



**Phillip Securities - Prime US REIT  
Corporate Presentation**

**24 September 2024**

*13 Class A Freehold U.S. Offices Strategically Focused on Non-Gateway Cities*

# Important Notice

This document may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, governmental and public policy changes, and the continued availability of financing in the amounts and terms necessary to support future business.

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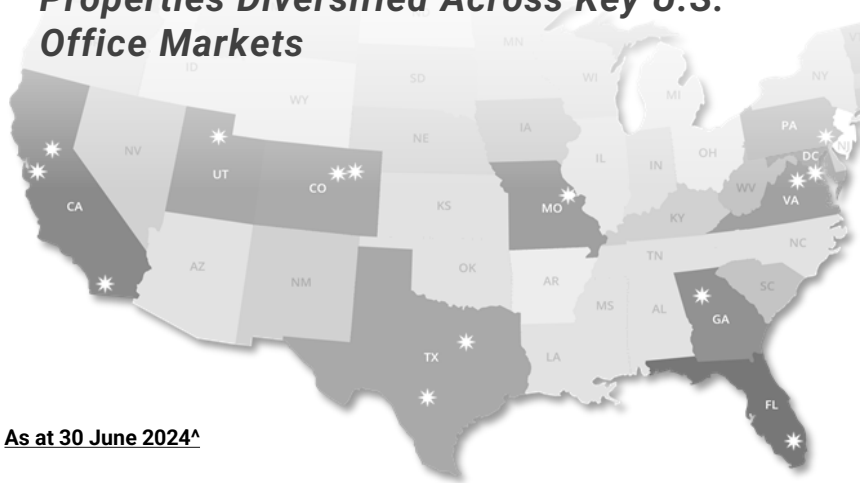
The past performance of Prime US REIT is not necessarily indicative of its future performance.

The information presented in this document as at and for the period ended 30 June 2024 is not audited or reviewed by the external auditors.

Crosspoint  
Philadelphia,  
Pennsylvania



## High Quality Portfolio of Prime Office Properties Diversified Across Key U.S. Office Markets



As at 30 June 2024<sup>^</sup>

**13**  
Class A and Freehold  
U.S. Office Properties

**US\$1.3 billion**  
Independent  
Valuation

**4.2 million sf**  
Net Lettable Area

**83.9%**  
Portfolio Occupancy  
(post-divestment of OTC, and exclude  
OWC undergoing enhancement)

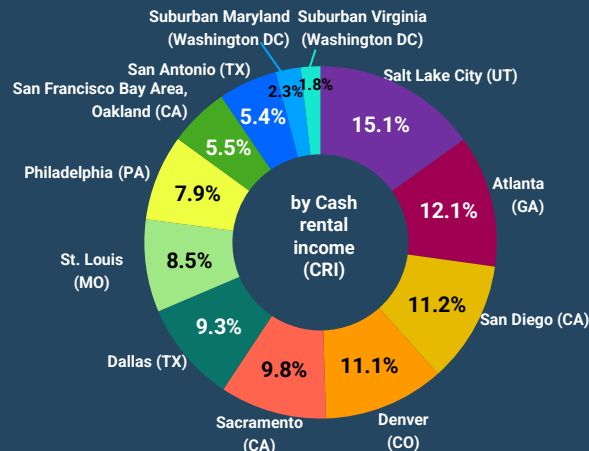
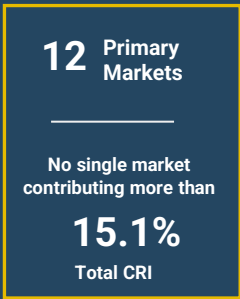
**4.2 years**  
Weighted Average  
Lease Expiry

## Diversified Income Provides Stability

As at 30 June 2024<sup>^</sup>

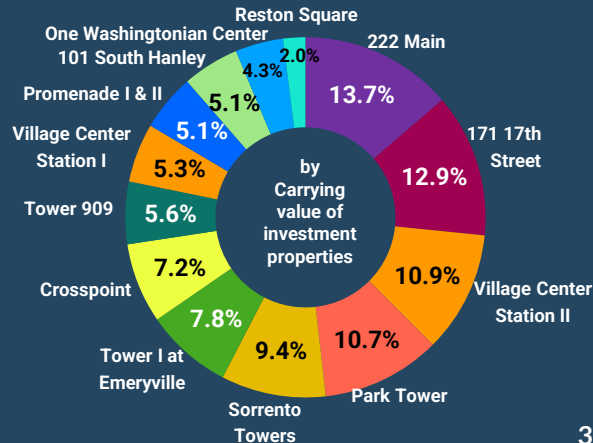
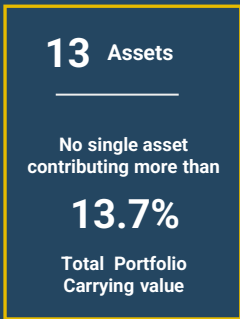
### Geographic Diversification

CRI by Primary Market



### Asset Diversification

Asset by Carrying value



<sup>^</sup> Excludes One Town Center which has been divested on 10 July 2024.



**222 MAIN**  
Salt Lake City, Utah



**171 17<sup>TH</sup> STREET**  
Atlanta, Georgia



**VILLAGE CENTER  
STATION II** Denver, Colorado



**PARK TOWER**  
Sacramento, California



**SORRENTO TOWERS**  
San Diego, California



**TOWER I EMERYVILLE**  
San Francisco Bay Area,  
California



**CROSSPOINT**  
Philadelphia, Pennsylvania



**TOWER 909**  
Dallas, Texas



**VILLAGE CENTER  
STATION I**  
Denver, Colorado



**101 SOUTH HANLEY**  
St. Louis, Missouri



**PROMENADE I & II**  
San Antonio, Texas



**ONE WASHINGTONIAN  
CENTER** Suburban Maryland,  
Washington D.C.



**RESTON SQUARE**  
Suburban Virginia,  
Washington D.C.

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## Completed Major Refinancing Exercise of US\$550 million Divested One Town Center, Debt headroom at >US\$100 million<sup>1</sup>

1

### U.S. Office Market<sup>^</sup>

- ✓ Lease demand & activities growing
- ✓ Uneven across markets

- Leasing volume jumped, reaching nearly 90% of pre-pandemic level
- Office demand remains steady
- Downsizing rates gradually taper
- Scarcity of new development persists. Groundbreakings remained near historic lows
- Occupancy losses slow in 2Q2024. Negative net absorption declined over 50% QoQ

2

### Positive Leasing Momentum

- 2Q2024 lease executed rose YoY (2Q2023); 1H2024 signing more than doubled YoY (1H2023)
- Renewals and new signings at several assets including Reston Square, Promenade, 171 17<sup>th</sup> Street, Tower 909, 101 South Hanley, One Washingtonian Center
- One Washingtonian Center (OWC) undergoing asset enhancement initiative to rejuvenate asset; encouraging leasing discussion ongoing
- Portfolio leased occupancy of 83.9%, post-divestment of One Town Center (and excluding OWC)

3

### Capital Management

- ✓ Deleveraging: >US\$100 million debt headroom to MAS 50% leverage threshold

- Completed refinancing of US\$550 million credit facility, with fully extended maturity in July 2027
- Weighted average term-to-maturity of 3.3 years
- Pro Forma aggregate leverage was 46-47% post-divestment of OTC, assuming net divestment proceeds wholly used to pare down debt
- Ongoing plans to streamline borrowings

(1) Pro Forma: (i) Post-divestment of OTC (completed on 10 July 2024) assuming net divestment proceeds wholly used to pare down borrowings; and (ii) Post-refinancing with US\$550m credit facilities (completed on 9 August 2024).

