SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SHAREHOLDER(S) OF UNLISTED TRUSTEE-MANAGER OR RESPONSIBLE PERSON

FORM

5
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing this notification form.
- 2. This form is for a Shareholder(s) of an unlisted Trustee-Manager or Responsible Person to give notice under section 137P or 137ZA of the Securities and Futures Act (Cap. 289) (the "SFA") for change in interests in the Trustee-Manager or Responsible Person, as the case may be.
- 3. This Form 5 and a separate Form C, containing the particulars and contact details of the Shareholder(s), must be completed by the Shareholder(s) or a person duly authorised by the Shareholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Shareholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Trustee-Manager or Responsible Person via an electronic medium such as an e-mail attachment. The Trustee-Manager/Responsible Person will attach both forms to the prescribed SGXNet announcement template for dissemination under section 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Shareholder, all of these Shareholders may give notice using the same notification form.
- 6. Subject to paragraph 5, a separate notification form must be used by a Shareholder for each notifiable transaction. There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking on the paper clip icon on the bottom left-hand corner or in item 8 of Part II. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 1 of Part III, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
 - (a) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
 - (b) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or a collective investment scheme that is a trust, that invests primarily in real estate and real estate-
 - (c) related assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 8 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing, "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

	Part I - General
1.	Name of Listed Issuer:
	PRIME US REIT
2.	Type of Listed Issuer: Registered/Recognised Business Trust Real Estate Investment Trust
3.	Name of Trustee-Manager/Responsible Person:
	PRIME US REIT MANAGEMENT PTE. LTD.
4.	Date of notification to Trustee-Manager/Responsible Person: 28-Jan-2025

Part II - Shareholder(s) details

Shareholder A	9
---------------	---

1. Name of Shareholder:

ADENIUM PTE. LTD.

2. Date of acquisition of or change in interest:

29-Apr-2022

3. Date on which Shareholder became aware of the acquisition of, or change in, interest (if different from item 2 above, please specify the date):

29-Apr-2022

4. Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):

Not applicable.			

5. Quantum of total voting shares (including voting shares underlying rights/options/warrants/convertible debentures {conversion price known}) held by Shareholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	0	0
As a percentage of total no. of voting shares:	0	0	0
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	Direct Interest	Deemed Interest 250,002	Total 250,002

6. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 8 to illustrate how the Shareholder's deemed interest arises]

On 29 April 2022 ("Effective Date"), the proposed acquisition by Cuscaden Peak Pte. Ltd. ("Cuscaden") of all the issued and paid-up ordinary shares in the capital of Singapore Press Holdings Limited, now known as Cuscaden Peak Investments Private Limited ("CPI"), by way of a scheme of arrangement ("Scheme") became effective in accordance with its terms.

Cuscaden's deemed interest in the KBS US Prime Property Management Pte. Ltd., now known as Prime US REIT Management Pte. Ltd. ("REIT Manager") shares arises as follows:

- Times Properties Private Limited ("TPPL") is a wholly-owned subsidiary of CPI; and
- TPPL has an interest of 20% in the REIT Manager.

Cuscaden acquired a deemed interest in 100% of CPI on the Effective Date. Cuscaden is therefore deemed to be interested in the REIT Manager shares that TPPL has an interest in.

ĮYOU	may attach a chart in item 8 to show the relationship between the Shareholders]
Aden	ium is a wholly-owned subsidiary of CLA Real Estate Holdings Pte. Ltd. ("CLA").
Atta	chments (<i>if any</i>): 👔
Ŋ	(The total file size for all attachment(s) should not exceed 1MB.)
If thi	s is a replacement of an earlier notification, please provide:
(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNe (the "Initial Announcement"):
(b)	Date of the Initial Announcement:
(c)	15-digit transaction reference number of the relevant transaction in the Form 5 which wa attached in the Initial Announcement:
Rem	narks (if any):
April	percentage unitholdings above are computed based on 1,250,010 REIT Manager shares in issue as at 29 2022 based on publicly available information. Any discrepancies in the percentages listed and totals of are due to rounding. All total figures are automatically inserted electronically.
upon	ium filed Form 3 for becoming a substantial unitholder of Prime US REIT on 5 May 2022. It is filing this notice becoming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in th
REIT	Manager.

