



Investors Presentation: DBS Bangkok Institutional Investors Meetings

24 March 2026

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

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Park Tower
Sacramento
California

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

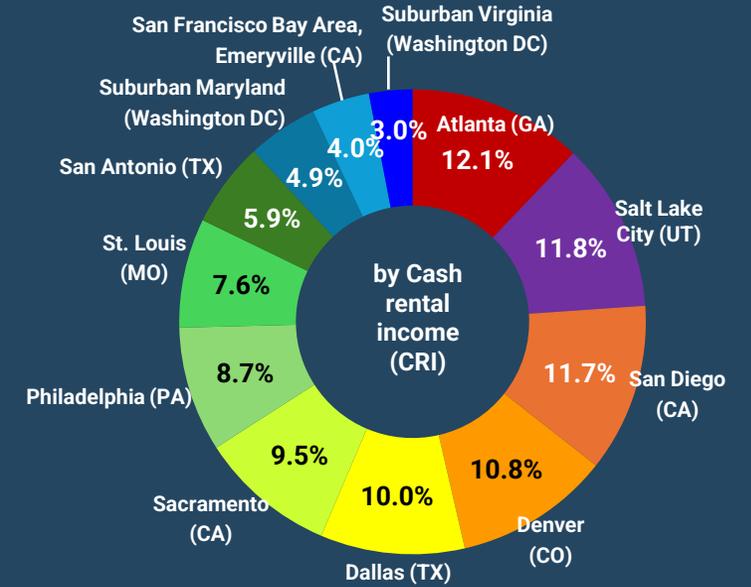
As at 31 December 2025

Geographic Diversification

CRI by Primary Market

12 Primary Markets

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

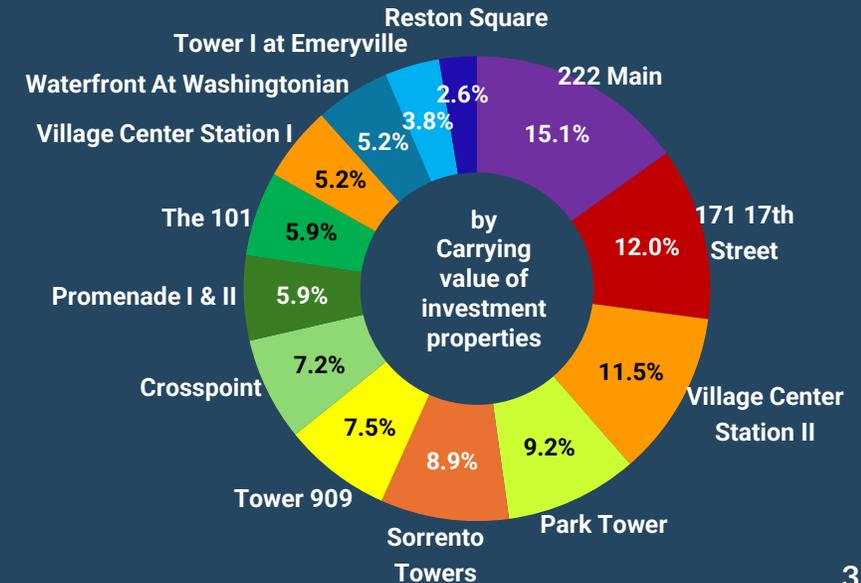


Asset Diversification

Asset by Carrying Value

13 Assets

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



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



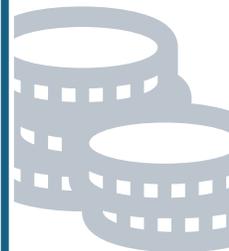
Resilient Valuations

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

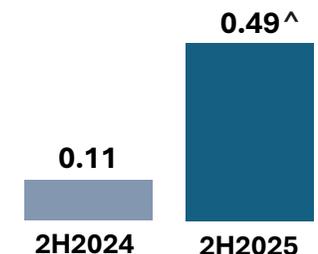
Key metrics improved YoY

- ✓ 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^ 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)



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

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 ¹
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%
Committed Occupancy	80.7%	82.7%	

1. CoStar as of 6 January 2026

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.

