



(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.)

REMOVAL FROM MANDATORY QUARTERLY REPORTING LIST

The Board of Directors of Prime US REIT Management Pte. Ltd., as manager of Prime US REIT (the “**Manager**”), refers to the announcement pursuant to Rule 704(5) of the Listing Manual released on 10 April 2024, and wishes to inform that the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) had removed Prime US REIT from the list of issuers who are required to perform mandatory quarterly reporting. This was on the basis that the independent auditor’s report issued by PRIME’s external auditors, Ernst & Young LLP, had expressed an unmodified and unqualified audit opinion (i.e. “clean opinion”) on the financial statements of PRIME for the financial year ended 31 December 2024. The emphasis of matter on material uncertainty related to going concern on the financial statements for the previous financial year ended 31 December 2023 was removed primarily because of the completion of the US\$550 million credit facility in August 2024 which resulted in Prime US REIT to be in a net current asset position.

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)

9 April 2025

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 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. Unitholders 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 the SGX-ST. Listing of the Units on the 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.