<sup>^</sup> Source: JLL Research: U.S. Office Outlook 2Q 2024

## Secured Refinancing with US\$550 million Credit Facility (Fully Extended Maturity in July 2027) Divestment of OTC - Increased Liquidity and Debt Headroom

### Gross Borrowings (US\$)

30 June 2024 Pro Forma<sup>(1)</sup>  
**723.9m 650.2m**

### Aggregate Leverage<sup>(2)</sup>

30 June 2024 Pro Forma<sup>(1)</sup>  
**48.9% 46.4%**

### Debt Headroom to 50% (US\$)

Pro Forma<sup>(1)</sup>  
**102.1m**

### Undrawn Facilities

Pro Forma<sup>(1)</sup>  
**77.0m**

### Debt Fixed / Hedged

Pro Forma<sup>(1)</sup>  
**67%**

### Interest Coverage

30 June 2024  
**2.8x**

### All-in Effective Interest Rate<sup>(4)</sup>

30 June 2024  
**4.2%**

### Weighted Average Term-to-Maturity

Pro Forma<sup>(1)</sup>  
**3.3 years**

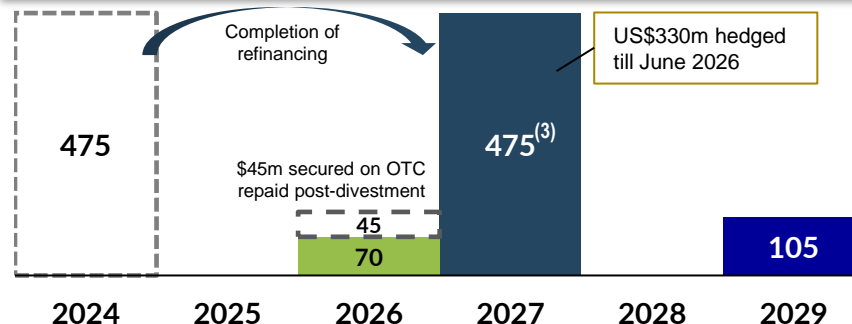
(1) Pro Forma: (i) Post-divestment of OTC (completed on 10 July 2024) assuming net divestment proceeds wholly used to pare down borrowings; and (ii) Post-refinancing with US\$550m credit facilities (completed on 9 August 2024).

(2) Computed in accordance with the Property Funds Appendix set out in the CIS Code

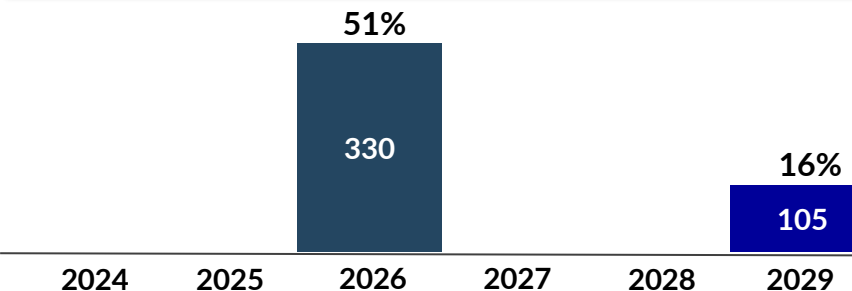
(3) Post-refinancing exercise (completed on 9 August 2024), on fully extended terms

(4) Includes amortization of debt-related transaction costs

### Debt Maturity Profile (US\$'m)



### Fixed / Hedged Expiry (US\$'m)



# 1H2024 Financial Update

Lower distributable income mainly due to:

- lower revenue from lower occupancy at One Washingtonian Center (undergoing asset enhancement initiative)
- higher finance expenses due to incremental drawdowns on revolving credit facilities to fund capital expenditures

US\$'000	1H2024	1H2023
<b>Gross Revenue</b>	<b>73,485</b>	<b>79,467</b>
<b>Net Property Income</b>	<b>40,557</b>	<b>47,167</b>
<b>Income Available For Distribution</b>	<b>23,334</b>	<b>29,226</b>
<b>Distributable Income per Unit<sup>1</sup> (US cents)</b>	<b>1.78</b>	<b>2.24</b>
<b>Annualized Distributable Income Yield (%)</b>	<b>20.5%<sup>2</sup></b>	
<b>Distribution per Unit<sup>1</sup> (US cents)</b> <b>(c. 10% Cash payout for 1H2024)</b>	<b>0.18<sup>3</sup></b>	

## Footnotes

1. Based on the number of Units entitled to distribution for 1H2024 of 1,308,259,171. The number of Units entitled to distribution has taken into account bonus issue of new Units on the basis of 1 bonus unit to be credited as fully paid for every 10 existing Units on 28 March 2024. The amount for 1H2023 has been re-presented to take into account the effect of the bonus issue.
2. Based on closing unit price of US\$0.175 on 12 August 2024.
3. Amount to be distributed to Unitholders is less than 90% of the distributable income. The amount retained will be used to fund capital expenditures on the properties and pare down borrowings.



Park Tower,  
Sacramento

# Financial Position

US\$ M	30 Jun 2024
<b>Investment Properties</b>	<b>1,337.5</b>
<b>Total Assets</b>	<b>1,480.5</b>
<b>Borrowings</b>	<b>722.6<sup>1</sup></b>
<b>Total Liabilities</b>	<b>756.5</b>
<b>Net Assets Attributable to Unitholders</b>	<b>724.0</b>
<b>NAV per Unit (US\$)</b>	<b>0.55</b>
<b>Price to Book (times)<sup>2</sup></b>	<b>0.32</b>

Current trading price represents discount of close to 70%<sup>2</sup> against NAV per Unit

1. Net of unamortised transaction cost

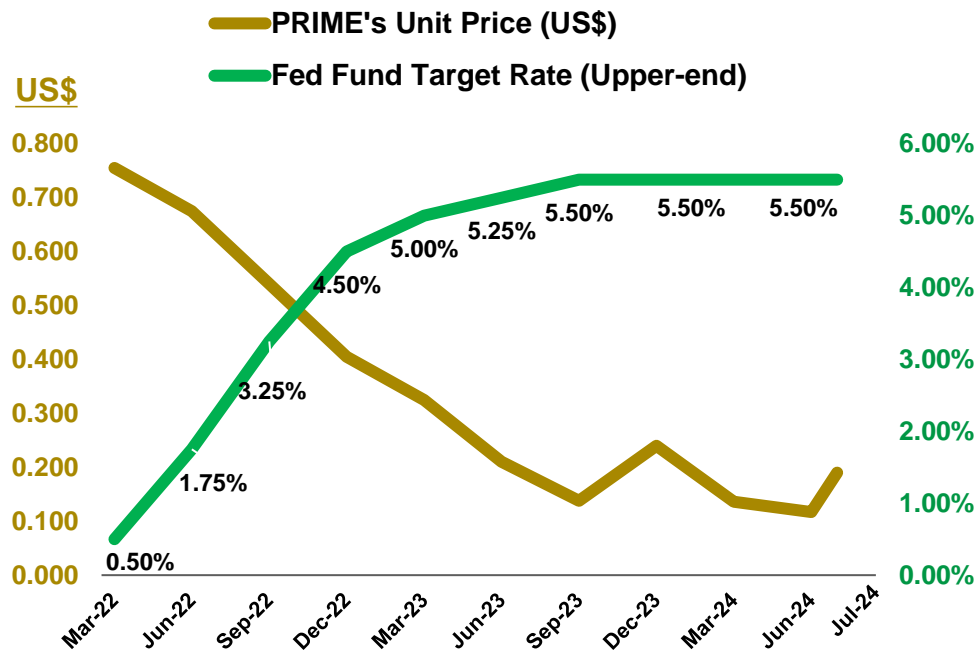
2. Based on closing unit price of US\$0.175 on 12 August 2024



# The Overhang from 2022 to 2023

PRIME Trading at Discount of about 65% against NAV per Unit

- ✓ Fed fund rate inverse relationship with stock price
- ✓ Rate cuts expected to provide impetus to recovery of fundamentals and sentiments



## What contributed to the overhang in PRIME's and Peer's Unit Price

- Rate Hikes
- Widening cap rates, discount rates drove valuations down
- Higher leverage on lower valuations
- Uncertainties on going concern and ability to keep leverage within regulatory thresholds
- Large supply of office space (groundbreakings) in prior years
- Delayed return-to-office
- Distribution policy change (to zero/partial)
- Overhang on refinancing uncertainties

