarcity of Premium Spaces



Grocery & Necessity Retail Sector

- The landlord-friendly supply and demand backdrop is forcing retailers to demonstrate flexibility in adapting their store sizes, store opening schedule and other conditions to match available space¹
- Retailers are leveraging their stores to lower the cost of distributing products sold online. Additionally, evidence has shown that in-store and online shopping tend to feed one another²
 - A recent study by the International Council of Shopping Centers shows that retailer online sales increase ~7% after a store opens in the area, while online sales decrease by ~12% when a store closes²

Self-Storage Sector

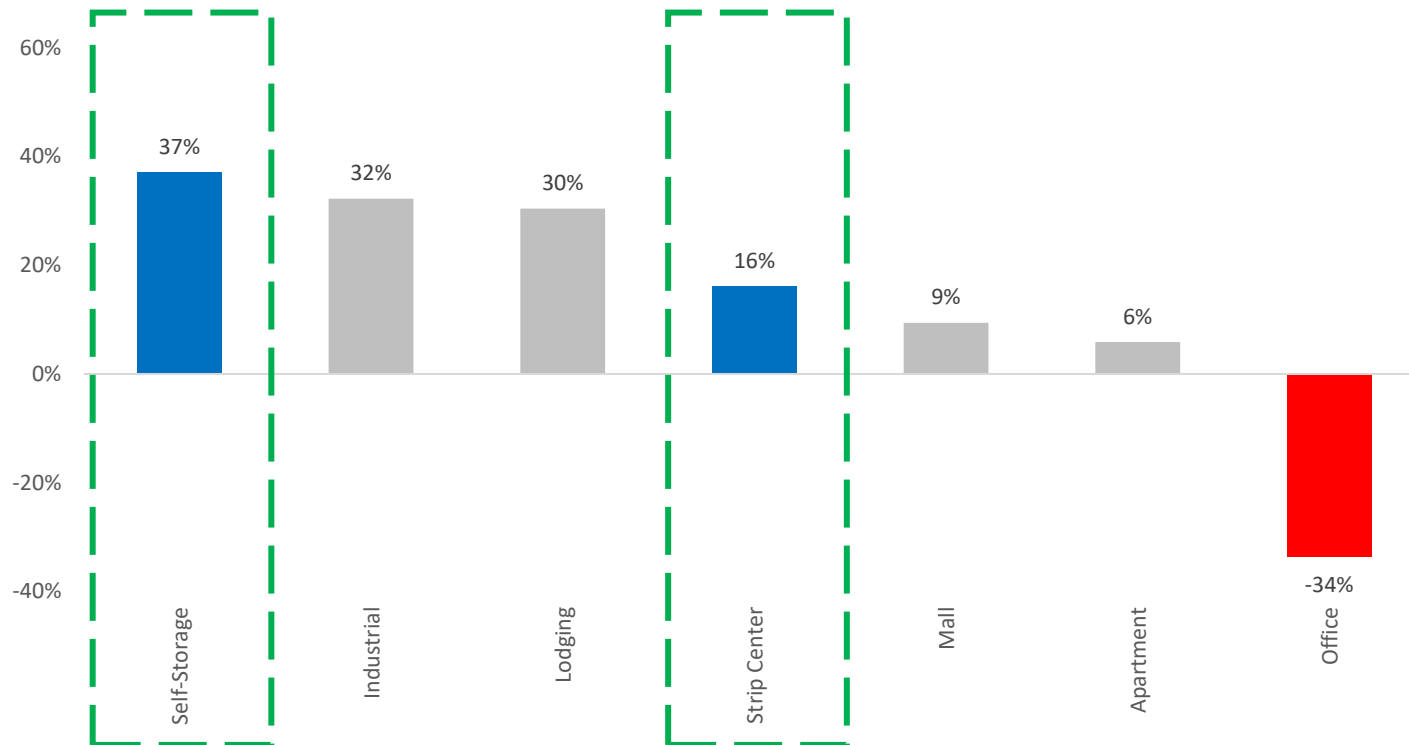
- Affordability and consumer health remain factors in assessing self-storage demand. Supporting these factors are the average self-storage cost-to-income ratio is slightly lower today than it was from 2012-2019. Additionally, when consumers need additional space, self-storage is a favorable option in comparison to the cost of a larger apartment³
- With interest rates expected to stay higher for longer and mortgage rates north of 7%, home sales and move-in rent growth are expected to remain pressured throughout 2024³

1. Green Street, "Strip Center Sector Update," 30 May 2024.
2. Green Street, "Strip Center Insights", 11 July 2024.
3. Green Street, "Self Storage Sector Update" 20 May 2024.

