SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SHAREHOLDER(S) OF UNLISTED TRUSTEE-MANAGER OR RESPONSIBLE PERSON

FORM 5 (Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing this notification form.
- 2. This form is for a Shareholder(s) of an unlisted Trustee-Manager or Responsible Person to give notice under section 137P or 137ZA of the Securities and Futures Act (Cap. 289) (the "SFA") for change in interests in the Trustee-Manager or Responsible Person, as the case may be.
- 3. This Form 5 and a separate Form C, containing the particulars and contact details of the Shareholder(s), must be completed by the Shareholder(s) or a person duly authorised by the Shareholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Shareholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Trustee-Manager or Responsible Person via an electronic medium such as an e-mail attachment. The Trustee-Manager/Responsible Person will attach both forms to the prescribed SGXNet announcement template for dissemination under section 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Shareholder, all of these Shareholders may give notice using the same notification form.
- 6. Subject to paragraph 5, a separate notification form must be used by a Shareholder for each notifiable transaction. There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking on the paper clip icon on the bottom left-hand corner or in item 8 of Part II. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 1 of Part III, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
 - (a) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
 - (b) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
 - a collective investment scheme that is a trust, that invests primarily in real estate and real estate (c) related assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 8 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing, "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

1. Name of Listed Issuer:

PRIME US REIT

- 2. Type of Listed Issuer:
 - Registered/Recognised Business Trust
 - ✓ Real Estate Investment Trust
- 3. Name of Trustee-Manager/Responsible Person:

PRIME US REIT MANAGEMENT PTE. LTD.

4. Date of notification to Trustee-Manager/Responsible Person:

28-Jan-2025

Part II - Shareholder(s) details

Shareholder A

1. Name of Shareholder:

MAPLETREE FORTRESS PTE. LTD.

2. Date of acquisition of or change in interest:



3. Date on which Shareholder became aware of the acquisition of, or change in, interest (*if different from item 2 above, please specify the date*):

29-Apr-2022	
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4. Explanation (*if the date of becoming aware is different from the date of acquisition of, or change in, interest*):

Not applicable.

5. Quantum of total voting shares (*including voting shares underlying rights/options/warrants/convertible debentures {conversion price known}*) held by Shareholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	0	0
As a percentage of total no. of voting shares:	0	0	0
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	Direct Interest	Deemed Interest 250,002	<i>Total</i> 250,002

6. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 8 to illustrate how the Shareholder's deemed interest arises]

On 29 April 2022 ("Effective Date"), the proposed acquisition by Cuscaden Peak Pte. Ltd. ("Cuscaden") of all the issued and paid-up ordinary shares in the capital of Singapore Press Holdings Limited, now known as Cuscaden Peak Investments Private Limited ("CPI"), by way of a scheme of arrangement ("Scheme") became effective in accordance with its terms.

Cuscaden's deemed interest in the KBS US Prime Property Management Pte. Ltd., now known as Prime US REIT Management Pte. Ltd. ("REIT Manager") shares arises as follows:

- Times Properties Private Limited ("TPPL") is a wholly-owned subsidiary of CPI; and

- TPPL has an interest of 20% in the REIT Manager.

Cuscaden acquired a deemed interest in 100% of CPI on the Effective Date. Cuscaden is therefore deemed to be interested in the REIT Manager shares that TPPL has an interest in.

Mapletree Fortress Pte. Ltd. ("MFPL") is deemed to have an interest in the REIT Manager shares that Cuscaden has
an interest in, as MFPL has an interest of more than 20% in Cuscaden.

7. Relationship between the Shareholders giving notice in this form: [You may attach a chart in item 8 to show the relationship between the Shareholders]

(i) MFPL is a wholly-owned subsidiary of Gemstone Asset Holdings Pte. Ltd. ("GAH").(ii) GAH is a wholly-owned subsidiary of Mapletree Investments Pte Ltd ("MIPL").

8. Attachments (*if any*):

(The total file size for all attachment(s) should not exceed 1MB.)

- 9. If this is a **replacement** of an earlier notification, please provide:
 - (a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (*the "Initial Announcement"*):

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- (b) Date of the Initial Announcement:
- (c) 15-digit transaction reference number of the relevant transaction in the Form 5 which was attached in the Initial Announcement:

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10. Remarks (if any):

The percentage unitholdings above are computed based on 1,250,010 REIT Manager shares in issue as at 29 April 2022 based on publicly available information. Any discrepancies in the percentages listed and totals thereof are due to rounding. All total figures are automatically inserted electronically.

MFPL filed Form 3 for becoming a substantial unitholder of Prime US REIT on 5 May 2022. It is filing this notice upon becoming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT Manager.

	Name of Sharehol	lder:			
	GEMSTONE ASSET HO	OLDINGS PTE. LTD.			
	Date of acquisitior	n of or change in interes	t:		
[29-Apr-2022				
		areholder became awar em 2 above, please spe	•	n of, or change in, ir	nterest 🕤
	29-Apr-2022				
	Explanation (if the in, interest):	e date of becoming awa	re is different fron	n the date of acquis	ition of, or chang
	Not applicable.				
	Quantum of	total voting shar rrants/convertible debe ne transaction:	•	-	•
	Quantum of rights/options/wai before and after th	rrants/convertible debe	•	-	
	Quantum of <i>rights/options/war</i> before and after th <i>Immediately b</i> No. of voting shares	rrants/convertible deben ne transaction:	ntures {conversio	n price known}) he	ld by Shareholde
	Quantum of rights/options/wai before and after th Immediately b No. of voting shares rights/options/warrar	rrants/convertible deben ne transaction: before the transaction held and/or underlying the	ntures {conversio	n price known}) he Deemed Interest	ld by Sharehold

- No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:
 0
 250,002
 250,002

 As a percentage of total no. of voting shares: ()
 0
 20
 20
- 6. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 8 to illustrate how the Shareholder's deemed interest arises]

On the Effective Date, the proposed acquisition by Cuscaden of all the shares of CPI by way of the Scheme became effective in accordance with its terms.

