



# FY2025 Financial Results

11 February 2026



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

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

# FY2025: Execution and Key Deliveries



## Stronger Portfolio Fundamentals

Occupancy improved to 82.7% from lowest point of 78.9%  
WALE extended to 5.6 years (from 4.4 years)



## Robust Leasing

680k sf leased (16% of NLA) with +5.6% rental reversion in FY2025



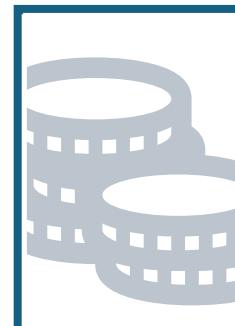
## Resilient Valuations

Portfolio valuation **+3.5% YoY** to US\$1.4bn



## Disciplined Capital Management

Aggregate Leverage **reduced to 45.0%**  
US\$144m debt headroom



## Normalising Distributions

**FY2025 DPU 0.61 US cents**  
(FY2024: 0.29 US cents)  
Distribution payout ratio increased to 65%

# 2H2025 & FY2025 Overview

## U.S. Office Market

- ✓ **Leasing volume rebounds**  
*2025 Leasing activity grew 5.2% YoY  
Large-scale transactions up 15% YoY*
- ✓ **Net negative inventory environment expected to persist beyond 2026**
- ✓ **Two consecutive quarters of meaningful positive net absorption**  
*Clear signals of expansionary cycle beginning*
- ✓ **Flight to quality continues**  
*Leasing continues to be highly concentrated in highly-amenitized Class A buildings, newer assets, and vibrant lifestyle market ecosystems.*
- ✓ **Investment sales activity has meaningfully improved**  
*2025 transaction activity grew by 35%*

Source: JLL: U.S. Office Market Dynamics 4Q2025

## PRIME's Key Highlights

### Leasing

#### Key metrics improved YoY

- ✓ Occupancy: **82.7%** (Dec 2024: 80.0%)
- ✓ WALE: **5.6 years** (Dec 2024: 4.4 years)
- ✓ Rental reversion: **+5.6%** (FY2024: +1.8%)
- ✓ Leasing volume: **680k sf, 16% of NLA** (FY2024: 592k sf, 14% of NLA)

### Financials

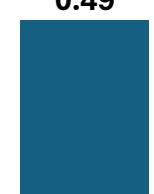
- ✓ Portfolio valuations up **+3.5% YoY**
- ✓ Aggregate leverage: **45.0%** (Debt headroom: US\$144m)
- ✓ NAV per Unit: **US\$0.53** (Trading at 63% discount)
- ✓ DPU: **0.49<sup>^</sup> US cents** (2H2024: 0.11 US cents)
  - 0.25 US cents per unit will be payable on 31 Mar 2026
  - 0.24 US cents per unit was paid on 14 Nov 2025

Distribution per Unit (DPU)  
(US cents)

0.49<sup>^</sup>

0.11

2H2024



2H2025

<sup>^</sup> Total 2H2025 DPU comprised advanced distribution of 0.24 US cents at 50% payout for the period from 1 Jul to 5 Oct 2025 paid on 14 Nov 2025; and DPU of 0.25 US cents at 65% payout for the period from 6 Oct to 31 Dec 2025 payable on 31 Mar 2026.

# Portfolio Valuation +3.5% increase YoY

Properties	Contribution by Carrying Value	2025 Valuation (US\$'M)	2024 Valuation (US\$'M)	YoY Change
222 Main (Salt Lake City)	15.1%	<b>211.9</b>	194.3	+9.1%
171 17th Street (Atlanta)	12.0%	<b>168.1</b>	178.9	-6.0%
Village Center Station II (Denver)	11.5%	<b>160.8</b>	140.2	+14.7%
Park Tower (Sacramento)	9.2%	<b>129.2</b>	129.0	+0.2%
Sorrento Towers (San Diego)	8.9%	<b>124.1</b>	123.5	+0.5%
Tower 909 (Dallas)	7.5%	<b>104.9</b>	87.1	+20.4%
Crosspoint (Philadelphia)	7.2%	<b>101.3</b>	98.0	+3.4%
The 101 (St. Louis)	5.9%	<b>82.5</b>	74.8	+10.3%
Promenade I & II (San Antonio)	5.9%	<b>82.3</b>	72.3	+13.8%
Waterfront at Washingtonian (Suburb Maryland, DC)	5.2%	<b>72.6</b>	56.2	+29.2%
Village Center Station I (Denver)	5.2%	<b>72.1</b>	64.6	+11.6%
Tower I at Emeryville (San Francisco Bay Area)	3.8%	<b>53.0</b>	103.4	-48.7%
Reston Square (Suburb Virginia, DC)	2.6%	<b>36.8</b>	29.8	+23.5%
<b>Total</b>	100.0%	<b>1,399.6</b>	1,352.1	<b>+3.5%</b>

**Portfolio valuation increase driven by broad-based gains across most assets mainly on improved contracted cash flows.**

171 17th Street: The independent valuer used a higher cap rate and discount rate due to a comparable sale (1100 Peachtree) in May 2025 by a seller undergoing restructuring.

Tower I at Emeryville: The independent valuer applied higher cap and discount rates for Tower I at Emeryville's 2025 valuation, referencing the September 2025 sale of nearby 2100 Powell Street as a key comparable in a submarket where leasing remains subdued. This likely represents a cyclical low in Bay Area office pricing rather than a steady-state value, and leasing momentum is first returning to core San Francisco, which could over time support sentiment and activity in adjacent markets such as Emeryville.

The above 2025 valuations were performed by independent valuers, Kroll and Partner Valuation Advisors (2024: Cushman & Wakefield and Kroll).

# Leased Occupancy by Properties

Properties	30 Sep 2025	31 Dec 2025	Submarket Occupancy <sup>1</sup>
Village Center Station II (Denver)	100.0%	100.0%	73.4%
CrossPoint (Philadelphia)	94.7%	94.7%	84.1%
Sorrento Towers (San Diego)	93.7%	94.4%	94.3%
Tower 909 (Dallas)	91.5%	92.5%	78.8%
Park Tower (Sacramento)	65.1%	89.9%	90.0%
222 Main (Salt Lake City)	93.9%	89.6%	86.1%
Waterfront At Washingtonian (Suburb Maryland, DC)	87.3%	87.3%	92.4%
Promenade I & II (San Antonio)	85.1%	84.4%	74.0%
The 101 (St. Louis)	77.0%	77.0%	87.7%
Reston Square (Suburb Virginia, DC)	68.8%	67.5%	74.5%
171 17th Street (Atlanta)	65.7%	65.7%	70.2%
Village Center Station I (Denver)	66.0%	63.0%	73.4%
Tower I at Emeryville (San Francisco Bay Area)	57.8%	51.9%	73.6%
<b>Committed Occupancy</b>	80.7%	<b>82.7%</b>	

**Park Tower:** Signed 121k sf lease with Sacramento County District Attorney's Office in December 2025. Occupancy moved from 65.1% to 89.9% in 4Q2025. Valuation up +0.2% from 2024.