Outlook

Resiliency in Self-Storage and Strip Center Property Values

% Change in Green Street Commercial Property Price Index from June 2020 to June 2024



- Green Street Commercial Property Price Index is a time series of unleveraged U.S. commercial property values that captures the prices at which commercial real estate transactions are currently being negotiated and contracted
- With remote work arrangements here to stay post-pandemic, structural demand for offices is declining and continues to weigh heavily on the sector valuation. Commercial property price for the office sector has declined by 34% since June 2020
- On the other hand, the Strip Center sector has benefitted from the remote work arrangement as the additional flexibility has increased demand for the goods and services offered in Strip Centers ranging from grocery shopping to dining. Strip Center sector values have increased 16% since June 2020
- Similarly, the Self-Storage sector has also benefitted from the work from home dynamic with values increasing by 37% since June 2020

Source: Green Street Commercial Property Price Index

Investment Merits



Upland Square, Pennsylvania

Investment Merits

Key Milestones and Accolades



SGX Fast Track

- ✓ Included in the SGX Fast Track, within 2nd year of listing, for UHREIT's good compliance track record
- ✓ Joins 92 other listed companies (representing the top 15% of listed companies on the SGX) to be included in the programme
- ✓ Achieved 14th place in 2024 Singapore Governance and Transparency Index, moved up 8 places from our 2023 ranking



Awards

- ✓ UHREIT's FY 2023 Annual Report was recognized as the Gold Winner at the International Hermes Creative Awards 2024
- ✓ Awarded by The Asia Pacific Best of the Breeds REITs Awards 2023
 - Best CEO (Asia Pacific) – Gold
 - Best CFO (Asia Pacific) – Gold
 - Best Retail REIT – Gold
- ✓ Awarded Certificate of Excellence in Investor Relations by IR Magazine Awards – South East Asia 2023



Indices Inclusion

- ✓ FTSE ST Small-Cap Index
- ✓ MSCI Singapore Micro-Cap Index
- ✓ Included in iEdge indices, with effect from 26 September 2022:
 - iEdge SG Real Estate Index
 - iEdge S-REIT Index
 - iEdge SG ESG Transparency Index

Investment Merits

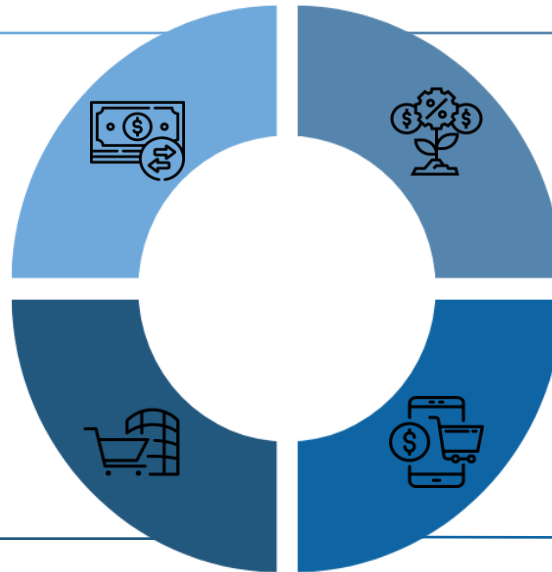
Why Invest in United Hampshire US REIT

Stable Cashflows

- Grocery & Necessity and Self-Storage properties are generally considered **cycle-agnostic** and not as vulnerable to cyclical shifts in the economy
- Long WALE of **7.7 years**¹ with largely triple net leases for Grocery & Necessity Properties
- High Grocery & Necessity Committed Occupancy of **96.3%**

High Quality Assets

- Focused on affluent and populous US Eastern seaboard markets with **higher spending power, lower supply** and **lower supply growth**
- Majority of the tenants are considered **essential businesses**



Yield & Growth

- **Exposure to strong US Consumer sector** improving employment situation and rising consumer confidence
- Majority of existing leases provide for **rental increases** during the lease terms and/or **renewal options with built-in rental increases**
- Attractive dividend yield of **10.5%**² based on current unit price

E-commerce Resistant

- Low margins is an impediment to grocery and home improvement products delivery
- Grocery & Necessity Property tenants have been **successful in adopting an omnichannel strategy**
- Large number of service-sector tenants with **limited online alternatives**

1. Computation included forward committed leases for Grocery & Necessity Properties only. Excluding forward committed leases, the WALE is 7.6 years as at 30 June 2024.

2. Based on 2H 2023 and 1H 2024 total distribution of 4.15 US cents and unit closing price of US\$0.395 as at 28 June 2024.



