

Re: **Prime US REIT**
SGX Symbol: OXMU
ISIN # SGXC75818630
Record Date: 20 August 2026
Payment Date: 30 September 2026

Treas. Reg. § 1.1446-4 Publicly Traded Partnership (“PTP”) Transfer Qualified Notice

This is intended to be a Qualified Notice under Treas. Reg. § 1.1446-4(b)(4) to be used with respect to the Prime US REIT distribution referenced above.

Distribution amount (per unit): U.S. 0.50 cents

The distribution consists of the following components per Treas. Reg. § 1.1446-4(f)(3):

Distribution: Type of Income		Distribution Amount ¹ (U.S. cents)
Effectively Connected Income (“ECI”) ²		0.00
Non-ECI ³	US source portfolio interest ⁴	0.50
	Return of capital	0.00
Non-US Source		0.00
Amounts in excess of cumulative net income (“ECNI”) ⁵		0.00
Total Distribution (Per Unit)		0.50

¹ Total distribution as per 1H2026 Distribution announcement

² Amounts of effectively connected income (“ECI”) subject to Code Sec. 1446(a) withholding

³ Amounts attributable to income described in Code Sec. 1441 or Code Sec. 1442 that are not ECI, regardless of whether these amounts are subject to withholding because of an exemption (e.g., treaty or statutory)

⁴ Total gross portfolio interest is 1.71 U.S. cents per unit

⁵ Amounts subject to 10% Code Sec. 1446(f) withholding (i.e., an amount realized) under Treas. Reg. § 1.1446(f)-4(c)(2)(iii)