



3Q 2025

# Key Business & Operational Updates

11 November 2025

*13 Class A Freehold U.S. Offices Strategically Located Across 12 Submarkets*

## Important Notice

This document may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, governmental and public policy changes, and the continued availability of financing in the amounts and terms necessary to support future business.

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**Park Tower**  
**Sacramento**  
**California**

## U.S. Office Market

- ✓ **Demand bouncing back, driven by large lease signings**  
*Gross leasing volume grew 6.5% QoQ*
- ✓ **Net negative inventory environment expected to continue**
- ✓ **Overall vacancy declining for first time in seven years**  
*Net absorption surged ahead in Q3*
- ✓ **Flight to quality continues**  
*Class A stock built since 2000 has seen vacancy decline by 104 basis points over the past 12 months*
- ✓ **Investment sales activity has meaningfully improved**  
*Q3 sales volume brought YTD totals to \$32 billion, outpacing 2024 by 45%; Signs that institutional buyers are tentatively returning to the market*

Source: JLL: U.S. Office Market Dynamics 3Q2025

## PRIME's Key Highlights

### Leasing

#### Key metrics improved QoQ

- ✓ Occupancy: **80.7%** (Jun 2025: 80.2%)
- ✓ WALE: **4.9 years** (Jun 2025: 4.7 years)
- ✓ Rental reversion: **+14.5%** (2Q 2025: +4.3%)
- ✓ Leasing volume: 92k sf, 2% of NLA (2Q 2025: 268k sf, 6% of NLA )

### Financials

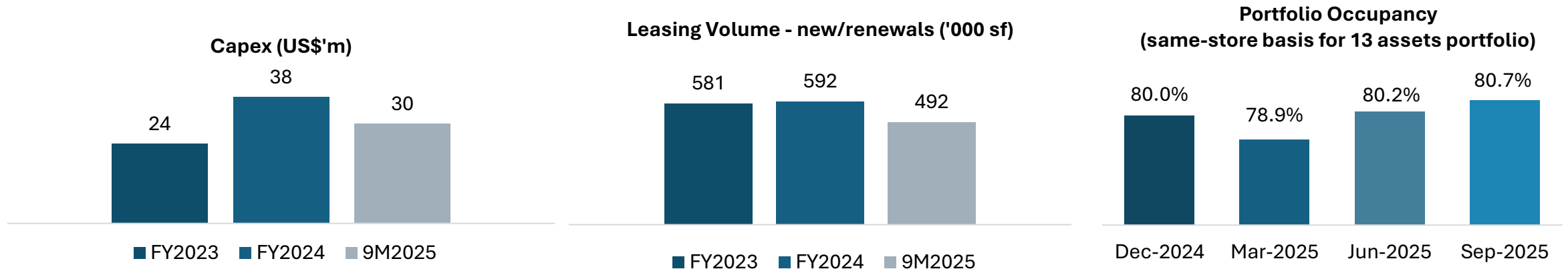
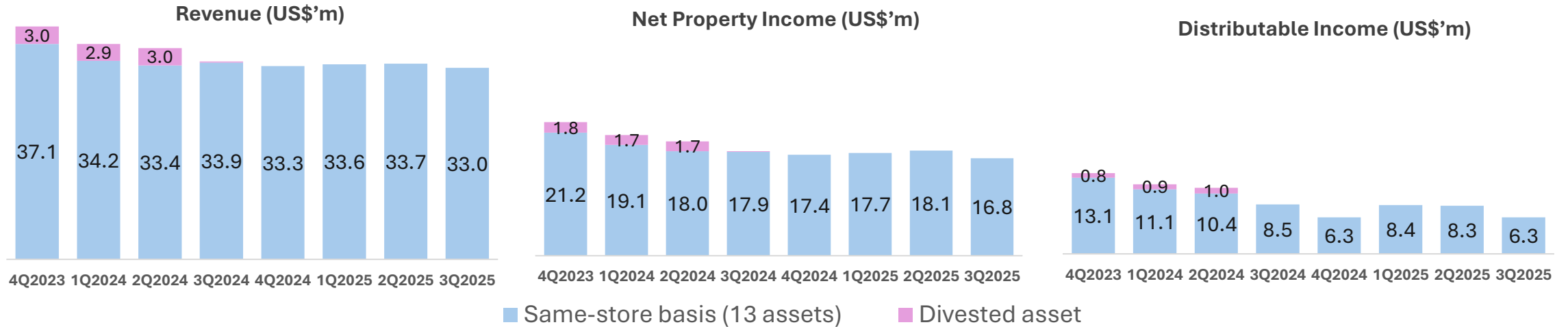
- ✓ Aggregate leverage: **44.9%\***
- ✓ NAV per Unit: **US\$0.52\*** per Unit (Trading at 62% discount to NAV)
- ✓ **Distributable income payout increased from 10% to at least 50% from 2H2025 onwards**

\* Adjusted for US\$25 million equity fund raise that was completed on 6 October 2025. Pending the deployment of the proceeds from the equity fund raise, in the interim, US\$23.8m and US\$0.6m of the gross proceeds were used for debt repayment and the related fees and expenses respectively.

# Occupancy Positioned for Net Gain in 2025

**Capital deployed today will drive future yields when rent commences for the new leases post rent-free period**

Leasing momentum in 2025 has improved considerably and committed occupancy has increased to 80.7% as compared to 78.9% as at 31 March 2025. With the commencement of some of these leases and the high degree of visibility on future contractual cash flows, the Manager believes it is reasonable to begin normalising Prime US REIT's distribution policy.



# Committing to Unitholders' Returns

## Increase in Distributable Income Payout Ratio, Protecting Long-Term Value

For the last two one-year periods since 1 July 2023, a distribution of only 10% of the distributable income was declared to prioritise reinvestment in the portfolio, to activate newly signed leases and protect long-term value.

**Since beginning of 2025, leasing momentum has improved considerably**

>450k sf pending activation  
>150k sf in advanced lease negotiation stage  
WALE lengthened to 4.9 years

**US\$25m equity fund raise completed on 6 Oct 2025\***

**Improving Recurring Property Income Stream**  
Primarily funds capex, tenant incentives to reinvest into the assets and activate recently signed leases

**Strengthening Balance Sheet**  
Added liquidity improves debt headroom, provides greater financial capacity

**Improving trading liquidity**  
c.10% increase in units issued

**Improvement in committed occupancy**  
**High degree of visibility on future contractual cash flows**

### Distribution Policy

**Increase distributable income payout ratio to at least 50%**

Partial retention can continue to ensure coverage for ongoing capital needs, while the cash flows from new leases ramp up.

*As the rent payment of a majority of the newly signed leases commences throughout 2026, expects further growth in property cash income.*

\* Pending the deployment of the proceeds from the equity fund raise, in the interim, US\$23.8m and US\$0.6m of the gross proceeds were used for debt repayment and the related fees and expenses respectively. In connection with the equity fund raise, an advanced distribution of US 0.24 cents was declared for the period from 1 July 2025 to 5 October 2025 based on 50% payout ratio.

