

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



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 is 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.

Strong Sponsors with Long-Term Synergistic Partnership



>20 year track record

US\$2.9b AUM



>60 year track record

US\$2.0b AUM

Information as at 31 December 2021.

Stock Code: ODBU

Bloomberg Code: UHU:SP

Distribution Payment: Semi-annual

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Website



LinkedIn

Key Highlights

US\$688.5 million
Total Appraised Value
as at 31 Dec 2021

7.8 years¹
Long WALE

96.4%
Committed Occupancy,
highest since IPO

3.6 million
sq ft of NLA

3.7%²
Portfolio Valuation
Uplift from
31 Dec 2020

97.6%
Freehold

Strategic Locations along the US Eastern Seaboard

20 GROCERY & NECESSITY PROPERTIES **4 SELF-STORAGE PROPERTIES**

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

NEW YORK

Grocery & Necessity

7 Properties
1,137,375 sq ft
26.2% Total Appraised Value

PENNSYLVANIA

Grocery & Necessity

1 Property
258,494 sq ft
8.0% Total Appraised Value

NORTH CAROLINA

Grocery & Necessity

1 Property
182,925 sq ft
3.6% Total Appraised Value

FLORIDA

Grocery & Necessity

2 Properties
411,473 sq ft
13.9% Total Appraised Value

MASSACHUSETTS

Grocery & Necessity

2 Properties
165,349 sq ft
7.9% Total Appraised Value

NEW JERSEY

Grocery & Necessity

4 Properties
421,270 sq ft
12.9% Total Appraised Value

Self-Storage

4 Properties
300,274 sq ft
13.2% Total Appraised Value

MARYLAND

Grocery & Necessity

2 Properties
542,280 sq ft
10.5% Total Appraised Value

VIRGINIA

Grocery & Necessity

1 Property
168,326 sq ft
3.8% Total Appraised Value

Information as at 31 December 2021.

Accretive Acquisitions to Fortify Portfolio



Penrose Plaza, Pennsylvania



Colonial Square, Virginia

Maiden Acquisition of Two Dominant Grocery-Anchored Assets

Deepened UHREIT's presence in the Eastern seaboard

- Strategically located with limited competition and high barriers to entry
- DPU accretive acquisition that strengthened the portfolio's focus on cycle agnostic tenants
- Improved portfolio diversification and reduced tenant concentration risk
- Enhanced lease maturity profile and portfolio WALE

Unlocking Value for Self-Storage Properties



Elizabeth Self-Storage



Perth-Amboy Self-Storage

Strategic Sale of Two Self-Storage Properties

The sale of the properties are expected to close in 2Q 2022, bringing the following key benefits:

- Active portfolio management to enhance value for Unitholders
- Strengthen balance sheet
- Realise value of capital appreciation amidst volatility

Sustainable Value in the Long-Term

Key Investment Merits



Governance Index for Trusts 2021

Ranked a joint 4th out of 45 S-REITs and Business Trust



SGX Fast Track

Included for its good compliance track record



Community Engagement

Maintain an average of 20 hours of training per employee per year



Environment Stewardship

Install EV charging station at 50% of our properties by 2024

Install LED lighting at 35% of our properties by 2024

Installation of solar panel in progress

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

Resilient Portfolio, Cycle-Agnostic Tenants

Top 10 Tenants³

- Anchored by large, creditworthy tenants
- Majority of the leases are triple net with built-in rental increases

Tenants	Trade Sector	% ³
ShopRite	Grocery & Wholesale	12.1%
BJ's Wholesale Club Holdings, Inc	Grocery & Wholesale	11.6%
Ahold Delhaize	Grocery & Wholesale	8.9%
Lowe's Companies, Inc	Home Improvement	5.8%
Walmart Inc.	Grocery & Wholesale	4.9%
LA Fitness	Fitness	4.8%
Home Depot USA, Inc	Home Improvement	4.1%
Publix Super Markets Inc	Grocery & Wholesale	3.2%
Price Chopper Supermarkets	Grocery & Wholesale	3.2%
Petsmart	Consumer Goods	1.6%
Total		60.2%
WALE for Top 10 Tenants³		9.2 Years