**222 Main:** Prestigious Class A office in Salt Lake City, CBD. Signed 61k sf lease with U.S. Attorney Office - District of Utah in 3Q2025, improved leased occupancy close to 90%. Strong demand for space. Evaluating multiple prospects. Valuation increased +9.1% from 2024.

**Waterfront At Washingtonian:** Signed 120k sf lease with X-energy which brought leased occupancy to 85% in June 2025. Occupancy increased further to 87.3% in 2H2025. Currently in lease drafting for one floor c.24k sf expansion with an existing tenant, which will bring occupancy above 90%. Concurrently attending to expansion request from another tenant. Valuation rose +29.2% from 2024 driven by successful asset enhancement and new leases secured.

**Promenade I & II:** Signed 10k sf lease with UBS in 3Q2025. Asset WALE extended to 5 years helps in valuation uplift of +13.8% from 2024.

**The 101:** Positioned amongst the top office assets in the Clayton submarket. Valuation increased +10.3% from 2024 on better cash flows and minor discount rate compression.

**Reston Square:** Smallest asset in the portfolio, with +23.5% increase in valuation. Slight discount rate compression on quality of the tenant and commencement of cash flows from new leases.

**171 17th Street:** Located in the heart of Atlantic Station with unparalleled access and visibility. Valuation declined -6.0% from 2024 primarily due to further cap rates and discount rates expansion due to a comparable transaction at 1100 Peachtree in 2025 by a seller undergoing restructuring.

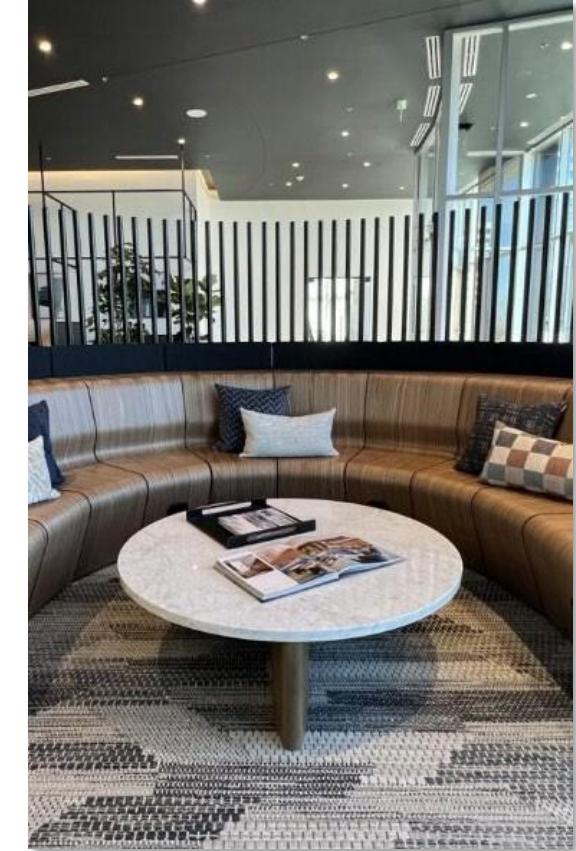
**Village Center Station I:** A 39k sf lease with a financial firm in near final stage and finalizing a 12-20k sf expansion with a newly signed tenant. Both leases in aggregate will bring asset occupancy to above 80%. Valuation increased +11.6% from 2024 on improved leasing activities and quality of tenants signed.

**Tower I at Emeryville:** Asset sits within the broader Bay Area market, where leasing momentum is first returning to the core San Francisco submarkets; we expect improving sentiment and activity there to gradually spill over into Emeryville.

# Village Center Station I

## Re-amenitised to capture and support higher occupancy

- ✓ Completely redesigned lobby
- ✓ New spacious private common workspace
- ✓ New tenant lounge
- ✓ New conference room in lobby
- ✓ New security front desk

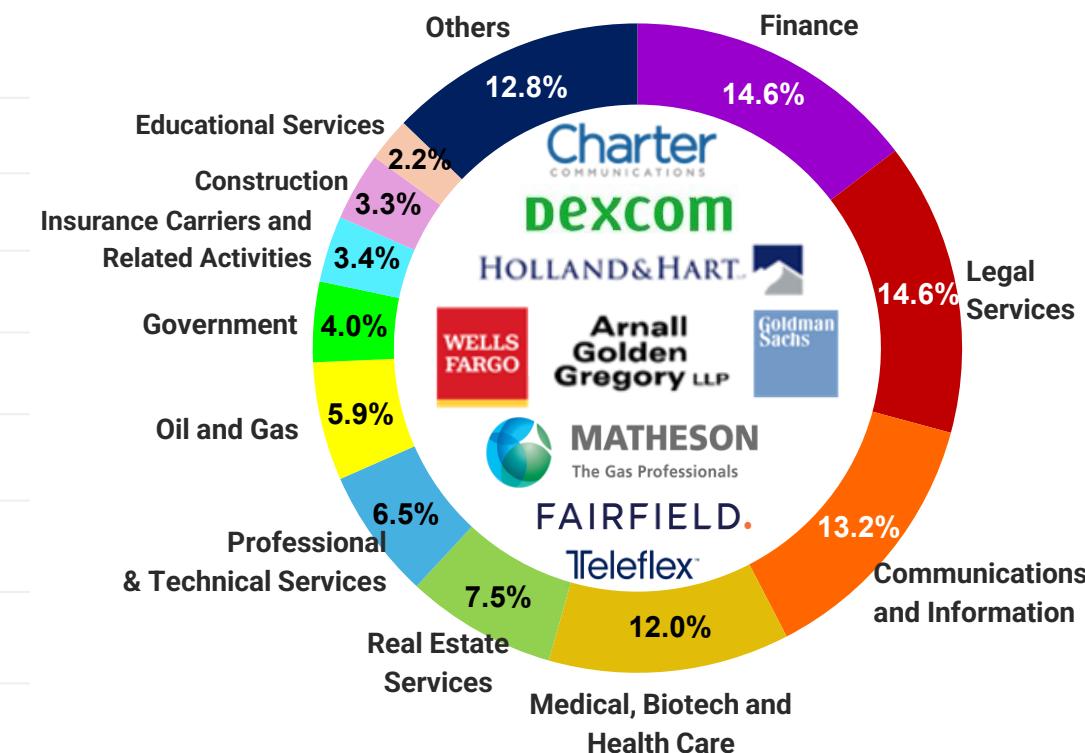


These re-amenitisation works position Village Center Station I to attract higher-quality tenants and support the increase in occupancy

# Top 10 Tenants by CRI

Tenant	Industry	Property	Leased sq ft	% of Portfolio CRI
1. Charter Communications	Communications and Information	Village Center Station I & II	420k	10.5%
2. Dexcom	Medical, Biotech & Health Care	Sorrento Towers	148k	6.1%
3. Holland & Hart	Legal Services	222 Main	90k	4.1%
4. Wells Fargo	Finance	171 17 <sup>th</sup> Street	106k	4.1%
5. Matheson Tri-Gas	Oil and Gas	Tower 909	138k	4.1%
6. Arnall Golden Gregory	Legal Services	171 17 <sup>th</sup> Street	103k	3.9%
7. Goldman Sachs	Finance	222 Main	90k	3.0%
8. Fairfield Residential	Real Estate Services	Sorrento Towers	59k	2.6%
9. Teleflex	Medical, Biotech & Health Care	CrossPoint	58k	2.1%
10. State of California	Government	Park Tower	63k	1.9%
<b>Total</b>			<b>1,275k</b>	<b>42.4%</b>
<b>WALE Top 10</b>				<b>3.4 Years</b>

