



# 1H 2025 Financial Results

12 August 2025

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



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## U.S. Office Market

- ✓ **Return-to-office momentum accelerates**  
*7 of the 10 largest employers in the Fortune 100 now have requirements of 4 or more days in office*
- ✓ **Demand: Tenants in the market volume bounces back to highest level since 2021**  
*Active space requirements grew by 5.8% quarter-over-quarter*
- ✓ **Supply: Deliveries continue to be outweighed by inventory removals for conversion and redevelopment**
- ✓ **Flight to quality continues**

Source: JLL: U.S. Office Market Dynamics 2Q2025

## PRIME's Key Highlights

### Leasing

Key metrics improved QoQ

- ✓ Occupancy: **80.2%** (Mar 2025: 78.9%)
- ✓ WALE: **4.7 years** (Mar 2025: 4.3 years)
- ✓ Rental reversion: **+4.3%** (1Q 2025: +2.6%)
- ✓ Leasing volume: **268k sf**, 6% of NLA (1Q 2025: 132k sf, 3% of NLA)

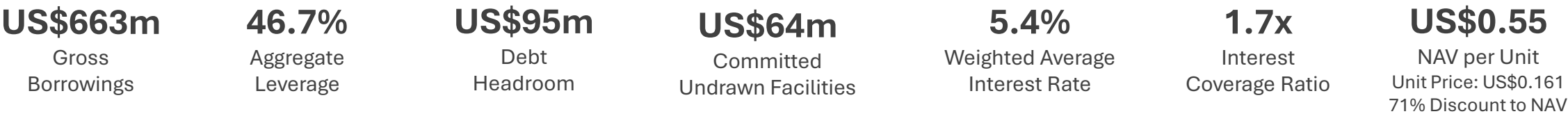
Leasing momentum continues into 3Q 2025

- ✓ Subsequent to 30 Jun 2025, 222 Main signed a **61k sf** (1.5% of NLA) new lease with U.S. Attorney Office – District of Utah

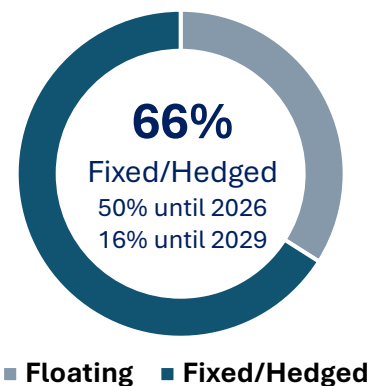
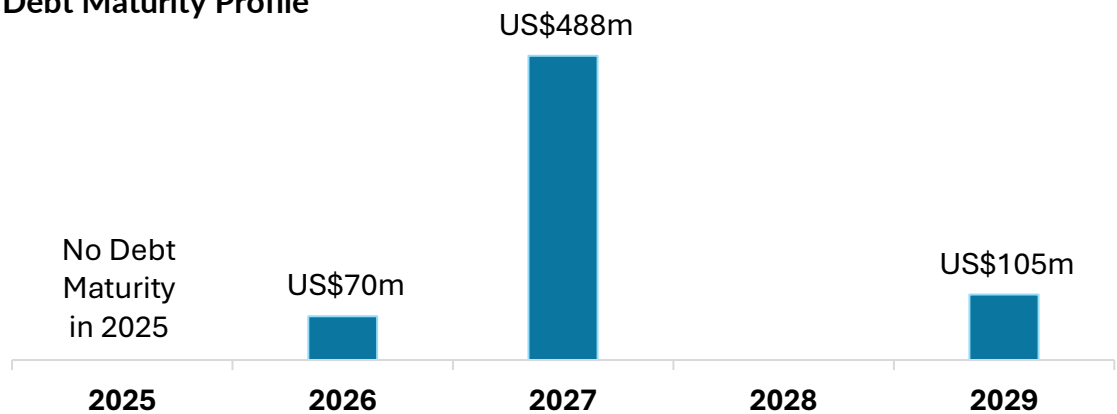
### Financials

- ✓ Aggregate leverage: **46.7%** (US\$95m debt headroom)
- ✓ **Undrawn committed** credit facilities: US\$64m
- ✓ No debt maturing in 2025
- ✓ NAV: US\$0.55 per Unit (trading at 71% discount to NAV)
- ✓ 1H2025 DPU: US 0.12 cents (2H 2024: US 0.11 cents)

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



30 June 2025  
Debt Maturity Profile

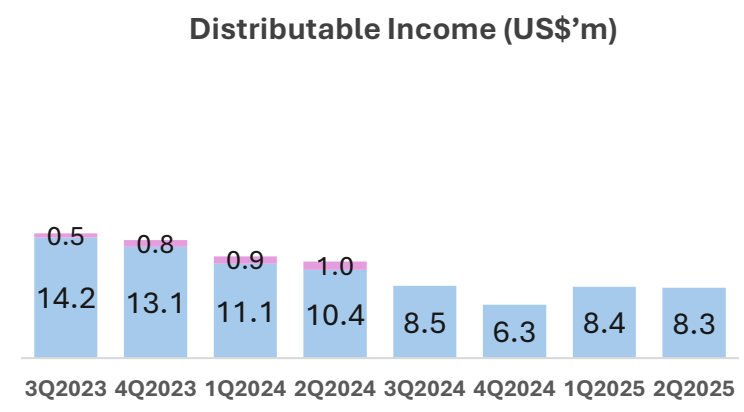
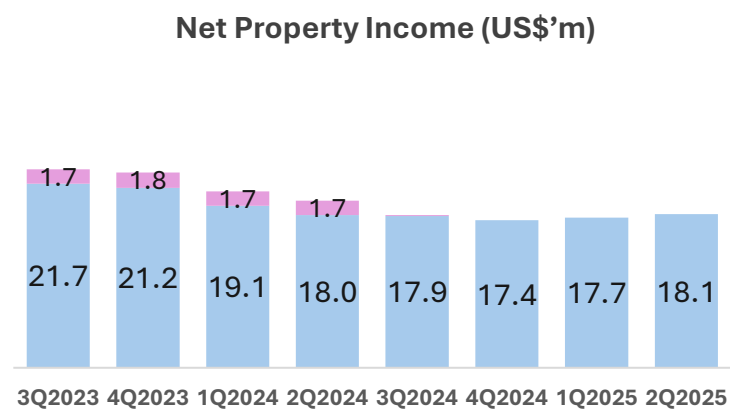
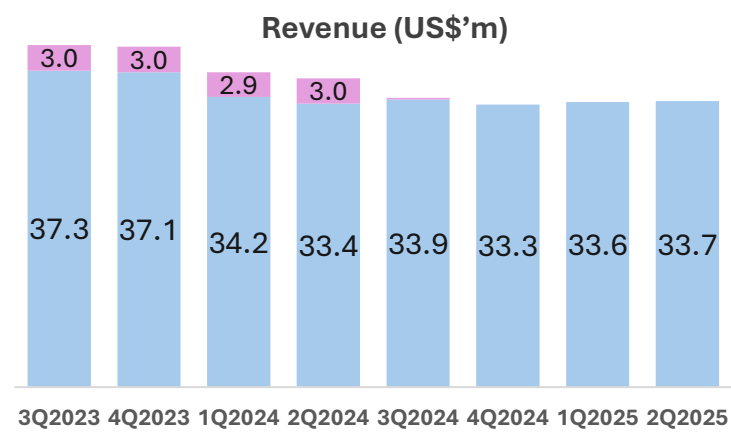


