



(a real estate investment trust constituted on 7 September 2018 under the laws of the Republic of Singapore)
(Managed by KBS US Prime Property Management Pte. Ltd.)

UPDATE ON CHANGE OF INTEREST

KBS US Prime Property Management Pte. Ltd., in its capacity as manager (the “Manager”) of Prime US REIT (“PRIME”), has been informed by KBS REIT Properties III LLC (“KBS REIT III”), a substantial unitholder, of its disposal of 73.72 million units in PRIME via a block trade launched on 8 November 2021, that closed on 12 November 2021. Post the completion of this sale, KBS REIT III’s holding in PRIME has reduced from 24.8% to 18.5%.

This block trade is not a corporate action involving a new equity fund raising by PRIME and was undertaken by KBS REIT III independently of the Manager.

The Manager understands from the seller that the block trade was executed based on public information. The Manager also confirms that it is not aware of any material non-public information which may have prompted this trade.

The Manager notes that the sale increases the free float of PRIME’s units which could increase their trading liquidity going forward.

KBS REIT III has also authorised the Manager to release the following statement on its behalf in order to provide the market with additional context in relation to the sale:

“We are pleased with the performance of our investment in Prime US REIT to date and have no immediate plans to sell additional units. Our remaining investment in Prime US REIT is approximately 5% of the fair value of KBS REIT III’s assets and the ongoing dividends KBS REIT III receives are beneficial to the ultimate returns and distributions paid to the KBS REIT III shareholders. KBS REIT III is well capitalized with a significant amount of available liquidity to meet its shareholders’ needs. We are pleased that the sale of the Singapore units which closed on Friday November 12 allows us to create liquidity for additional Singapore investors, with a good portion of the placement taken up by institutional investors, while also allowing KBS REIT III to enhance its liquidity and moderate the size of its investment in Prime US REIT.”

The Manager’s announcement in relation to this sale is being made following receipt of formal notification of the change of interest in PRIME by KBS REIT III.

BY ORDER OF THE BOARD
Barbara Cambon
Chief Executive Officer

KBS US Prime Property Management Pte. Ltd.
(Company registration no. 201825461R)
(as manager of Prime US REIT)

12 November 2021

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.

This announcement may contain forward-looking statements that involve 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 other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, Canada or Japan, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations. The securities described herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the "Securities Act"), and may not be offered or sold in the United States unless registered under the Securities Act, or except pursuant to an applicable exemption from registration. There will be no public offer of securities in the United States.

The value of the units in Prime US REIT ("Units") and the income derived from them may fall as well as rise. The 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 respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Unitholders have no right to request that the Manager 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 (the "SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of Prime US REIT is not necessarily indicative of the future performance of Prime US REIT.