# Occupancy Gain + Committed Income

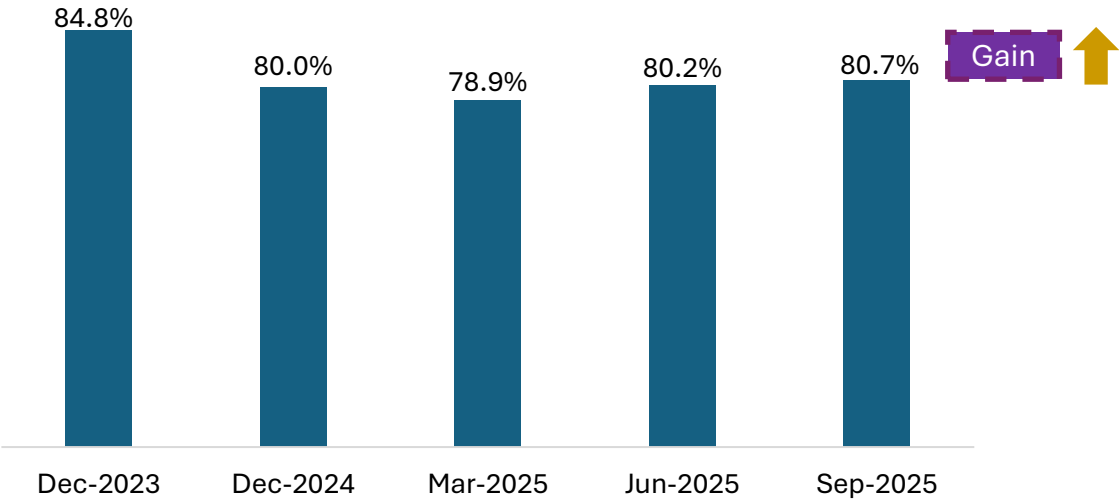
## Occupancy Gain

On track to Stabilized Occupancy

### Key Near-Term Leasing Pipelines

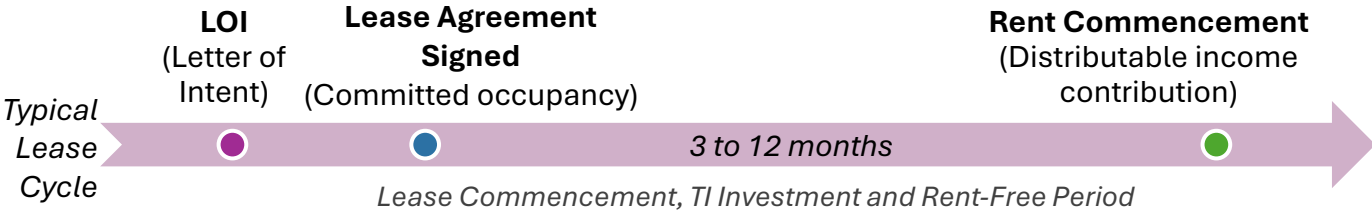
Large leases at lease drafting stage  
Expected to sign in 2025 bringing overall portfolio occupancy closer to stabilization.

**Portfolio Occupancy**  
(same-store basis for 13 assets portfolio)

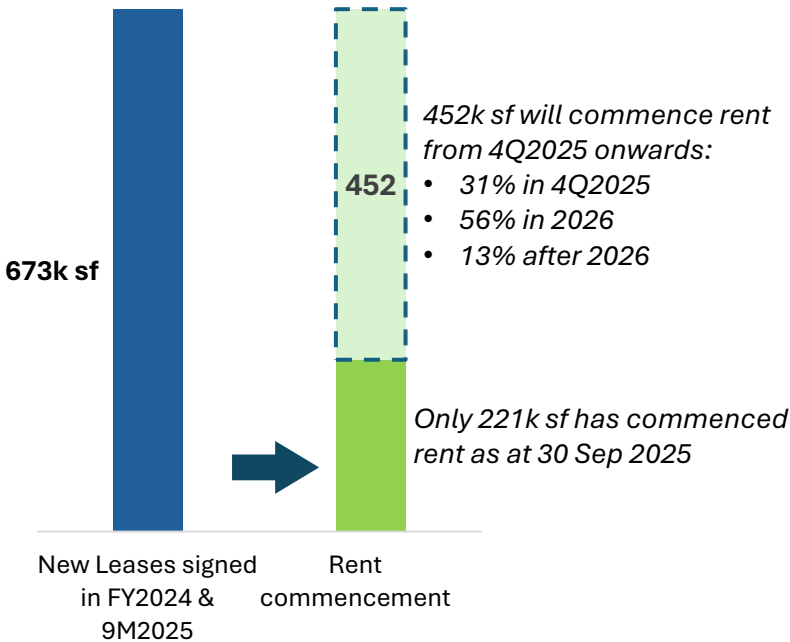


## Committed Income

From Signing to Rent Commencement



Rent for 452k sf of new leases signed in FY2024 and 9M2025 (equivalent to **10.8%** of portfolio occupancy) are staggered to commence from 4Q2025 onwards



# Leased Occupancy by Properties

| Properties                                        | Leased Occupancy 30-Jun-25 | Leased Occupancy 30-Sep-25 | Contribution by Carrying Value | Submarket Occupancy <sup>1</sup> |
|---------------------------------------------------|----------------------------|----------------------------|--------------------------------|----------------------------------|
| Village Center Station II (Denver)                | 100.0%                     | 100.0%                     | 10.1%                          | 73.2%                            |
| CrossPoint (Philadelphia)                         | 100.0%                     | 94.7%                      | 7.2%                           | 84.1%                            |
| 222 Main (Salt Lake City)                         | 79.6%                      | 93.9%                      | 14.2%                          | 86.7%                            |
| Sorrento Towers (San Diego)                       | 95.6%                      | 93.7%                      | 8.9%                           | 95.4%                            |
| Tower 909 (Dallas)                                | 93.0%                      | 91.5%                      | 6.4%                           | 79.1%                            |
| Waterfront At Washingtonian (Suburb Maryland, DC) | 85.7%                      | 87.3%                      | 4.6%                           | 92.9%                            |
| Promenade I & II (San Antonio)                    | 81.3%                      | 85.1%                      | 5.4%                           | 73.1%                            |
| The 101 (St. Louis)                               | 84.8%                      | 77.0%                      | 5.9%                           | 88.2%                            |
| Reston Square (Suburb Virginia, DC)               | 69.4%                      | 68.8%                      | 2.5%                           | 74.5%                            |
| Village Center Station I (Denver)                 | 68.3%                      | 66.0%                      | 4.8%                           | 73.2%                            |
| 171 17th Street (Atlanta)                         | 65.7%                      | 65.7%                      | 13.1%                          | 69.2%                            |
| Park Tower (Sacramento)                           | 64.4%                      | 65.1%                      | 9.4%                           | 90.7%                            |
| Tower I at Emeryville (San Francisco Bay Area)    | 57.8%                      | 57.8%                      | 7.5%                           | 74.5%                            |
|                                                   | 80.2%                      | 80.7%                      | 100.0%                         |                                  |

**222 Main:** Prestigious Class A office in Salt Lake City, CBD. Strong demand for space. Signed 61k sf lease with U.S. Attorney Office – District of Utah, bringing leased occupancy to above 90%.

**Waterfront At Washingtonian:** Signed 120k sf lease with X-energy which brought leased occupancy to 85.7% in June 2025. Occupancy further improved to above 87% with new lease signed this quarter.

**Promenade I & II:** Signed 10k sf lease with UBS, bringing leased occupancy to above 85%.

**The 101:** Occupancy declined this quarter following a vacate. Positioned amongst the top office assets in the Clayton submarket, there are two prospects at early proposal stage.

**Village Center Station I:** In lease drafting stage with a financial service company, 38k sf that will bring occupancy near 80%. Continue to evaluate multiple prospects for remaining space.

**171 17th Street:** Located in the heart of Atlantic Station with unparalleled access and visibility. In negotiation for a net 20k sf expansion with an existing tenant.

**Park Tower:** Currently in lease drafting stage for 121k sf. Expected to bring asset occupancy to c.85%.

**Tower I at Emeryville:** Leasing activities slower in the submarket but may see pick up in interest driven by tech and AI sector.