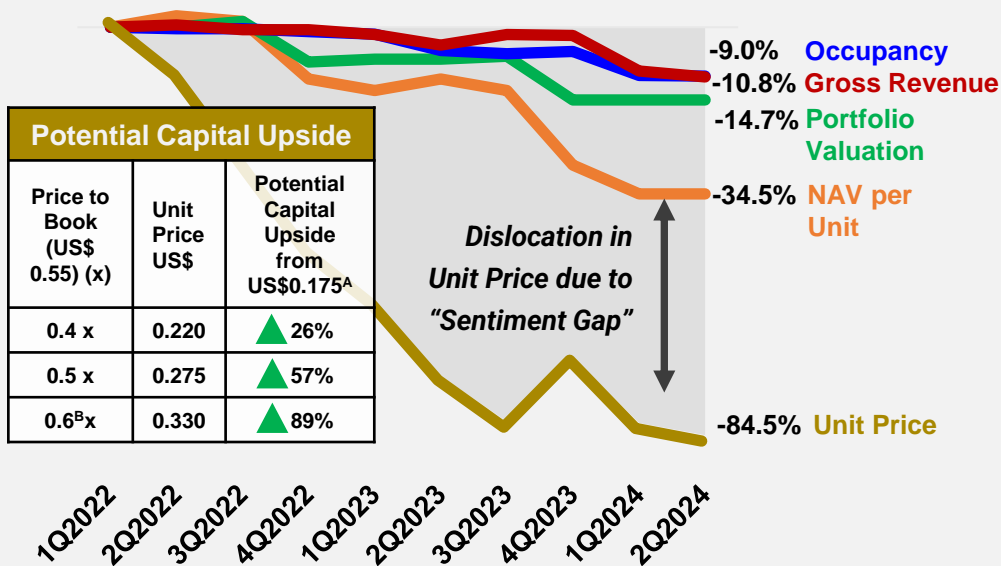
**Now at Inflection point**  
**Uncertainties to gain clarity going forward**

## PRIME Trading at more than 70% discount from book value

Notwithstanding leasing indicators (occupancy and gross revenue) lower by 9-11%, NAV per unit lower by c.35%.

### Unit Price vs Performance Indicators

Percentage Changes from 1Q2022



A. Based on closing unit price of US\$0.175 on 12 August 2024.  
 B. Average Singapore Office REITs (ex-US) currently trading close to Price to Book of approximately 0.6 times. (Source: BOS Weekly S-REIT Tracker 5 Aug 2024)

## Potential Catalysts

### Macroeconomic    Sector Driven    REIT Specific

- ✓ Rate Cuts  
↓
  - ✓ Stable or Higher Asset Valuations  
↓
  - ✓ Stable or Reduce Leverage  
↓
  - ✓ More buffers to leverage thresholds
- ✓ Reinstatement of substantial distribution
  - ✓ Huge dislocation in Stock valuation versus other REITs
  - ✓ Supply of office space declined
  - ✓ Progress in return-to-office
- ✓ Completion of Refinancing (fully extended maturity in July 2027)
  - ✓ Divestment of Asset (Deleverage)
  - ✓ Capital Gain (Potential)

# U.S. Office Dynamics

## Physical Occupancies

- Employers increasingly mandating return to office.
- Emphasizing importance of in-person work for career advancement and collaboration.

## Supply & deliveries

- Office construction and groundbreakings at all-time lows.
- New deliveries expected to be scarce in next two years.

## Demand & signings

- Q2 2024 was the strongest quarter of leasing activity since the onset of the pandemic.
- Tenant requirements remain stable despite the spike in transaction volume.

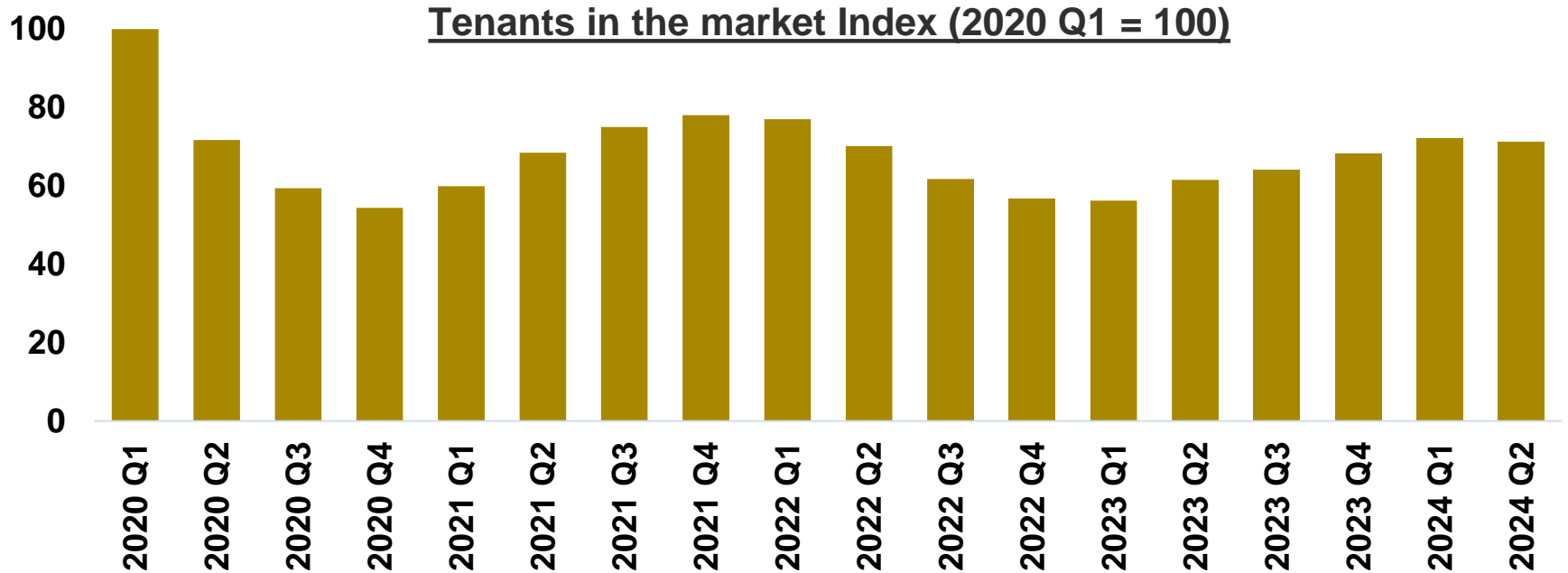
## Net absorption

- Negative net absorption declined over 50% QoQ.
- Downsizing rates continue to gradually taper as more tenants begin to expand footprints.

# U.S. Office : Demand for Space (Tenant in the market)

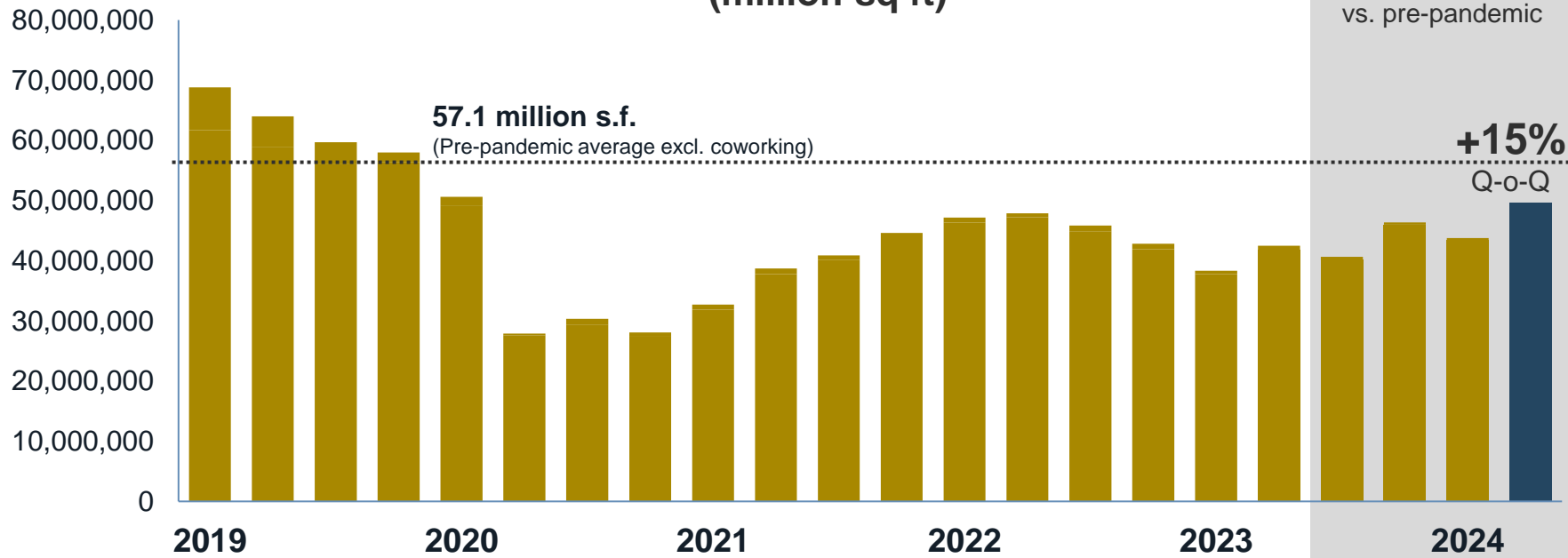


Tenant's space requirements have recovered to within 30% of pre-pandemic levels  
Office demand remains steady in Q2 despite large requirements transacting