Aggregate Leverage, Interest Coverage Ratio: Computed in accordance with the Property Funds Appendix set out in the CIS Code  
Debt Headroom: Computed up to 50% Aggregate Leverage  
Debt Maturity Profile: Based on fully extended terms  
Unit Price US\$0.161: Based on closing price on 30 June 2025

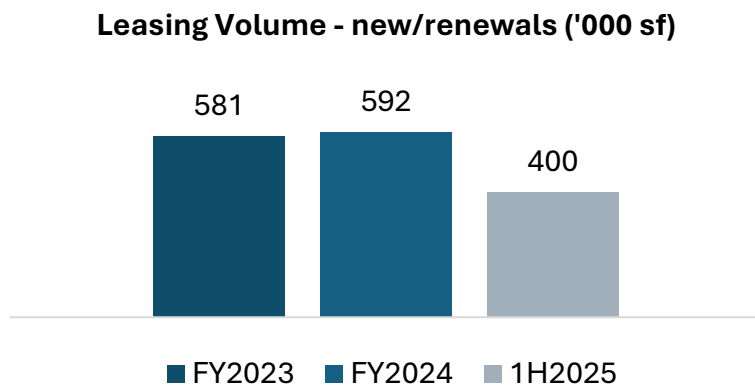
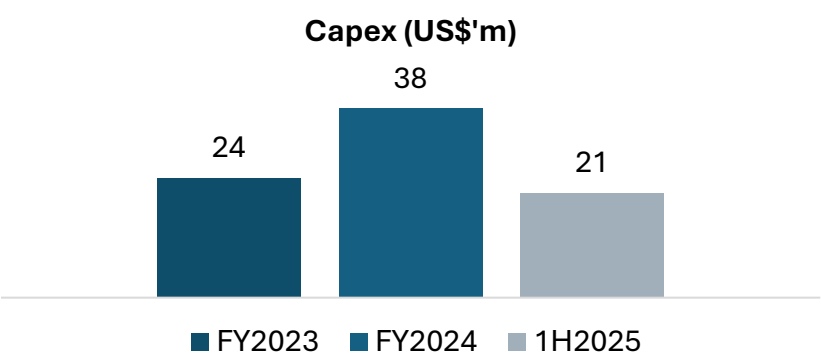
# Occupancy Positioned for Net Gain in 2025

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

Prolonged elevated interest rate environment since 2H2023 and slow recovery from pre-pandemic remote working arrangement had necessitated the need for substantial retention of distributable income to reinvest capital into the asset portfolio.



Same-store basis (13 assets)    Divested asset



While volatility is expected in 2025, PRIME is in a strong position to sign large leases and bring overall portfolio occupancy closer to stabilization.



# Occupancy Gain + Committed Income

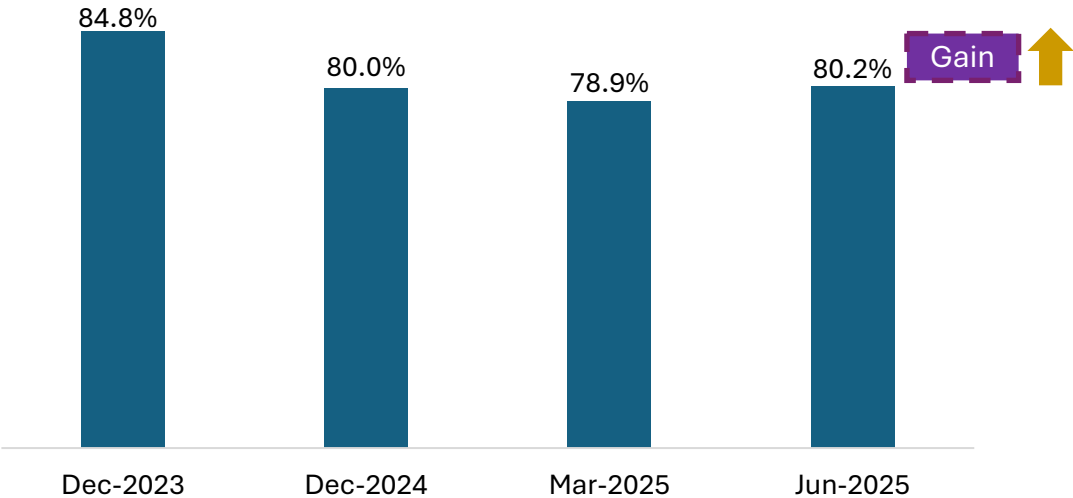
## Occupancy Gain

On track to Stabilized Occupancy

### Key Near-Term Leasing Pipelines

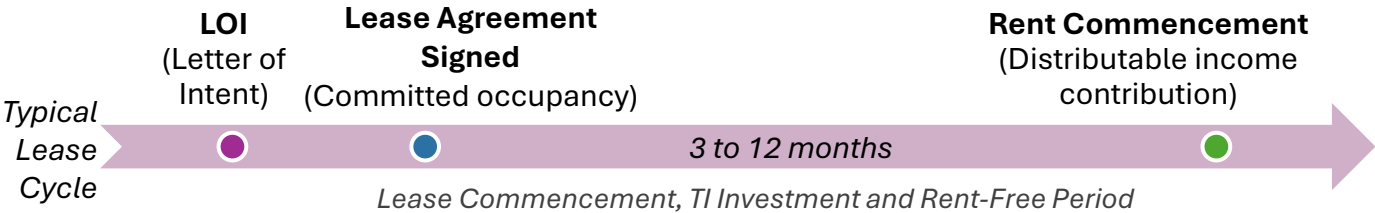
Large Leases at LOI stage and expected to sign in 2025, with rent collection commencing in 2026 bringing overall portfolio occupancy closer to stabilization.

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

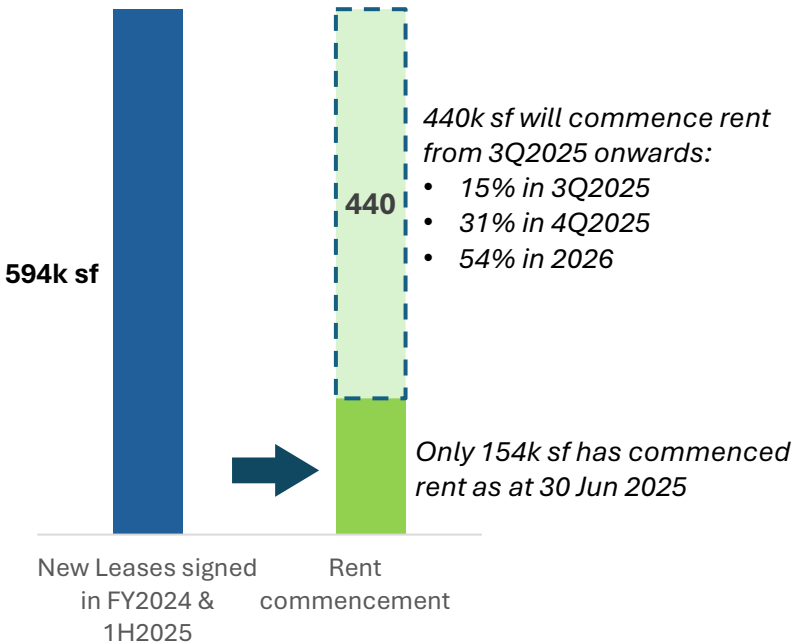


## Committed Income

From Signing to Rent Commencement



Rent for 440k sf of new leases signed in FY2024 and 1H2025 (equivalent to **10.5%** of portfolio occupancy) are staggered to commence from 3Q2025 onwards



