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
	Name of Listed Issuer:
	PRIME US REIT
	Type of Listed Issuer:
[Registered/Recognised Business Trust
[✓ Real Estate Investment Trust
	Name of Trustee-Manager/Responsible Person:
	PRIME US REIT MANAGEMENT PTE. LTD.
	Date of notification to Trustee-Manager/Responsible Person:
г	27-Jan-2025
L	

Part II - Shareholder(s) details

1.	Shareholder A Name of Shareholder:				
	Nassim Developments Pte. Ltd.				
2.	Date of acquisition of or change in interes	t:			
	24-Jan-2025				
3.	Date on which Shareholder became awar (if different from item 2 above, please spe	•	n of, or chang	e in, inter	est 🕤
	24-Jan-2025				
4.	Explanation (if the date of becoming awain, interest):	re is different fron	n the date of a	acquisitio	n of, or change
5.	Quantum of total voting sharights/options/warrants/convertible debe				
	Immediately before the transaction	Direct Interest	Deemed In	terest	Total
	No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	530,002	53	0,002
	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]

Nassim Developments Pte. Ltd.'s (Nassim) deemed interest via Hotel Properties Limited (HPL) arises as follows:

Direct Interest

Deemed Interest

0

0

Total

0

0

(i) Times Properties Pte Ltd (TPPL) owns 20% of Prime US REIT Management Pte. Ltd. (REIT Manager)

0

- (ii) Cuscaden Peak Investments Private Limited (CPI) owns 100% of TPPL
- (iii) CPI is a wholly-owned subsidiary of Cuscaden Peak Pte. Ltd. (Cuscaden)
- (iv) Tiga Stars Pte. Ltd. (Tiga) has an interest of more than 20% of Cuscaden
- (v) HPL is the majority shareholder of Tiga

Immediately after the transaction

No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:

As a percentage of total no. of voting shares:

(vi) Nassim has an interest of 22.34% in HPL

Nassim is therefore deemed to have an interest in the shares that HPL has a deemed interest in pursuant to Section 4 of the Securities and Futures Act 2001 of Singapore.

	As of 24 January 2025, Tiga ceased to hold any shareholdings in Cuscaden and no longer owns any interest 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] Nassim Developments Pte. Ltd. is a wholly-owned subsidiary of WI Investments (Singapore) Pte. Ltd. which in turn is a wholly-owned subsidiary of City Fairy Limited (CFL). CFL is a wholly-owned subsidiary of Angelhead Limited which in turn is wholly-owned by Mr Peter Kwong Ching Woo.
8.	Attachments (if any): (1) (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 (<i>if any</i>):
	The percentage shareholdings above are computed based on 2,650,010 being the total number of ordinary shares in the REIT Manager as of 16 January 2025
1.	Shareholder B Name of Shareholder:
'.	WI Investments (Singapore) Pte. Ltd.
2.	Date of acquisition of or change in interest:
	24-Jan-2025
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):
	24-Jan-2025
4.	Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):

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	530,002	530,002
As a percentage of total no. of voting shares:	0	20	20
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 0	Deemed Interest 0	Total

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]

WI Investments (Singapore) Pte. Ltd's (WII) deemed interest via Hotel Properties Limited (HPL) arises as follows:

- (i) Times Properties Pte Ltd (TPPL) owns 20% of Prime US REIT Management Pte. Ltd. (REIT Manager)
- (ii) Cuscaden Peak Investments Private Limited (CPI) owns 100% of TPPL
- (iii) CPI is a wholly-owned subsidiary of Cuscaden Peak Pte. Ltd. (Cuscaden)
- (iv) Tiga Stars Pte. Ltd. (Tiga) has an interest of more than 20% of Cuscaden
- (v) HPL is the majority shareholder of Tiga
- (vi) Nassim Developments Pte. Ltd. (Nassim) has an interest of 22.34% in HPL
- (vii) Nassim is a wholly-owned subsidiary of WII

WII is therefore deemed to have an interest in the shares that HPL has a deemed interest in pursuant to Section 4 of the Securities and Futures Act 2001 of Singapore.

As of 24 January 2025, Tiga ceased to hold any shareholdings in Cuscaden and no longer owns any interest 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]

Nassim Developments Pte. Ltd. is a wholly-owned subsidiary of WI Investments (Singapore) Pte. Ltd. which in turn is a wholly-owned subsidiary of City Fairy Limited (CFL). CFL is a wholly-owned subsidiary of Angelhead Limited which in turn is wholly-owned by Mr Peter Kwong Ching Woo.

