



UNITED-HAMPSHIRE

CGS INTERNATIONAL WEBINAR

21 May 2026

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

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1Q 2026 Executive Summary



Dover Marketplace, Pennsylvania

1Q 2026 Executive Summary

Strong Financial and Operational Performance

Financial Performance

Revenue: **US\$19.7 mil**
+8.7%

Net Property
Income: **US\$13.2 mil**
+12.7%

Distributable
Income: **US\$6.9 mil**
+10%

Capital Management

No refinancing
requirement **Until 2028**

Average
Interest Rate¹ **4.91%**
(↓ 10bps)


Weighted
Average Debt
Maturity **3.2 years**

Operational Performance


Grocery &
Necessity
Occupancy **97.7%**
↑ by 8bps


Self-Storage
Occupancy **89.2%**
↑ by 55bps


Long WALE² **8.0 Years**
↑ from 7.7 years³


2026 Lease
Expiries² **2.0%**
↓ by 90 bps

1Q 2026 Highlights

Completed
DPU-accretive
Wallingford Fair
Acquisition in
January 2026



Announced opening
of **53k sq ft DICK'S
Sporting Goods** at
Hudson Valley Plaza

Lease extensions
executed with major
grocery Tenants including
Giant Supermarket
and **Stop & Shop**

GIANT



*Florida
Blue* 

On-going **Florida Blue**
development at
St. Lucie West property

1. Trailing 12-month and excludes upfront debt-related transaction costs.

2. Based on gross rental income of Grocery & Necessity Properties for the month of March 2026.

3. As at 31 December 2025.

Introduction



Garden City Square – BJ's Wholesale Club, New York

Introduction

Reputable Sponsors – UOB Global Capital & The Hampshire Companies, LLC

A Strong and Synergistic Long-Term Partnership Between Our Sponsors



>15 years
partnership



3 co-managed
funds



3 co-investment
managed portfolios



>20 year track record

US\$4.3b AUM

Offices in the US, Europe and
Asia Pacific

Asset Management Subsidiary of UOB

UOB co-invests alongside
LPs, and provides the
resources of its extensive
platform

>60 year track record

~164 properties

>US\$3.7b AUM

>13.6 million sq ft retail space
owns and/or operates

Intensive, hands-on experience in
real estate investment, asset
management and asset
enhancement

Diversified investment platform
with expertise across industrial,
retail, self-storage, office and
multifamily assets

Introduction

Resilient Portfolio of Necessity-based properties in the populous & affluent U.S. East Coast

TOTAL PORTFOLIO VALUE

**US\$795.3
million**

NET LETTABLE AREA

**3.7
million**

21

GROCERY & NECESSITY

2

SELF-STORAGE
PROPERTIES

8.0 Years

LONG WALE¹

HIGH OCCUPANCY

97.7%

GROCERY & NECESSITY



89.2%

SELF-STORAGE



LEASE STRUCTURES WHICH MITIGATE RISK OF
INCREASES IN EXPENSES

Predominantly **Triple-net Leases** with tenant
reimbursements, **Built-in Rent Escalations**, and
No Early Termination Rights

98%

FREEHOLD
PROPERTIES²



1. Based on gross rental income of Grocery & Necessity Properties for the month of March 2026.

2. Based on carrying value of investment properties as at 31 March 2026.

Introduction

Proactive Portfolio and Asset Management Track Record

2020



IPO on SGX Mainboard 12 March 2020

- **US\$584.6 mil** AUM
- **18** Grocery & Necessity Properties
- **4** Self-Storage Properties
- **6** States
- **3.2 mil** sq ft

2021



Construction

- Publix Store, Port St. Lucie Expansion (55k sq ft)
- Perth Amboy Self-Storage (69k sq ft)



Acquisition of Grocery-Anchored Properties

- Penrose Plaza (US\$52 mil, 262k sq ft)
- Colonial Square (US\$26.3 mil, 169k sq ft)



Accretive Acquisition

- Upland Square (US\$85.7 mil, 400k sq ft)



Strategic Divestment 2.5% Above Appraised Value

- Perth Amboy Self-Storage (69k sq ft)
- Elizabeth Self-Storage (76k sq ft)
- Total divestment consideration of US\$45.5 mil

2023



Strategic Divestment 7.7% Above Purchase Price

- Big Pine Center (US\$9.9 mil, 93k sq ft)



Construction

- Academy Sports Store, Port St. Lucie Expansion (63k sq ft)

2024



Strategic Divestment 17.5% Above Purchase Price

- Lowe's and Sam's Club properties within Hudson Valley Plaza (US\$36.5 mil, 245k sq ft)

2025



Strategic Divestment 4.2% Above Purchase Price

- Albany-Supermarket (65k sq ft)
- Total divestment consideration of US\$23.8mil



Acquisition of Grocery- Anchored Properties in August 25

- Dover Marketplace (US\$16.4 mil, 61k sq ft)

2026



Acquisition of Grocery-anchored Property

- Wallingford Fair (US\$21.4 mil, 115k sq ft)

As of 31 March 2026

- **US\$795.3 mil** AUM
- **21** G&N Properties
- **2** Self-Storage Properties
- **9** States, **3.7 million** sq ft

Year	2021	2022	2023	2024	2025
Change in Valuation (y-o-y) ¹	+3.7%	+1.3%	+4.7%	+2.9%	+3.8%