**B** Leasing volume jumps 15% QoQ, highest quarter since Q1 2020

**Quarterly Leasing Activity**  
(million sq ft)



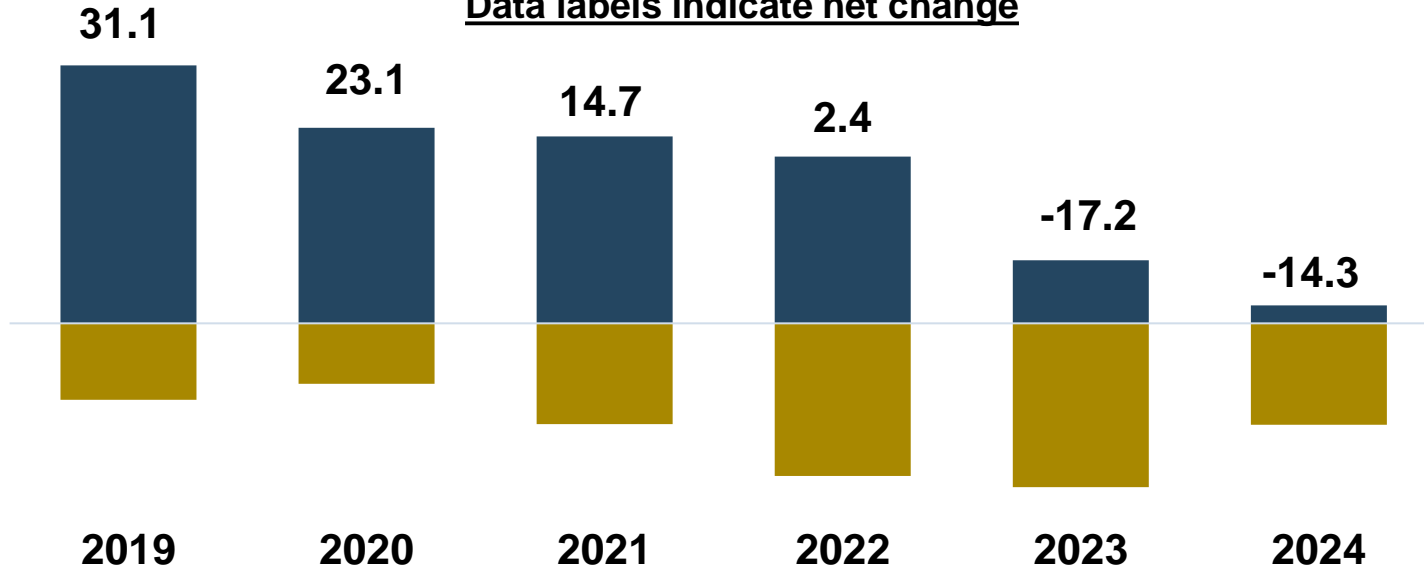
Source: JLL Research: U.S. Office Market Dynamics 2024 Q2

