



(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.)

## **ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL**

Pursuant to Rule 706A of the Listing Manual, Prime US REIT Management Pte. Ltd. (the “**Manager**”), as manager of Prime US REIT, wishes to announce the following transactions for the financial period from 1 July 2025 to 31 December 2025.

### Dissolution of Subsidiaries

The Manager refers to Prime US REIT’s announcement dated 10 July 2024 on the divestment of One Town Center. Following the completion of the divestment on 10 July 2024, (i) Prime US-One Town Center, LLC, which held One Town Center prior to the divestment, had been dissolved on 15 July 2025; and (ii) Prime US-Acquisition II, LLC, which was the sole member of Prime US-One Town Center, LLC, had been dissolved on 18 July 2025.

The aforementioned transactions do not have any material impact on the net tangible assets or earnings per unit of Prime US REIT for the financial year ended 31 December 2025.

BY ORDER OF THE BOARD

Rahul Rana  
Chief Executive Officer

**Prime US REIT Management Pte. Ltd.**  
(Company Registration No. 201825461R)  
As manager of Prime US REIT

11 February 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 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.