UHREIT AUM
36%
Since IPO

1. On a like-for-like basis, excluding properties acquired and divested during the respective year.

U.S. Market Update



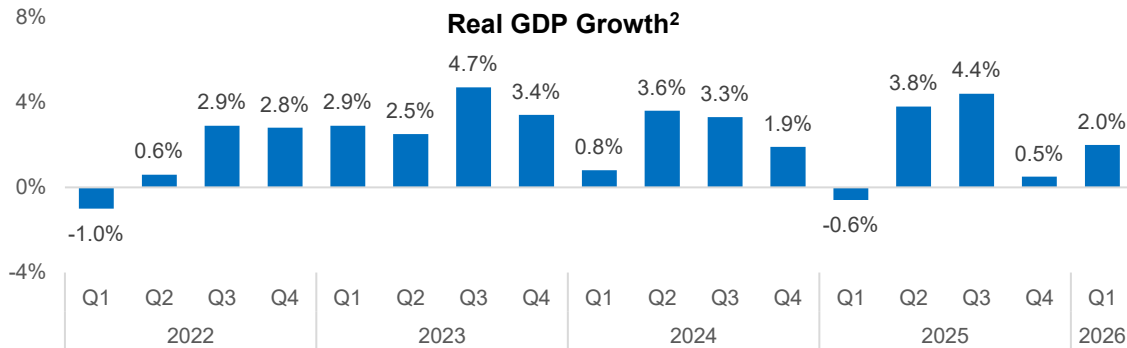
Penrose Plaza, Pennsylvania

U.S. Market Update

1Q 2026 U.S. GDP Grew 2.0%

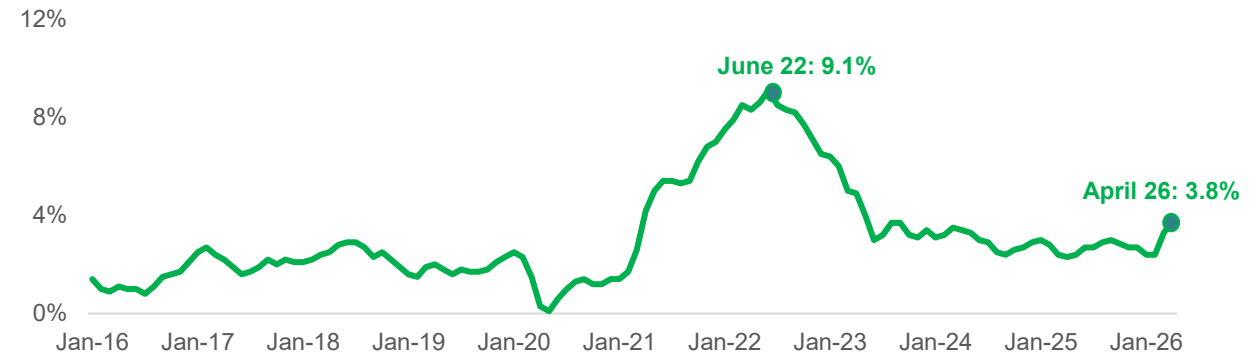
U.S. Economy Continued to Expand at an Annualized Rate of 2.0% in 1Q 2026

- 2026 GDP growth forecast: +2.4%¹

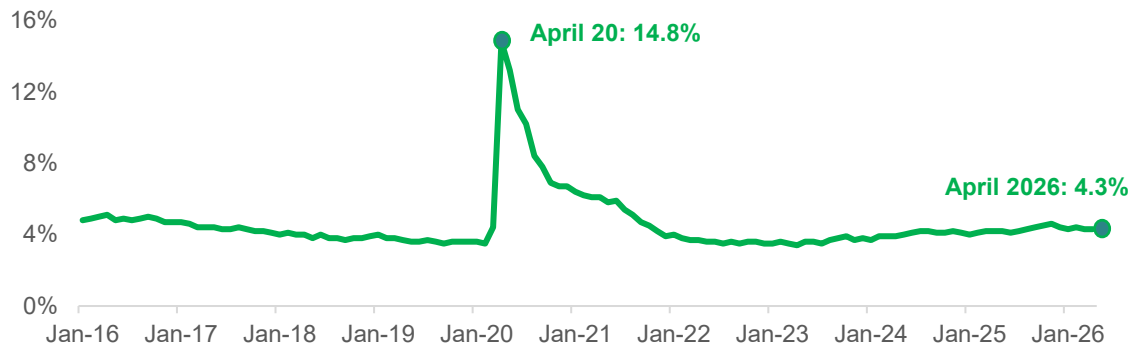


April 2026 Consumer Price Index came in at 3.8%³

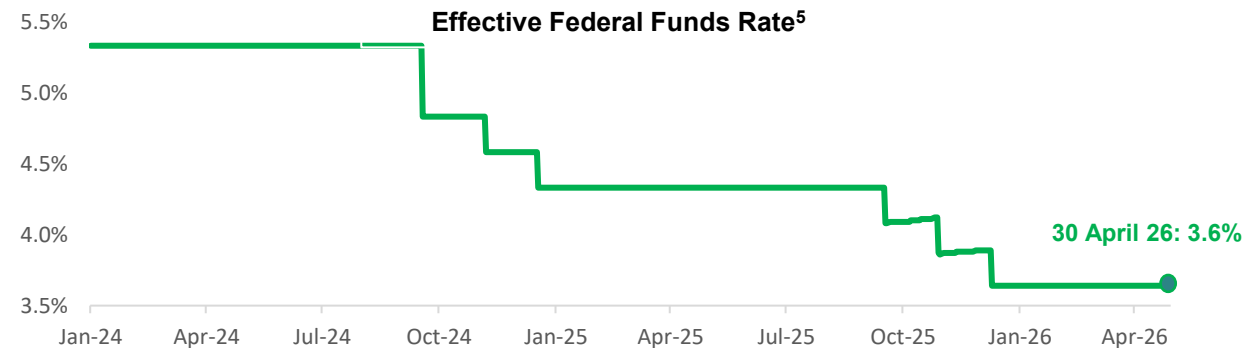
- Inflation rate has declined significantly from 9.1% in June 2022



Unemployment Rate remains low at 4.3%⁴



175bps of U.S. Rate Cuts since September 2024



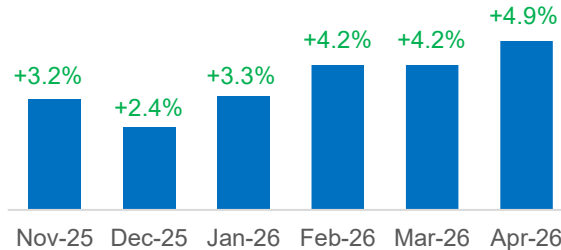
1. Federal Open Market Committee, "Summary of Economic Projections", 18 March 2026.
 2. U.S. Bureau of Economic Analysis, "GDP (Advance Estimate), 1Q 2026", 30 April 2026.
 3. U.S. Bureau of Labor Statistics, "Consumer Price Index – April 2026", 12 May 2026.

4. U.S. Bureau of Labor Statistics, "The Employment Situation".
 5. Federal Reserve Bank Of New York.

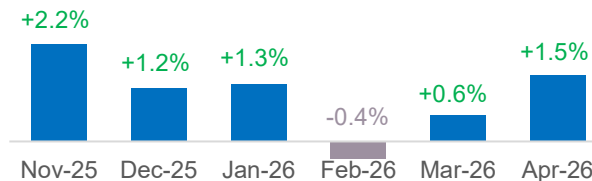
U.S. Market Update

Retail and Grocery Sales Demonstrate Resilience

U.S. Total Retail Sales¹ (Monthly % change y-o-y)



U.S. Grocery Stores¹ (Monthly % change y-o-y)



- April retail sales rose 0.5% month-on-month, marking the third consecutive month of growth. Excluding gasoline stations, retail sales still posted a healthy 0.3% increase from the previous month²
- On a y-o-y basis, total retail sales increased 4.9%. The strong April performance was likely supported by tax refunds and lower tax rates, which helped cushion the impact of higher fuel prices²
- However, inflationary headwinds from the lingering war in Iran persist and the Federal Reserve at its April 2026 meeting voted to hold its benchmark rate at 3.5%-3.75%, citing elevated inflation

Healthy Tenant Sales Performance



Comparable Sales Growth³

+2.6%

+1.5%

+4.6%

+4.5%

% of GRI⁴

10.1%

8%

2.7%

3.8%

1. U.S. Census Bureau, "Advance monthly sales for retail and food services – April 2026", 14 May 2026.
2. MarketWatch, "U.S. retail sales rise again, but higher gas prices and inflation play a big role", 14 May 2026.