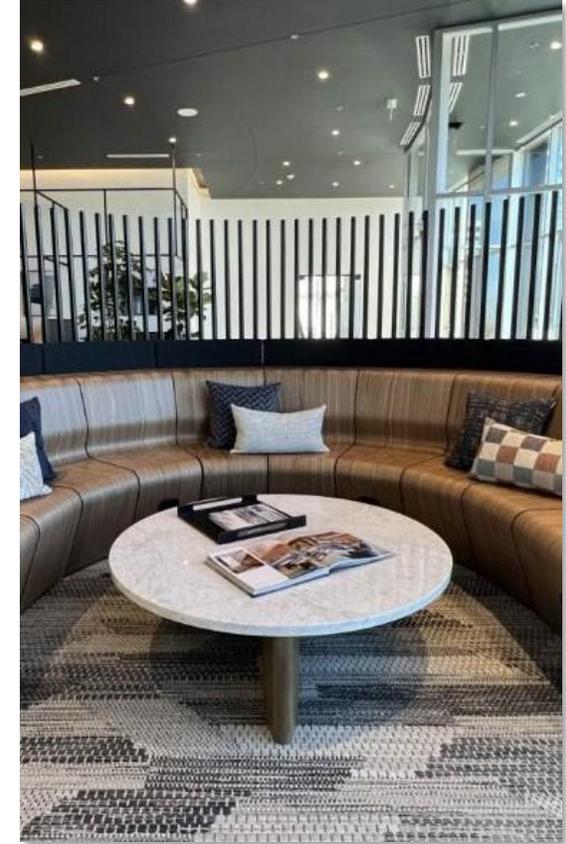
Village Center Station I: A 39k sf lease with a financial firm in near final stage and finalizing a 12-20k sf expansion with a newly signed tenant. Both leases in aggregate will bring asset occupancy to above 80%. Valuation increased +11.6% from 2024 on improved leasing activities and quality of tenants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

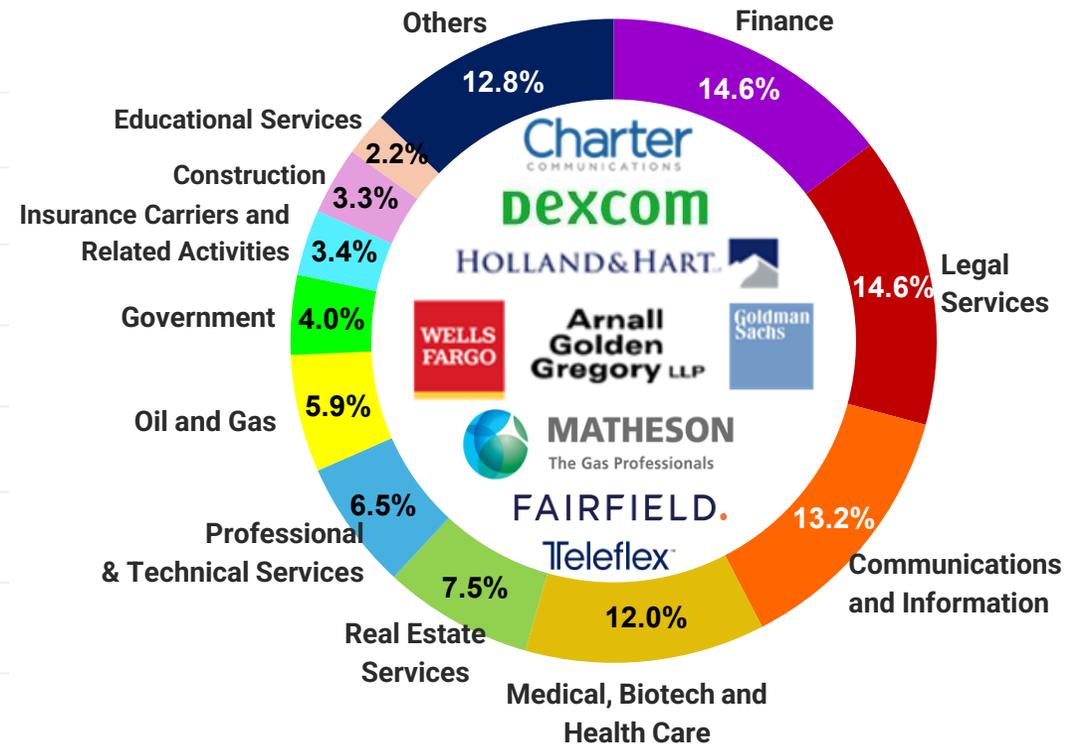


These re-amenitisation works position Village Center Station I to attract higher-quality tenants and support the increase in occupancy