**C Overall inventory begins to decline nationally, may persist for multiple years**

Total Inventory (Added or Removed) million sq ft

■ Groundbreaking    ■ Inventory Removal

Data labels indicate net change

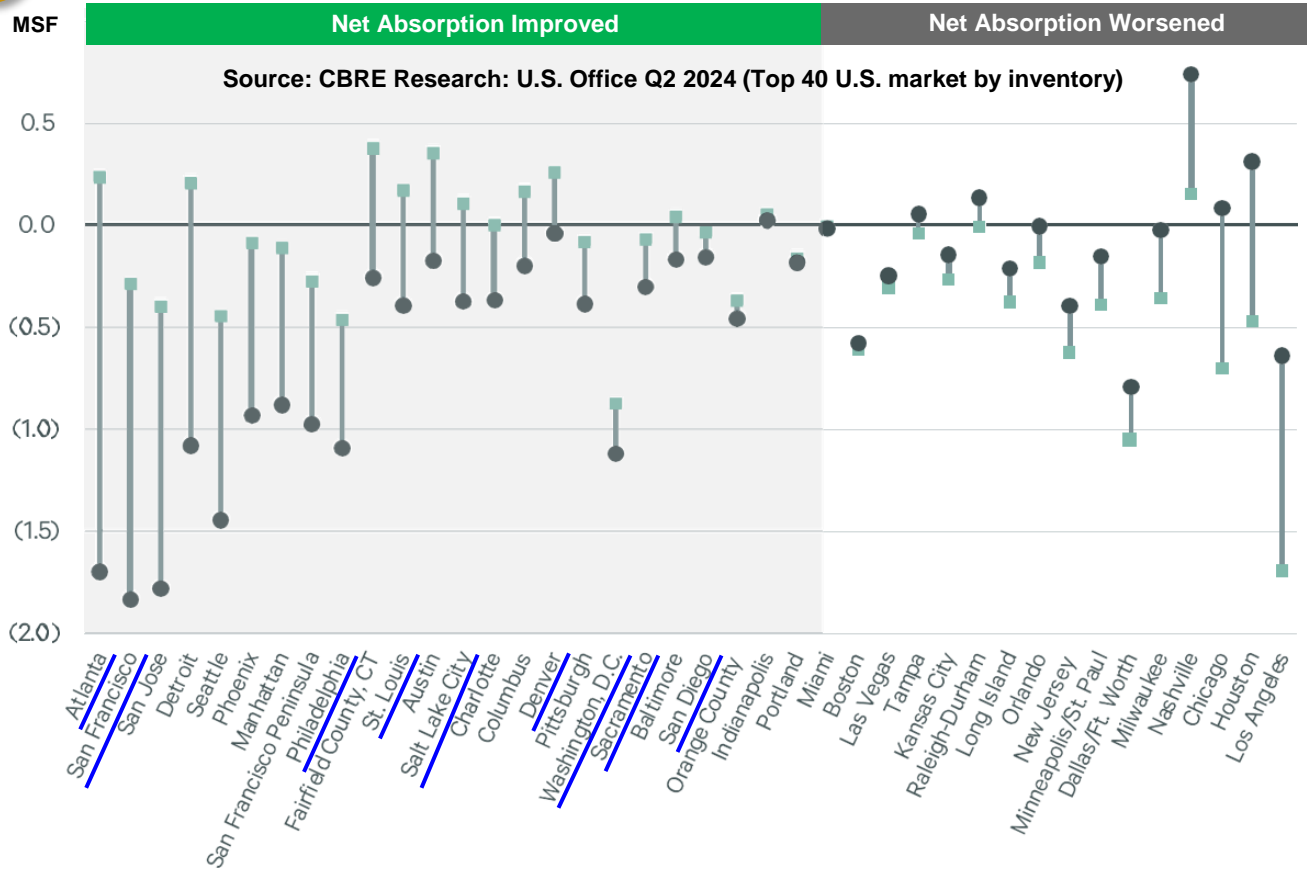


Source: JLL Research: U.S. Office Market Dynamics 2024 Q2

# U.S. Office : Net Absorption (by Submarkets)

**D**

Overall Net Absorption Improved



■ Q2 2024    ● Q2 2023

*Nearly all of PRIME's submarkets' net absorption showed improvements*

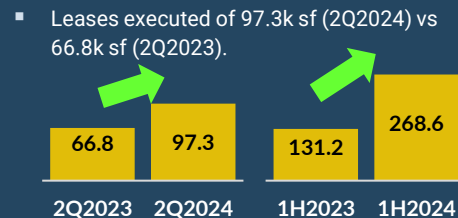
# 2Q2024 Leasing Remain Active

Properties <sup>1</sup> (As at 30 June 2024)	% Contribution by Carrying Value	PRIME's Occupancy	Submarket Occupancy <sup>2</sup>
222 Main (Salt Lake City)	13.7%	99.3%	87.8%
171 17th Street (Atlanta)	12.9%	73.5%	72.6%
Village Center Station II (Denver)	10.9%	100.0%	78.4%
Park Tower (Sacramento)	10.7%	68.1%	91.4%
Sorrento Towers (San Diego)	9.4%	96.3%	94.2%
Tower I at Emeryville (San Francisco Bay Area)	7.8%	74.2%	78.5%
Crosspoint (Philadelphia)	7.2%	100.0%	82.6%
Tower 909 (Dallas)	5.6%	91.5%	74.4%
Village Center Station I (Denver)	5.3%	55.1%	78.4%
Promenade I & II (San Antonio)	5.1%	85.7%	84.5%
101 South Hanley (St. Louis)	5.1%	89.7%	84.6%
Reston Square (Suburb Virginia, DC)	2.0%	61.1%	77.0%
<b>Portfolio (exclude asset undergoing enhancement)</b>	<b>95.7%</b>	<b>83.9%</b>	
<b>Asset undergoing Asset Enhancement Initiative</b>			
One Washingtonian Center (Suburb Maryland, DC)	4.3%	33.3%	92.8%
<b>Portfolio (include asset undergoing enhancement)</b>	<b>100.0%</b>	<b>80.0%</b>	

1. Excludes One Town Center which was divested on 10 July 2024

2. CoStar as of 9 July 2024

- Divested One Town Center on 10 July 2024.
- Ongoing asset enhancement initiative at One Washingtonian Center expected to be complete in 4Q2024.



- 2Q2024 leases signed represents 2.3% of NLA. 59% new leasing, 41% renewals. 2Q2024 rental reversion was -1.3%
- Reston square occupancy rose +14.1%, from 47.0% to 61.1% subsequent to new lease to U.S. law firm for 23.3k sf. (following rejuvenation of tenant lounge and conference center in 2023).
- 17117<sup>th</sup> Street occupancy rose +2.5%, from 71.0% to 73.5% subsequent to new lease to a healthcare firm for 12.7 sf.
- Park Tower – in late-stage negotiation with a prospective tenant sizeable space in Park Tower that can take it to stabilized level (i.e. c. 90%)



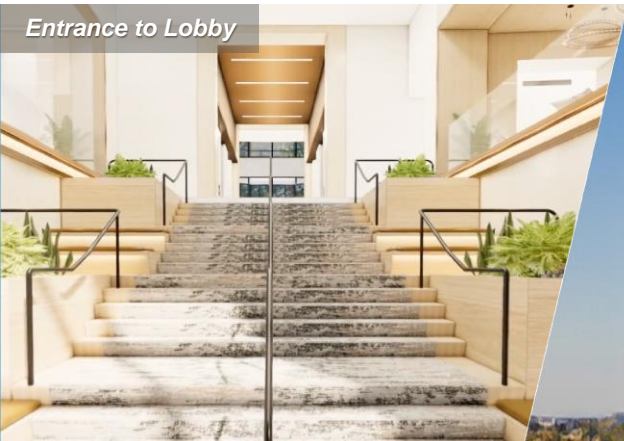
# One Washingtonian Center

- ✓ Undergoing asset enhancement initiative, expected to complete in 4Q 2024
- ✓ Opportunity to revamp one of the most desirable office assets in the area

## REIMAGINED. REDEFINED.

- ✓ Iconic 14-storey office building with Lakefront view
- ✓ Direct connection to the **RIO Shopping Center**, offering a diverse and eclectic mix of restaurants, shops, cinema and entertainment options
- ✓ **Walkability** and amenities outside of the building – great attributes to offer prospective tenants in a post-covid environment
- ✓ **Superior location with prominent building top signage** opportunity with direct visibility to I-270, a major highway
- ✓ Began working with DCS Design, a **full-service architectural firm** last year to develop a full repositioning effort to shepherd the asset into its next phase in its history
- ✓ Repositioning will feature a rejuvenated lobby entrance, inviting presence for guests and visitors

Entrance to Lobby



Lobby Area



# One Washingtonian Center

- ✓ Undergoing asset enhancement initiative, expected to complete by 4Q 2024
- ✓ Opportunity to revamp one of the most desirable office assets in the area

Tenant Lounge



Conferencing Facility



Fitness Center



Tenant Cafe



## REIMAGINED. REDEFINED.

Tenant Amenities centralized on level one:

- ✓ Tenant lounges – one more formal servicing the conference center and one more open for casual gatherings
- ✓ 1,800 sf Conference center with divisible Modernfold partition
- ✓ Grab & Go café with banquette seating and direct water views
- ✓ New full-service gym featuring personal lockers, showers, free weights, cardio equipment and group fitness classroom.
- ✓ Wellness (mother's) room will also be built on the first floor to encourage a more inclusive environment
- ✓ The location will also cultivate an environment promoting PRIME's ESG initiatives.

# Lease Expirations<sup>1</sup>

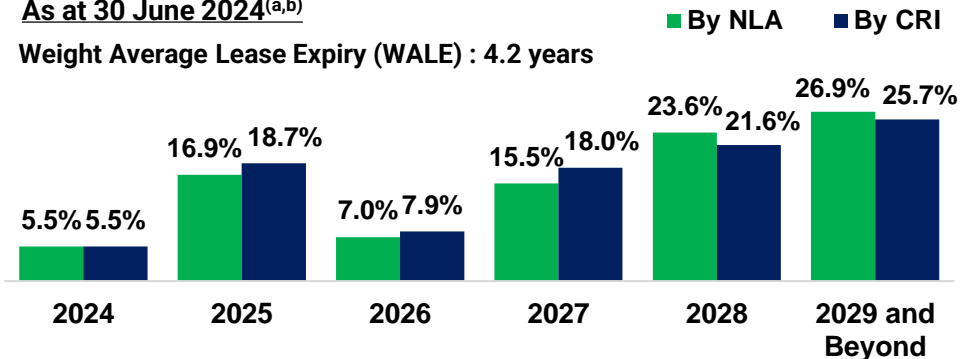
Properties (As at 30 June 2024)	WALE (years)	% Lease expiry remaining in 2024 by CRI <sup>[b]</sup>
222 Main (Salt Lake City)	2.8	0.5%
171 17th Street (Atlanta)	5.3	1.1%
Village Center Station II (Denver)	4.0	n.a. <sup>[c]</sup>
Park Tower (Sacramento)	3.4	0.6%
Sorrento Towers (San Diego)	4.2	0.0%
Tower I at Emeryville (San Francisco Bay Area)	4.6	0.0%
Crosspoint (Philadelphia)	7.7	0.0%
Tower 909 (Dallas)	3.6	0.2%
Village Center Station I (Denver)	2.8	0.4%
Promenade I & II (San Antonio)	3.7	1.5%
101 South Hanley (St. Louis)	2.9	1.0%
One Washingtonian Center (Suburb Maryland, DC)	5.1	0.2%
Reston Square (Suburb Virginia, DC)	7.1	0.0%
<b>Portfolio</b>	<b>4.2</b>	<b>5.5%</b>

1. Excludes One Town Center which was divested on 10 July 2024

## Lease Expiry Profile

As at 30 June 2024<sup>(a,b)</sup>

Weight Average Lease Expiry (WALE) : 4.2 years



[a] Annualized cash rental income based on the month of June 2024.