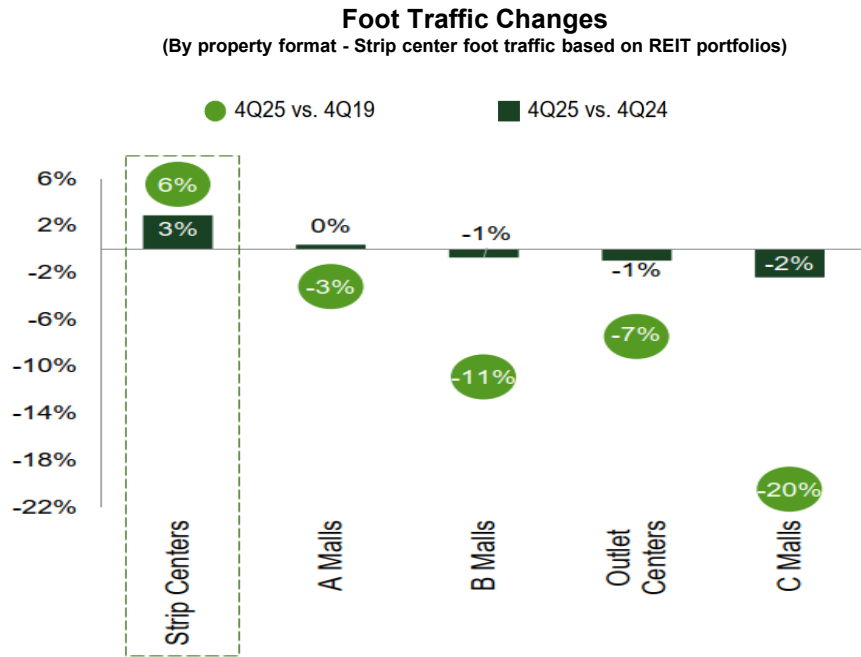
3. Extracted from respective companies' latest financial results release and not independently verified.
4. Based on gross rental income of Grocery & Necessity Properties for the month of December 2025.

U.S. Market Update

Favourable Outlook for Grocery-Anchored Strip Centers

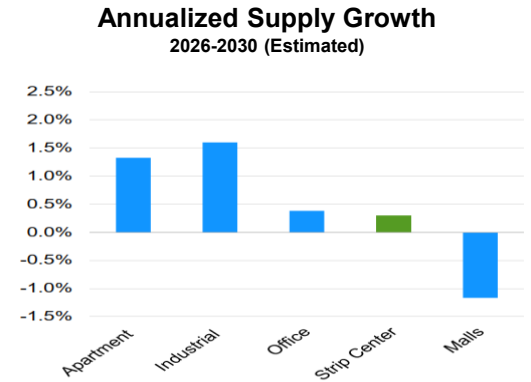
Resilient Foot Traffic Underscores Strip Center Strength

Foot traffic trends indicate that strip centers continue to outperform other retail formats. In 4Q 2025, traffic at strip centers recorded the strongest growth, rising 3% year-on-year and exceeding pre-pandemic levels by 6%, underscoring the sector's sustained resilience and consumer appeal

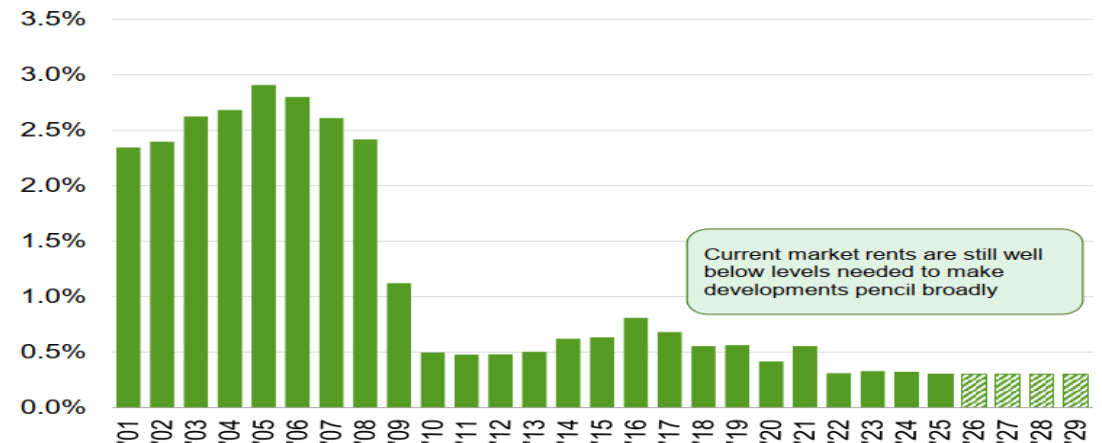


New Supply to Remain Muted Despite Resilient Demand

New strip center developments are expected to remain limited, with market supply growth forecast to hold steady at approximately 0.3% annually over the next four years. Given the typical two-year construction timeline and the relatively modest pipeline of projects currently underway, the risk of a near-term surge in new supply disrupting market fundamentals is expected to remain minimal



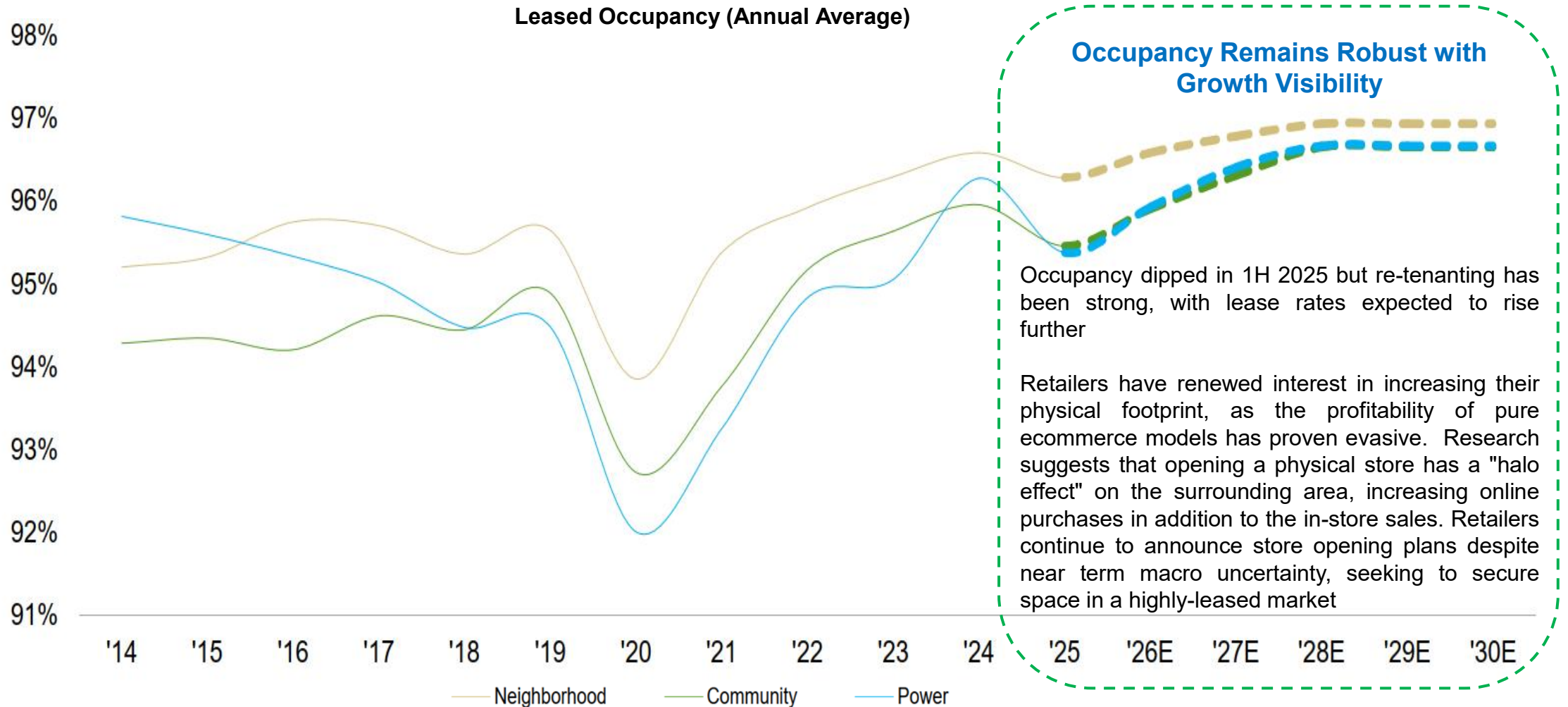
Strip Center Supply Growth Y-O-Y



Source: Green Street, "Strip Center Update", 12 March 2026.

