



(a real estate investment trust constituted on 7 September 2018 under the laws of the Republic of Singapore)  
(Managed by Prime US REIT Management Pte. Ltd.)

## **PROPOSED ISSUANCE OF NEW UNITS – RECEIPT OF APPROVAL IN-PRINCIPLE**

Prime US REIT Management Pte. Ltd., as manager of Prime US REIT (the “**Manager**”), refers to the announcement dated 21 February 2024 in respect of the proposed issuance of new units in Prime US REIT (the “**New Units**”) to unitholders of Prime US REIT (“**Unitholders**”) on the basis of one (1) New Unit to be credited as fully paid for every 10 existing units in Prime US REIT (“**Units**”) held as at a date and time (the “**Record Date**”) to be determined by the Manager for the purpose of determining the entitlements of Unitholders to the New Units, fractional entitlements to be disregarded (the “**Proposed Issuance**”). For the avoidance of doubt, Unitholders will receive the New Units pursuant to the Proposed Issuance as fully paid without the need to pay any consideration.

The Manager is pleased to announce that in-principle approval (the “**AIP**”) has been obtained from the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for the listing of and quotation for up to 118,932,710 New Units on the Main Board of the SGX-ST.

The AIP granted by the SGX-ST is subject to the following conditions:

- (a) compliance with the SGX-ST’s listing requirements; and
- (b) submission of a written confirmation that the Proposed Issuance is in compliance with the relevant Companies Act (or equivalent).

The SGX-ST’s AIP for the listing of and quotation for the New Units is not to be taken as an indication of the merits of the New Units, Prime US REIT and/or its subsidiaries.

The Manager will announce the Record Date in due course.

BY ORDER OF THE BOARD

Harmeet Singh Bedi  
Chief Executive Officer

**Prime US REIT Management Pte. Ltd.**  
(Company registration no. 201825461R)  
(as manager of Prime US REIT)

23 February 2024

**IMPORTANT NOTICE**

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for any securities of Prime US REIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, DBS Trustee Limited (as trustee of Prime US REIT) or any of their affiliates.

An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Unitholders have no right to request the Manager to redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on SGX-ST. Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United State securities laws or the laws of any other jurisdiction.

The past performance of Prime US REIT is not necessarily indicative of its future performance.