# Leased Occupancy by Properties

Properties	Leased Occupancy 31-Mar-25	Leased Occupancy 30-Jun-25	Contribution by Carrying Value	Submarket Occupancy <sup>1</sup>
Village Center Station II (Denver)	100.0%	100.0%	10.2%	71.9%
CrossPoint (Philadelphia)	100.0%	100.0%	7.2%	82.4%
Sorrento Towers (San Diego)	96.3%	95.6%	9.0%	94.8%
Tower 909 (Dallas)	91.6%	93.0%	6.4%	75.7%
Waterfront At Washingtonian (Suburb Maryland, DC)	48.7%	85.7%	4.5%	92.9%
The 101 (St. Louis)	84.8%	84.8%	5.8%	85.8%
Promenade I & II (San Antonio)	82.9%	81.3%	5.4%	71.8%
222 Main (Salt Lake City)	95.2%	79.6%	14.3%	85.8%
Reston Square (Suburb Virginia, DC)	65.4%	69.4%	2.4%	74.5%
Village Center Station I (Denver)	50.2%	68.3%	4.7%	71.9%
171 17th Street (Atlanta)	70.6%	65.7%	13.1%	70.2%
Park Tower (Sacramento)	61.0%	64.4%	9.5%	90.3%
Tower I at Emeryville (San Francisco Bay Area)	74.8%	57.8%	7.5%	75.5%
	78.9%	80.2%	100.0%	

**Waterfront At Washingtonian:** In June 2025, a 120k sf lease was signed with X-energy (an American advanced clean energy and fuel design engineering company backed by Amazon), bringing leased occupancy to 85.7%, up from 33% prior to asset enhancement works.

**222 Main:** Top 3 Class A office in Salt Lake City, CBD. Strong demand for space. Temporary dip in occupancy with Goldman Sachs rightsizing from 177k sf to 113k sf in May 2025, making way for a 61k sf lease with U.S. Attorney Office – District of Utah in July 2025, bringing up the leased occupancy to 93%.

**Reston Square:** After the minor asset enhancement in 2023 to maintain the Class A quality of the asset, occupancy increased significantly from 47.0% to 69.4%.

**Village Center Station I:** Leasing interest improved since 2H2024 for tenants seeking quality and well-amenitized office space, as return-to-office gained momentum. Occupancy increased from 50.2% to 68.3%, with a 43k sf lease signed with a leading global engineering and consultancy firm. Currently in simultaneous leasing discussions which are expected to sign in latter half of 2025.

**171 17th Street:** Located in the heart of Atlantic Station with unparalleled access and visibility. In lease negotiation with two tenants.

**Park Tower:** Large lease for c. 24% of the asset occupancy space expected to sign in latter half of 2025, which can bring the asset near 85% occupancy.