# Lease Expirations

## Focus on Long-Term Leases and Further Extend the Portfolio WALE

**492k sf** (12% of NLA)

**Leasing Volume**

9M2025

3Q2025: 92k sf

**+6.4%**

**Rent Reversion**

9M2025

3Q2025: +14.5%

**4.9 Yrs**

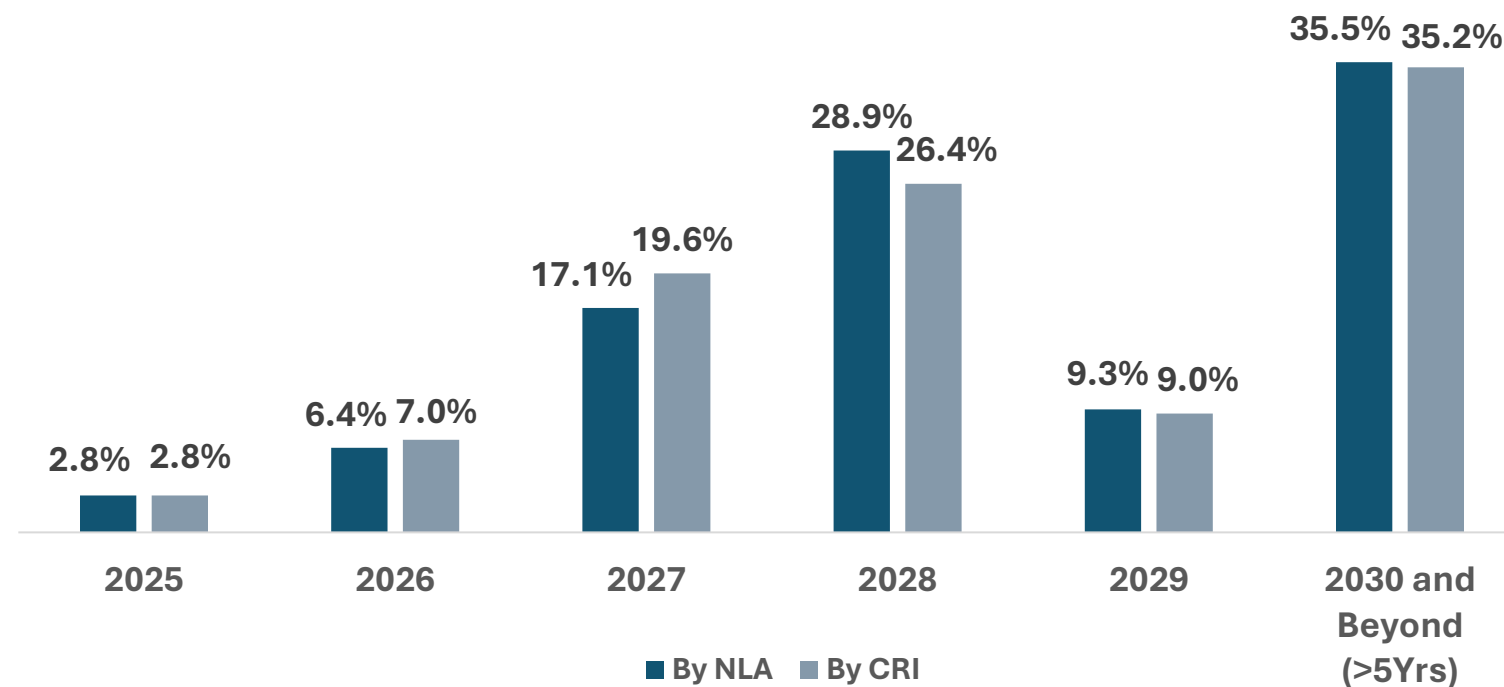
**WALE**

30 Sep 2025

**2% to 3%**

**Annual Rent Escalation**

Lease Expiry Profile as at 30 September 2025



WALE: Weighted-Average Lease Expiry (Years) computed for all committed leases from lease commencement date or 30 September 2025, whichever is later

Lease Expiry Profile: Only for leases that have commenced as at 30 September 2025

CRI: Annualised cash rental income in the reporting month

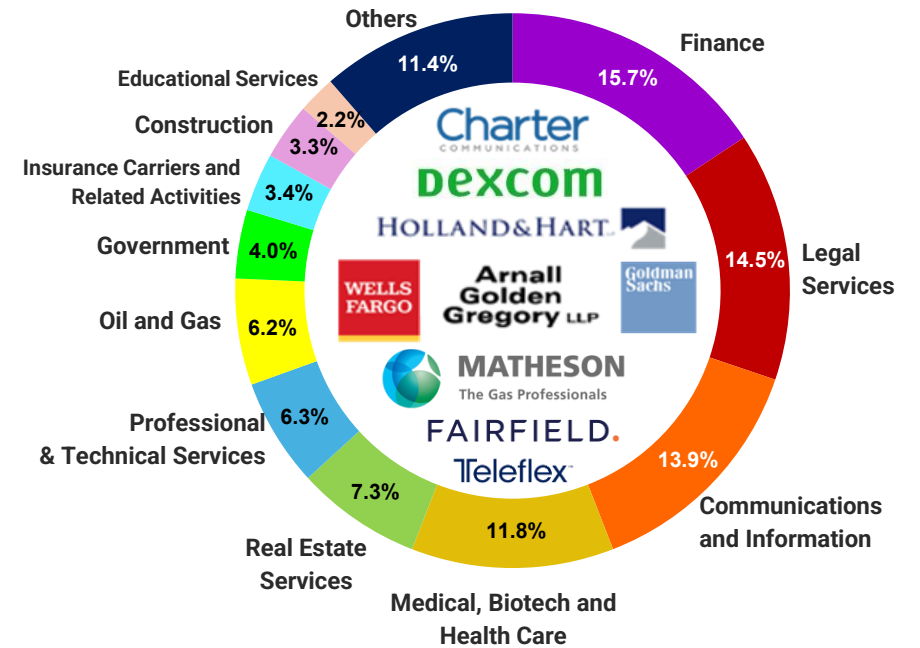
2025 expiry stack: Included month-to-month leases

Annual Rent Escalation: Almost all the leases have annual rent escalation in place

# Top 10 Tenants by CRI

|                    | Tenant                 | Industry                       | Property                      | Leased<br>sf     | % of<br>Portfolio<br>CRI |
|--------------------|------------------------|--------------------------------|-------------------------------|------------------|--------------------------|
| 1)                 | Charter Communications | Communications and Information | Village Center Station I & II | 419,881          | 10.5%                    |
| 2)                 | Dexcom                 | Medical, Biotech & Health Care | Sorrento Towers               | 148,383          | 6.1%                     |
| 3)                 | Holland & Hart         | Legal Services                 | 222 Main                      | 89,960           | 4.1%                     |
| 4)                 | Wells Fargo            | Finance                        | 171 17 <sup>th</sup> Street   | 106,030          | 4.1%                     |
| 5)                 | Matheson Tri-Gas       | Oil and Gas                    | Tower 909                     | 137,619          | 4.0%                     |
| 6)                 | Arnall Golden Gregory  | Legal Services                 | 171 17 <sup>th</sup> Street   | 103,079          | 3.8%                     |
| 7)                 | Goldman Sachs          | Finance                        | 222 Main                      | 112,615          | 3.8%                     |
| 8)                 | Fairfield Residential  | Real Estate Services           | Sorrento Towers               | 58,957           | 2.6%                     |
| 9)                 | Teleflex               | Medical, Biotech & Health Care | CrossPoint                    | 57,559           | 2.1%                     |
| 10)                | State of California    | Government                     | Park Tower                    | 63,158           | 1.9%                     |
| <b>Total</b>       |                        |                                |                               | <b>1,297,241</b> | <b>43.0%</b>             |
| <b>WALE Top 10</b> |                        |                                |                               | <b>3.6 Years</b> |                          |

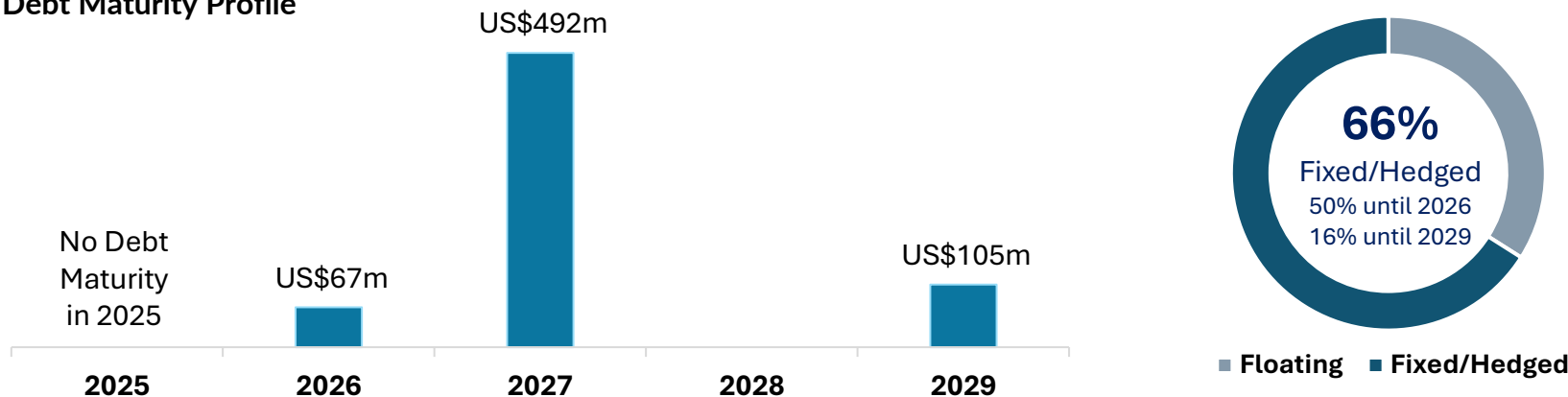
## Sector Diversification Adds to Resiliency