Cuscaden's deemed interest in the REIT Manager shares arises as follows: - TPPL is a wholly-owned subsidiary of CPI; and

- TPPL has an interest of 20% in the REIT Manager.

Cuscaden acquired a deemed interest in 100% of CPI on the Effective Date. Cuscaden is therefore deemed to be interested in the REIT Manager shares that TPPL has an interest in.

GAH is the sole shareholder of MFPL, which is deemed to have an interest in the REIT Manager shares that Cuscaden has an interest in. GAH is therefore deemed to be interested in the REIT Manager shares that Cuscaden has an interest in.

7.	Relationship between the Shareholders giving notice in this form: [You may attach a chart in item 8 to show the relationship between the Shareholders]
	(i) MFPL is a wholly-owned subsidiary of GAH. (ii) GAH is a wholly-owned subsidiary of MIPL.
8.	Attachments (<i>if any</i>):
	(The total file size for all attachment(s) should not exceed 1MB.)
9.	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (<i>the "Initial Announcement"</i>):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 5 which was attached in the Initial Announcement:
10.	Remarks (<i>if any</i>):
	The percentage unitholdings above are computed based on 1,250,010 REIT Manager shares in issue as at 29 April 2022 based on publicly available information. Any discrepancies in the percentages listed and totals thereof are due to rounding. All total figures are automatically inserted electronically. GAH filed Form 3 for becoming a substantial unitholder of Prime US REIT on 5 May 2022. It is filing this notice upon becoming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT Manager.
1.	Shareholder C () Name of Shareholder:
	MAPLETREE INVESTMENTS PTE LTD
2.	Date of acquisition of or change in interest:
	29-Apr-2022
3.	Date on which Shareholder became aware of the acquisition of, or change in, interest (
	29-Apr-2022
4.	Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):
	Not applicable.

5. Quantum of total voting shares (*including voting shares underlying rights/options/warrants/convertible debentures {conversion price known}*) held by Shareholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	0	0
As a percentage of total no. of voting shares:	0	0	0
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	Direct Interest	Deemed Interest 250,002	<i>Total</i> 250,002

6. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 8 to illustrate how the Shareholder's deemed interest arises]

On the Effective Date, the proposed acquisition by Cuscaden of all the shares of CPI by way of the Scheme became effective in accordance with its terms.

Cuscaden's deemed interest in the REIT Manager shares arises as follows:

- TPPL is a wholly-owned subsidiary of CPI; and

- TPPL has an interest of 20% in the REIT Manager.

Cuscaden acquired a deemed interest in 100% of CPI on the Effective Date. Cuscaden is therefore deemed to be interested in the REIT Manager shares that TPPL has an interest in.

MIPL is the sole shareholder of GAH, which is the sole shareholder of MFPL, which in turn is deemed to have an interest in the REIT Manager shares that Cuscaden has an interest in. MIPL is therefore deemed to be interested in the REIT Manager shares that Cuscaden has an interest in.

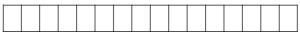
7. Relationship between the Shareholders giving notice in this form: [You may attach a chart in item 8 to show the relationship between the Shareholders]

(i) MFPL is a wholly-owned subsidiary of GAH. (ii) GAH is a wholly-owned subsidiary of MIPL.

8.	Attachments	(<i>if any</i>):	1
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(The total file size for all attachment(s) should not exceed 1MB.)

- 9. If this is a **replacement** of an earlier notification, please provide:
 - (a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (*the "Initial Announcement"*):



- (b) Date of the Initial Announcement:
- (c) 15-digit transaction reference number of the relevant transaction in the Form 5 which was attached in the Initial Announcement:

10. Remarks (if any):

The percentage unitholdings above are computed based on 1,250,010 REIT Manager shares in issue as at 29 April 2022 based on publicly available information. Any discrepancies in the percentages listed and totals thereof are due to rounding. All total figures are automatically inserted electronically.

MIPL filed Form 3 for becoming a substantial unitholder of Prime US REIT on 5 May 2022. It is filing this notice upon becoming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT Manager.

	Part III - Transaction Details
	e of securities which are the subject of the transaction <i>(more than one option may be chosen,</i> Voting shares Rights/Options/Warrants over voting shares Convertible debentures over voting shares (<i>conversion price known</i>) Others (<i>please specify</i>):
	nber of shares, rights, options, warrants, and/or principal amount of convertible debenture uired or disposed by Shareholder(s):
Pleas	e refer to paragraph 6 of the notice by Substantial Shareholder A in Part II above.
Amc dutie	ount of consideration paid or received by Shareholder(s) (excluding brokerage and stam
Pleas	e refer to paragraph 6 of the notice by Substantial Shareholder A in Part II above.
Circ	umstance giving rise to the interest or change in interest (please specify):
Pleas	e refer to paragraphs 6 and 10 of the notice by Substantial Shareholder A in Part II above.
	5 is to be completed by an individual submitting this notification form on behalf of the Shareholder(s).
Part	-
	Name of Individual:
(a)	

(b) Designation (*if applicable*):

Joint Company Secretary

(c) Name of entity (*if applicable*): Mapletree Fortress Pte. Ltd.

 Image: Transaction Reference Number (auto-generated):

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