## Sector Diversification Adds to Resiliency



# Lease Expirations

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

**680k sf** (16% of NLA)

Leasing Volume

FY2025

FY2024: 592k sf

**+5.6%**

Rent Reversion

FY2025

FY2024: +1.8%

**5.6 Yrs**

WALE

31 Dec 2025

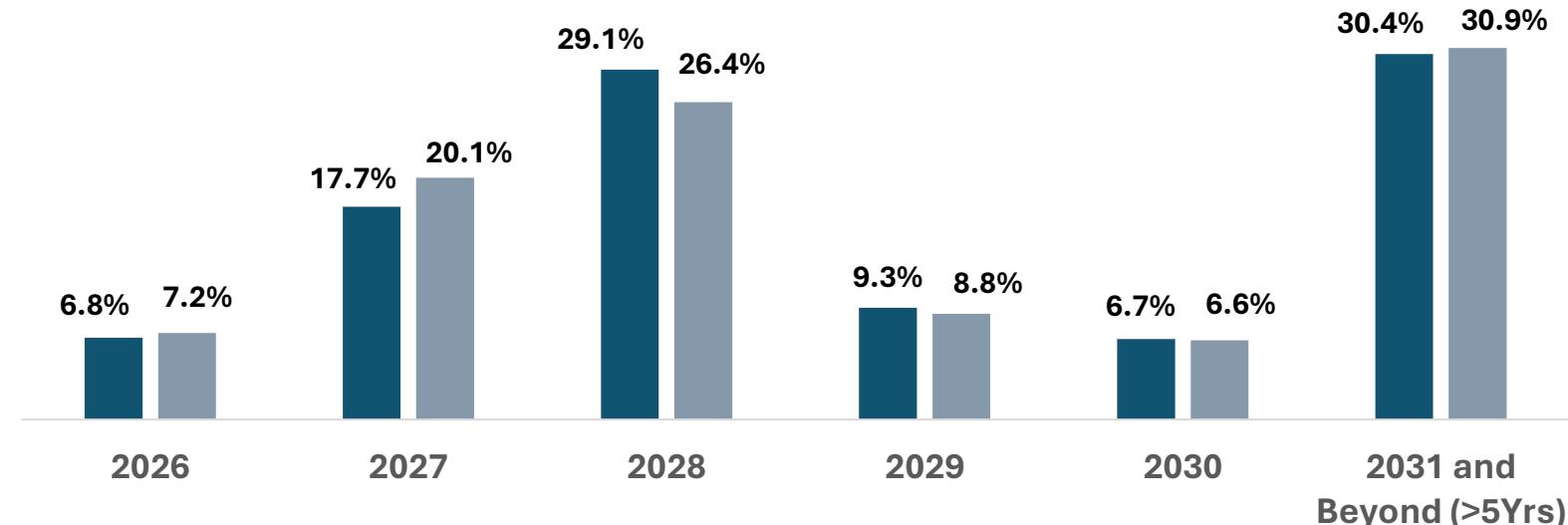
2024: 4.4 yrs

**2% to 3%**

Annual Rent  
Escalation

## Lease Expiry Profile

■ By NLA ■ By CRI



WALE: Weighted Average Lease Expiry (Years) computed for all committed leases from lease commencement date or 31 December 2025, whichever is later  
 Lease Expiry Profile: Only for leases that have commenced as at 31 December 2025

CRI: Annualised cash rental income in the reporting month

2026 expiry stack: Included month-to-month leases

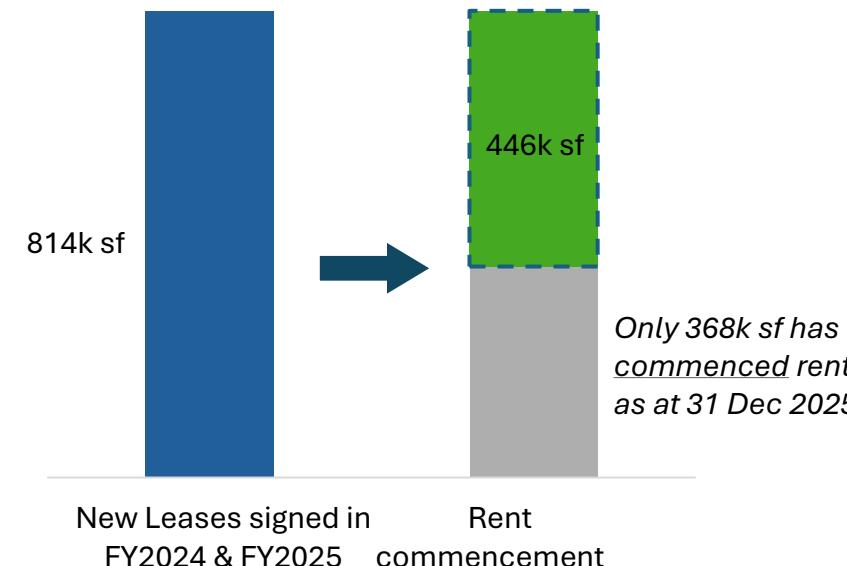
Annual Rent Escalation: Almost all the leases have annual rent escalation in place