U.S. Market Update

Green Street Anticipates Continued Occupancy Gains Across Strip Center Formats



Source: Green Street, "Strip Center Outlook", 20 January 2026.

1Q 2026 Key Highlights



Arundel Plaza, Maryland

1Q 2026 Key Highlights

Resilient Portfolio Backed by a Long WALE and High Tenant Retention

Occupancy



Grocery & Necessity
Occupancy¹

↑ **97.7%**
Improved by 8bps



Lease Renewals

Over 160K sq ft
New and Renewal
Leases Signed in 1Q 2026



Self-Storage
Occupancy

↑ **89.2%**
Improved by 55bps

Long WALE and High Tenant Retention Rate



8.0 Years
Long WALE¹
Increased from 7.7 years²

90%

High Tenant
Retention Rate

Portfolio and AUM Growth



AUM up by
36%
Since IPO



21
Grocery &
Necessity Properties
(Following Wallingford Fair
Acquisition)

1. Based on gross rental income of Grocery & Necessity Properties for the month of March 2026.

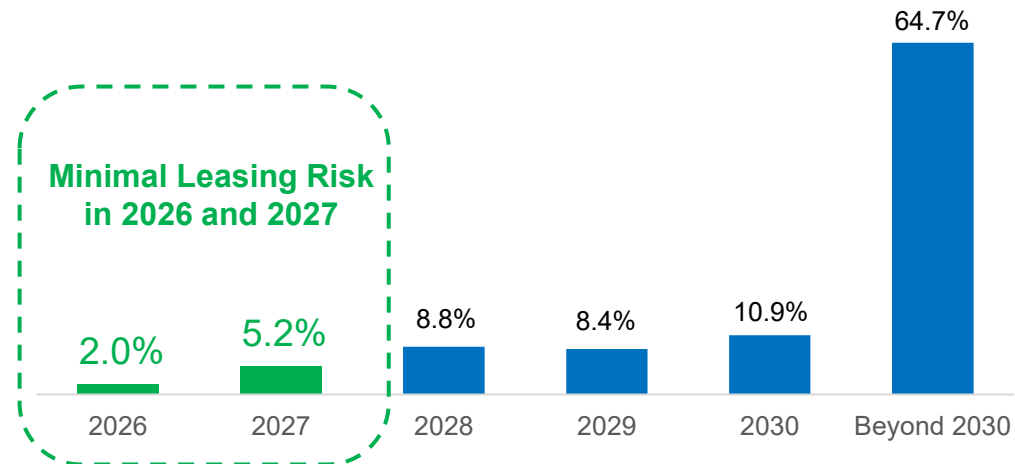
2. As at 31 December 2025.

1Q 2026 Key Highlights

Defensive Portfolio Underpinned by Essential Services

Minimal Leasing Risk in 2026 and 2027

Grocery & Necessity Lease Maturity Profile¹



	1Q 2026	
	No.	NLA (Sq Ft)
New leases signed	2	6,400
Lease renewals	8	157,325

Strong Leasing Momentum

New Leases and Lease Extensions Signed

GIANT

Upland Square

STOP&SHOP

Fairhaven Plaza

Wendy's

*Penrose Plaza
and Lawnside Commons*

FAMILY DOLLAR

Parkway Crossing

Bath & Body Works®

Upland Square

1. Based on gross rental income of Grocery & Necessity Properties for the month of March 2026.

1Q 2026 Key Highlights

Resilient Portfolio with a Diversified Tenant Base Led by Leading Grocers

Tenants
Providing
Essential
Services¹

58.9%²

9.2 Years²

WALE of
Tenants Providing
Essential Services¹

10.6 Years²

WALE of
Top 10 Tenants

Leases are **Substantially Triple Net** and
Majority of Tenant Leases have
Built-In Rental Escalations

Top 10 Tenants²



10.3%



10.1% **BB+³**



8.0% **BBB+³**



5.2%



3.8% **BBB³**



3.7% **A³**



2.9%



2.8%



2.7% **AA³**



2.7%

Other Notable Tenants

TRADER JOE'S

Burlington



FedEx



CAVA



1. Based on the definition of "Essential Retail Businesses" by the State of New Jersey.
2. Based on gross rental income of Grocery & Necessity Properties for the month of March 2026.
3. Latest credit rating obtained from S&P global as at 30 April 2026

1Q 2026 Key Highlights

Healthy Leasing Activity Continues

Acquisition of Wallingford Fair



Acquisition completed in January 2026

Acquired at US\$21.4 million, **8.2%** below the independent valuation

Reputable National Tenants Begin Operations



DICK'S Sporting Goods has officially opened its new 53k sq ft store at Hudson Valley Plaza under a 10-year lease



Black Friday Daily Deals has officially opened its new 26k sq ft store at Parkway Crossing

Ongoing Development Project



Development of a new 5k sq ft store on excess land at St. Lucie West, pre-leased to Florida Blue on a 10-year lease