1.	Name of Shareholder:							
	CLA REAL ESTATE HOLDINGS PTE. LTD.							
2.	Date of acquisition of or change in interest:							
	29-Apr-2022							
3.	Date on which Shareholder became aware of the acquisition of, or change in, interest (if different from item 2 above, please specify the date):							
	29-Apr-2022							
١.	Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):							
	Not applicable.	Not applicable.						
	Quantum of total voting shares (including voting shares underlying rights/options/warrants/convertible debentures {conversion price known}) held by Shareholder before and after the transaction:							
	Immediately before the transaction	Direct Interest	Deemed Interest	Total				
	No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	0	0				
		0	0					
	As a percentage of total no. of voting shares:			0				
	As a percentage of total no. of voting shares: Immediately after the transaction	Direct Interest	Deemed Interest	0 Total				

6. Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 8 to illustrate how the Shareholder's deemed interest arises]

On the Effective Date, the proposed acquisition by Cuscaden of all the shares of CPI by way of the Scheme became effective in accordance with its terms.

0

20

20

Cuscaden's deemed interest in the REIT Manager shares arises as follows:

- TPPL is a wholly-owned subsidiary of CPI; and

rights/options/warrants/convertible debentures:

As a percentage of total no. of voting shares:

- TPPL has an interest of 20% in the REIT Manager.

Cuscaden acquired a deemed interest in 100% of CPI on the Effective Date. Cuscaden is therefore deemed to be interested in the REIT Manager shares that TPPL has an interest in.

CLA is the sole shareholder of Adenium, which is deemed to have an interest in the REIT Manager shares that Cuscaden has an interest in. CLA is therefore deemed to be interested in the REIT Manager shares that Cuscaden has an interest in.

Shareholder B

riac	nium is a wholly-owned subsidiary of CLA.
Atta	achments (if any): 🕤
G	(The total file size for all attachment(s) should not exceed 1MB.)
If th	is is a replacement of an earlier notification, please provide:
(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNe
	(the "Initial Announcement"):
(b)	Date of the Initial Announcement:
(c)	15-digit transaction reference number of the relevant transaction in the Form 5 which was attached in the Initial Announcement:
Rar	narks (<i>if any</i>):
	percentage unitholdings above are computed based on 1,250,010 REIT Manager shares in issue as at 29
Apri	l 2022 based on publicly available information. Any discrepancies in the percentages listed and totals eof are due to rounding. All total figures are automatically inserted electronically.
	filed Form 3 for becoming a substantial unitholder of Prime US REIT on 5 May 2022. It is filing this notice upon
beco	oming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT
beco	
beco	oming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT
beco	oming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT
beco	oming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT
beco	oming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT
beco	oming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT
beco	oming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT
beco	oming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT
beco	oming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT
beco	oming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT
beco	oming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT
beco	oming aware of the corresponding requirement for filing a Form 5 in respect of its deemed interest in the REIT

1.	✓ '	e of securities which are the subject of the transaction (more than one option may be chosen): Voting shares Rights/Options/Warrants over voting shares Convertible debentures over voting shares (conversion price known) Others (please specify):			
2.		Number of shares, rights, options, warrants, and/or principal amount of convertible debentures acquired or disposed by Shareholder(s):			
	Pleas	e refer to paragraph 6 of the notice by Substantial Shareholder A in Part II above.			
3.	Amo	ount of consideration paid or received by Shareholder(s) (excluding brokerage and stamp			
	Pleas	e refer to paragraph 6 of the notice by Substantial Shareholder A in Part II above.			
4.	Circ	umstance giving rise to the interest or change in interest (please specify):			
	rieas	e refer to paragraphs 6 and 10 of the notice by Substantial Shareholder A in Part II above.			
	Item	5 is to be completed by an individual submitting this notification form on behalf of the Shareholder(s).			
5.	Part Pers	iculars of Individual submitting this notification form to the Trustee-Manager/Responsible			
	(a)	Name of Individual:			
		Chin Yean Cheng			
	(b)	Designation (if applicable):			
		Director			
	(c)	Name of entity (if applicable):			
		Adenium Pte. Ltd.			
	Trar	saction Reference Number (auto-generated): 0 6 5 8 5 4 6 1 1 9 3 0 5			

Part III - Transaction Details