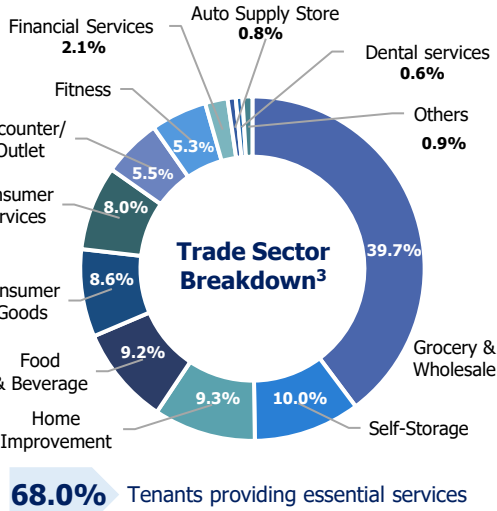
Supporting our tenants' omnichannel strategy



Providing dedicated curbside pick-up areas

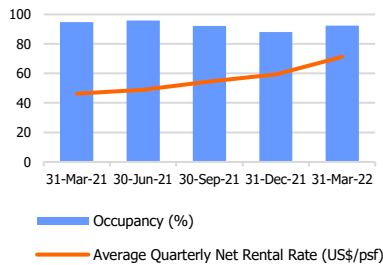


Micro-fulfillment an emerging trend at grocery stores where a separate area is dedicated to in-store order fulfillment

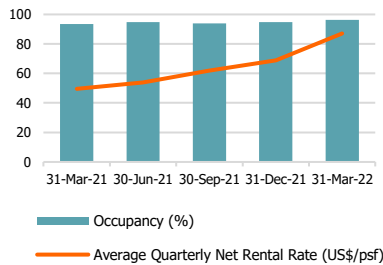


Healthy Increase in Self-Storage Rental Rates

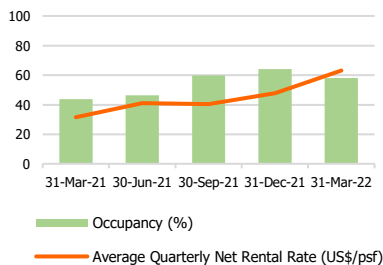
Carteret Self-Storage



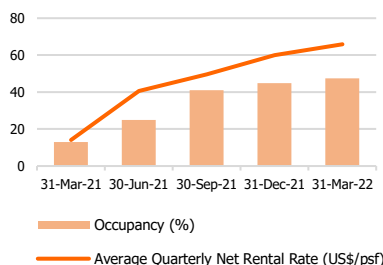
Millburn Self-Storage



Elizabeth Self-Storage

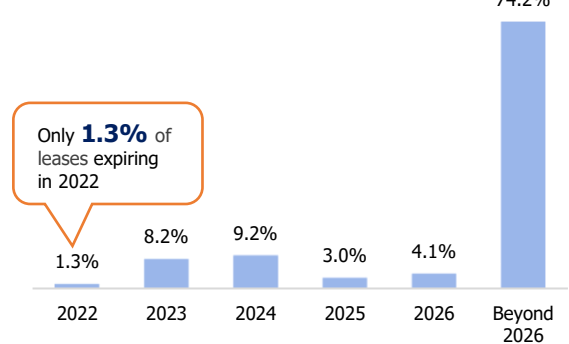


Perth Amboy Self-Storage



Minimal Leasing Risk

Lease Maturity Profile³



1Q 2022 New/Renewal of Leases	No. of Leases	Area (Sq Ft)
New Leases:		
- Consumer Services (2 tenants)	5	35,544
- Consumer Goods (3 tenants)		
Renewal Leases:		
- Food & Beverage (2 tenants)	5	44,384
- Fitness (1 tenant)		
- Discounter/Outlet (1 tenant)		
- Consumer Services (1 tenant)		
Total	10	79,928

Prudent Capital Management

Attractive Dividend Yield

38.9%

Aggregate Leverage

2.89%

Weighted Average Interest Rate

79.6%⁴

Fixed-Rate Debt

2.3 years

Weighted Average Debt Maturity

6.1x

Interest Coverage

US\$14mil

Undrawn Committed RCF



FY 2021

6.10 US cents

↑ 0.2% vs IPO Forecast



FP 2020⁵

4.81 US cents

↑ 1.1% vs IPO Forecast

Information as at 31 March 2022 unless otherwise stated.

1. Grocery & Necessity Properties only. Computation included forward committed leases. Excluding forward committed leases, the WALE is 7.8 years as at 31 March 2022.

2. Excluding the two newly acquired properties, Colonial Square and Penrose Plaza.

3. Based on base rental income for the month of March 2022.

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

5. For the financial period from 12 March 2020 to 31 December 2020.