**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

**268k sf** (6% of NLA)

**Leasing Volume**

2Q2025

1Q2025: 132k sf

**+4.3%**

**Rent Reversion**

2Q2025

1Q2025: +2.6%

**4.7 Yrs**

**WALE**

30 Jun 2025

31 Mar 2025: 4.3 Yrs

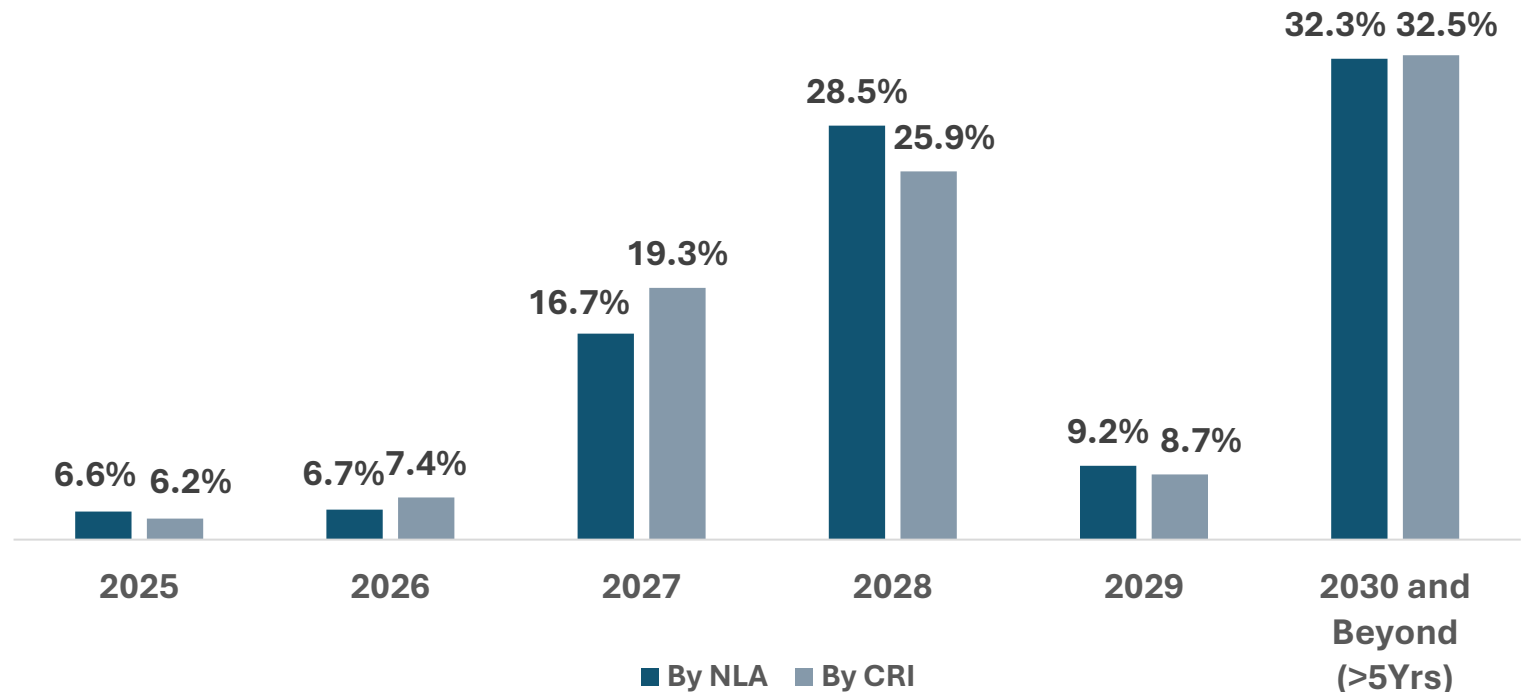
**WALE increased to  
4.7 Years**

**2% to 3%**

**Annual Rent**

**Escalation**

Lease Expiry Profile as at 30 June 2025



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

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

CRI: Annualised cash rental income in the reporting month

2025 expiry stack: Included month-to-month leases

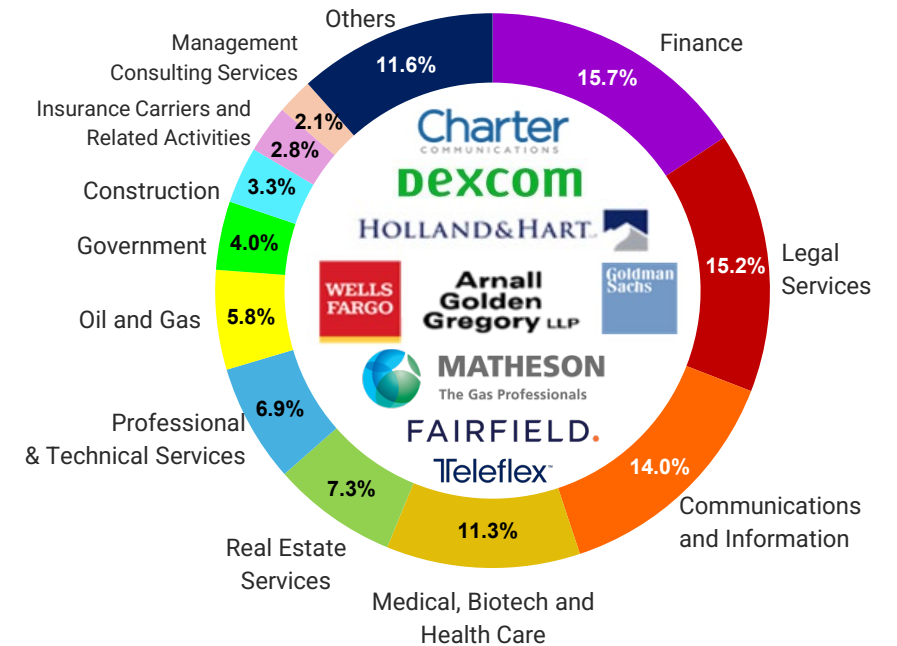
Annual Rent Escalation: Almost all the leases have annual rent escalation in place



# Top 10 Tenants by CRI

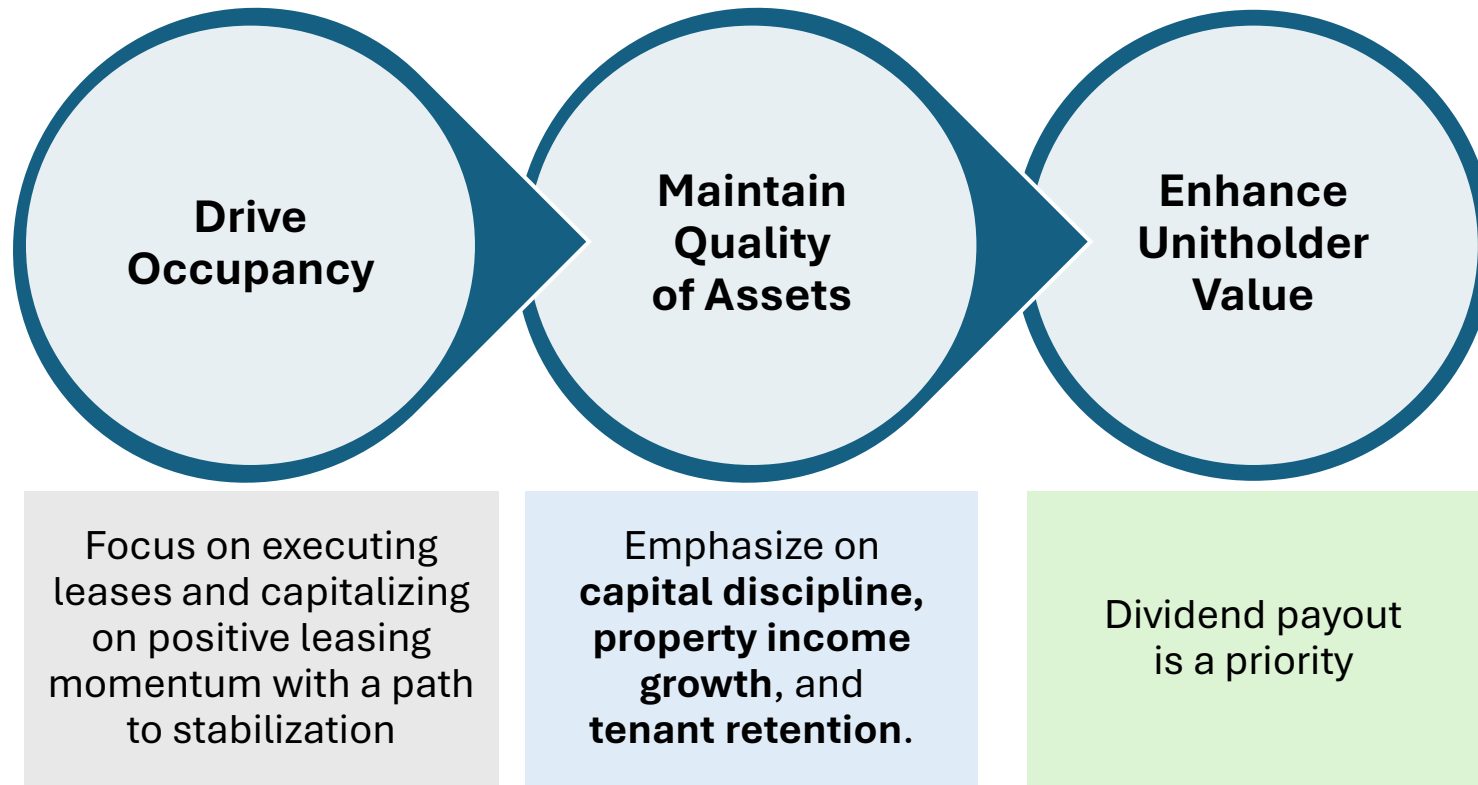
Tenant	Industry	Property	Leased sf	% of Portfolio CRI
Charter Communications	Communications and Information	Village Center Station I & II	419,881	10.2%
Dexcom	Medical, Biotech & Health Care	Sorrento Towers	148,383	6.1%
Holland & Hart	Legal Services	222 Main	89,960	4.1%
Wells Fargo	Finance	171 17 <sup>th</sup> Street	106,030	4.0%
Arnall Golden Gregory	Legal Services	171 17 <sup>th</sup> Street	103,079	3.8%
Goldman Sachs	Finance	222 Main	112,615	3.8%
Matheson Tri-Gas	Oil and Gas	Tower 909	118,685	3.4%
Fairfield Residential	Real Estate Services	Sorrento Towers	58,957	2.5%
Teleflex	Medical, Biotech & Health Care	CrossPoint	57,559	2.1%
State of California	Government	Park Tower	63,158	1.9%
<b>Total</b>			<b>1,278,307</b>	<b>41.9%</b>
<b>WALE Top 10</b>			<b>3.8 Years</b>	

## Sector Diversification Adds to Resiliency



# 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\$1.37 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.





# Thank You

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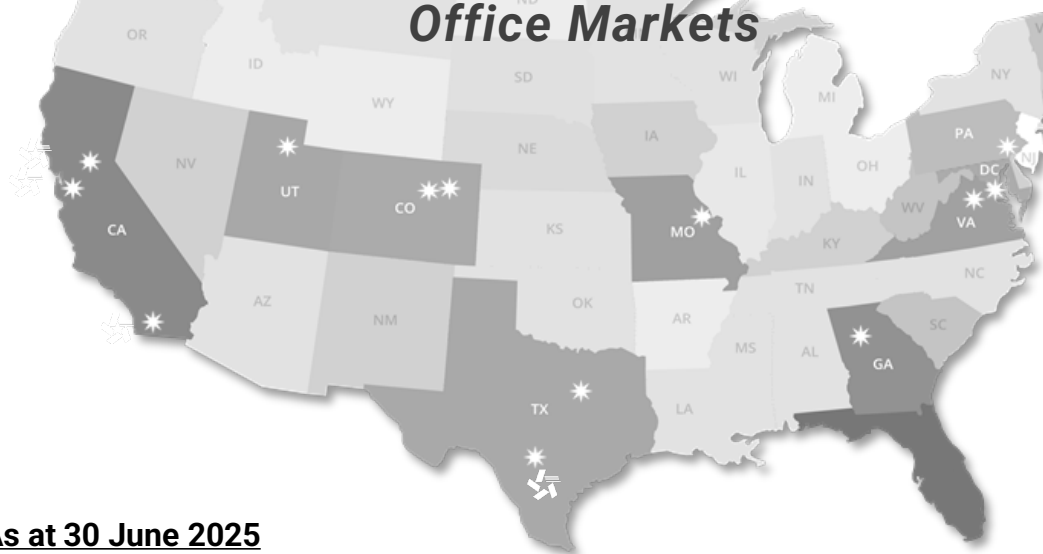
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## High Quality Portfolio of Prime Office Properties Diversified Across Key U.S. Office Markets