# Committed Future Rental Cashflow Visibility

Drives Normalization of Distribution Payout

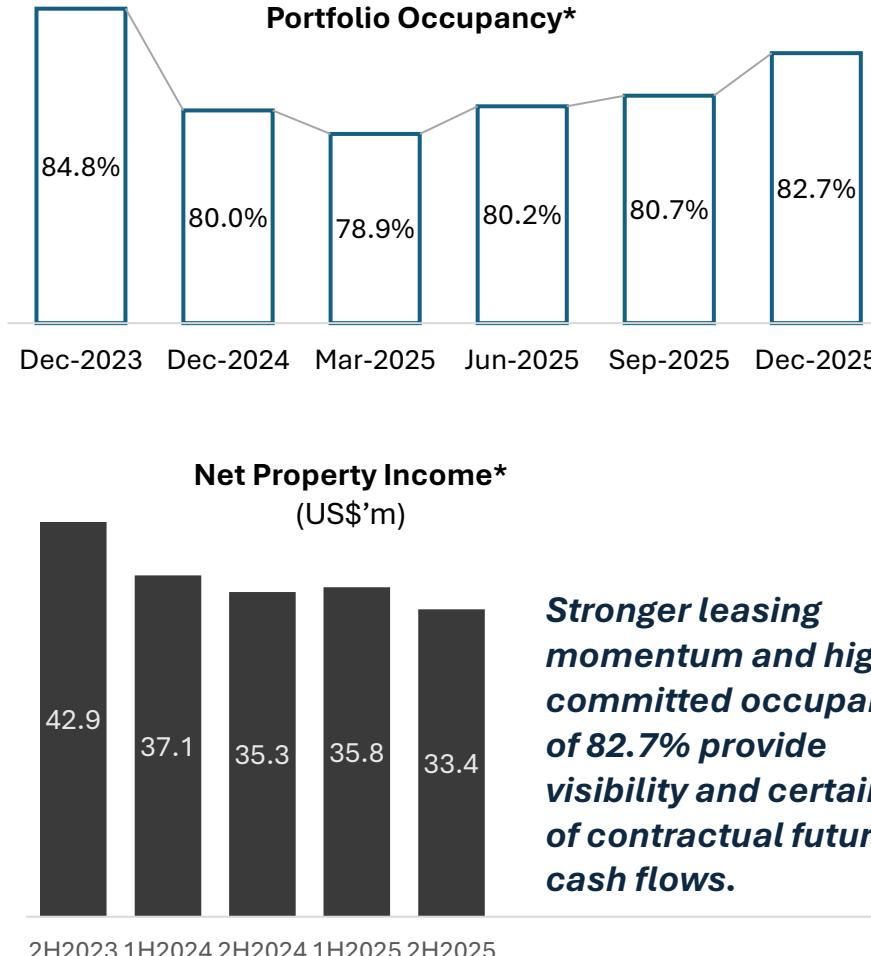


Rent for 446k sf of new leases signed in FY2024 and FY2025  
(equivalent to **10.6%** of portfolio occupancy)  
are staggered to commence from 2026 onwards

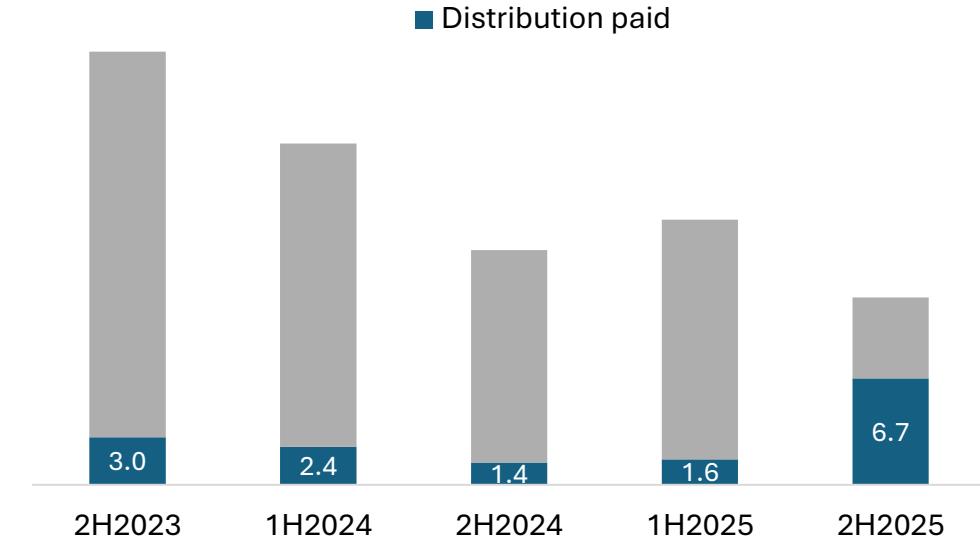


# Committed Cashflows and Occupancy

## Support Higher Payout



Distributable Income\* (US\$'m)



Capital invested since 2H2023 to secure new leases and asset enhancements was funded partly by retained distributable income, contributing to the lower payout in prior periods.

US\$25m equity fund raise in October 2025 and prior earnings retention strengthened the balance sheet and funded leasing capex/TI, supporting current cashflow visibility and the step-up in payout ratio.

# Financial Strength & Agility

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 allows pursuit of large-scale tenant prospects

**US\$648m**

Gross  
Borrowings

**45.0%**

Aggregate  
Leverage

**US\$144m**

Debt  
Headroom

**US\$65m**

Committed  
Undrawn Facilities

**5.4%**

Weighted Average  
Interest Rate

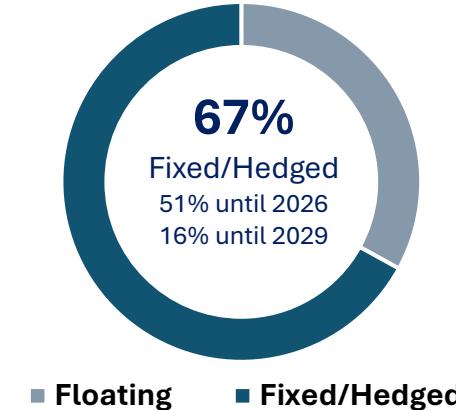
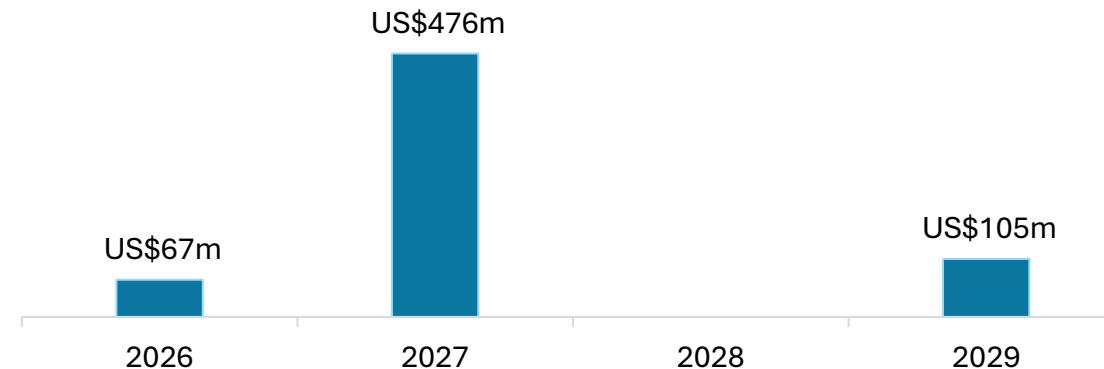
**1.7x**

Interest  
Coverage Ratio

**US\$0.53**

NAV per Unit  
Unit Price: US\$0.197  
63% Discount to NAV

**31 December 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\$0.197: Based on closing price on 31 December 2025

# Staying Focused

## Strengthening Fundamentals for Growth



Focus on executing leases. **Occupancy has improved to 82.7% at 31-Dec-2025.** Expect further increase with proactive leasing strategies.

