



(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.)

NOTICE OF RECORD DATE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Unitholders of Prime US REIT (the “**Unitholders**”) will be closed at **5.00 p.m. on 20 August 2026** (the “**Record Date**”) to determine the entitlements of Unitholders to Prime US REIT’s distribution of US 0.50 cents per unit in Prime US REIT (“**Unit**”) for the period from 1 January 2026 to 30 June 2026 (the “**1H2026 Distribution**”).

The 1H2026 Distribution consists solely of tax-exempt income component.

Unitholders whose securities accounts with The Central Depository (Pte) Limited (“**CDP**”) are credited with Units at the Record Date will be entitled to the 1H2026 Distribution to be paid on Wednesday, 30 September 2026.

Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to withholding tax of 30.0% on the tax-exempt income distribution. The U.S. tax forms are required to be reviewed and validated by the appointed processing agent. To ensure the forms can be validated on time, Unitholders are reminded to submit the completed tax forms to Prime US REIT’s Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd. by Wednesday, 9 September 2026.

Unitholders who fail to submit such US tax forms may incur potential avoidable US withholding taxes, and Prime US REIT may likewise be subject to the withholding tax burden on the related undistributed income portion.

SINGAPORE TAX PURPOSE

The tax-exempt income component is exempt from tax in the hands of all Unitholders. No tax will be deducted at source from this component.

IMPORTANT – DISTRIBUTION CURRENCY ELECTION

With effect from 15 June 2020, CDP has implemented a Currency Conversion Service (“**CCY**”), which is a conversion and payment service that converts foreign currency cash distributions to Singapore Dollar (SGD) and credit them directly into CDP direct account holder’s active Direct Crediting Service (“**DCS**”) bank account. No action is required for CDP Securities Account holder with DCS, the CCY is automatically provided.

Registered Unitholders (other than CDP) and Unitholders whose Units are held directly through CDP will receive their Distribution in Singapore dollars, unless Unitholders elect to receive their Distribution in U.S. dollars by: (i) submitting a completed “Distribution Election Notice” to Prime US REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (as indicated on the Distribution Election Notice) by **Wednesday, 9 September 2026** and (ii) opt out of CCY **at least**

three (3) business days before payment date.

Please refer to <https://www.sgx.com/securities/retail-investor/cdp-faqs> or contact CDP for further information on how to opt out of the CCY to receive distributions in U.S. dollars.

Neither CDP nor the Manager will be liable for any damages or losses suffered by Unitholders howsoever arising from the conversion of the Distribution payable to each Unitholder from U.S. dollars into Singapore dollars.

IMPORTANT DATES AND TIMES

Event	Date / Deadline
Units will be traded “ex” Distribution	Wednesday, 19 August 2026 at 9.00 a.m.
Closure of Prime US REIT’s Transfer Books and Register of Unitholders (Record Date)	Thursday, 20 August 2026 at 5.00 p.m.
Despatch of relevant forms to Unitholders	On or around Tuesday, 25 August 2026
Unitholders are reminded to submit the completed tax forms to Prime US REIT’s Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd.. Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to withholding taxes on the Distribution.	Wednesday, 9 September 2026 at 5.00 p.m.
Unitholders must complete and return the Distribution Election Notice to Prime US REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (as indicated on the Distribution Election Notice) in order to receive the Distribution in U.S. dollars	Wednesday, 9 September 2026 at 5.00 p.m.
Payment of Distribution	Wednesday, 30 September 2026

Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact:

Investor Relations

Tel: +65 6951 8090

Email: info@primeusreit.com

Or visit our website at: <https://investor.primeusreit.com/newsroom.html>

BY ORDER OF THE BOARD

Rahul Rana

Chief Executive Officer and Chief Investment Officer

Prime US REIT Management Pte. Ltd.

(Company registration no. 201825461R)

(as manager of Prime US REIT)

12 August 2026

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.