**As at 30 June 2025**

13

## Class A and Freehold U.S. Office Properties

**US\$1.37 billion**  
Portfolio Properties  
Value

**4.2 million sf**  
**Net Lettable Area**

80.2%

## Portfolio Occupancy

**4.7 years**

## Weighted Average Lease Expiry

1H2025 | AUGUST 2025

## Diversified Income Provides Stability

**As at 30 June 2025**

## Geographic Diversification

## CRI by Primary Market

## 12 Primary Markets

**No single market  
contributing more than**

12.4%

### Total CRI

# Asset Diversification

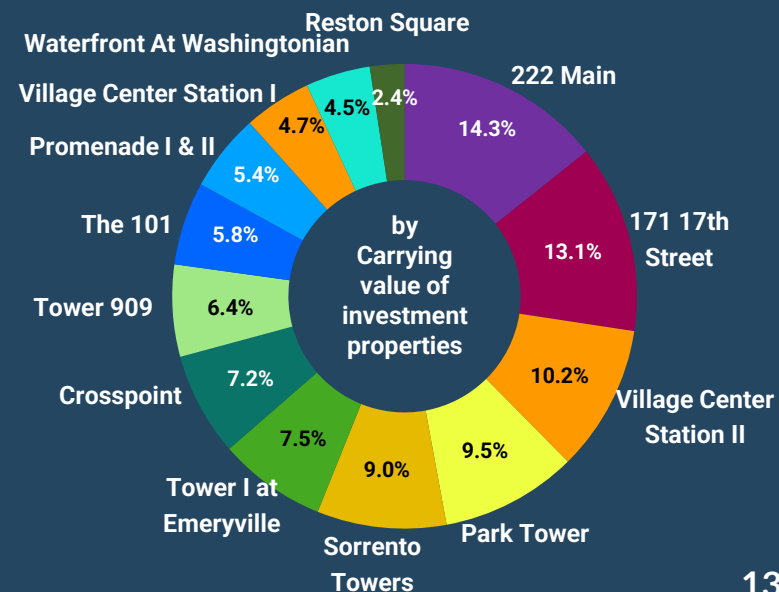
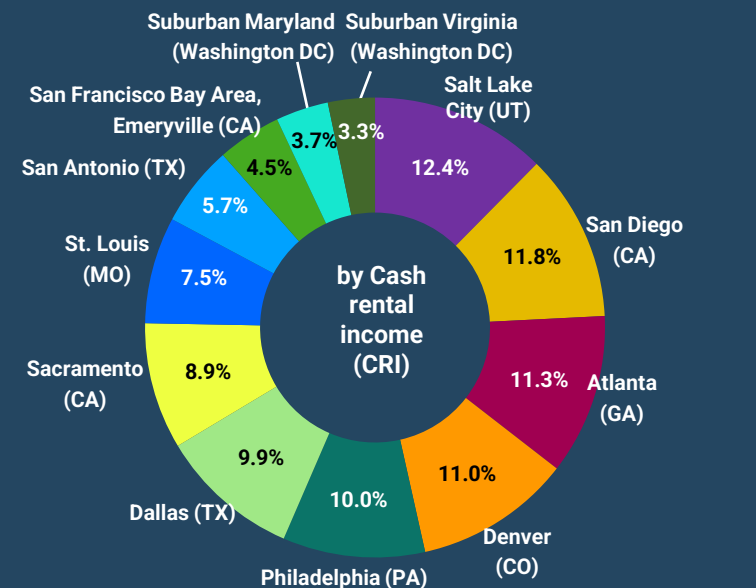
## Asset by Carrying Value