Thank You



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Appendix



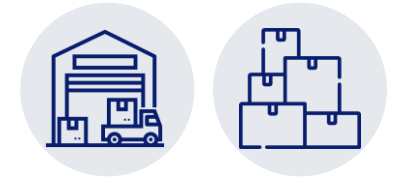
Penrose Plaza, Pennsylvania

Appendix

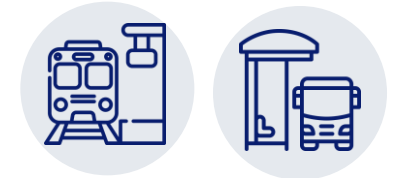
Locations of UHREIT's Self-Storage Properties



- Undersupply of Self-Storage facilities in New York Metro Area



- Regional access to New York City and metropolitan areas via major highways and public transportation



- Approximately 30 minutes away from Newark Liberty International Airport and Port Newark

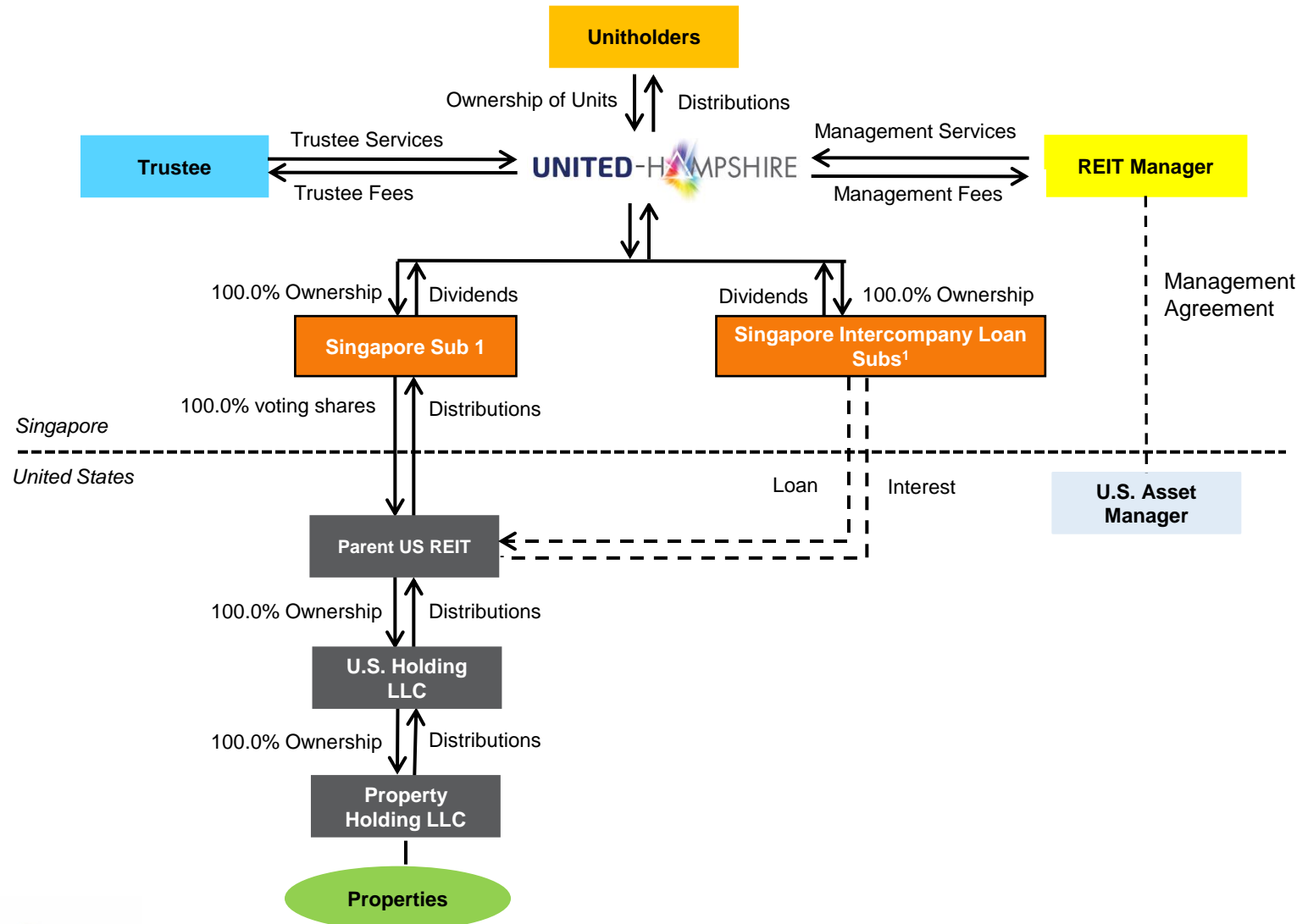


- Surrounded by a mix of residential, commercial, industrial and office developments



Appendix

Trust Structure



Tax Efficient Structure

- No U.S. corporate tax (21%) and U.S. withholding tax (30%)
- No Singapore corporate tax (17%) and withholding tax (10%)
- Minimal taxes incurred

No Withholding Tax on Section 1446(f)

- UHREIT has provided an update in relation to Section 1446(f) Of U.S. Internal Revenue Code that the disposition of UHREIT units by unitholders as well as distributions from UHREIT **would not be subject** to Section 1446(f) withholding tax