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 th Street	106k	4.1%
5.	Matheson Tri-Gas	Oil and Gas	Tower 909	138k	4.1%
6.	Arnall Golden Gregory	Legal Services	171 17 th 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%
Total				1,275k	42.4%
WALE Top 10				3.4 Years	

Sector Diversification Adds to Resiliency



CRI: Annualised cash rental income in the reporting month for leases that have commenced as at the month of December 2025. The recent sizable leases that were signed have not been included in the above as their leases have not commenced.

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

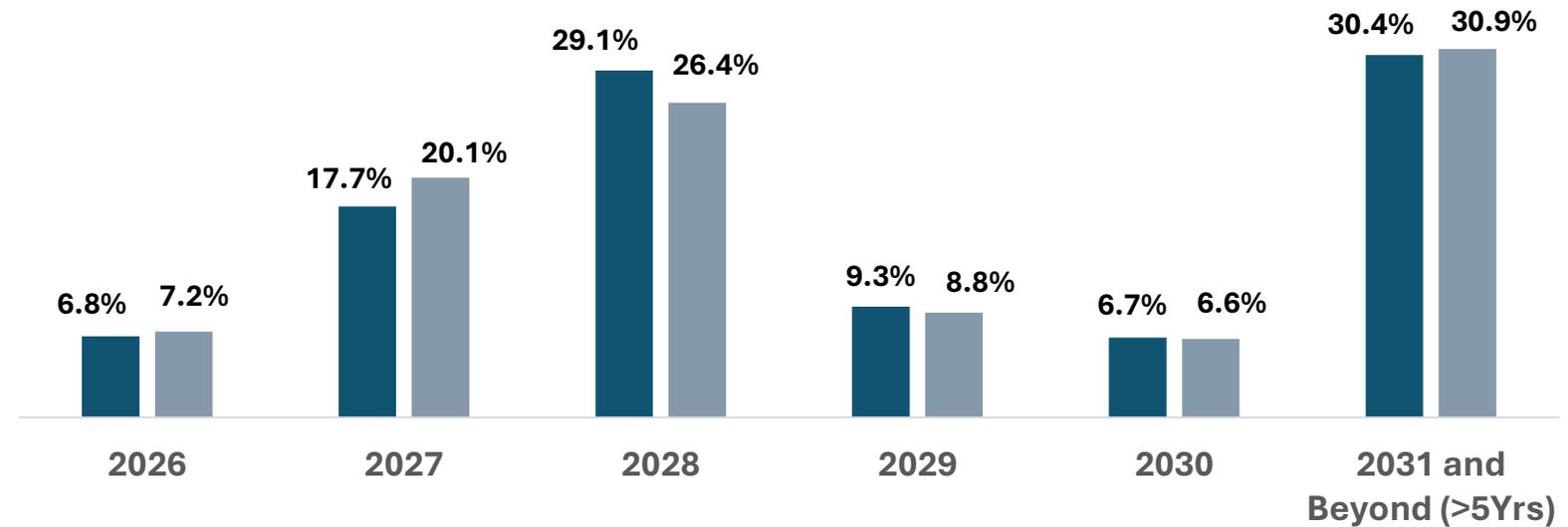
2% to 3%

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

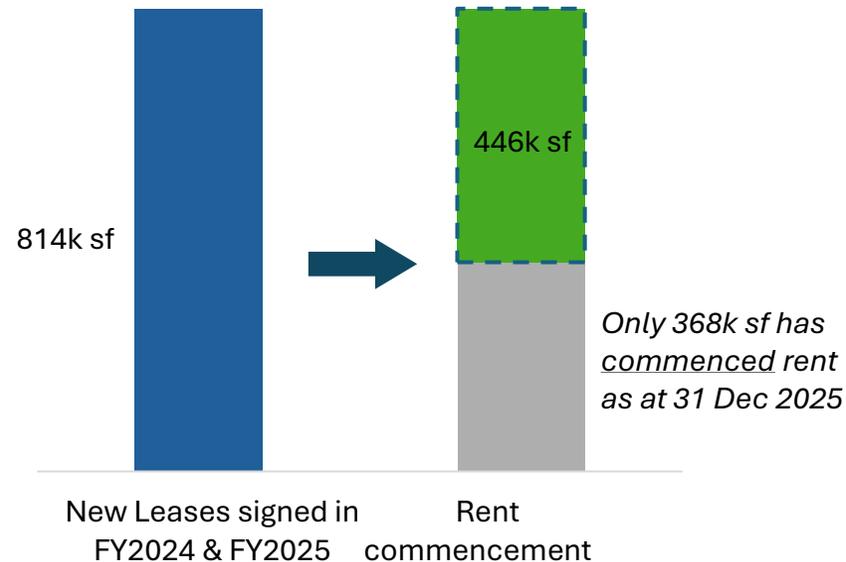
Annual Rent Escalation: Almost all the leases have annual rent escalation in place