## 13 Assets

**No single asset contributing more than**

14.3%

## Total Portfolio Carrying Value

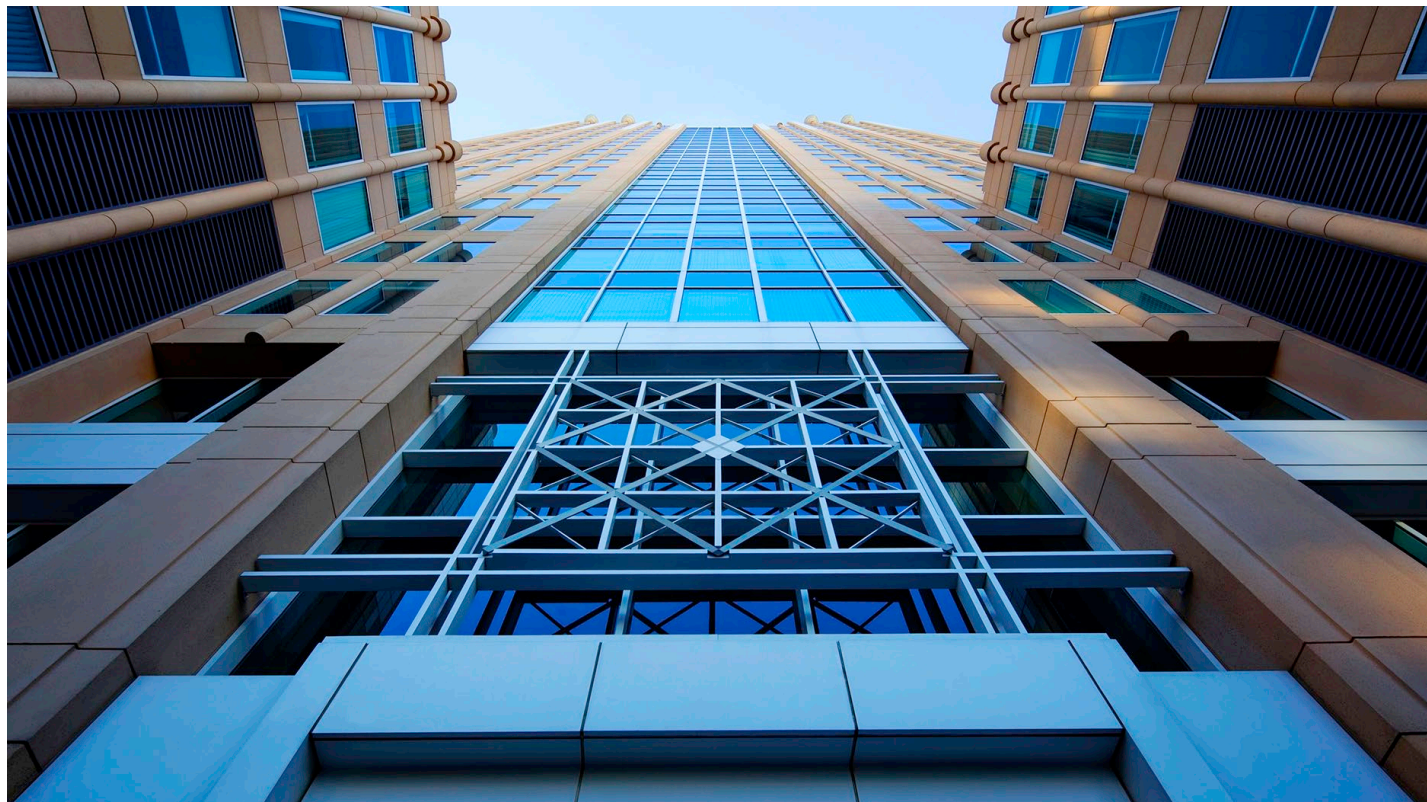






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# Market Information





# Current Market Environment

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

**3.0%**

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

**4.2%**

PCE Inflation Rate<sup>2</sup>  
June 2025

**2.6%**

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

- U.S. economy growth was 3.0% in 2Q2025<sup>1</sup>.
- U.S. job growth remained resilient in July 2025. Unemployment rate was 4.2% in July 2025<sup>2</sup>.
- Personal consumption expenditure (PCE) price index and CPI inflation rate were up 2.6%<sup>2</sup> and 2.7%<sup>2</sup> YoY, respectively in June 2025.
- The Fed kept the target fed rate unchanged at 4.25%-4.50% since last rate cut in December 2024.

1. U.S. Bureau of Economic Analysis Advance Estimate 2Q 2025

2. U.S. Bureau of Labor Statistics June and July 2025



# Return-to-Office Momentum Continues

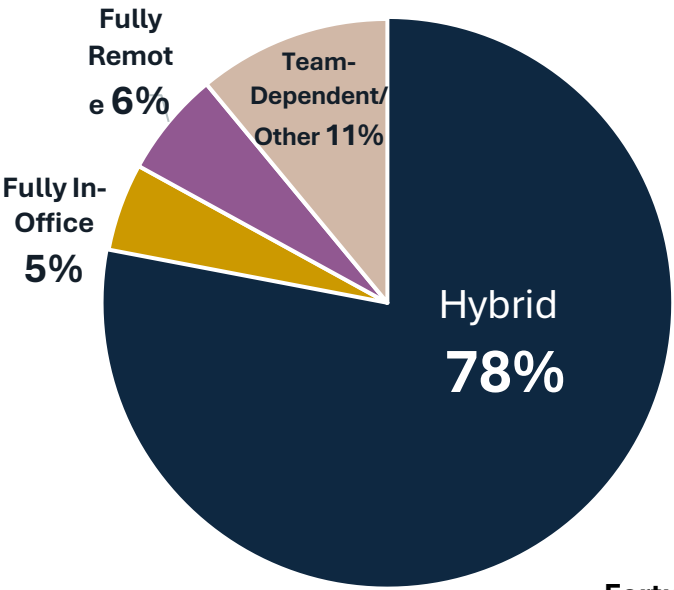
## JLL: Most Employees Are Back To Full Office Requirements

Seven of the 10 largest employers in the Fortune 100 now have requirements of four or more days in office

Source: JLL Research: U.S. Office Market Dynamics 2025 Q2

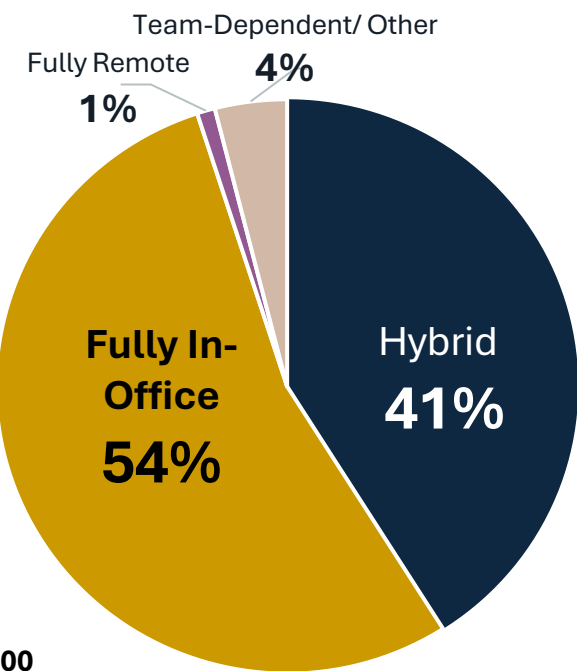
### Q2 2023

Average weekly requirement:  
**2.6 days**



### Q2 2025

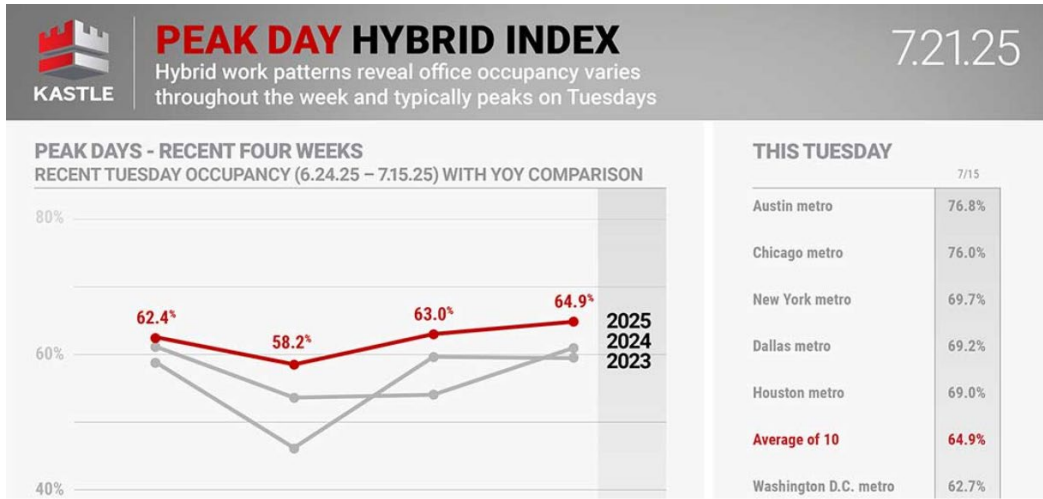
Average weekly requirement:  
**3.8 days**



Fortune 100  
Office Attendance Policies

## KASTLE: Office Occupancy Surges Across the Country

- (1) Peak day office occupancy rose to 64.9% on Tuesday last week, nearly two full points higher than the previous week.
- (2) Weekly average occupancy rose 5.5% from the previous week to 54.9%, a new post-pandemic high