Tenants prioritize landlords with balance sheet strength  
**PRIME’s liquidity position unlocks leasing opportunities**  
→ Ample debt headroom supported by committed undrawn facilities and equity fund raise allow pursuit of large-scale tenant prospects

|                  |                                          |                |                              |                                |                         |                                                                        |
|------------------|------------------------------------------|----------------|------------------------------|--------------------------------|-------------------------|------------------------------------------------------------------------|
| <b>US\$664m</b>  | <b>46.6%</b>                             | <b>US\$98m</b> | <b>US\$58m</b>               | <b>5.4%</b>                    | <b>1.6x</b>             | <b>US\$0.52</b>                                                        |
| Gross Borrowings | Aggregate Leverage<br>(Pro forma: 44.9%) | Debt Headroom  | Committed Undrawn Facilities | Weighted Average Interest Rate | Interest Coverage Ratio | Pro Forma NAV per Unit<br>Unit Price: US\$0.199<br>62% Discount to NAV |

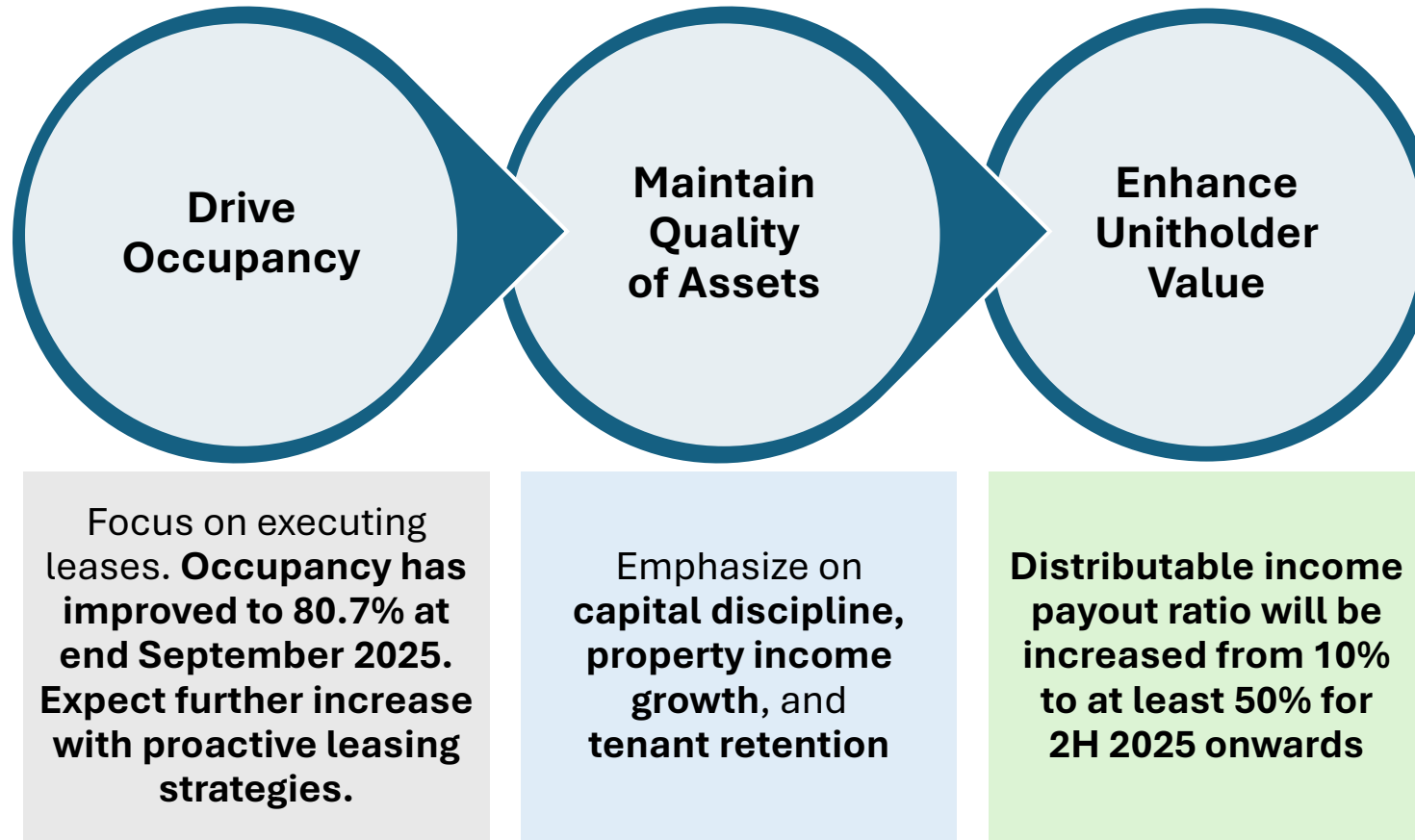
30 September 2025  
Debt Maturity Profile



- Aggregate Leverage, Interest Coverage Ratio: Computed in accordance with the Property Funds Appendix set out in the CIS Code
- Debt Headroom: Computed up to 50% Aggregate Leverage
- Debt Maturity Profile: Based on fully extended terms
- Unit Price US\$0.199: Based on closing price on 6 October 2025 post equity fund raise
- Pro forma: Adjusted for US\$25 million equity fund raise completed on 6 October 2025. Pending the deployment of the proceeds from the equity fund raise, in the interim, US\$23.8m and US\$0.6m of the gross proceeds were used for debt repayment and the related fees and expenses respectively.

# Staying Focused

## Strengthening Fundamentals for Growth



# U.S. Office REIT Listed on Singapore Exchange

13 Class A Freehold U.S. Offices Strategically Located Across 12 Submarkets  
US\$1.38 billion Portfolio Properties Value

## Financially Strong and Committed Sponsor & Strategic Investors

### SPONSOR

#### KBS Asia Partners

KBS Asia Partners (“KAP”) and affiliated KBS entities have extensive experience in US Office Real Estate. KBS has extensive asset management experience and has transacted in excess of \$40 billion worth of real estate assets. KAP and affiliated KBS entities support PRIME’s acquisitions and divestments.

### STRATEGIC INVESTORS



A global asset manager and operator with a total portfolio of more than S\$65 billion of assets under management. A preeminent player in Singapore real estate and REIT markets



Jointly owned by Temasek Holdings entities: Mapletree Investments and CLA Real Estate Holdings

- PRIME is managed by Prime US REIT Management Pte. Ltd. (the "Manager") which is jointly owned by KAP (40%); Keppel Capital Two Pte. Ltd. (30%), a wholly-owned subsidiary of Keppel Capital Management Pte Ltd; Times Properties Private Limited (20%), a wholly-owned subsidiary of Cuscaden Peak Investments Pte Ltd (formerly known as Singapore Press Holdings Limited); and Experion Holdings Pte. Ltd. (10%), a wholly-owned subsidiary of AT Holdings Pte. Ltd.
- Shareholders of KAP include founding members of affiliate company, KBS.