Committed Future Rental Cashflow Visibility

Drives Normalization of Distribution Payout

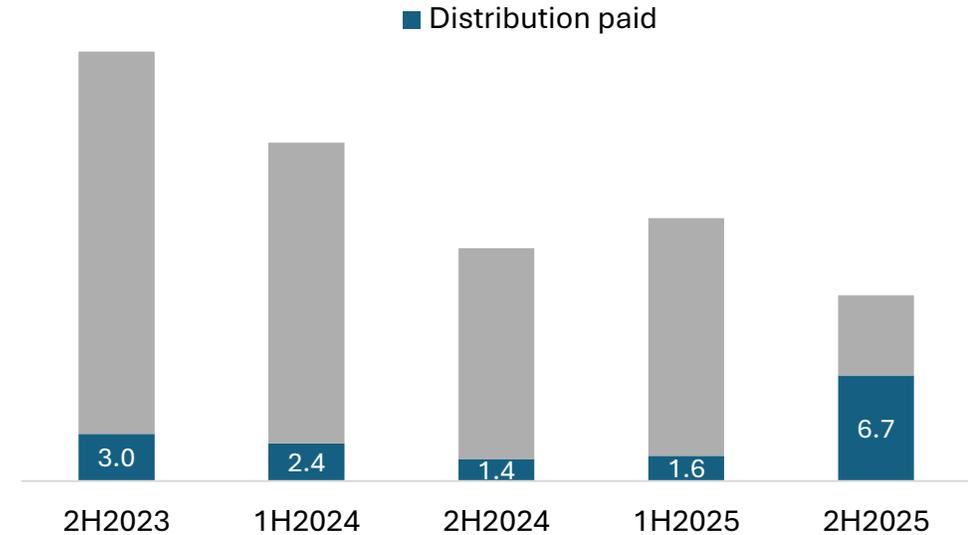
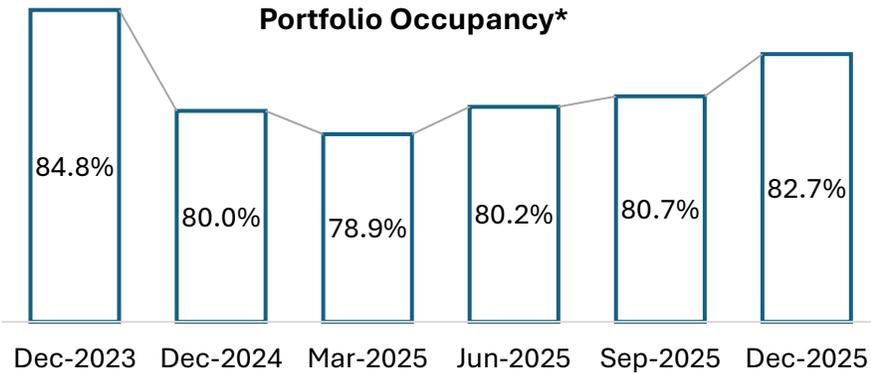


Rent for 446k sf of new leases signed in FY2024 and FY2025 (equivalent to **10.6%** of portfolio occupancy) are staggered to commence from 2026 onwards

