(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.)

EXTENSION OF LOAN FACILITIES

The Board of Directors of Prime US REIT Management Pte. Ltd., as manager of Prime US REIT ("**PRIME**", and the manager of PRIME, the "**Manager**"), refers to the announcement dated 19 October 2026 titled "Update on Loan Facilities" and wishes to announce that:

a) The maturity of the US$550 million credit facilities granted to Prime US-Lower Tier, LLC, a wholly-owned subsidiary of PRIME, pursuant to a credit facility agreement dated 9 August 2024 (as amended) has been further extended to 15 December 2026.

b) The maturity of the US$66.95 million loan granted to Prime US-Sorrento Towers, LLC, a wholly-owned subsidiary of PRIME, pursuant to a credit agreement dated 22 July 2021 (as amended) has been further extended to 19 December 2026.

The above extensions provide the Manager time to complete a longer-term financing to replace the existing debt structure.

BY ORDER OF THE BOARD

Rahul Rana
Chief Executive Officer and Chief Investment Officer

Prime US REIT Management Pte. Ltd.
(Company Registration No. 201825461R)
As Manager of Prime US REIT
20 October 2026

IMPORTANT NOTICE

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The value of units in Prime US REIT (the "**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. Holders of Units ("**Unitholder**") 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 Singapore Exchange Securities Trading Limited ("**SGX-ST**"). Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.

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The past performance of Prime US REIT is not necessarily indicative of its future performance.