8.	Atta	chments (<i>if any</i>): 🅤			
	Ø	(The total file size for all attachment(s) shoul	d not exceed 1MB.)		
9.	If this	s is a replacement of an earlier notific	cation, please prov	vide:	
	(a)	SGXNet announcement reference of (the "Initial Announcement"):	f the <u>first</u> notificati	on which was anno	unced on SGXNet
	(b)	Date of the Initial Announcement:			
	(c)	15-digit transaction reference numb		transaction in the F	Form 5 which was
10.	Rem	arks (<i>if any</i>):			
		ercentage shareholdings above are comput REIT Manager as of 16 January 2025	ed based on 2,650,01	0 being the total numb	per of ordinary shares
		TREIT Manager as of 10 January 2025			
		eholder C			
1.		e of Shareholder:			
	City F	airy Limited			
2.		of acquisition of or change in interest	:		
	24-Ja	n-2025			
3.		on which Shareholder became aware fferent from item 2 above, please spec		of, or change in, in	terest 👔
	24-Ja	n-2025			
4.	-	anation (if the date of becoming awa	re is different from	n the date of acquisi	ition of, or change
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
		of voting shares held and/or underlying the ts/options/warrants/convertible debentures:	0	530,002	530,002
	As a	a percentage of total no. of voting shares:	0	20	20

Immediately after 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

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]

City Fairy Limited's (CFL) deemed interest via Hotel Properties Limited (HPL) arises as follows:

- (i) Times Properties Pte Ltd (TPPL) owns 20% of Prime US REIT Management Pte. Ltd. (REIT Manager)
- (ii) Cuscaden Peak Investments Private Limited (CPI) owns 100% of TPPL
- (iii) CPI is a wholly-owned subsidiary of Cuscaden Peak Pte. Ltd. (Cuscaden)
- (iv) Tiga Stars Pte. Ltd. (Tiga) has an interest of more than 20% of Cuscaden
- (v) HPL is the majority shareholder of Tiga
- (vi) Nassim Developments Pte. Ltd. (Nassim) has an interest of 22.34% in HPL
- (vii) Nassim is a wholly-owned subsidiary of WI Investments (Singapore) Pte. Ltd. (WII)
- (viii) WII is a wholly-owned subsidiary of CFL

CFL is therefore deemed to have an interest in the shares that HPL has a deemed interest in pursuant to Section 4 of the Securities and Futures Act 2001 of Singapore.

As of 24 January 2025, Tiga ceased to hold any shareholdings in Cuscaden and no longer owns any interest 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]

Nassim Developments Pte. Ltd. is a wholly-owned subsidiary of WI Investments (Singapore) Pte. Ltd. which in turn is a wholly-owned subsidiary of City Fairy Limited (CFL). CFL is a wholly-owned subsidiary of Angelhead Limited which in turn is wholly-owned by Mr Peter Kwong Ching Woo.

8. Attachments (if any):



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

S	9.	If this is a re	placement of	f 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 shareholdings above are computed based on 2,650,010 being the total number of ordinary shares in the REIT Manager as of 16 January 2025

Shareholder D Name of Shareholder:			
Angelhead Limited			
Date of acquisition of or change in interes	t:		
24-Jan-2025			
Date on which Shareholder became awar (if different from item 2 above, please spe		n of, or change in,	interest 🕦
24-Jan-2025			
Explanation (if the date of becoming awain, interest):	re is different fror	n the date of acqui	isition of, or ch
Quantum of total voting share	res (includin	g voting sha	res underl
rights/options/warrants/convertible debe before and after the transaction:	ntures (conversio	on price known}) h	eld by Shareh
rights/options/warrants/convertible debe	ntures {conversion	Deemed Interest	eld by Shareh
rights/options/warrants/convertible debe before and after the transaction:	ntures (conversio	on price known}) h	eld by Shareh
rights/options/warrants/convertible debe before and after the transaction: Immediately before the transaction No. of voting shares held and/or underlying the	ntures {conversion	Deemed Interest	eld by Shareh
rights/options/warrants/convertible debe before and after the transaction: Immediately before the transaction No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	Direct Interest	Deemed Interest 530,002	Total 530,002
rights/options/warrants/convertible debe before and after the transaction: Immediately before the transaction No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures: As a percentage of total no. of voting shares:	Direct Interest 0	Deemed Interest 530,002	Total 530,002

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]

Angelhead Limited's (Angelhead) deemed interest via Hotel Properties Limited (HPL) arises as follows:

- (i) Times Properties Pte Ltd (TPPL) owns 20% of Prime US REIT Management Pte. Ltd. (REIT Manager)
- (ii) Cuscaden Peak Investments Private Limited (CPI) owns 100% of TPPL
- (iii) CPI is a wholly-owned subsidiary of Cuscaden Peak Pte. Ltd. (Cuscaden)
- (iv) Tiga Stars Pte. Ltd. (Tiga) has an interest of more than 20% of Cuscaden
- (v) HPL is the majority shareholder of Tiga
- (vi) Nassim Developments Pte. Ltd. (Nassim) has an interest of 22.34% in HPL
- (vii) Nassim is a wholly-owned subsidiary of WI Investments (Singapore) Pte. Ltd. (WII)
- (viii) WII is a wholly-owned subsidiary of City Fairy Limited (CFL)
- (x) CFL is a wholly-owned subsidiary of Angelhead.