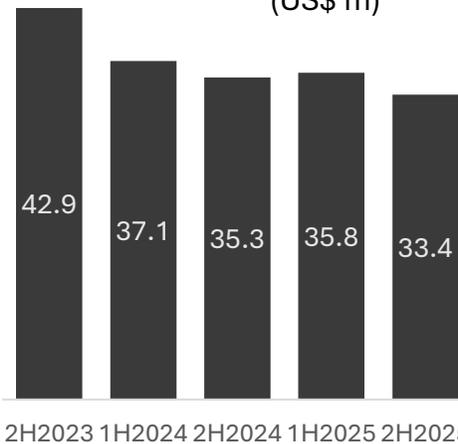


Committed Cashflows and Occupancy Support Higher Payout

Distributable Income* (US\$m)



Net Property Income* (US\$m)



Stronger leasing momentum and higher committed occupancy of 82.7% provide visibility and certainty of contractual future cash flows.

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.

* Historical occupancy, NPI and DI were adjusted on a same store basis for a portfolio of 13 assets, due to the divestment of 1 asset in Jul 2024.

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

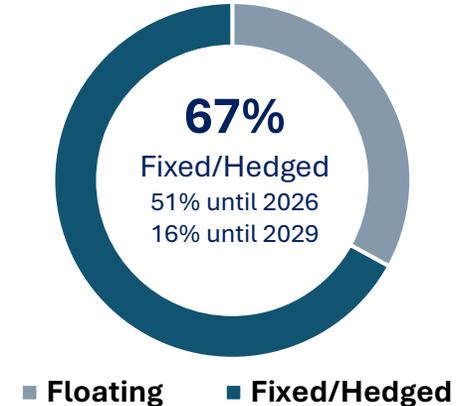
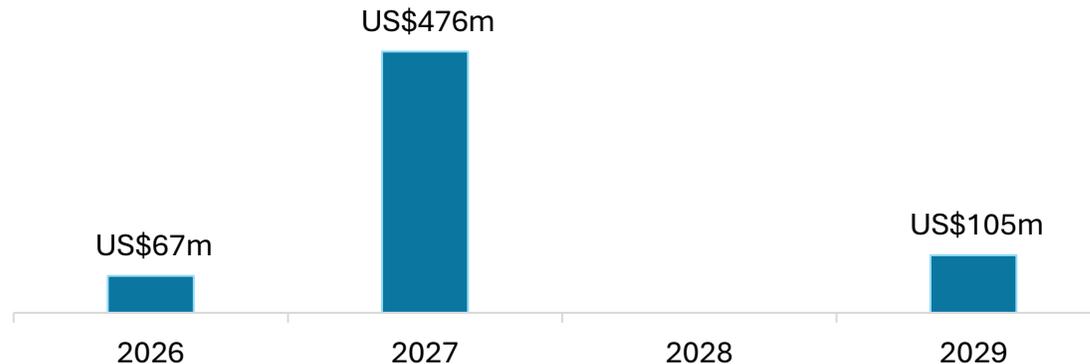
1.7x