# Thank You

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## High Quality Portfolio of Prime Office Properties Diversified Across Key U.S. Office Markets



As at 30 September 2025

**13**

Class A and Freehold  
U.S. Office Properties

**US\$1.38 billion**  
Portfolio Properties  
Value

**4.2 million sf**  
Net Lettable Area

**80.7%**

Portfolio Occupancy

**4.9 years**

Weighted Average  
Lease Expiry

## Diversified Income Provides Stability

As at 30 September 2025

### Geographic Diversification

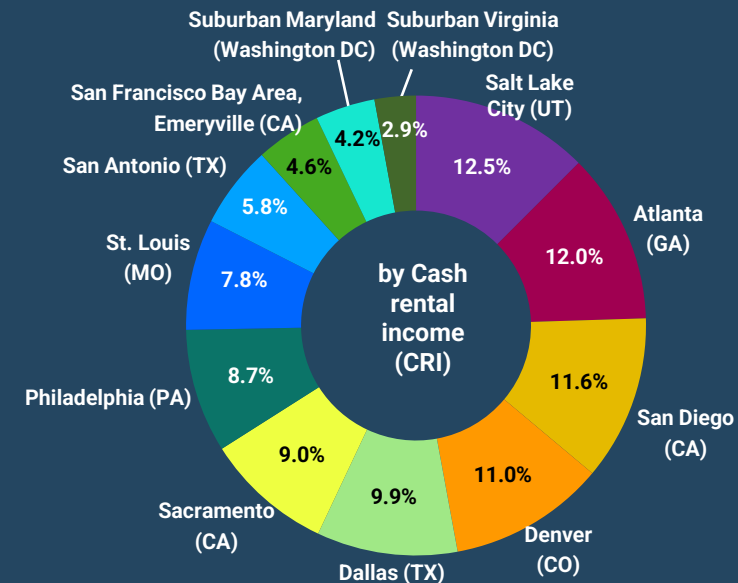
CRI by Primary Market

**12** Primary  
Markets

No single market  
contributing more than

**12.5%**

Total CRI



### Asset Diversification

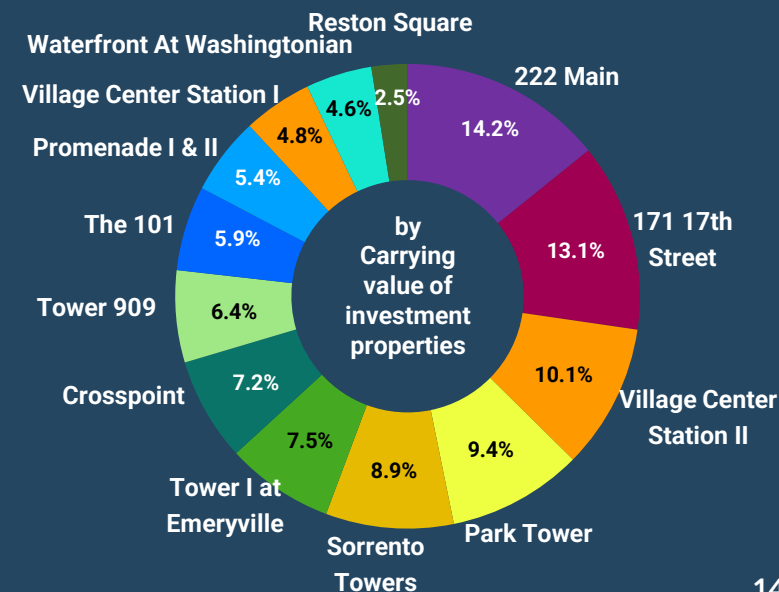
Asset by Carrying Value

**13** Assets

No single asset  
contributing more than

**14.2%**

Total Portfolio  
Carrying Value





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# Market Information



# Current Market Environment

Real GDP Growth  
2Q 2025<sup>1</sup>

**3.8%**

Unemployment<sup>2</sup> Rate  
August 2025

**4.3%**

CPI Inflation Rate<sup>2</sup>  
September 2025

**3.0%**

Management remains vigilant of potential implications amid interplay of shifting tariff policies, macro environment and interest rates.

- U.S. economy growth was 3.8% in 2Q2025<sup>1</sup>.
- U.S. unemployment rate remained low, despite inching up to 4.3% in August 2025<sup>2</sup>.
- Personal consumption expenditure (PCE) price index and CPI inflation rate were up 2.7%<sup>2</sup> and 3.0%<sup>2</sup> YoY, respectively in September 2025.
- The Fed has cut the target fed fund rate in both September and October 2025 meeting. This brings the Fed Fund Target Rate to 3.75% to 4.00%.<sup>3</sup>

1. U.S. Bureau of Economic Analysis 2Q 2025 (Third estimate)

2. U.S. Bureau of Labor Statistics August and September 2025.

3. Federal Reserve: FOMC Meeting October 2025 Press Release (29 October 2025)



# Return-to-Office Momentum Continues

## JLL

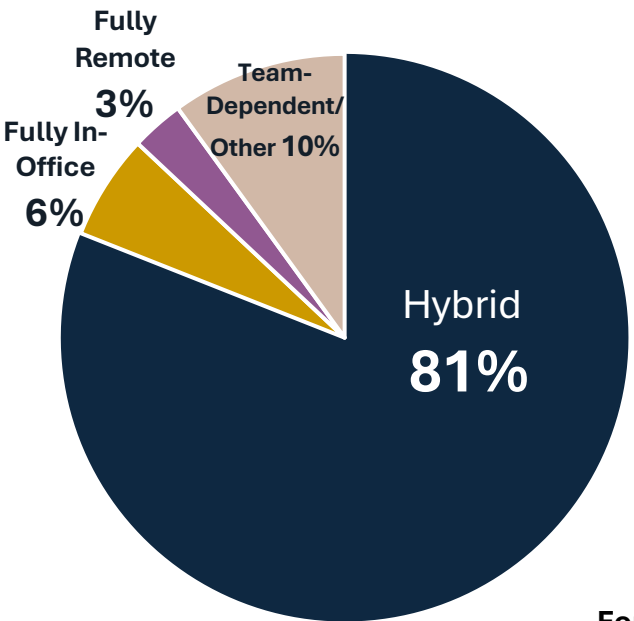
Majority of office-based employees of Fortune 100 companies back to the office on a full-time basis

Source: JLL Research: U.S. Office Market Dynamics 2025 Q3

### Q3 2023

Average weekly requirement:

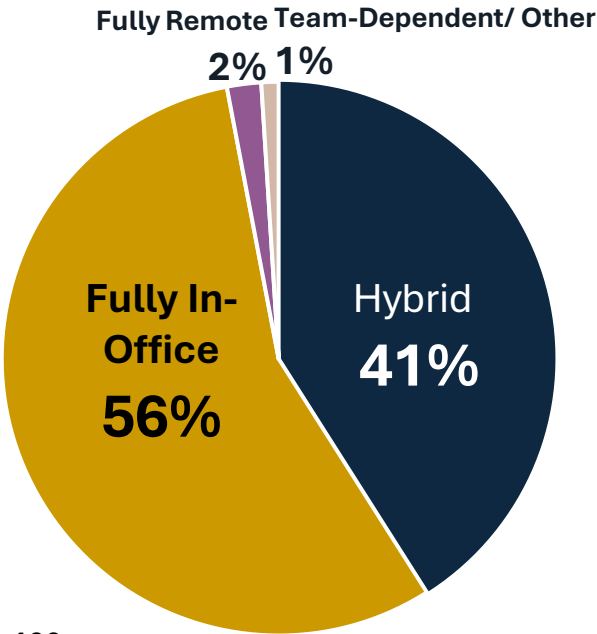
2.8 days



### Q3 2025

Average weekly requirement:

4.0 days



Fortune 100  
Office Attendance Policies

## KASTLE

Class A+ buildings' physical occupancy materially higher than average

Kastle has been studying keycard, fob and KastlePresence app access data from the 2,600 buildings and 41,000 businesses we secure across 47 states. Kastle has published U.S. office occupancy status in Kastle-secured commercial properties since the beginning of the Covid crisis in early 2020.