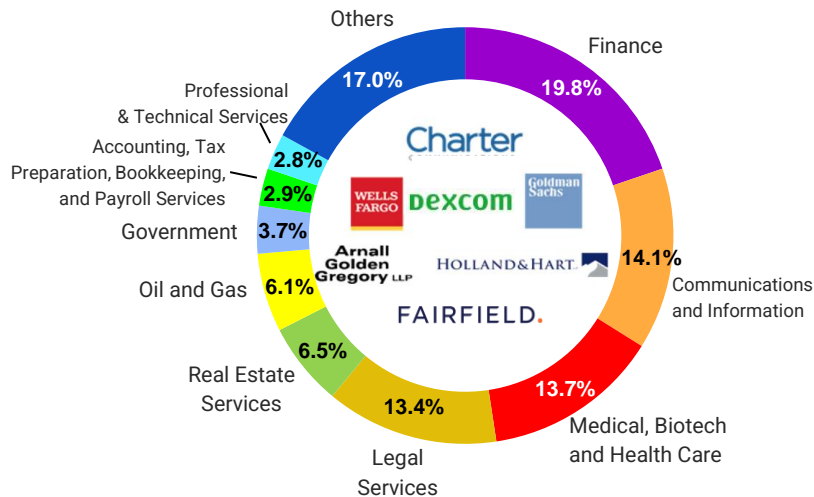
[b] Excludes month to month leases accounting of 4.6% of NLA or 2.6% of annualized CRI.

[c] Excludes Village Center Station II which is fully leased until 2028.

- Good momentum on renewals and backfills for upcoming 2024 lease expiries at Park Tower, 101 South Hanley, Promenade, One Washingtonian Center, Reston Square.
- 100% or close to 100% leased occupancy: VCS II and Crosspoint
- Strong leasing momentum: 222 Main, Sorrento Towers, Tower 909, 101 South Hanley and Promenade
- Notable leasing discussions underway at Park Tower, One Washingtonian Center, 101 South Hanley, albeit some with relatively long lead times
- Encouraging signs of lease activity emerging at Tower 1, VCS 1, Park Tower, 171 17<sup>th</sup> Street

# Sector Diversification Adds to Resiliency

## Top 10 Tenants<sup>1</sup> by Cash Rental Income (CRI)

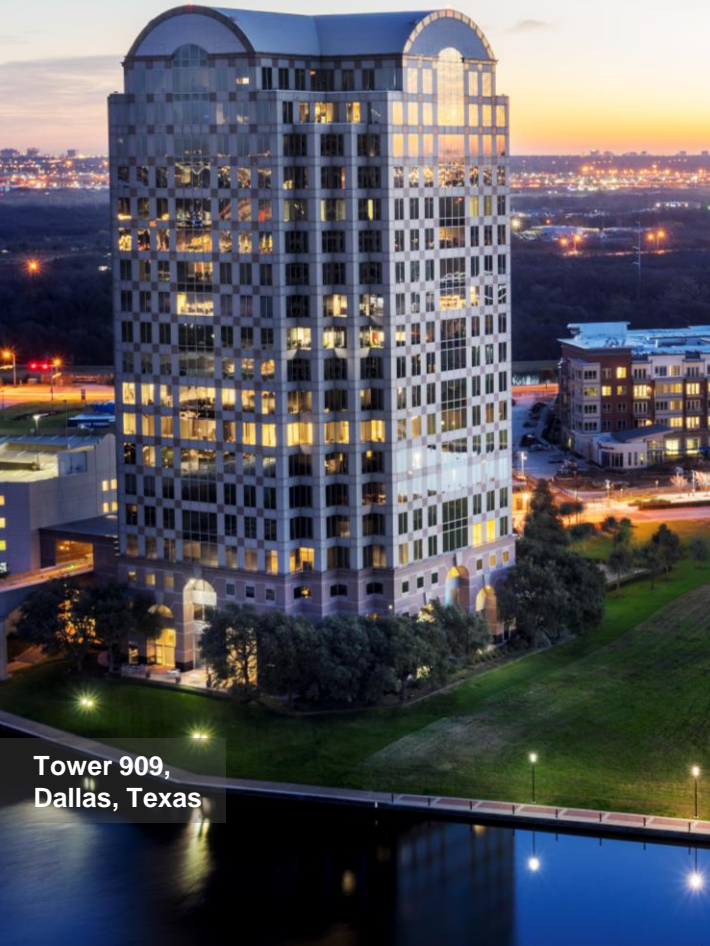


► **77%** In Established + Growth (STEM/TAMI) Sectors

Tenant	Industry	Property	Leased sf	% of Portfolio CRI
Charter Communications	Communications and Information	Village Center Station I & II	419,881	10.0%
Goldman Sachs Group Inc.	Finance	222 Main	176,416	6.4%
Dexcom	Medical, Biotech & Health Care	Sorrento Towers	148,383	5.7%
Holland & Hart	Legal Services	222 Main	89,960	3.9%
Wells Fargo Bank NA	Finance	171 17 <sup>th</sup> Street	106,030	3.8%
Arnall Golden Gregory LLP	Legal Services	171 17 <sup>th</sup> Street	103,079	3.2%
Matheson Tri-Gas	Oil and Gas	Tower 909	118,685	3.2%
Fairfield Residential	Real Estate Services	Sorrento Towers	58,957	2.4%
NISA Investment Advisors	Finance	101 South Hanley	74,086	2.0%
Adamas Pharmaceuticals	Medical, Biotech & Health Care	Tower One Emeryville	37,627	2.0%
<b>Total</b>			<b>1,333,104</b>	<b>42.6%</b>
<b>WALE Top 10</b>			<b>3.9 Years</b>	

1 Excludes One Town Center which was divested on 10 July 2024

- Based on Cash Rental Income as at 30 June 2024
- Established: Finance, Real Estate, Legal, Government
- STEM/TAMI: Communications, Health Care, Scientific R&D Services, Information, Professional, Scientific and Tech Services



Tower 909,  
Dallas, Texas

# Key Priorities

***Building Resilience. Driving Recovery in Value.***

## Leasing

- ✓ *Occupancy remains top priority*
- ✓ *Good leasing demand for spaces at PRIME's properties, and engaged in multiple notable leasing discussions*
- ✓ *Carry out key asset enhancements to preserve quality of PRIME's Class A assets*

## Capital Management

- ✓ *Completed refinancing of US\$550 million credit facility, with fully extended maturity in July 2027*
- ✓ *Divestment of One Town Center and preservation of distributions*
- ✓ *Manage debt ratios within required thresholds*

# Thank You

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# Appendices



**222 MAIN**  
Salt Lake City, Utah



**171 17<sup>TH</sup> STREET**  
Atlanta, Georgia



**VILLAGE CENTER  
STATION II** Denver, Colorado



**PARK TOWER**  
Sacramento, California



**SORRENTO TOWERS**  
San Diego, California



**TOWER I EMERYVILLE**  
San Francisco Bay Area,  
California



**CROSSPOINT**  
Philadelphia, Pennsylvania



**TOWER 909**  
Dallas, Texas



**VILLAGE CENTER  
STATION I**  
Denver, Colorado



**101 SOUTH HANLEY**  
St. Louis, Missouri



**PROMENADE I & II**  
San Antonio, Texas



**ONE WASHINGTONIAN  
CENTER** Suburban Maryland,  
Washington D.C.



**RESTON SQUARE**  
Suburban Virginia,  
Washington D.C.

## Financially Strong and Committed Sponsor & Strategic Investors<sup>2</sup>

### KBS Asia Partners<sup>1</sup> ("KAP", Sponsor of PRIME)

**KAP and affiliated KBS entities<sup>1</sup> have extensive experience in US Office Real Estate**

**KBS has extensive asset management experience, and has transacted in excess of \$40bn worth of RE assets**

**KAP and affiliated KBS entities support PRIME's acquisitions and divestments**



**Global asset manager and operator with a total portfolio of more than S\$65b of assets under management**

**Preeminent player in Singapore real estate and REIT markets**



**Backed by Mapletree Investments and CLA Real Estate Holdings (majority owned by CapitaLand)**

- 1. Shareholders of KAP include founding members of affiliate company, KBS.*
- 2. PRIME is managed by Prime US REIT Management Pte. Ltd. (the "Manager") which is jointly owned by KAP, Keppel Capital Two Pte. Ltd., a wholly-owned subsidiary of Keppel Capital Management Pte Ltd, Times Properties Private Limited, a wholly-owned subsidiary of Cuscaden Peak Investment Pte Ltd (formerly known as Singapore Press Holdings Limited), and Experion Holdings Pte. Ltd., a wholly-owned subsidiary of AT Holdings Pte. Ltd.*