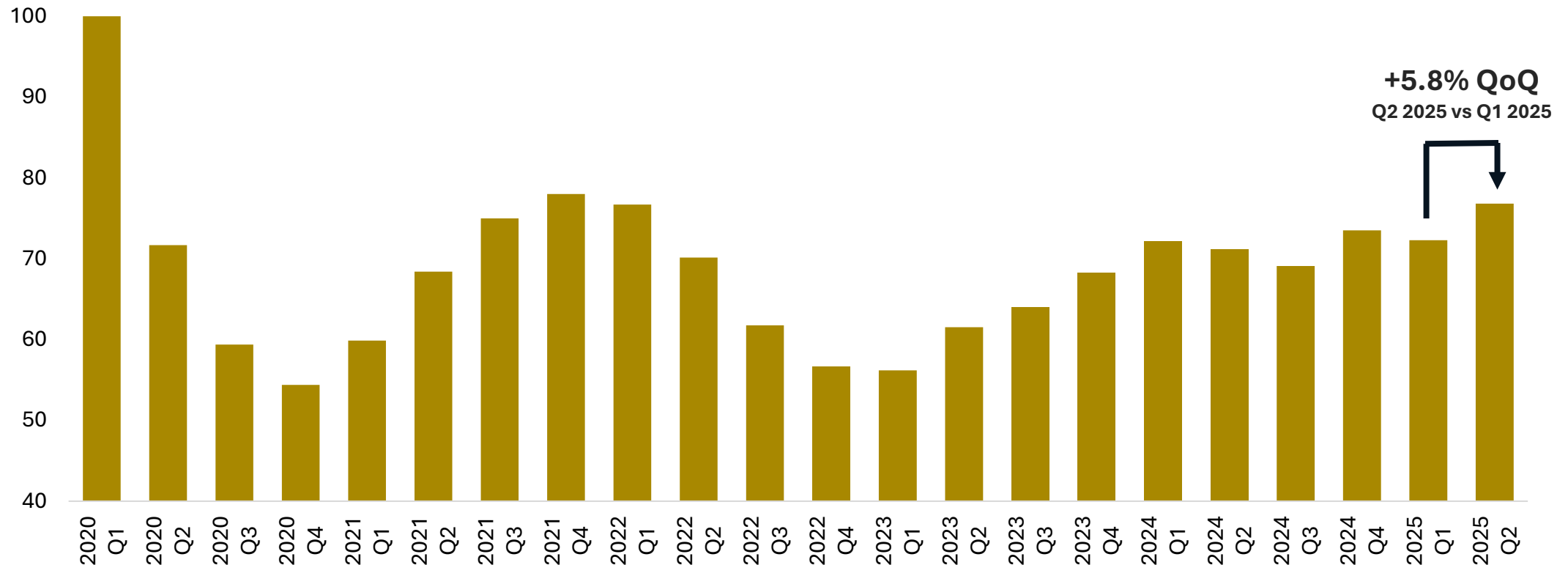




# Leasing Demand Highest Level Since 2021

Active space requirements grew by 5.8% quarter-over-quarter  
Tenant requirements have recovered to within 25% of pre-pandemic levels

Tenants in the market Index (2020 Q1 = 100)

