

## **Prime US REIT Signs 40,000 Square Feet Lease with S&P Global at Village Center Station I, Denver**

- ***Asset committed occupancy lifted from 63% to approximately 80%***
- ***Curated workplace to foster in-office collaboration***

**Singapore, April 6, 2026** – Prime US REIT Management Pte. Ltd., as manager of Prime US REIT (“PRIME”), is pleased to announce that PRIME had in end March 2026 signed an 11-year lease for approximately 40,000 square feet with S&P Global at Village Center Station I in Greenwood Village, within the Denver, Colorado primary market. The new lease will increase committed occupancy at Village Center Station I from 63% to approximately 80%. S&P Global is a leading provider of benchmarks, data, and insights that help businesses, governments and investors make decisions with confidence. PRIME is curating a new workplace for S&P Global for its employees in the Denver area, creating a work environment that fosters in-office collaboration, supports its people, and the company’s regional presence.

**Mr Rahul Rana, Chief Executive Officer of Prime US REIT Management Pte. Ltd., the Manager of Prime US REIT** said, “We are pleased to welcome S&P Global to Village Center Station I and to embark on a long-term workplace partnership with them. By curating its new workplace, we aim to support S&P Global’s regional footprint and business objectives. We are confident that high quality, transit served, amenity rich assets like Village Center Station I will continue to win demand from leading corporates looking to bring people back into collaborative, experience-driven workplaces.”

This signing follows a series of large long-term leases at other assets in the portfolio such as Park Tower in Sacramento and Waterfront at Washingtonian in Gaithersburg, highlighting continued strong demand from high-quality occupiers. PRIME continues to see robust leasing interest from tenants seeking well-positioned, amenity-rich office environments. At Waterfront at Washingtonian, an incoming tenant has also given an expansion notice to add approximately 24,000 square feet prior to their lease commencement which will further contribute to the portfolio committed occupancy upon completion of the lease documentation.

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. The modernisation of the ground floor main lobby was recently completed in



December 2025. Amenities include a state-of-the-art fitness centre with private lockers and shower facilities, conference centre, collaboration areas and outdoor courtyard/patio. 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, riders can take three lines into the heart of Denver and other residential and financial areas.

– End –

**For further information, please contact:**

**Prime US REIT**

Investor Relations

T: (65) 6951 8095

E: [info@primeusreit.com](mailto:info@primeusreit.com)

**About Prime US REIT**

Prime US REIT ("PRIME") (SGX: **OXMU**), listed on the Main Board of the Singapore Exchange on 19 July 2019, is a well-diversified real estate investment trust ("REIT") focused on stabilised income-producing office assets in the United States ("U.S."). With the objective to achieve long-term growth in distributions per unit and net asset value per unit while maintaining a robust capital structure, PRIME offers investors unique exposure to a high-quality portfolio of 13 Class A freehold office properties which are strategically located in 12 key U.S. office markets. PRIME's portfolio has a total carrying value of US\$1.4 billion as of 31 December 2025.

**About the Sponsor**

KBS Asia Partners Pte. Ltd. ("KAP") is the Sponsor of PRIME. The shareholders of KAP include founding members of KBS, one of the largest owners of premier commercial real estate in the U.S. As a private equity real estate company and an SEC-registered investment adviser, KBS and its affiliated companies have completed more than US\$43 billion of transactional volume on behalf of private and institutional investors globally since inception in 1992.

**About the Manager**

PRIME is managed by Prime US REIT Management Pte. Ltd. (formerly known as KBS US Prime Property Management Pte. Ltd.) which is jointly owned by KBS Asia Partners Pte. Ltd., 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. The Manager has general powers of management over the assets of PRIME. The Manager's main responsibility is to manage PRIME's assets and liabilities for the benefit of Unitholders. The Manager will set the strategic direction and provide, investment, asset management, capital management, internal audit, human resource, information technology, accounting, compliance, and investor relations services to PRIME. For more information, please visit [www.primeusreit.com](http://www.primeusreit.com).



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