Interest Coverage Ratio

US\$0.53

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

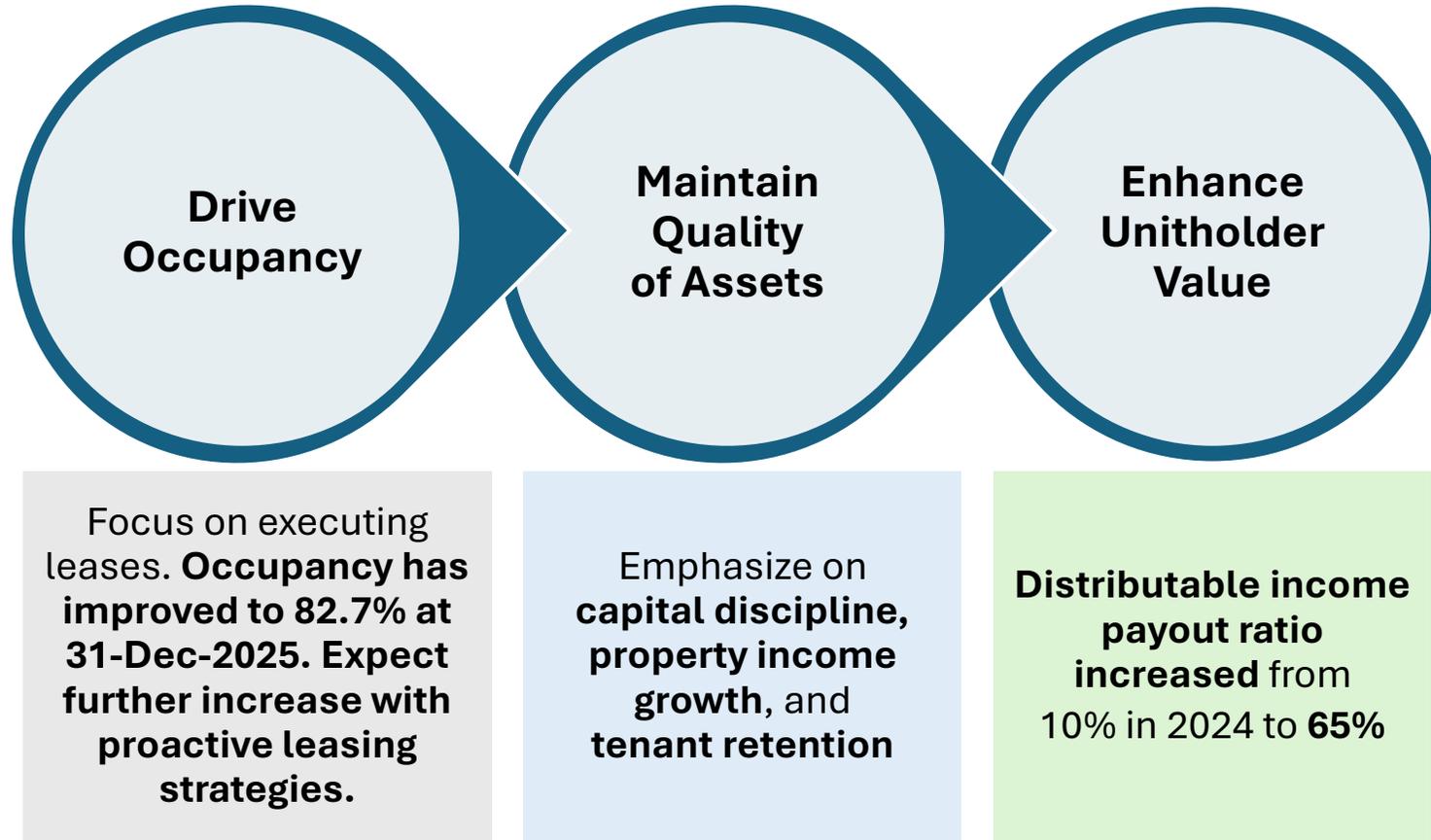
**31 December 2025
Debt Maturity Profile**



- 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



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

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Market Information



Current Market Environment

Real GDP Growth
4Q 2025¹

+0.7%

Unemployment² Rate
February 2026

4.4%

CPI Inflation Rate²
February 2026

2.4%

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

- U.S. economy grew 0.7% in 4Q2025¹.
- U.S. unemployment rate remained low at 4.4% in February 2026².
- CPI inflation rate was up 2.4%² YoY in February 2026.
- FOMC has maintained the target range for the federal funds rate at 3.50% to 3.75%³.