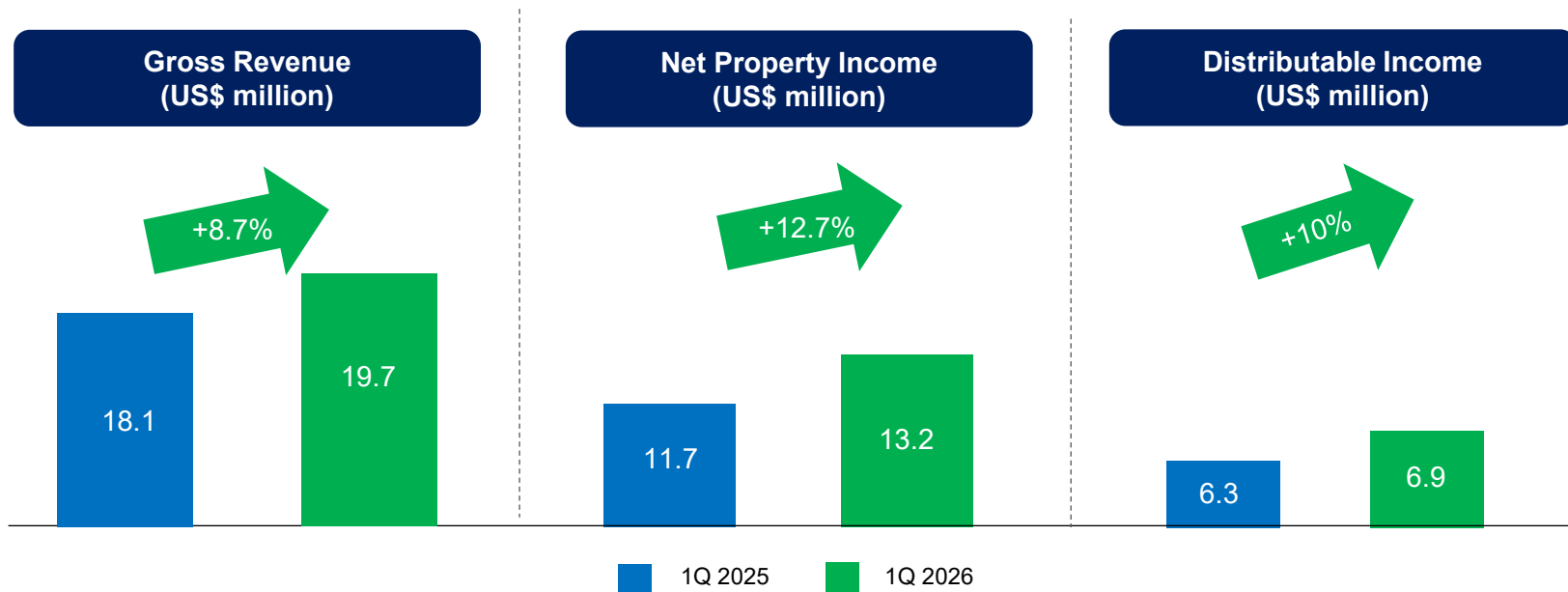
1Q 2026
Financial
Results



Garden City Square – BJ's Wholesale Club, New York

1Q 2026 Financial Results

10% Year-on-Year Growth in Distributable Income



- Gross revenue and net property income increased by 8.7% and 12.7%, respectively. This was driven by the commencement of new leases, built-in rental escalations in existing leases, and the contribution from Dover Marketplace and Wallingford Fair Shopping Center, which were acquired in August 2025 and January 2026 respectively
- Finance costs were higher due to additional borrowings taken to fund these acquisitions, partially offset by lower interest rates on the floating rate loans
- Overall, distributable income was higher by 10% year-on-year

1Q 2026 Financial Results

Prudent Capital Management



No Refinancing Requirement
until February 2028

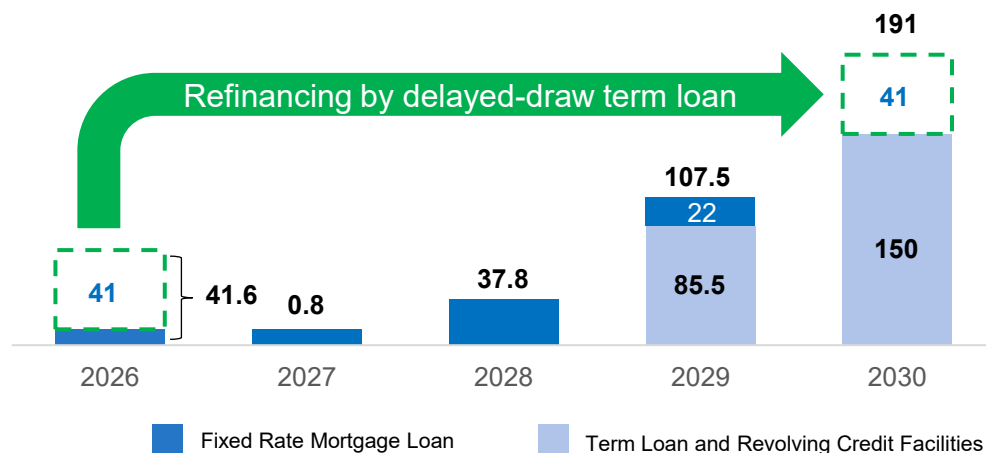


29.8%
Floating Rate
SOFR Loans

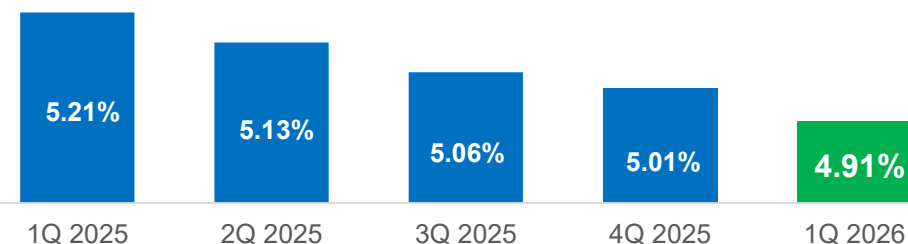
Fully Extended Debt Maturity Profile¹ (US\$ million)



Undrawn Facilities: US\$114.5 million



Weighted Average Interest Rate² Continues to Fall



Debt Summary as at 31 March 2026

Weighted Average Debt Maturity
3.2 years
Net Aggregate Leverage
40.3%³
Aggregate Leverage
41.1%

Trailing 12-month ICR Sensitivity⁴ (times)

For the period ended 31 March 2026	2.4
<u>Scenario 1:</u> 10% decrease in the EBITDA	2.2
<u>Scenario 2:</u> 100 basis point increase in the weighted average interest rate	2.0

1. Assuming the loan extension option is fully exercised.
2. Trailing 12-month and excludes upfront debt-related transaction costs.
3. Net aggregate leverage is total borrowings less cash divided by total deposited property less cash.

4. 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.