Angelhead is therefore deemed to have an interest in the shares that HPL has a deemed interest in pursuant to Section 4 of the Securities and Futures Act 2001 of Singapore. As of 24 January 2025, Tiga ceased to hold any shareholdings in Cuscaden and no longer owns any interest in Cuscaden. Relationship between the Shareholders giving notice in this form: [You may attach a chart in item 8 to show the relationship between the Shareholders] Nassim Developments Pte. Ltd. is a wholly-owned subsidiary of WI Investments (Singapore) Pte. Ltd. which in turn is a wholly-owned subsidiary of City Fairy Limited (CFL). CFL is a wholly-owned subsidiary of Angelhead Limited which in turn is wholly-owned by Mr Peter Kwong Ching Woo. Attachments (if any): (The total file size for all attachment(s) should not exceed 1MB.) If this is a **replacement** of an earlier notification, please provide: (a) SGXNet announcement reference of the **first** 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: Remarks (if any): The percentage shareholdings above are computed based on 2,650,010 being the total number of ordinary shares in the REIT Manager as of 16 January 2025

10.

7.

8.

9.

	Peter Kwong Ching Woo					
2.	Date of acquisition of or change in interes	t:				
	24-Jan-2025					
3.	Date on which Shareholder became awar (if different from item 2 above, please spe	•	of, or change	e in, interest 👔		
	24-Jan-2025					
4.	Explanation (if the date of becoming awain, interest):	re is different fron	n the date of a	acquisition of, or change		
5.	Quantum of total voting sharights/options/warrants/convertible debe					
	before and after the transaction:					
	Immediately before the transaction	Direct Interest	Deemed Int			
	No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	530,002	530,002		
	As a percentage of total no. of voting shares:	0	20	20		
	Immediately after the transaction	Direct Interest	Deemed Int	erest 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		
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]				
	Mr Peter Kwong Ching Woo's (Mr Woo) deemed interest via Hotel Properties Limited (HPL) arises as follows: (i) Times Properties Pte Ltd (TPPL) owns 20% of Prime US REIT Management Pte. Ltd. (REIT Manager) (ii) Cuscaden Peak Investments Private Limited (CPI) owns 100% of TPPL (iii) CPI is a wholly-owned subsidiary of Cuscaden Peak Pte. Ltd. (Cuscaden) (iv) Tiga Stars Pte. Ltd. (Tiga) has an interest of more than 20% of Cuscaden (v) HPL is the majority shareholder of Tiga (vi) Nassim Developments Pte. Ltd. (Nassim) has an interest of 22.34% in HPL (vii) Nassim is a wholly-owned subsidiary of WI Investments (Singapore) Pte. Ltd. (WII) (viii) WII is a wholly-owned subsidiary of City Fairy Limited (CFL) (x) CFL is a wholly-owned by Mr Woo.					
	Mr Woo is therefore deemed to have an interest i 4 of the Securities and Futures Act 2001 of Singap		has a deemed i	nterest in pursuant to Section		

Shareholder E

1.

Name of Shareholder:

	As of 24 January 2025, Tiga ceased to hold any shareholdings in Cuscaden and no longer owns any interest in Cuscaden.
	Relationship between the Shareholders giving notice in this form: [You may attach a chart in item 8 to show the relationship between the Shareholders]
	Nassim Developments Pte. Ltd. is a wholly-owned subsidiary of WI Investments (Singapore) Pte. Ltd. which in turn is a wholly-owned subsidiary of City Fairy Limited (CFL). CFL is a wholly-owned subsidiary of Angelhead Limited which in turn is wholly-owned by Mr Peter Kwong Ching Woo.
•	Attachments (if any):
	(The total file size for all attachment(s) should not exceed 1MB.) 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:
	The percentage shareholdings above are computed based on 2,650,010 being the total number of ordinary shares in the REIT Manager as of 16 January 2025

1.		e of securities which are the subject of the transaction (more than one option may be chosen): Voting shares Rights/Options/Warrants over voting shares Convertible debentures over voting shares (conversion price known) Others (please specify):
2.		nber of shares, rights, options, warrants, and/or principal amount of convertible debentures uired or disposed by Shareholder(s):
	Pleas	se refer to paragraph 6 of the notice by Substantial Shareholder A in Part II above.
3.	Amo	bunt of consideration paid or received by Shareholder(s) (excluding brokerage and stamp
	Pleas	se refer to paragraph 6 of the notice by Substantial Shareholder A in Part II above.
4.	Circ	umstance giving rise to the interest or change in interest (please specify):
	rious	se refer to paragraph 6 of the notice by Substantial Shareholder A in Part II above.
	Item	5 is to be completed by an individual submitting this notification form on behalf of the Shareholder(s).
5.		ciculars of Individual submitting this notification form to the Trustee-Manager/Responsible
	Pers (a)	son: Name of Individual:
		Pearly Oon
	(b)	Designation (if applicable):
		Company Secretary
	(c)	Name of entity (if applicable):
		Nassim Developments Pte. Ltd.
	Trai	nsaction Reference Number (auto-generated): 3 2 1 5 8 5 4 6 2 3 8 3 7 5

Part III - Transaction Details