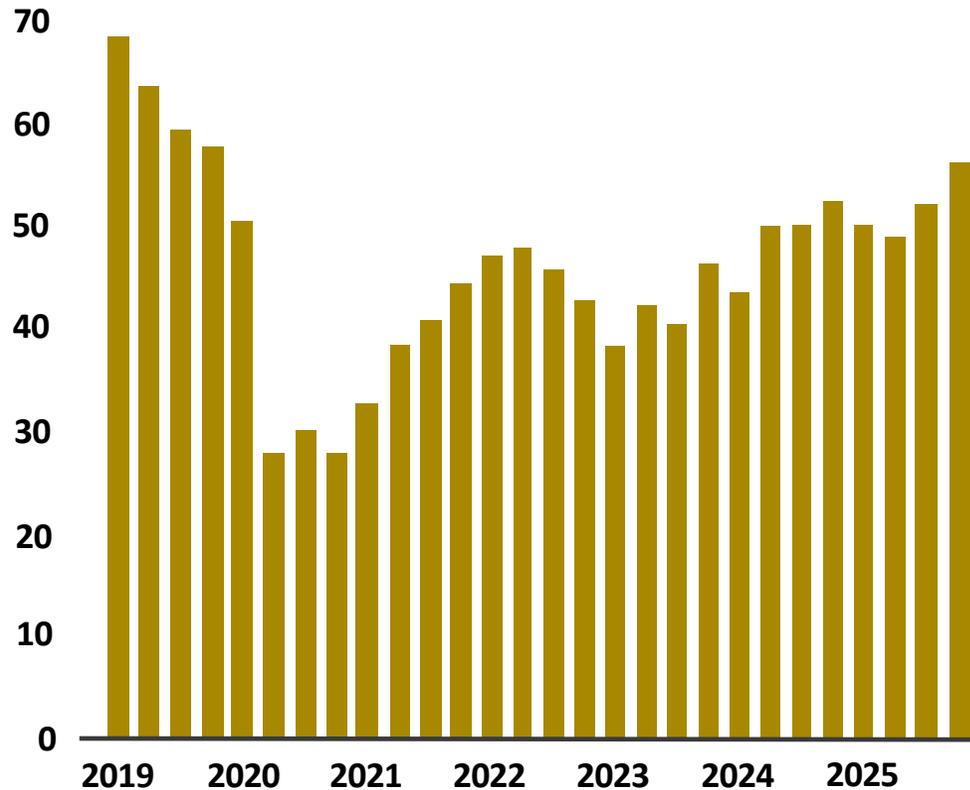
1. U.S. Bureau of Economic Analysis 4Q 2025 (Second estimate)
2. U.S. Bureau of Labor Statistics February 2026
3. Federal Reserve: FOMC Meeting Press Release (18 March 2026)

U.S. Office Market Q4 2025

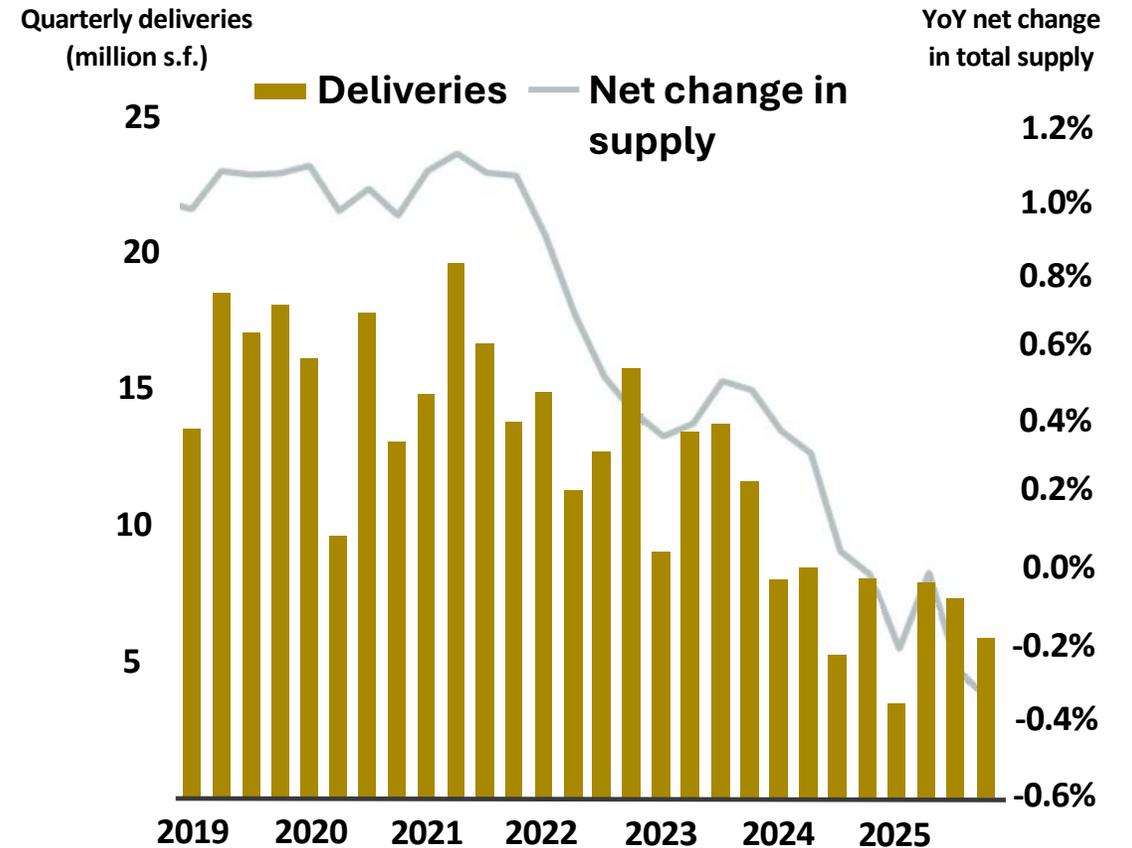
A 2025 Gross leasing activity grew 5.2% YoY

B Net negative inventory environment expected to persist beyond 2026

Gross Leasing Activity
(million s.f.)