### PEAK DAY OCCUPANCY

88.3%

PEAK DAY (TUES) OCCUPANCY  
CLASS A+ BUILDINGS

62.9%

PEAK DAY (TUES) OCCUPANCY  
10-CITY BAROMETER

### WEEKLY AVERAGE OCCUPANCY

76.3%

AVG. OCCUPANCY  
CLASS A+ BUILDINGS

54.1%

AVG. OCCUPANCY  
10-CITY BAROMETER



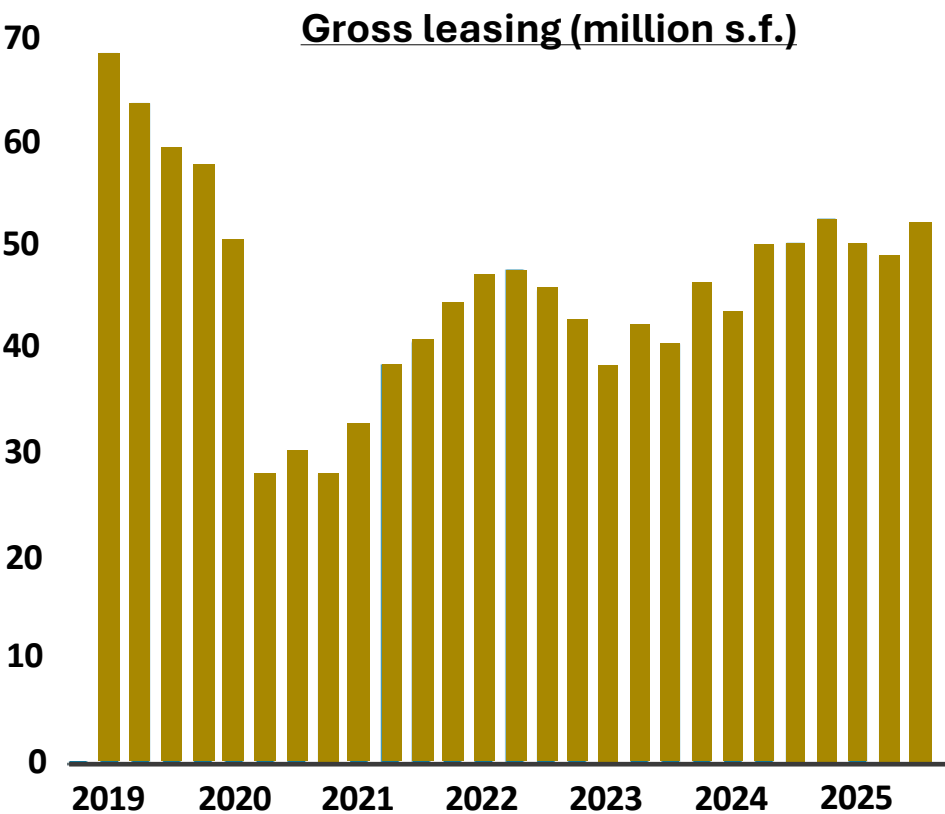
**B**

## Leasing Activity Accelerating

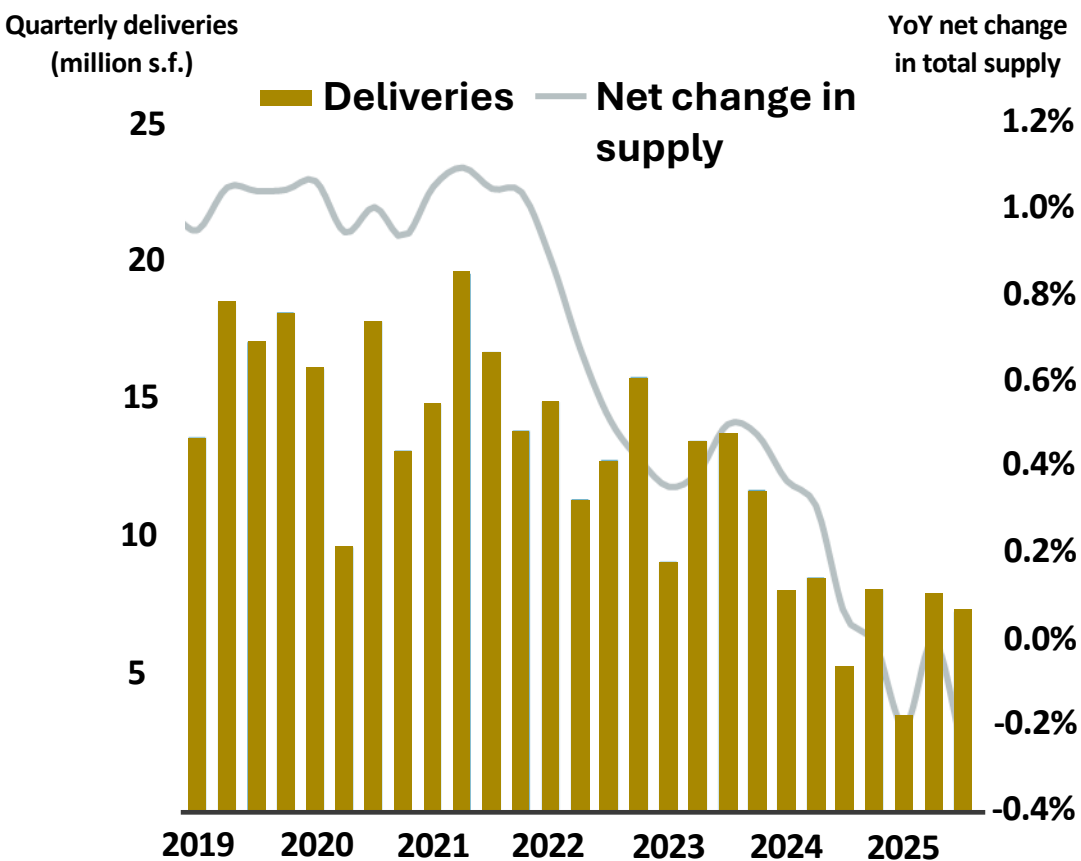
**C**

## Negative Inventory Growth Construction Pipeline Fallen 84% from 2019

Historical Gross Leasing Activity



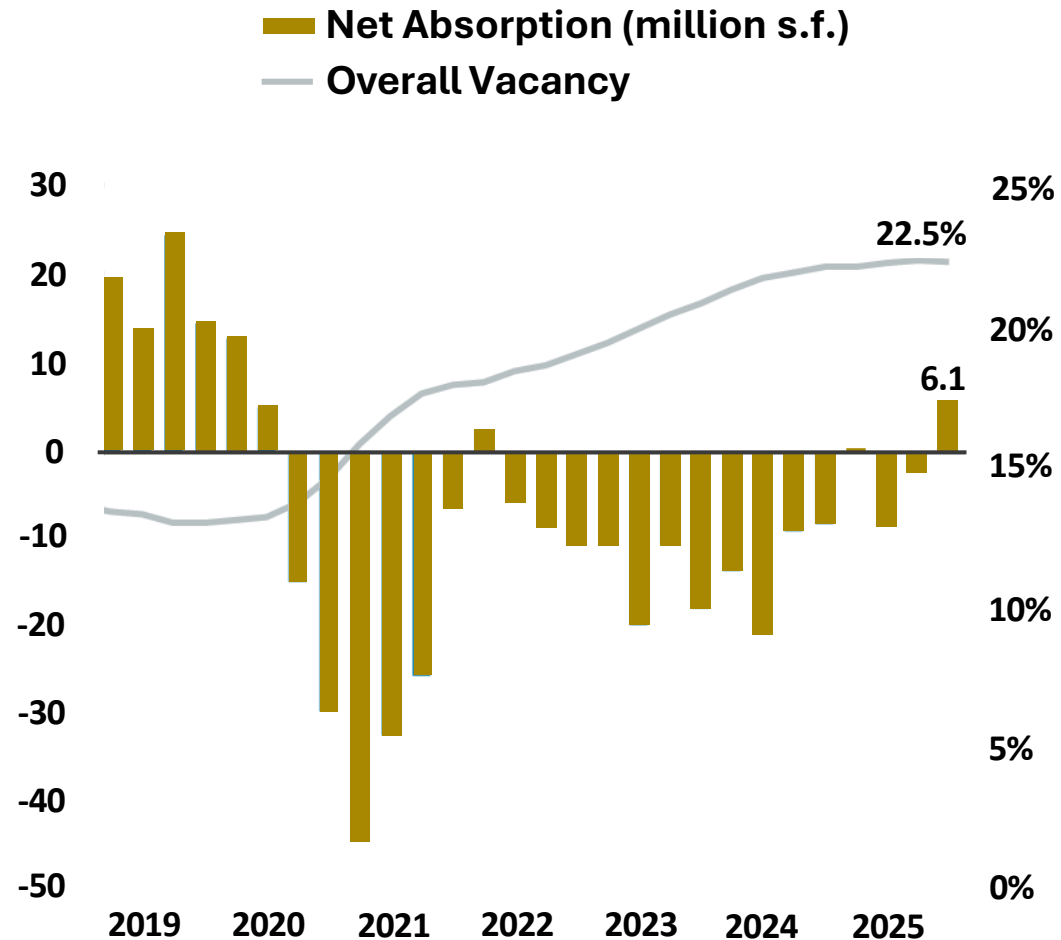
Historical Deliveries and Pipeline



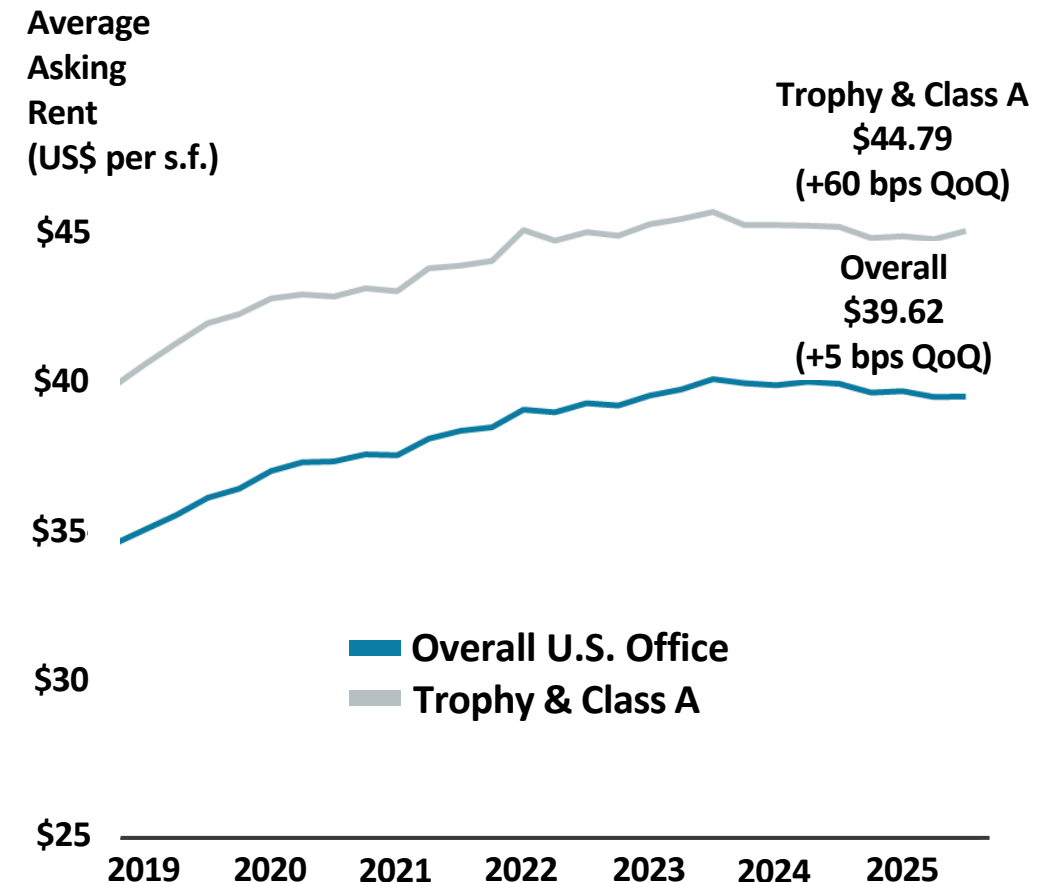
# U.S. Office Market Q3 2025

**D** Net absorption surged ahead in Q3  
Vacancy declines for 1<sup>st</sup> time in 7 years

**E** Tier 1 and trophy stock becomes scarce  
Asking rents grew marginally QoQ



## Historical Direct Asking Rents



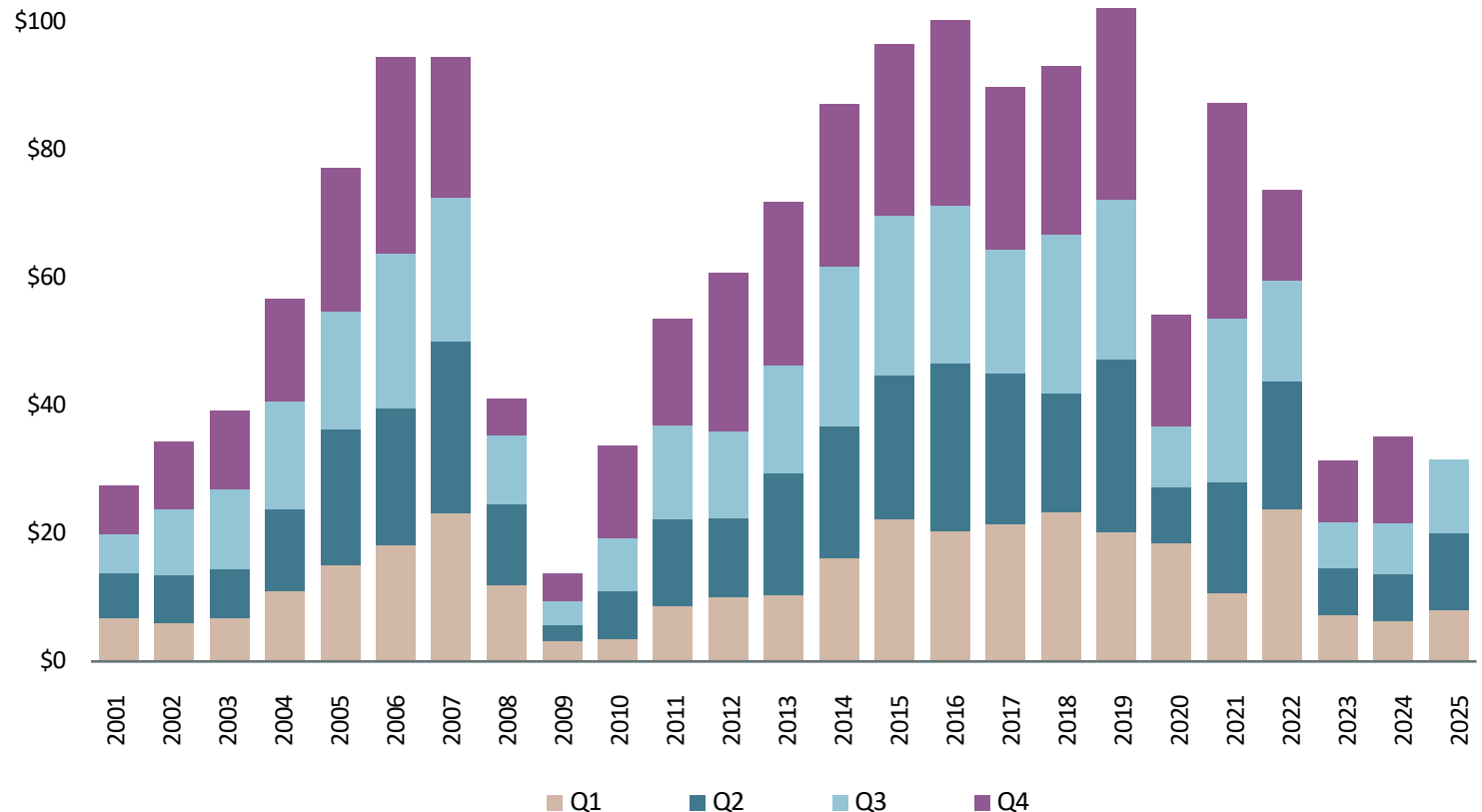


**YTD Sep 2025 Investment sales activity of US\$32 billion outpacing 2024 by 45%**  
**JLL: Investment sales accelerating, pointing to broader improvement in capital flow**

- Signs that institutional buyers are tentatively returning to the market
- Sales above \$100 million have already outpaced 2023 totals and are on pace to exceed 2024 levels by approximately 30%
- Expected rate cuts through mid-2026 will continue to support improvements in liquidity
- Lower costs of capital will also encourage or facilitate other capital expenditures, including leasing concessions, building improvements and renovations

Transaction  
Volumes  
(US\$ billions)

## Historical Office Transaction Volumes





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# Properties Information



222 MAIN

Salt Lake City  
Utah



222 Main is a 21-storey Class A multi-tenanted office building located in the CBD submarket within the Salt Lake City primary market with a nine-storey parking structure.

