



(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.)

LISTING OF 118,932,077 NEW UNITS PURSUANT TO THE PROPOSED ISSUANCE AND PAYMENT OF THE 2H2023 DISTRIBUTION

Prime US REIT Management Pte. Ltd., as manager of Prime US REIT (the “**Manager**”), refers to the announcements dated 21 February 2024 and 23 February 2024 in respect of:

- (a) Prime US REIT’s distribution to unitholders of Prime US REIT (“**Unitholders**”) of 0.25 US cents per unit in Prime US REIT (“**Unit**”) for the period from 1 July 2023 to 31 December 2023 (the “**2H2023 Distribution**”) comprising a:
 - (i) distribution out of tax-exempt income of 0.20 US cents per Unit; and
 - (ii) distribution out of capital of 0.05 US cents per Unit; and
- (b) the proposed issuance of new units in Prime US REIT (the “**New Units**”) to Unitholders on the basis of one (1) New Unit to be credited as fully paid for every 10 existing Units held as at 5.00 p.m. on 4 March 2024 to determine 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 wishes to announce that pursuant to the Proposed Issuance, 118,932,077 New Units would be issued and the total number of Units in issue would be increased from 1,189,327,094 to 1,308,259,171. 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 New Units to be issued will rank *pari passu* in all respects with the existing Units in issue on the day immediately prior to the date on which the New Units are issued, including the right to any distributions out of Prime US REIT’s distributable income from the date of issuance of the New Units, as well as all distributions thereafter.

The New Units will be listed and commence trading on the Main Board of the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) at 9.00 a.m. on 28 March 2024.

The 2H2023 Distribution will be paid to Unitholders in cash on 28 March 2024.

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)

28 March 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.