Emphasize on **capital discipline, property income growth, and tenant retention**

**Distributable income payout ratio increased from 10% in 2024 to 65%**

# Distribution Payment Details

Distribution	
Distribution Period	<b>6 October 2025 to 31 December 2025</b>
Distribution per unit	<b>0.25 US cents</b>

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Ex-Date	20 February 2026
Record Date	23 February 2026
Despatch of relevant forms to Unitholders	26 February 2026
Submission of completed tax forms <i>(For new unitholders or unitholders whose previously submitted valid tax forms had expired automatically after 3 years)</i>	12 March 2026, 5.00pm
Distribution Payment Date	31 March 2026

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# U.S. Office REIT Listed on Singapore Exchange

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

US\$1.4 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

✉ [info@primeusreit.com](mailto:info@primeusreit.com)

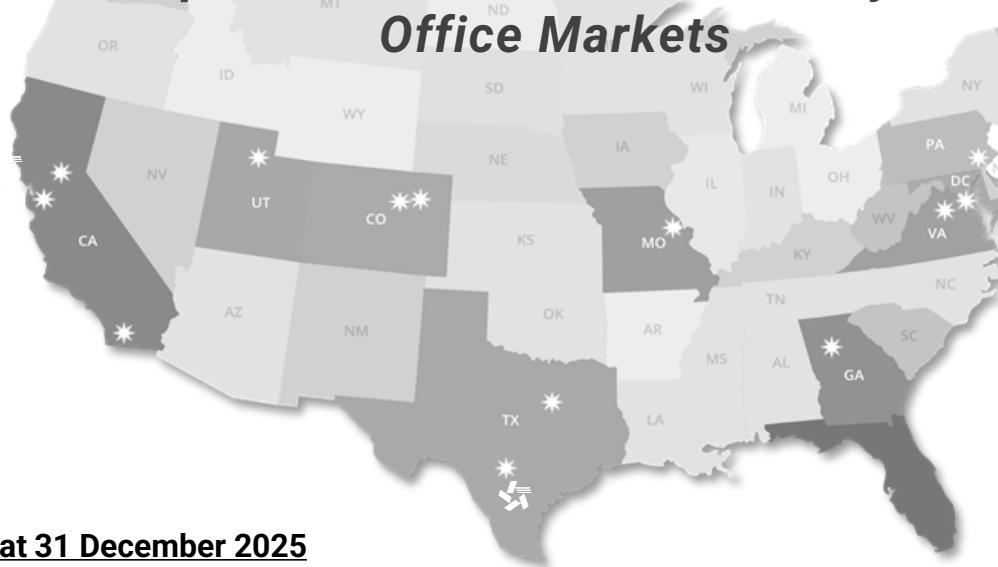
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## High Quality Portfolio of Prime Office Properties Diversified Across Key U.S. Office Markets



As at 31 December 2025

**13**

Class A and Freehold U.S. Office Properties

**US\$1.4 billion**  
Portfolio Properties Value

**4.2 million sf**  
Net Lettable Area

**82.7%**

Portfolio Occupancy

**5.6 years**  
Weighted Average Lease Expiry

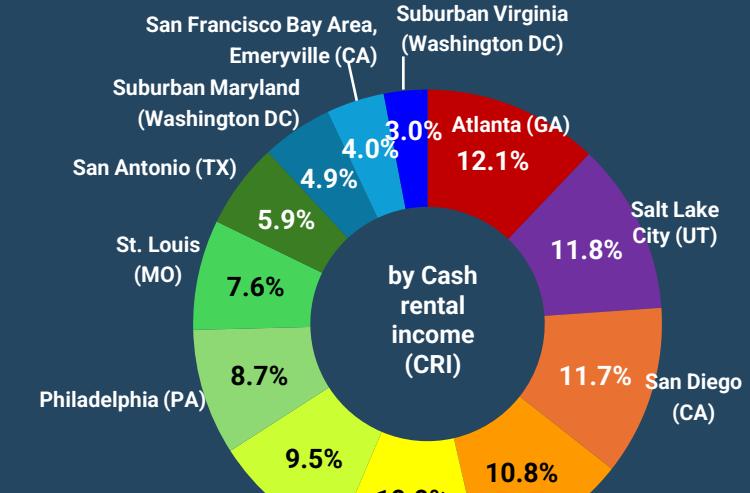
## Diversified Income Provides Stability

As at 31 December 2025

### Geographic Diversification CRI by Primary Market

**12 Primary Markets**

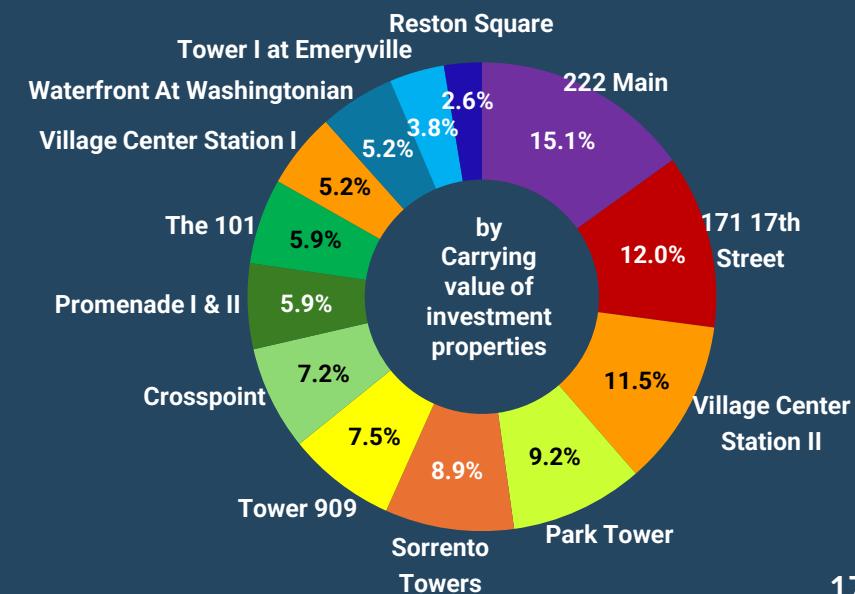
No single market contributing more than  
**12.1%**  
Total CRI



### Asset Diversification Asset by Carrying Value

**13 Assets**

No single asset contributing more than  
**15.1%**  
Total Portfolio Carrying Value





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# Market Information



Real GDP Growth  
3Q 2025<sup>1</sup>  
**4.4%**

Unemployment<sup>2</sup> Rate  
December 2025  
**4.4%**

CPI Inflation Rate<sup>2</sup>  
December 2025  
**2.7%**

# Current Market Environment

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

- U.S. economy growth was 4.4% in 3Q2025<sup>1</sup>.
- U.S. unemployment rate remained low, despite inching up to 4.4% in December 2025<sup>2</sup>.
- CPI inflation rate was up 2.7%<sup>2</sup> YoY in December 2025.
- The Fed cut the target fed fund rate in December 2025 by 25bps and held rate unchanged in January 2026, which brought the Fed Fund Target Rate to 3.50% to 3.75%.<sup>3</sup>

