



(a real estate investment trust constituted on 7 September 2018 under the laws of the Republic of Singapore)

Managed by KBS US Prime Property Management Pte. Ltd.

DBS Bank Ltd. was the sole financial adviser and issue manager for the initial public offering of Prime US REIT.

**ACTUAL CUMULATIVE DISTRIBUTION IN RESPECT OF THE PERIOD FROM 1 JANUARY 2021 TO 5 JULY 2021**

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of Prime US REIT dated 28 June 2021 in relation to among others, the cumulative distribution record date (the “**Record Date Announcement**”).*

Further to the Record Date Announcement, the Manager is pleased to announce that the Cumulative Distribution per unit in Prime US REIT (“**Unit**”) for the period from 1 January 2021 to 5 July 2021 is US 3.42 cents (comprising a tax-exempt income component of US 2.21 cents, and a capital component of US 1.21 cents).

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at 5.00 p.m. on 5 July 2021 will be entitled to the Cumulative Distribution that will be paid on 20 August 2021.

For the avoidance of doubt, the New Units issued under the Private Placement will not be entitled to the Cumulative Distribution.

The next distribution thereafter will comprise Prime US REIT’s distributable income for the period from 6 July 2021 to 31 December 2021. Semi-annual distributions will resume thereafter.

BY ORDER OF THE BOARD

Barbara Cambon

Chief Executive Officer

**KBS US Prime Property Management Pte. Ltd.**

(Company registration no. 201825461R)

(as manager of Prime US REIT)

7 July 2021

## **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 in Prime US REIT (the “**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. Holders of Units (“**Unitholder**”) 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 Singapore Exchange Securities Trading Limited (“**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.