Close proximity to a light rail (TRAX) stop that allows access to locations throughout Salt Lake Valley and the Salt Lake International Airport. Easy access to other public transportation and Interstates 15, 80, and 215 are a close distance away. Located within seven miles (11km) of Salt Lake City International Airport which is undergoing a \$4 billion expansion.

171 17<sup>TH</sup> STREET

Atlanta  
Georgia



171 17th Street is a 22-storey Class A multi-tenanted office building located in the Midtown/Pershing/Brookwood submarket within the Atlanta primary market and the master-planned mixed-use development of Atlantic Station.

Benefits from easy access to Interstate 20, 75, 85, 285, 575 and 675; and Georgia Highway 400. Close proximity to Hartsfield Jackson International Airport.

Onsite amenities include café, conference centre, coffee bar, outdoor patio lounge and shuttle service.

VILLAGE CENTER STATION I

Denver  
Colorado



Village Center Station I is a 9-storey Class A multi-tenanted office building located in the Southeast Suburban submarket of the Denver primary market with an adjacent parking structure.

Village Center Station II is a 12-storey Class A single tenanted office tower with attached parking and an additional 2-storey building located in the Southeast Suburban submarket of the Denver primary market.

Amenities include a state-of-the-art fitness center with private lockers and shower facilities, conference center, collaboration areas, outdoor courtyard/patio, and on-site restaurants. Primary access into the local market is provided by Interstate 25, the major north-south highway through the Denver CBSA and the State of Colorado. Easily accessible to Centennial Airport - one of U.S.'s busiest executive airports. Adjacent to Arapahoe at Village Centre Station light rail passenger station where riders can take three lines, E, F and R, into the heart of Denver and other residential and financial areas.

VILLAGE CENTER STATION II

Denver  
Colorado



# PARK TOWER

Sacramento  
California



Park Tower is located in Sacramento, California and is part of the CBD submarket within the Sacramento primary market.

It is a prominent 24-storey Class A office tower with a complimentary shuttle service and easy access to Light Rail and RT Bus service. Amenities include a three-storey atrium lobby, fitness centre, locker rooms, conference centre and tenant lounge.

The property is three blocks away from the State Capitol building and two blocks from the Downtown Commons and Golden 1 Center, a mixed-use hotel, entertainment and shopping complex that serves as the home of the Sacramento Kings.

# SORRENTO TOWERS

San Diego  
California



Sorrento Towers is located in San Diego, California and is part of the Sorrento Mesa submarket, a technology and life science hub.

It comprises two, 7-storey Class A office towers above a three-storey podium garage with an NLA of 296,327 sq ft. Sorrento Towers was last refurbished in 2020 and offers amenities such as state-of-the-art fitness centre, conferencing spaces, a training centre, and multiple outdoor, collaborative meeting areas.

It has good visibility and excellent access to local and regional transportation arteries, including Inland Freeway ("I-805"), and to Sorrento Court shopping centre that offers two dozen eateries, banking, and lifestyle amenities.

TOWER I  
AT EMERYVILLE

San Francisco Bay Area  
California



Tower I at Emeryville is a 12-story Class A multi-tenant office building located in the Emeryville submarket which is part of the East Bay - Oakland Metropolitan Office Market. Tower 1 is located just a few minutes' drive east of downtown San Francisco.

Situated close to the San Francisco Bay, Tower I at Emeryville lies in close proximity to the Oakland International Airport and enjoys views of the San Francisco Bay, the San Francisco skyline, Golden Gate Bridge and the Treasure Island.

Public transportation is easily accessible through Amtrak, AC Transit, and free shuttles connecting Emeryville's employers and shopping centres with the MacArthur BART station. Quick access to Interstate-580, which passes from San Rafael in the Bay Area to Tracy in the Central Valley.

CROSSPOINT

Philadelphia  
Pennsylvania



CrossPoint is a 4-storey Class A multi-tenant office building well located along Swedesford Road, in the King of Prussia submarket within the Philadelphia primary market.

Good proximity to malls and local highways including Route 202 and Interstate 76. Proximity to the King of Prussia Mall, the second largest mall in the U.S., a Walmart Supercenter, and the Village at Valley Forge, a live-work-play development which includes Wegman's, Nordstrom Rack, REI and LA Fitness. Served by commuter bus service, and the property provides free shuttle service to a nearby commuter rail station.

High-quality finishes throughout with extensive window lines, and provides tenants with a full-service dining facility, conference centre and fitness centre.

# TOWER 909

Dallas  
Texas



19-storey Class A multi-tenanted office tower located in the Las Colinas Urban Center submarket within the Dallas Fort-Worth primary market with a seven-storey parking structure.

The Urban Center is a highly established business address, and a live-work- play atmosphere with tremendous amenities, including a convention center, hotels, variety of residential, restaurants, retail and entertainment amenities, and green space.

Direct access to State Highways 114, 12, and 183, as well as Interstate 1-35, providing access to the Dallas Metroplex and Dallas Fort-Worth Airport. Excellent access to public transportation, including an on-site stop for the Las Colinas Area Personal Transit System, and direct access to the DART light rail system that provides access throughout Dallas, including Dallas Fort-Worth Airport.

Full array of amenities, including a conference centre, a tenant lounge, fitness centre with full locker rooms, private shuttle to the adjacent Water Street mixed-use retail project and the Toyota Music Factory venue, on-site lake front patio and cafe, dry cleaning, concierge, and covered parking.

# THE 101

St. Louis  
Missouri



The 101 is a 19-storey Class A multi-tenanted office tower located in the Clayton submarket within the St. Louis primary market with a four-storey parking structure.

Close proximity to Interstate 170 and Interstate 64 which serve as primary traffic arteries for St. Louis County and the St. Louis metropolitan area. Easy access to Clayton Business District, the interstate highway system and other important local destinations and a MetroLink light rail station is two blocks away.

Features a full array of amenities such as a conference centre, a tenant lounge, fitness centre with full locker rooms, car wash, and a full-service restaurant.

# PROMENADE I & II

San Antonio  
Texas



Promenade I and II are two 4-storey multi-tenanted Class A office buildings located in the Far Northwest submarket within the San Antonio primary market.

Located within the Eilan mixed- use development which includes a boutique hotel, restaurants, retail, apartment complex and office space surrounding a piazza with Tuscan style stucco exteriors, stone facades and clay-tiled roofs.

Within the northwest quadrant of Interstate 10 and Loop 1604, near the region’s top employers and proximate to many affluent executive housing and multi-family residential developments. Interstate 10 connects San Antonio with Houston and beyond to the east and El Paso and beyond to the west. Loop 1604 encircles the city of San Antonio and provides access to the outer and suburban areas of the city of San Antonio.

Feature workout facilities, spa services, conference rooms, convenience store, dry cleaning services, tennis courts, indoor and outdoor pools, and drinking and dining options.

# WATERFRONT AT WASHINGTONIAN

Suburban Maryland  
Washington D.C.



Waterfront at Washingtonian is a 13-storey Class A multi-tenanted office tower located in the submarket of Suburban Maryland (Gaithersburg) within the Washington D.C. Area (Suburban Maryland) primary market; and within the I-270 Corridor, which is a leading bio-tech and medical research market.

Part of the exclusive mixed-use project, Gaithersburg’s premier lakefront shopping, dining, and entertainment destination.

Offers direct on and off access to Interstate 270 as well as the newly constructed Inter County Connector which connects the Interstate 270/370 corridor and the Interstate 95/US Route 1 corridor.

Onsite amenities include a café, virtual concierge, conference center, tenant lounge, outdoor courtyard/ patio, on-site security, dry cleaning service, covered parking, and food catering.

# RESTON SQUARE

Suburban Virginia  
Washington D.C.



Reston Square is a 6-storey Class A multi-tenanted office building located in the Reston-Herndon submarket of Suburban Virginia (Reston) within the Washington D.C. Area (Suburban Virginia) primary market.

Part of the Reston Heights mixed-use development and enjoys proximity to local neighbourhood amenities such as Reston Town Center and the Reston Town Center Metrorail station. Within ten miles of Washington Dulles International Airport.

Features onsite amenities including a virtual concierge, tenant lounge, electric vehicle car charging stations, outdoor courtyard/patio, on-site security, coffee bar and conference and fitness centre with private lockers. The building also offer Uber for Business at this location to provide tenants access to the two metro stops and Reston Town Center.