1Q 2026 Financial Results

8.7% Yield Offering a 440bps Premium to U.S. 10-Year Treasuries

Attractive
Dividend
Yield¹

8.7%

3 Consecutive
years of Positive
Total Unitholder
returns²

2025: +18%
2024: +3%
2023: +22.7%

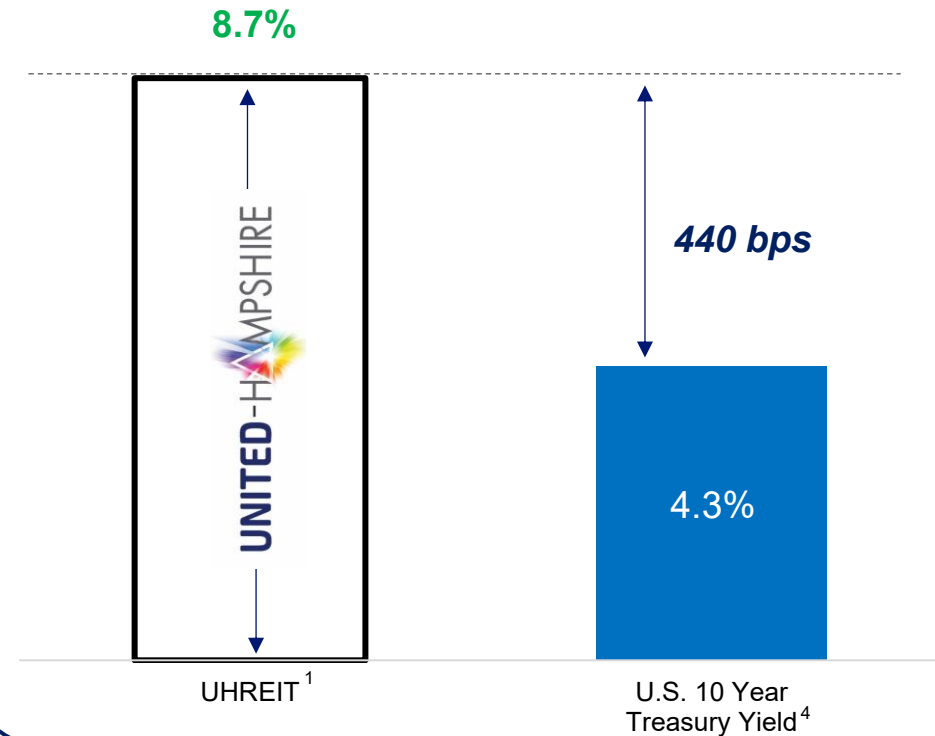


0.69

UHREIT's
Price to book Ratio³

UHREIT is trading at
31% Discount
to NAV
of US\$0.73

Dividend Yield Comparison



1. Based on FY2025 total distribution of 4.39 US cents and unit closing price of US\$0.505 as at 31 March 2026.
2. Obtained from Bloomberg.
3. Based on NAV of US\$0.73 as at 31 December 2025 and unit closing price of US\$0.505 as at 31 March 2026.
4. U.S department of the treasury. Data as at 31 March 2026.

Portfolio Update



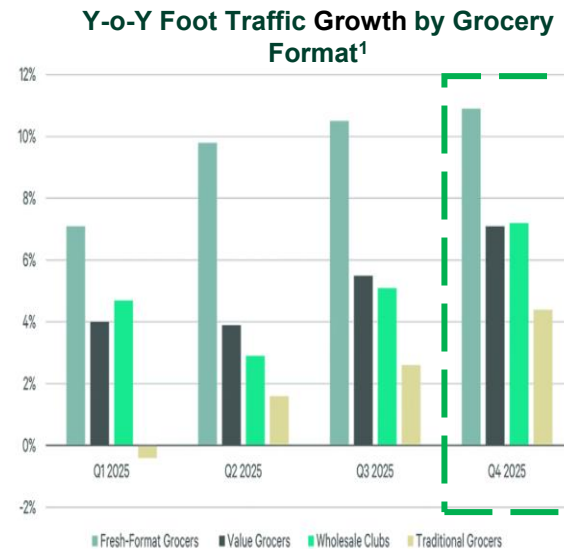
Upland Square, Pennsylvania

Portfolio Update

The Storefront Advantage in a Digital World

Brick-and-Mortar Stores Continue to Anchor Grocery Performance

While grocers have expanded online fulfillment since the pandemic, most recent sales growth continues to come from physical stores. According to Placer.ai, grocery foot traffic rose across all formats last year. Fresh-format grocers like Whole Foods Market and Sprouts Farmers Market saw the strongest gains, driven by consumers opting to dine at home. Value grocers including Trader Joe's, Aldi and Lidl also recorded higher visits, reflecting demand for affordable options. Notably, growth in store visits has been led by lower- and middle-income consumers, rather than higher-income segments¹



Grocers Expand Footprint to Capture Rising Demand

Many retailers are leveraging their stores as fulfillment centers for curbside and in-store pickup of online orders. Capital One reports that 85% of its customers who buy online and pick up in store (“BOPIS”) tend to make an additional purchase within the store itself. These BOPIS shoppers consistently show higher order values and stronger repeat behavior, driving reliable repeat store traffic¹

1. CBRE, “Grocers adding more stores to meet rising consumer demand”, 16 April 2026.

Retailers Increasing Brick-and-Mortar Presence



Planning to build or convert >150 stores in the next five years



Plan to open 110 stores in FY2026



Goals of opening 500 new stores by end of 2028



Plan to open 200 stores by end of 2027



Plan to open 1,000 Locations by 2032



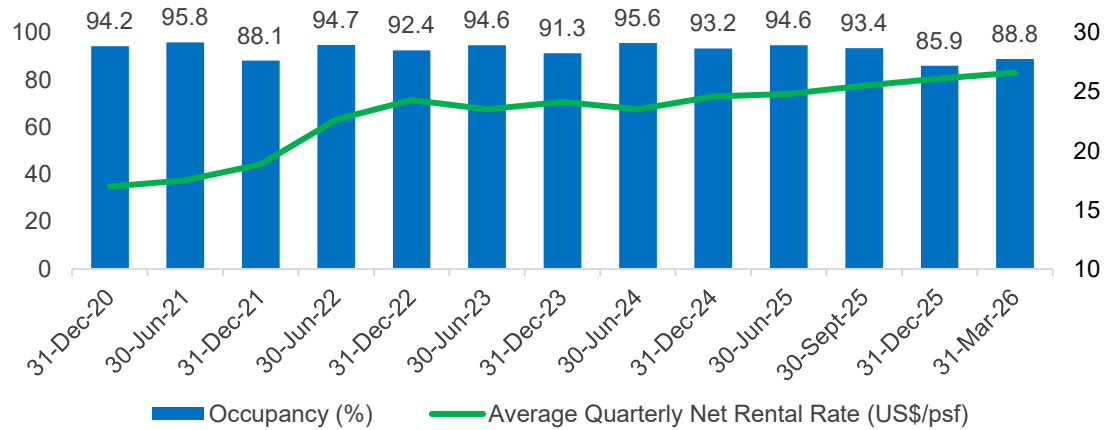
100 House of Sports locations to open by end of 2027

Source: Company press release, investor presentation, Yahoo Finance and CNBC.

Portfolio Update

Self-Storage Properties Occupancy Normalizing Amid Rental Rate Moderation

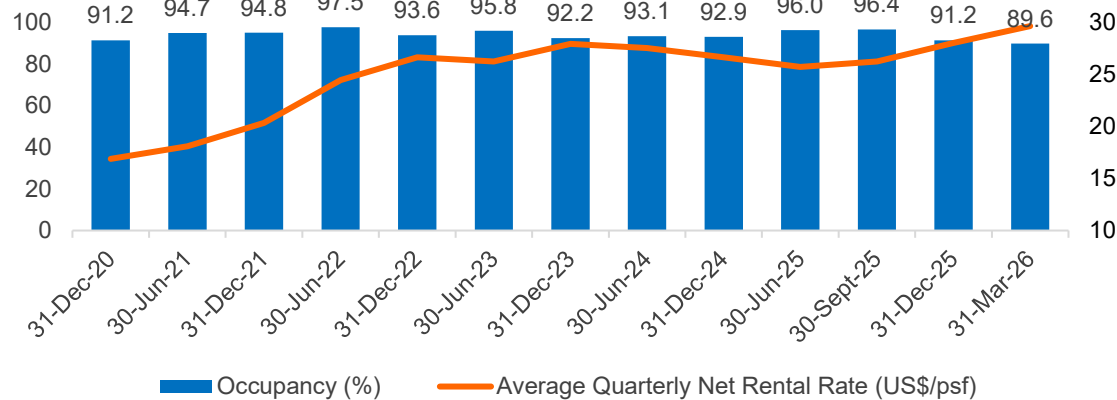
Carteret Self-Storage



Moderation in occupancy has created an opportunity to potentially capture higher rents as the popular Spring leasing season has commenced