222 Main  
Salt Lake City, Utah

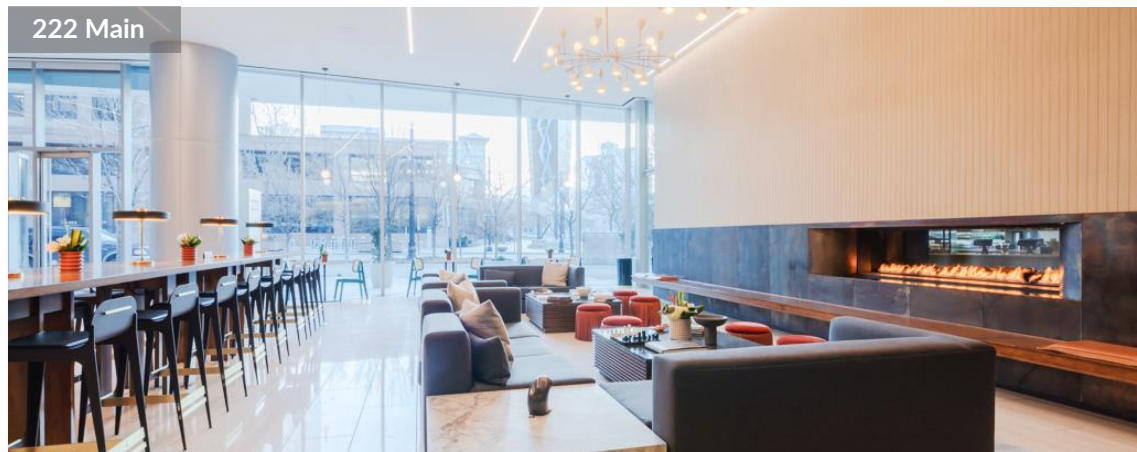


# Maintaining Well-Activated Office Lobbies *Facilitate Interactions. Optimise Functionality.*

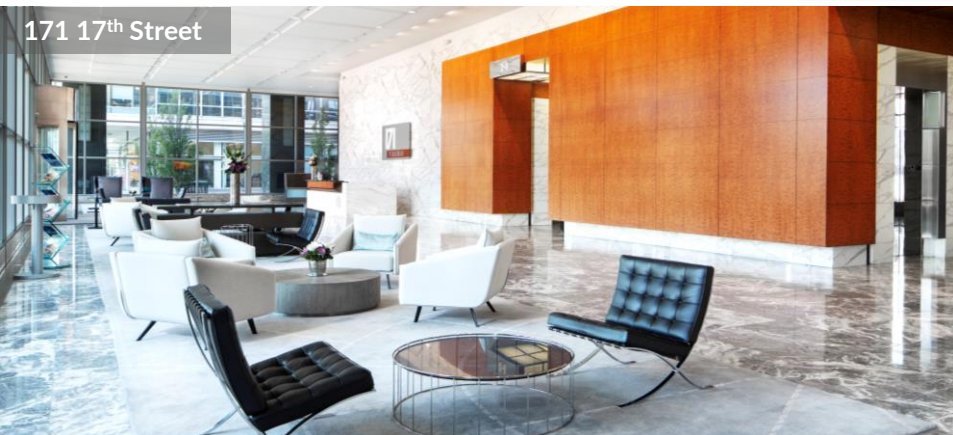
Crosspoint



222 Main



171 17<sup>th</sup> Street

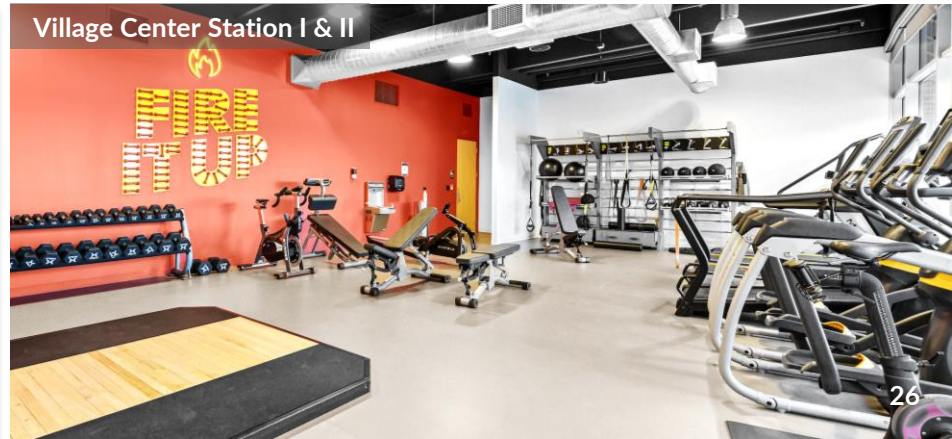


Tower 909



# Continual Asset Amenitisation Initiatives

## Common Areas: Lounges, Outdoor Patios and Gym



# Curating A Wide Spectrum & Depth of F&B Offerings

## Cafes, Community Food Market, Restaurants and Lounges

222 Main



The Daily

101 South Hanley



The Capital Grille

Village Center Station



Urban Market

171 17th Street



Rising Roll  
Gourmet Cafe

# Ongoing Tenant Engagement and Community Activities

## Tenant Appreciation Day @ Village Center Station



## Honey Extraction and Beekeeping Events



## Happy Summer Event @ Tower 1 Emeryville



## Blood Donation Mobile Unit @ Promenade I & II



# Tenant and Community Activities

### Bike-to-Work Day



Village Center Station

### National Bagelfest Day, Independence Day



Reston Square

### Meet the Bee's Event (Alveole)



Promenade

### Mother's Day Donut Event



Crosspoint

### Pie and Beer Day



222 Main

### Hive to Honey Jar Bee Event



Tower 909

## Appendices

# Properties Highlights



**222 MAIN**  
Salt Lake City, Utah



**171 17<sup>TH</sup> STREET**  
Atlanta, Georgia



**VILLAGE CENTER  
STATION II** Denver, Colorado



**PARK TOWER**  
Sacramento, California



**SORRENTO TOWERS**  
San Diego, California



**TOWER I EMERYVILLE**  
San Francisco Bay Area,  
California



**CROSSPOINT**  
Philadelphia, Pennsylvania



**TOWER 909**  
Dallas, Texas



**VILLAGE CENTER  
STATION I**  
Denver, Colorado



**101 SOUTH HANLEY**  
St. Louis, Missouri



**PROMENADE I & II**  
San Antonio, Texas



**ONE WASHINGTONIAN  
CENTER** Suburban Maryland,  
Washington D.C.



**RESTON SQUARE**  
Suburban Virginia,  
Washington D.C.

# 222 MAIN

Salt Lake City  
Utah



222 Main is a 21-storey Class A multi-tenanted office building located in the CBD submarket within the Salt Lake City primary market with a nine-storey parking structure.

Close proximity to a light rail (TRAX) stop that allows access to locations throughout Salt Lake Valley and the Salt Lake International Airport. Easy access to other public transportation and Interstates 15, 80, and 215 are a close distance away. Located within seven miles (11km) of Salt Lake City International Airport which is undergoing a \$4 billion expansion.

# 171 17TH STREET

Atlanta  
Georgia



171 17th Street is a 22-storey Class A multi-tenanted office building located in the Midtown/Pershing/ Brookwood submarket within the Atlanta primary market and the master planned mixed use development of Atlantic Station.

Benefits from easy access to Interstate 20, 75, 85, 285, 575 and 675; and Georgia Highway 400. Close proximity to Hartsfield Jackson International Airport.

Onsite amenities include café, conference centre, coffee bar, outdoor patio lounge and shuttle service.

# VILLAGE CENTER STATION I

Denver  
Colorado



# VILLAGE CENTER STATION II

Denver  
Colorado



Village Center Station I is a 9-storey Class A multi-tenanted office building located in the Southeast Suburban submarket of the Denver primary market with an adjacent parking structure.

Village Center Station II is a 12-storey Class A single tenanted office tower with attached parking and an additional 2-storey building located in the Southeast Suburban submarket of the Denver primary market.

Amenities include a state-of-the-art fitness center with private lockers and shower facilities, conference center, collaboration areas, outdoor courtyard/patio, and on-site restaurants. Primary access into the local market is provided by Interstate 25, the major north-south highway through the Denver CBSA and the State of Colorado. Easily accessible to Centennial Airport - one of U.S.'s busiest executive airports. Adjacent to Arapahoe at Village Centre Station light rail passenger station where riders can take three lines, E, F and R, into the heart of Denver and other residential and financial areas.