1. U.S. Bureau of Economic Analysis 3Q 2025 (Advance estimate)

2. U.S. Bureau of Labor Statistics December 2025

3. Federal Reserve: FOMC Meeting Press Release (December 2025 and January 2026)

# U.S. Office Market Q4 2025

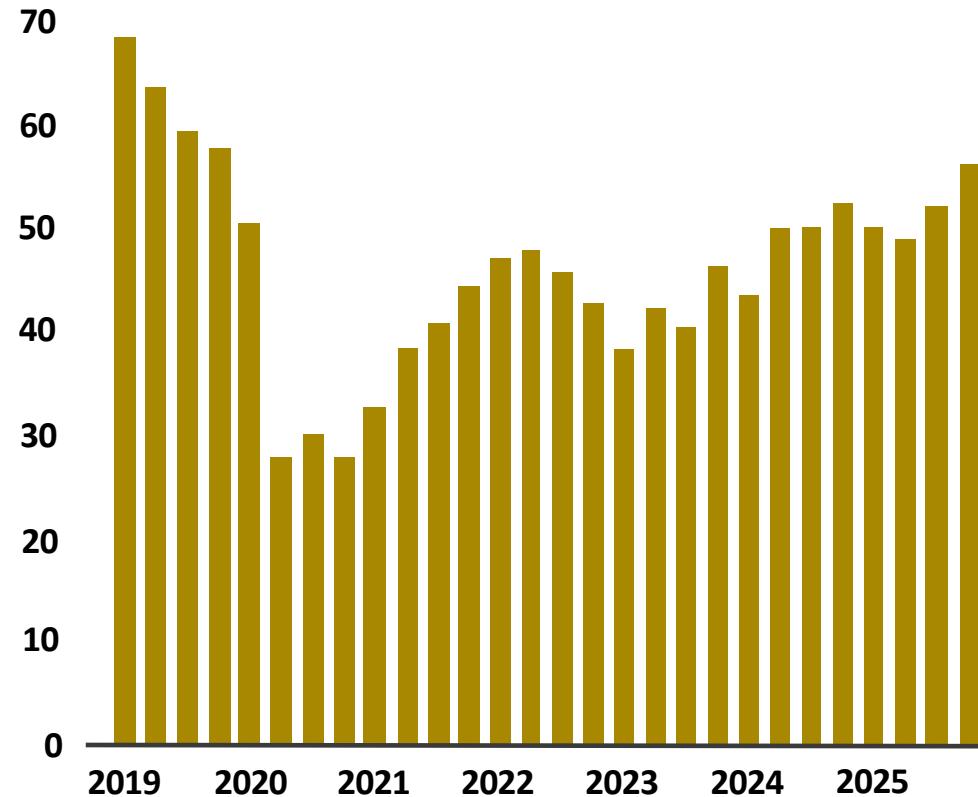
**A** 2025 Gross leasing activity grew 5.2% YoY

**B**

Net negative inventory environment  
expected to persist beyond 2026

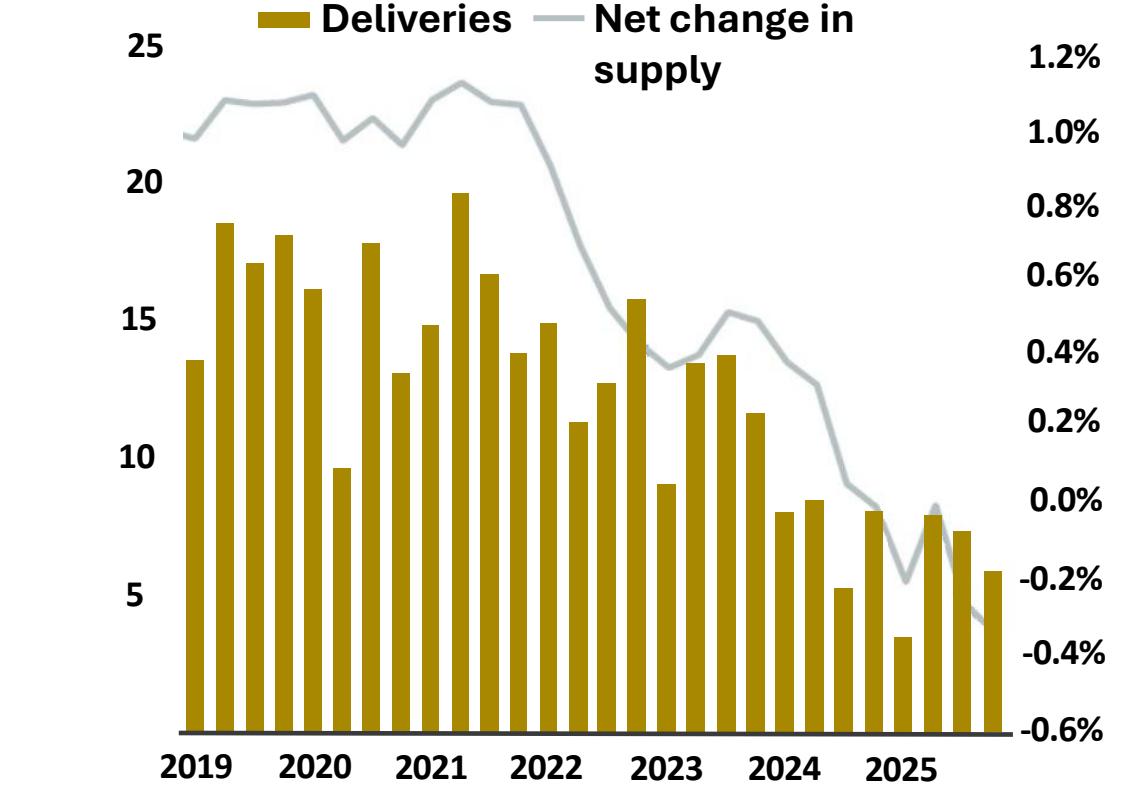
## Gross Leasing Activity

(million s.f.)



## Deliveries and Pipeline

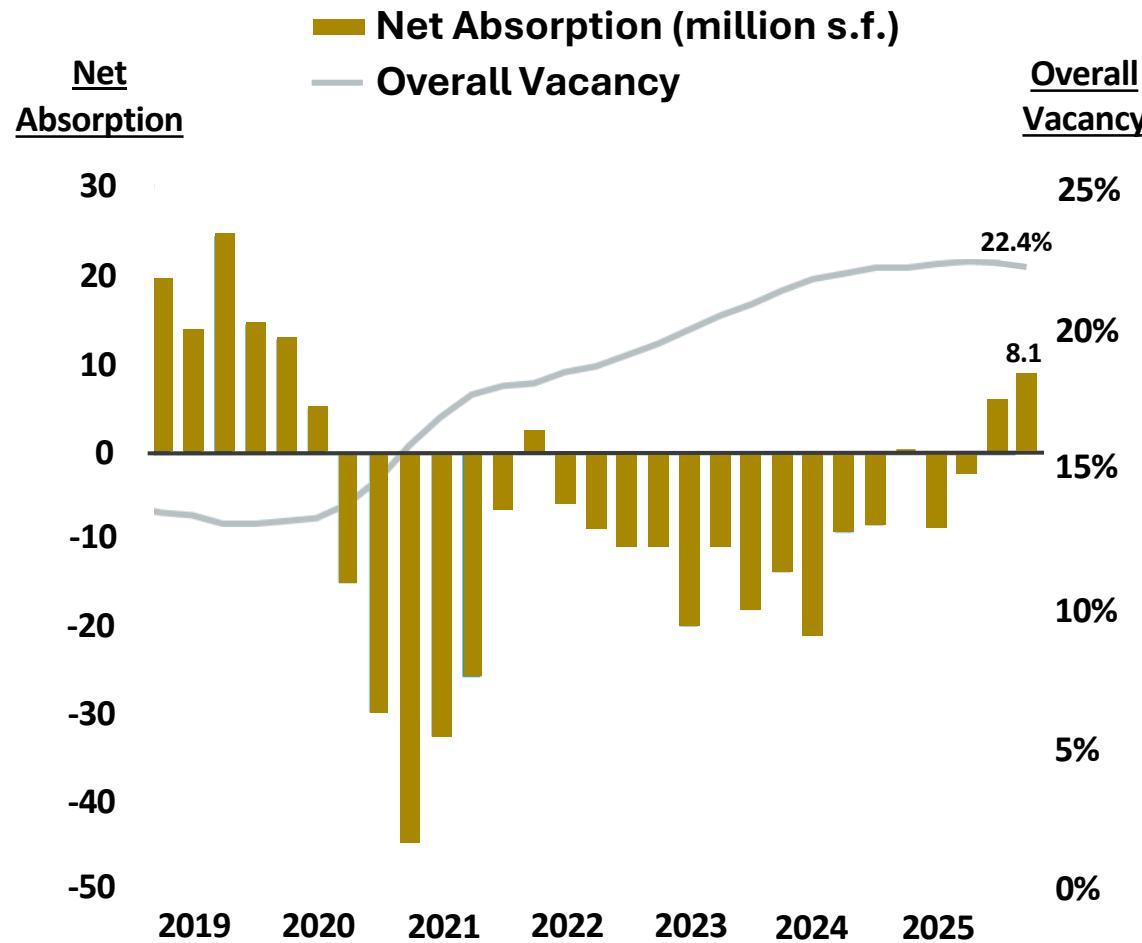
Quarterly deliveries  
(million s.f.)