Millburn Self-Storage



Portfolio Update

Key Milestones and Accolades

SGX

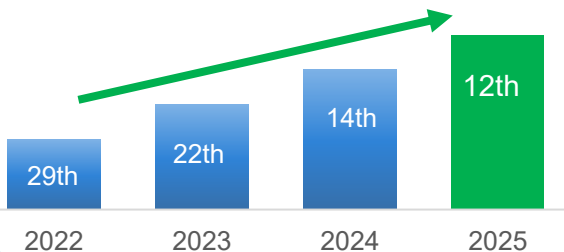
Included in the

SGX Fast Track

within its second year of listing, alongside 85 other listed companies

Ranked 12th in 2025 SGTI

Rose two spots in the 2025 SGTI, achieving Three Years of Continuous Advancement



The Edge Singapore's Centurion Club Awards 2024



- Overall Sector Winner and
- Highest Growth in Profit After Taxes over 3 years

IR Impact Award – South East Asia 2025



- Best Sell-Side Management
- Certificate of Excellence in Investor Relations

Company of Good – 3 Hearts Recognition by NPVC



Award-Winning Annual Report



Hermes Creative Awards – Awarded Gold



The Communicator Awards – Award of Distinction

Summary and Focus



St Lucie West, Florida

Summary and Focus

Key Priorities for 2026



Continue Strong DPU Performance and Deliver Positive Total Unitholder Returns

- Proactive leasing and portfolio management to optimize rental revenues and maintain high occupancy
- Enhancement of tenant quality and mix
- Timely new tenant space deliveries



Growth through Acquisitions and Asset Enhancement Initiatives

- Enhance portfolio diversification and income resilience
- Capitalize on a lower interest rate environment to pursue yield-accretive acquisitions
- Pursue value-enhancing development and asset enhancement initiatives



Improve Trading Liquidity

- Increase analyst coverage
- Potential new index inclusion
- Increased institutional investor participation

Summary and Focus

UHREIT Investment Merits

REPUTABLE SPONSORS
MAJOR SHAREHOLDERS OF UHREIT



8.7%
HIGH DIVIDEND
YIELD



+10%
YoY Distributable
Income Growth

8 Years
LONG WALE

HIGH OCCUPANCY
97.7%
GROCERY & NECESSITY



89.2%
SELF-STORAGE



ASSET UNDER
MANAGEMENT
+36%
SINCE IPO IN 2020



40.3%
NET AGGREGATE
LEVERAGE

TENANTS PROVIDING
ESSENTIAL SERVICES **58.9%**

2% OF LEASES
EXPIRING IN 2026

90%
HIGH TENANT
RETENTION RATE

Appendix

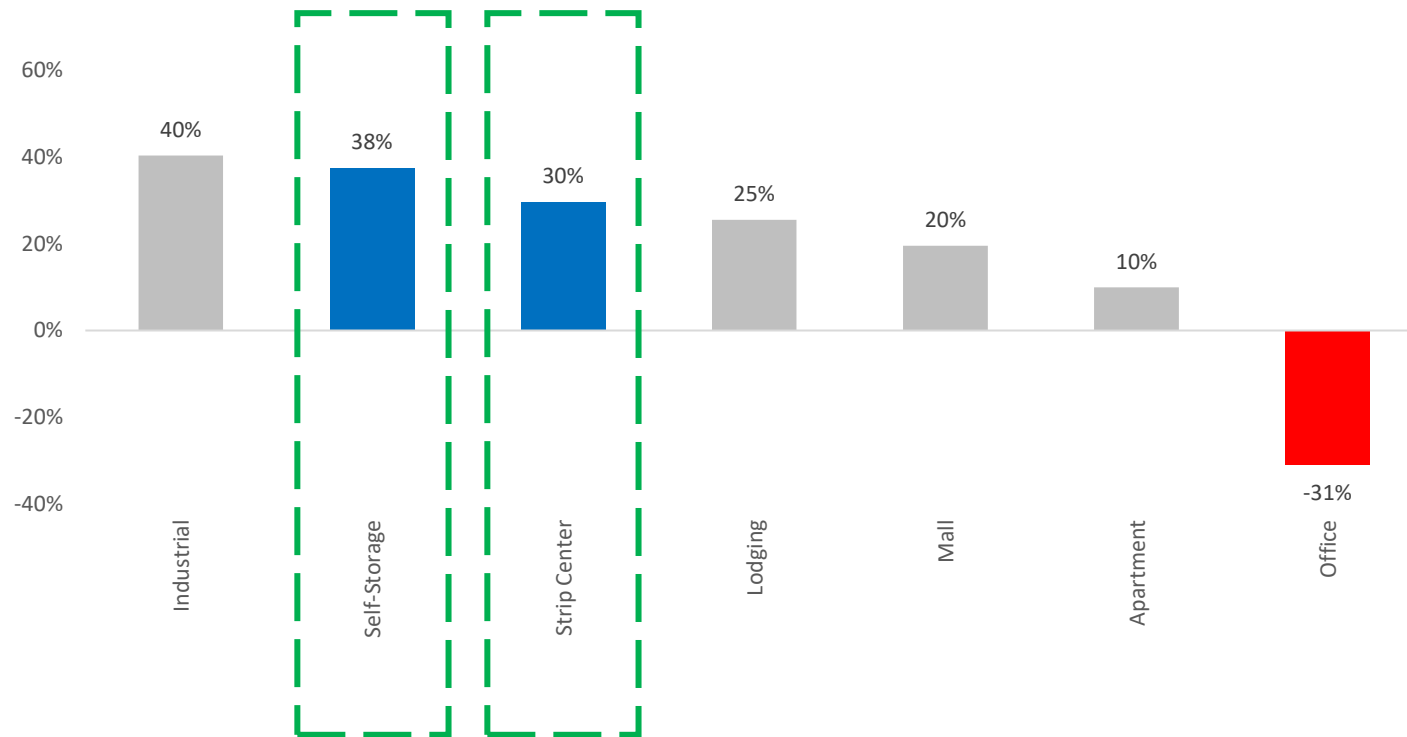


Wallington ShopRite, New Jersey

Appendix

Resiliency in Self-Storage and Strip Center Property Values

% Change in Green Street Commercial Property Price Index from June 2020 to March 2026



- 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 sector valuations. Commercial property prices for the office sector has declined by 31% since June 2020
- On the other hand, the Strip Center sector has benefitted from the remote work arrangements trend 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 30% since June 2020
- Similarly, the Self-Storage sector has also benefitted from the work from home dynamic with values increasing by 38% since June 2020

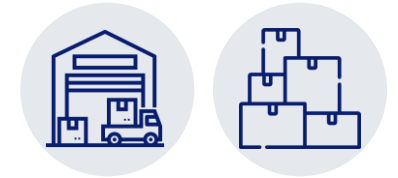
Source: Green Street Commercial Property Price Index

Appendix

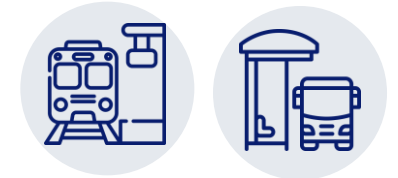
Locations of UHREIT's Self-Storage Properties



