(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 TO UNITHOLDERS ON EXCHANGE RATE FOR COMPUTATION OF DISTRIBUTION IN U.S. DOLLARS

As announced on 12 August 2026 by Prime US REIT Management Pte. Ltd. (the "**Manager**"), as manager of Prime US REIT, the Distribution of US 0.50 cents per unit in Prime US REIT for the period from 1 January 2026 to 30 June 2026 will be paid on 30 September 2026.

For unitholders of Prime US REIT ("**Unitholders**") who have not opted to receive their distribution in U.S. dollars, the amount of distribution to be paid in Singapore dollars will be computed based on the exchange rate of US$1 = S$1.2745, this being the buy rate for Singapore dollars on 28 September 2026. Unitholders who have opted to receive their distribution in U.S. dollars will receive US 0.50 cents per unit.

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
28 September 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.