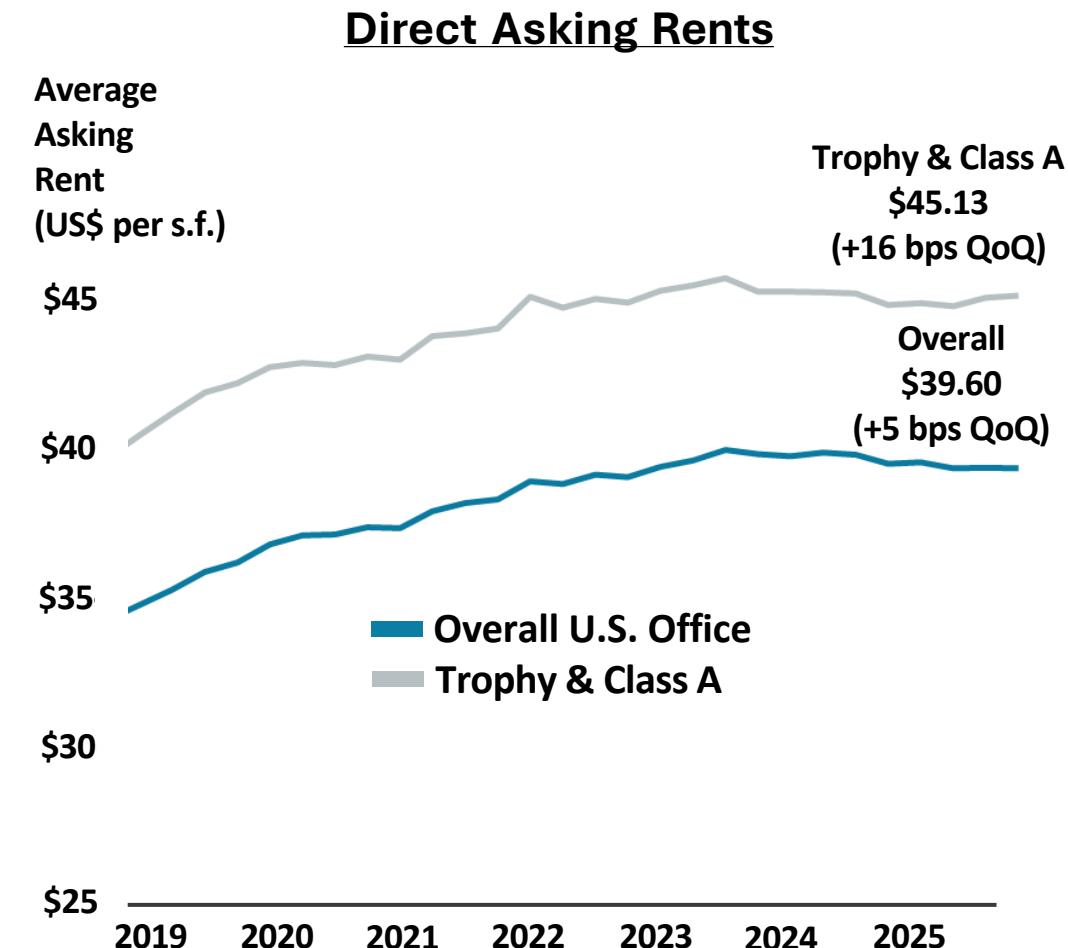
# U.S. Office Market Q4 2025



**C** Two consecutive quarters of higher positive net absorption



**D** Asking rents continue to show stability



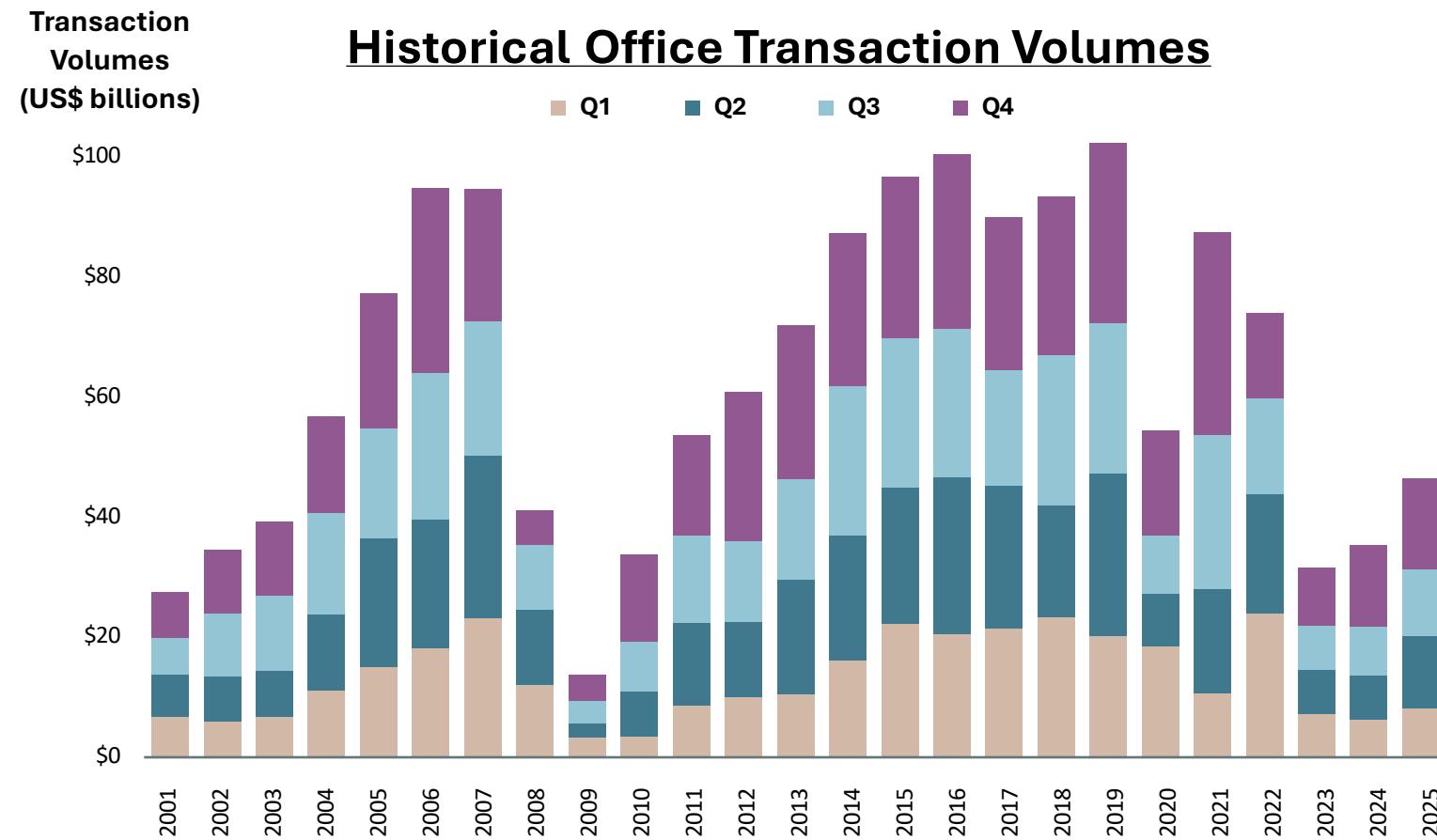
# U.S. Office Market Q4 2025

E

2025 Investment sales activity grew by 35% YoY

JLL: Investment sales accelerating, pointing to broader improvement in capital flow

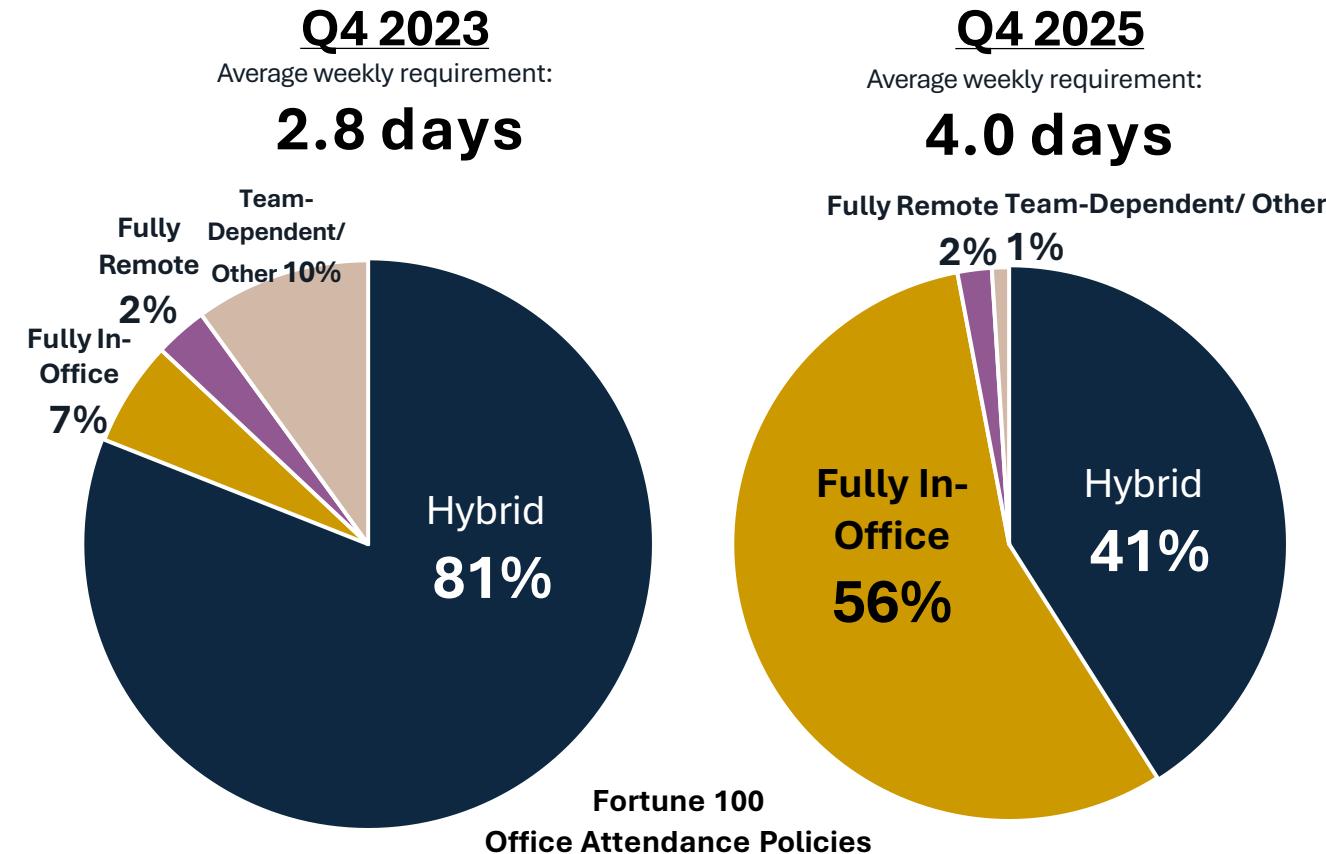
- Sustained improvement in capital markets liquidity
- Investment volume increased year-over-year for the past seven quarters
- Total transaction activity grew by 35% in 2025



**F**

## Return-to-office Momentum Continues

- At end 2025, **97%** of employees of Fortune 100 companies are now subject to hybrid or full-time office requirements.
- The normalization of attendance policies in conjunction with aggressive rightsizing in the years following the pandemic have left many major occupiers in need of expansion space.





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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 21-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



63.0%  
Occupancy

US\$72.1M  
Carrying Value

5.2%  
Contribution  
(By Carrying Value)

241,846  
Net Lettable  
Area (sq ft)

# VILLAGE CENTER STATION II

Denver  
Colorado



100%  
Occupancy

US\$160.8M  
Carrying Value

11.5%  
Contribution  
(By Carrying Value)

325,576  
Net Lettable  
Area (sq ft)

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.

# 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



51.9%  
Occupancy

US\$53.0M  
Carrying Value<sup>2</sup>

3.8%  
Contribution  
(By Carrying Value)

222,606  
Net Lettable  
Area (sq ft)

# CROSSPOINT

Philadelphia  
Pennsylvania



94.7%  
Occupancy

US\$101.3M  
Carrying Value

7.2%  
Contribution  
(By Carrying Value)

272,360  
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 is a 4-storey Class A multi-tenanted 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



92.5%  
Occupancy

US\$104.9M  
Carrying Value

7.5%  
Contribution  
(By Carrying Value)

374,251  
Net Lettable  
Area (sq ft)

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



77.0%  
Occupancy

US\$82.5M  
Carrying Value

5.9%  
Contribution  
(By Carrying Value)

360,505  
Net Lettable  
Area (sq ft)

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 offers Uber for Business at this location to provide tenants access to the two metro stops and Reston Town Center.