- 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

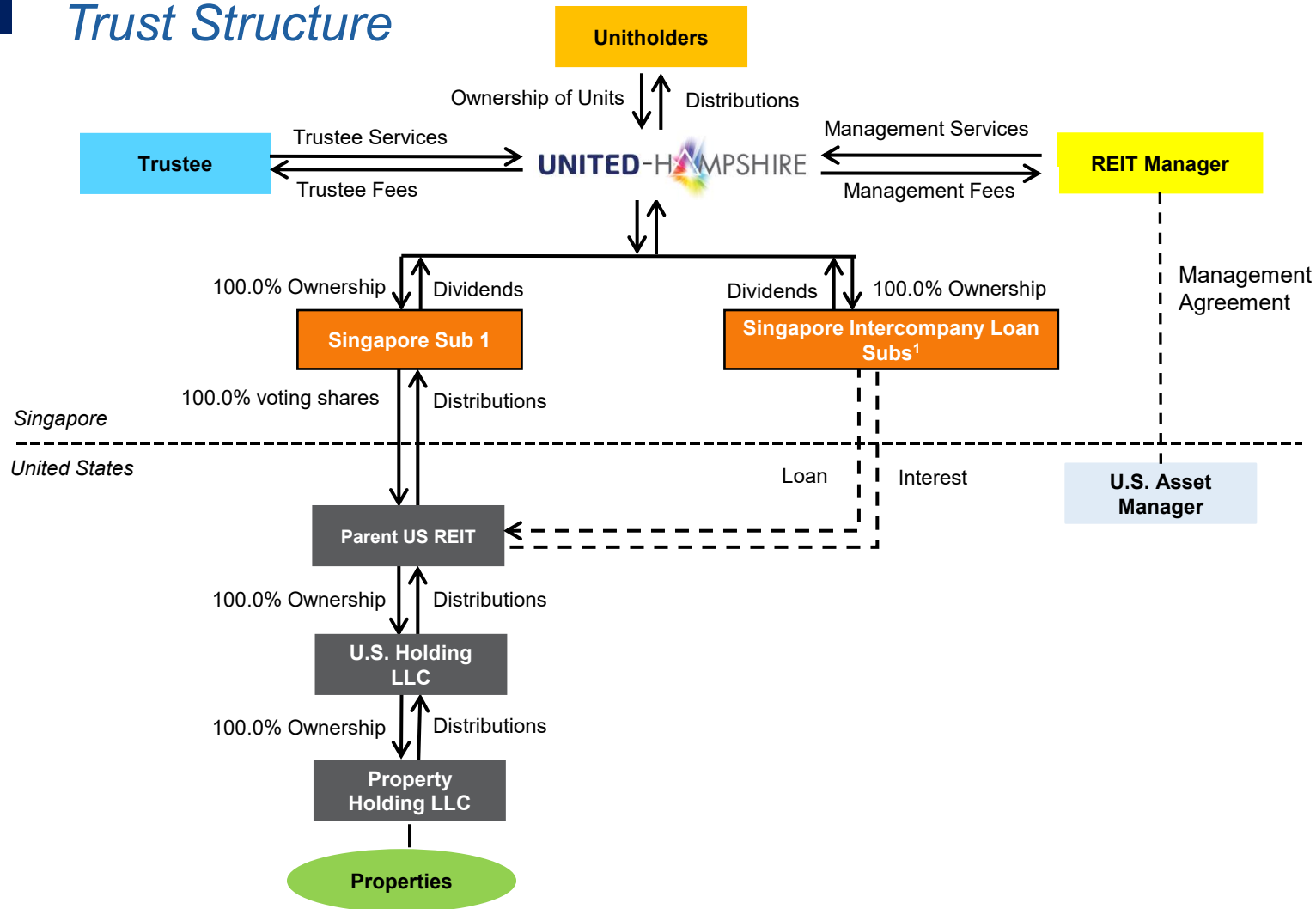


- Surrounded by a mix of residential, commercial, industrial and office developments



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 in relation to Section 1446(f)²

- A 10% withholding tax is imposed if a non-U.S. person transfers interests in publicly traded partnership (PTP) that engages in a U.S. trade or business effective 1 January 2023
- UHREIT is a PTP that is not engaged in U.S. trade or business and is **Exempted**. Withholding tax should not be withheld from Unitholders. UHREIT will provide a **Qualified Notice** every quarter to confirm such.
- Therefore, the sale or transfer of UHREIT units by unitholders as well as distributions from UHREIT **Will Not Be Subject** to Section 1446(f) withholding

1. There are two wholly owned Singapore Intercompany Loan Subsidiaries extending intercompany loans to the Parent US REIT.

2. UHREIT announced that the US withholding tax under Section 1446(f) of United States Internal Revenue Code should not apply to non-US Unitholder of UHREIT. For more details, please refer to announcement dated 16 December 2022.

Appendix

Acquisition of Grocery-Anchored Assets









	Colonial Square	Penrose Plaza	Upland Square
Location	Virginia	Pennsylvania	Pennsylvania
Acquisition Date	November 2021	November 2021	July 2022
Land Tenure	Freehold	Freehold	Freehold
NLA (Sq Ft)¹	168,498	258,752	399,559
WALE (years)¹	4.6	6.5	4.8
Purchase Price	US\$26.3 mil	US\$52 mil	US\$85.7 mil
Anchor Tenants	  	  	  

1. Information as at 31 December 2025.

Appendix

Acquisition of Grocery-Anchored Assets (Cont'd)






	Dover Marketplace	Wallingford Fair
Location	Pennsylvania	Connecticut
Acquisition Date	August 2025	January 2026
Land Tenure	Freehold	Freehold
NLA (Sq Ft)¹	61,052	115,223
WALE (years)¹	9.3	12.5
Purchase Price	US\$16.4 mil	US\$21.4 mil
Anchor Tenants	  	  

1. Information as at 31 December 2025.

Appendix

Asset Enhancement and Development



	Construction of Perth Amboy Self-Storage	St. Lucie West Expansion Publix Super Market	Construction of Academy Sports + Outdoors at St. Lucie West
Location	New Jersey	Florida	Florida
Construction Completion	January 2021 (Divested in June 2022)	March 2021	November 2023
NLA (Sq Ft)	68,898	55,000	63,224
Operator Details	 <p>Previously managed by Extra Space Storage, one of the largest Self-Storage operator in U.S.</p>	 <p>Largest employee-owned grocery chain in the U.S. with more than 1,300 stores across eight U.S. States</p>	 <p>Popular American sporting-goods store chain with more than 290 stores in U.S.</p>

Appendix

Opportunistic Divestments



	Elizabeth and Perth Amboy Self-Storage	Big Pine Center	Lowe's and Sam Club properties within Hudson Valley Plaza	Albany - Supermarket
Location	New Jersey	Florida	New York	New York
Divestment Date	June 2022	August 2023	August 2024	January 2025
Divestment Consideration	US\$45.5 mil	US\$9.9 mil	US\$36.5 mil	US\$23.8 mil
Transaction Details	<p> Purchase price incl. top up US\$4.7 mil Independent Valuations as at 31 Dec 2021 Divestment Consideration </p>	<p> Purchase Price Independent Valuation as at 31 Dec 2022 Divestment Consideration </p>	<p> Purchase Price Independent Valuation as at 30 June 2024 Divestment Consideration </p>	<p> Purchase Price Independent valuation as at 31 Dec 2024 Divestment Consideration </p>



Thank You



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