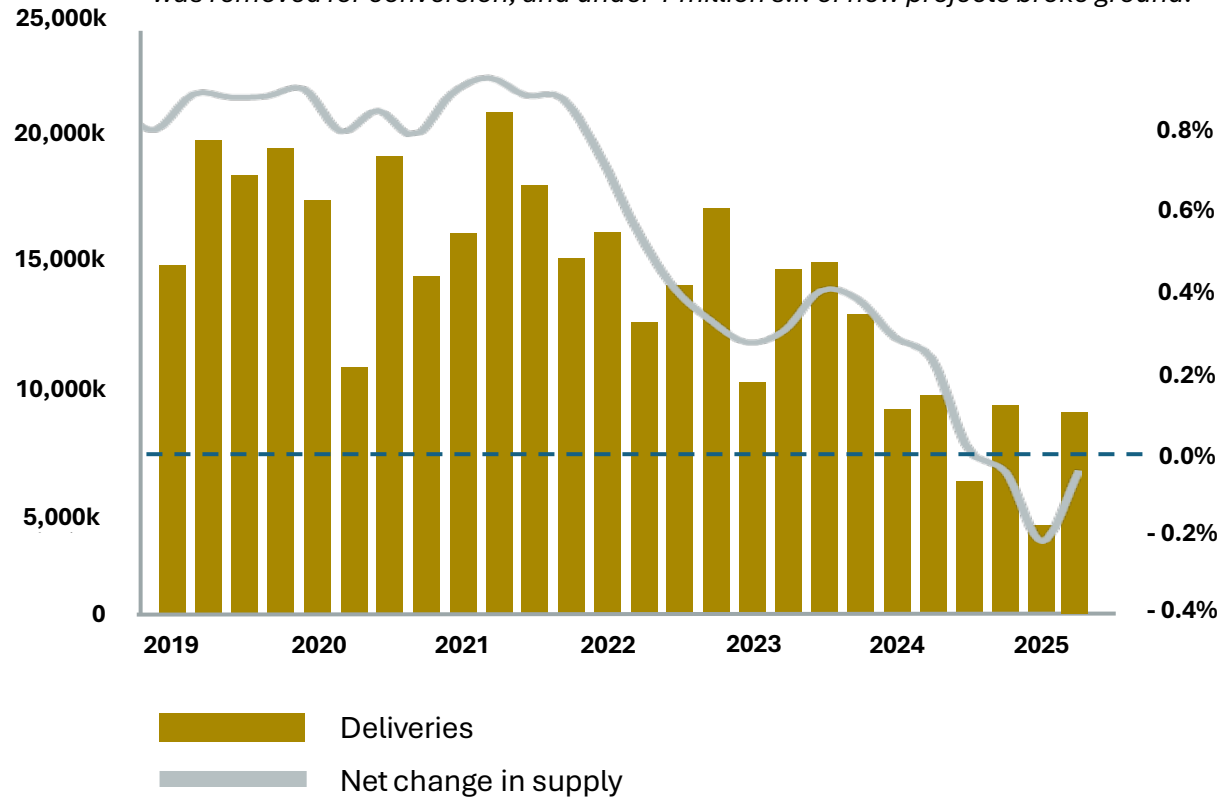




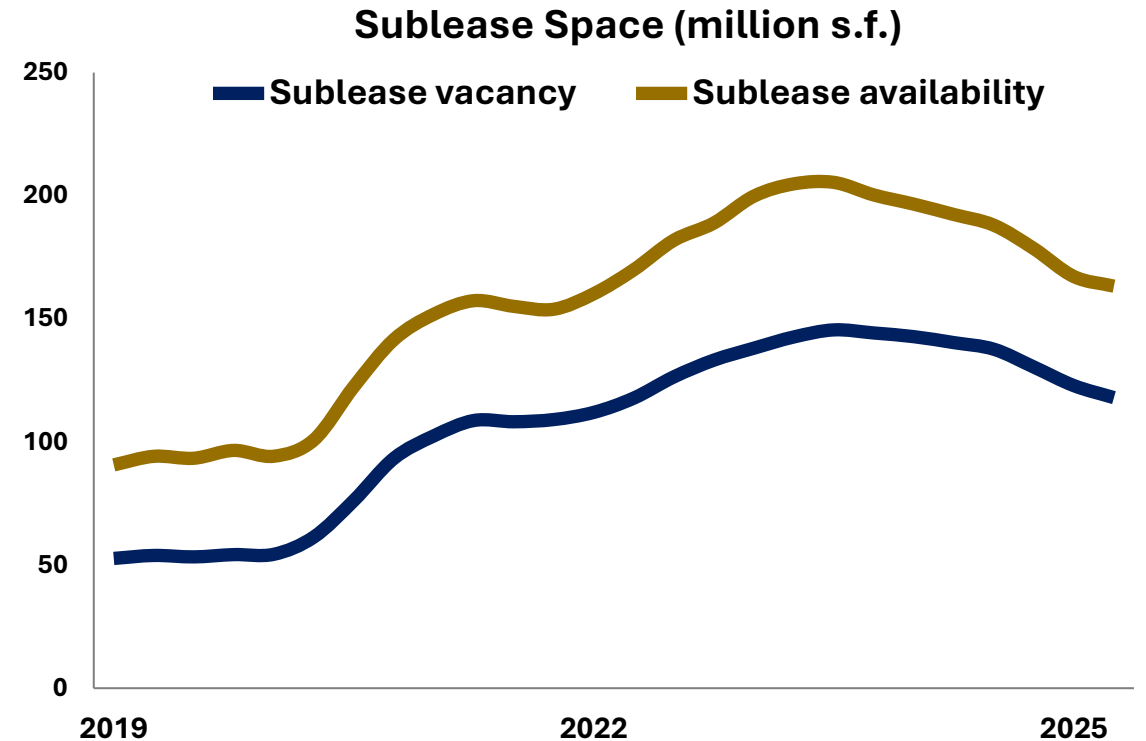
# U.S. Office Market Q2 2025

## C Overall inventory continues to decline as removals outpace deliveries

JLL: Overall inventory declined by another 700,000 s.f. nationally as deliveries continue to be outweighed by inventory removals for conversion and redevelopment. Although 7.7 million s.f. delivered in Q2, more than 8 million s.f. was removed for conversion, and under 1 million s.f. of new projects broke ground.



## D Sublease Availability Continues to Decline





# Beginning to See Investors' Interest Pickup for Selective Class A Well-Amenitized Office Assets & Portfolios



## Cousins Properties US\$218 Million Uptown Office Buy Sets Record For This Year

**July 31, 2025:** Cousins Properties, an Atlanta-based U.S. REIT, has purchased The Link at Uptown for US\$218 million. The 25-story tower, completed in 2021, totals 292,000 SF and is about 93.6% leased.

## Shorenstein Acquires Sterling Plaza in Prestigious Preston Center Submarket of Dallas

**July 14, 2025:** Shorenstein continues US\$1 billion office acquisition spree with Dallas Class A purchase. The 19-story Class A office, with 320,000 SF is currently 89% leased and was recently renovated to deliver a range of modern amenities

## Cohen & Steers Invests US\$300 Million With Hudson Pacific Properties

**June 16, 2025:** Cohen & Steers (NYSE:CNS) has invested US\$300 million in Hudson Pacific Properties (HPP), as a cornerstone investor to support HPP's balance sheet recapitalization.

## City Office REIT to be Taken Private in Near US\$1.1 Billion deal

**July 24, 2025:** City Office REIT (CIO.N), said on Thursday it has agreed to be taken private by MCME Carell, an affiliate of hedge fund Elliott Investment. MCME Carell will acquire all outstanding shares of the real estate company it does not already own for US\$7.00 per share, representing a **26% premium to the stock's last close**.

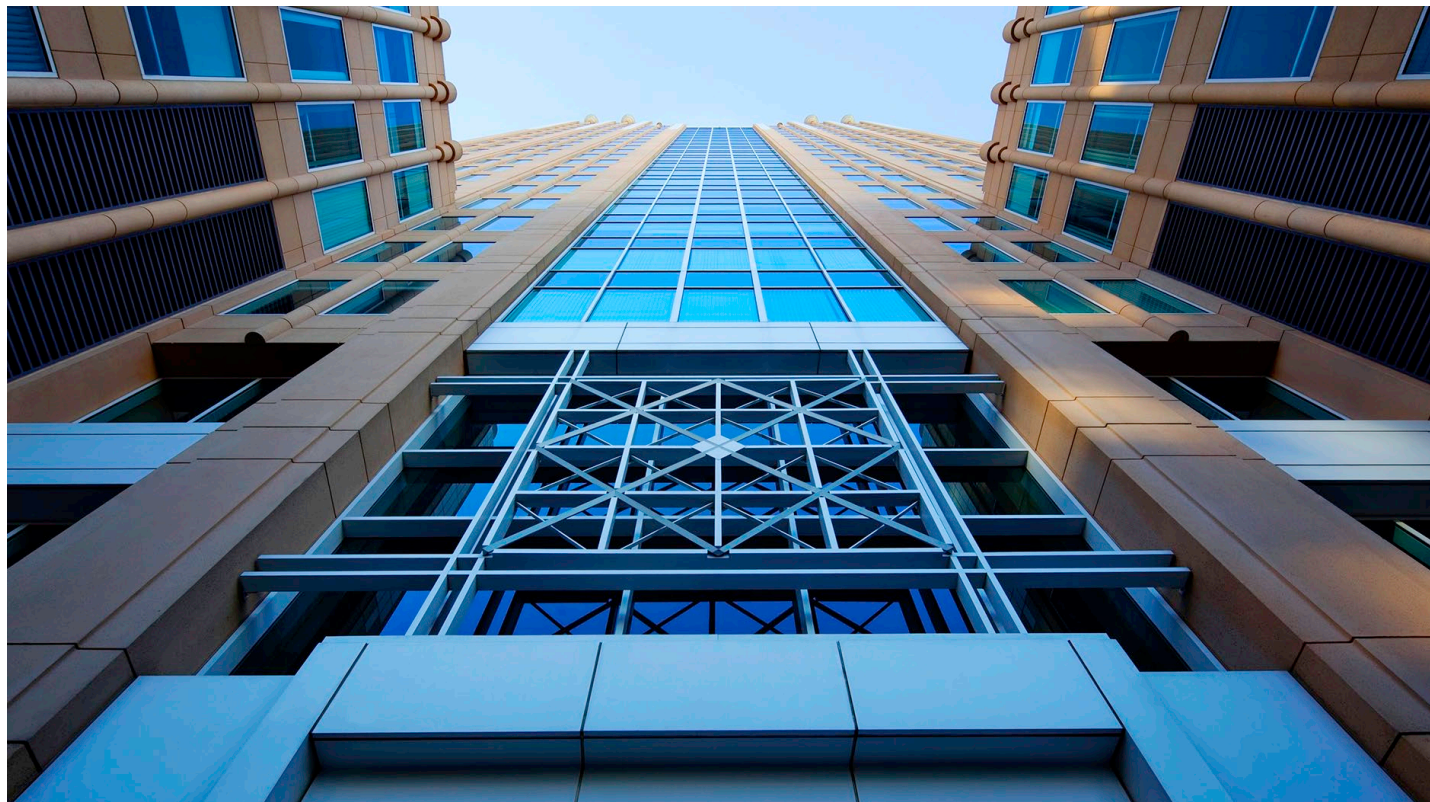
## Orion Properties Board of Directors Unanimously Rejects Unsolicited Buyout Proposal from Kawa Capital Management

**July 09, 2025:** Orion Properties Inc. (NYSE: ONL) a U.S. REIT with a diversified portfolio of office properties located in high-quality suburban markets across the U.S. announced that the Company's Board of Directors unanimously concluded that the acquisition proposal to acquire all of the outstanding shares of Orion for US\$2.50 per share in cash submitted by Kawa Capital Management on June 20, 2025, is not in the best interests of Orion's stockholders.



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# Properties Information





222 MAIN

Salt Lake City  
Utah



<sup>^</sup>Lease occupancy returned to above 90%, upon the 61k SF new lease signed in July 2025.

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



57.8%	US\$103.2M	7.5%	222,606
Occupancy	Carrying Value <sup>2</sup>	Contribution (By Carrying Value)	Net Lettable Area (sq ft)

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



100.0%	US\$98.9M	7.2%	272,360
Occupancy	Carrying Value	Contribution (By Carrying Value)	Net Lettable Area (sq ft)

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.