# PARK TOWER

Sacramento  
California



68.1%  
Occupancy

US\$143.2M  
Carrying Value

10.7%  
Contribution  
(By Carrying Value)

489,171  
Net Lettable  
Area (sq ft)

Park Tower is located in Sacramento, California and is part of the CBD submarket within the Sacramento primary market.

It is a prominent 24-storey Class A office tower with a complimentary shuttle service and easy access to Light Rail and RT Bus service. Amenities include a three-storey atrium lobby, fitness centre, locker rooms, conference centre and tenant lounge.

The property is three blocks away from the State Capitol building and two blocks from the newly developed Downtown Commons and Golden 1 Center, a mixed-use hotel, entertainment and shopping complex that serves as the home of the Sacramento Kings.

# SORRENTO TOWERS

San Diego  
California



96.3%  
Occupancy

US\$125.4M  
Carrying Value

9.4%  
Contribution  
(By Carrying Value)

296,327  
Net Lettable  
Area (sq ft)

Sorrento Towers is located in San Diego, California and is part of the Sorrento Mesa submarket, a technology and life science hub.

It comprises two, 7-storey Class A office towers above a three-storey podium garage with an NLA of 296,327 sq ft. Sorrento Towers was last refurbished in 2020 and offers amenities such as state-of-the-art fitness centre, conferencing spaces, a training centre, and multiple outdoor, collaborative meeting areas.

It has good visibility and excellent access to local and regional transportation arteries, including Inland Freeway ("I-805"), and to Sorrento Court shopping centre that offers two dozen eateries, banking, and lifestyle amenities.

# TOWER I AT EMERYVILLE

San Francisco Bay Area  
California



<b>74.2%</b> Occupancy	<b>US\$104.5M</b> Carrying Value	<b>7.8%</b> Contribution (By Carrying Value)	<b>222,606</b> Net Lettable Area (sq ft)
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Tower 1 is a 12-story Class A multi-tenant office building located in the Emeryville submarket which is part of the East Bay - Oakland Metropolitan Office Market. Tower 1 is located just a few minutes' drive east of downtown San Francisco.

Situated close to the San Francisco Bay, Tower I at Emeryville lies in close proximity to the Oakland International Airport and enjoys views of the San Francisco Bay, the San Francisco skyline, Golden Gate Bridge and the Treasure Island.

Public transportation is easily accessible through Amtrak, AC Transit, and free shuttles connecting Emeryville's employers and shopping centres with the MacArthur BART station. Quick access to Interstate-580, which passes from San Rafael in the Bay Area to Tracy in the Central Valley.

# CROSSPOINT

Philadelphia  
Pennsylvania



<b>100.0%</b> Occupancy	<b>US\$96.8M</b> Carrying Value	<b>7.2%</b> Contribution (By Carrying Value)	<b>272,360</b> Net Lettable Area (sq ft)
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Crosspoint is a 4-storey Class A multi-tenanted office building well located along Swedesford Road, in the King of Prussia submarket within the Philadelphia primary market.

Good proximity to malls and local highways including Route 202 and Interstate 76. Proximity to the King of Prussia Mall, the second largest mall in the U.S., a Walmart Supercenter, and the Village at Valley Forge, a live-work-play development which includes Wegman's, Nordstrom Rack, REI and LA Fitness. Served by commuter bus service, and the property provides free shuttle service to a nearby commuter rail station.

High-quality finishes throughout with extensive window lines, and provides tenants with a full-service dining facility, conference centre and fitness centre.

# TOWER 909

Dallas  
Texas



**91.5%**  
Occupancy

**US\$75.5M**  
Carrying Value

**5.6%**  
Contribution  
(By Carrying Value)

**374,251**  
Net Lettable  
Area (sq ft)

# 101 SOUTH HANLEY

St. Louis  
Missouri



**89.7%**  
Occupancy

**US\$67.6M**  
Carrying Value

**5.1%**  
Contribution  
(By Carrying Value)

**360,505**  
Net Lettable  
Area (sq ft)

19-storey Class A multi-tenanted office tower located in the Las Colinas Urban Center submarket within the Dallas Fort-Worth primary market with a seven-storey parking structure.

The Urban Center is a highly established business address, and a live-work-play atmosphere with tremendous amenities, including a convention center, hotels, variety of residential, restaurants, retail and entertainment amenities, and green space.

Direct access to State Highways 114, 12, and 183, as well as Interstate 1-35, providing access to the Dallas Metroplex and Dallas Fort-Worth Airport. Excellent access to public transportation, including an on-site stop for the Las Colinas Area Personal Transit System, and direct access to the DART light rail system that provides access throughout Dallas, including Dallas Fort-Worth Airport.

Full array of amenities, including a conference centre, a tenant lounge, fitness centre with full locker rooms, private shuttle to the adjacent Water Street mixed-use retail project and the Toyota Music Factory venue, on-site lake front patio and cafe, dry cleaning, concierge, and covered parking.

101 South Hanley is a 19-storey Class A multi-tenanted office tower located in the Clayton submarket within the St. Louis primary market with a four-storey parking structure.

Close proximity to Interstate 170 and Interstate 64 which serve as primary traffic arteries for St. Louis County and the St. Louis metropolitan area. Easy access to Clayton Business District, the interstate highway system and other important local destinations and a MetroLink light rail station is two blocks away.

Features a full array of amenities such as a conference centre, a tenant lounge, fitness centre with full locker rooms, car wash, and a full-service restaurant.

# PROMENADE I & II

San Antonio  
Texas



Promenade I and II are two 4-storey multi-tenanted Class A office buildings located in the Far Northwest submarket within the San Antonio primary market.

Located within the Eilan mixed-use development which includes a boutique hotel, restaurants, retail, apartment complex and office space surrounding a piazza with Tuscan style stucco exteriors, stone facades and clay-tiled roofs.

Within the northwest quadrant of Interstate 10 and Loop 1604, near the region's top employers and proximate to many affluent executive housing and multi-family residential developments. Interstate 10 connects San Antonio with Houston and beyond to the east and El Paso and beyond to the west. Loop 1604 encircles the city of San Antonio and provides access to the outer and suburban areas of the city of San Antonio.

Feature workout facilities, spa services, conference rooms, convenience store, dry cleaning services, tennis courts, indoor and outdoor pools, and drinking and dining options.

# ONE WASHINGTONIAN CENTER

Suburban Maryland  
Washington D.C.



One Washingtonian Center is a 13-storey Class A multi-tenanted office tower located in the submarket of Suburban Maryland (Gaithersburg) within the Washington D.C. Area (Suburban Maryland) primary market; and within the I-270 Corridor, which is a leading bio-tech and medical research market.

Part of the exclusive Washingtonian Center mixed-use project, Gaithersburg's premier lakefront shopping, dining, and entertainment destination.

Offers direct on and off access to Interstate 270 as well as the newly constructed Inter County Connector which connects the Interstate 270/370 corridor and the Interstate 95/US Route 1 corridor.

Onsite amenities include a café, virtual concierge, conference center, tenant lounge, outdoor courtyard/ patio, on-site security, dry cleaning service, covered parking, and food catering.

# RESTON SQUARE

Suburban Virginia  
Washington D.C.



61.1%

Occupancy

US\$26.0M

Carrying Value

2.0%

Contribution  
(By Carrying Value)

139,413

Net Lettable  
Area (sq ft)

Reston Square is a 6-storey Class A multi-tenanted office building located in the Reston-Herndon submarket of Suburban Virginia (Reston) within the Washington D.C. Area (Suburban Virginia) primary market.

Part of the Reston Heights mixed-use development and enjoys proximity to local neighbourhood amenities such as Reston Town Center and the Reston Town Center Metrorail station. Within ten miles of Washington Dulles International Airport.

Features onsite amenities including a virtual concierge, tenant lounge, electric vehicle car charging stations, outdoor courtyard/patio, on-site security, coffee bar and conference and fitness centre with private lockers. The building also offer Uber for Business at this location to provide tenants access to the two metro stops and Reston Town Center.