Deliveries and Pipeline

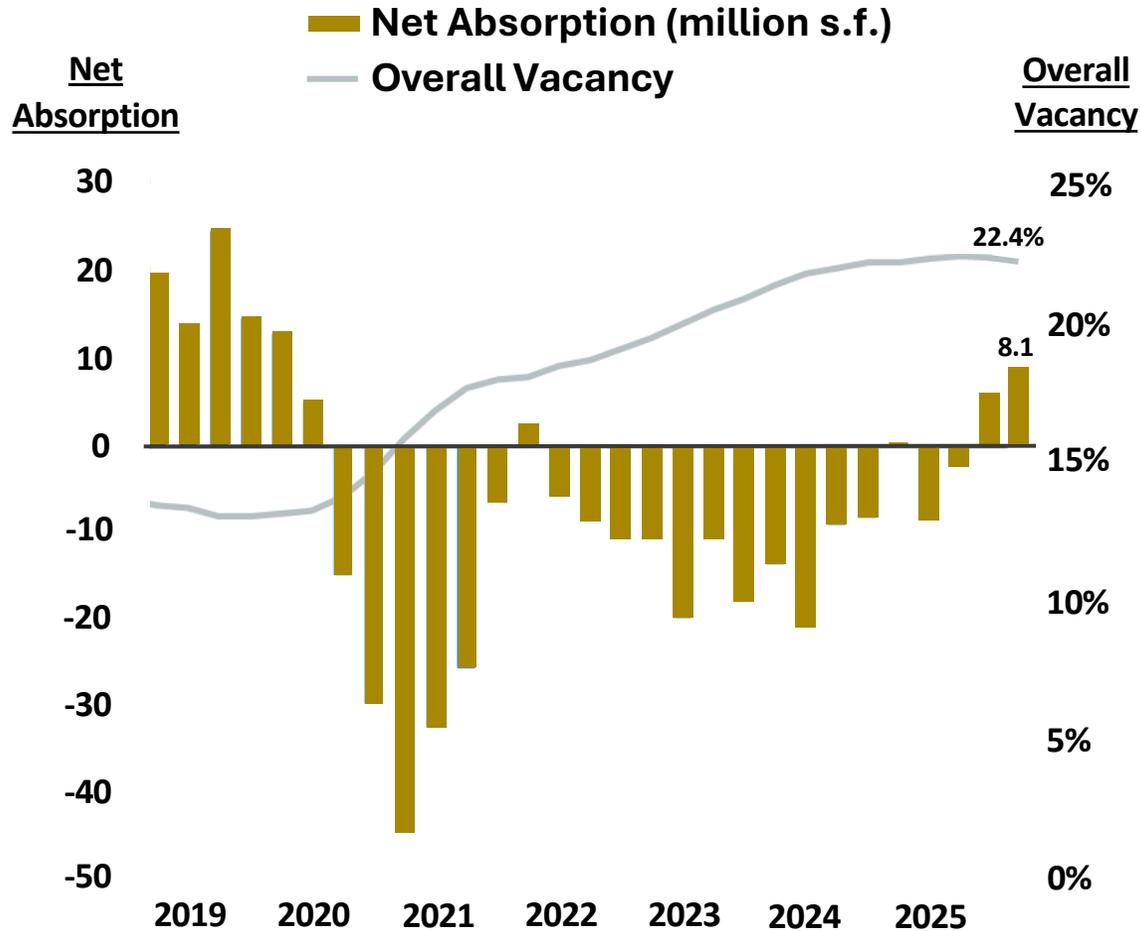


Source: JLL Research: U.S. Office Market Dynamics 2025 Q4

U.S. Office Market Q4 2025

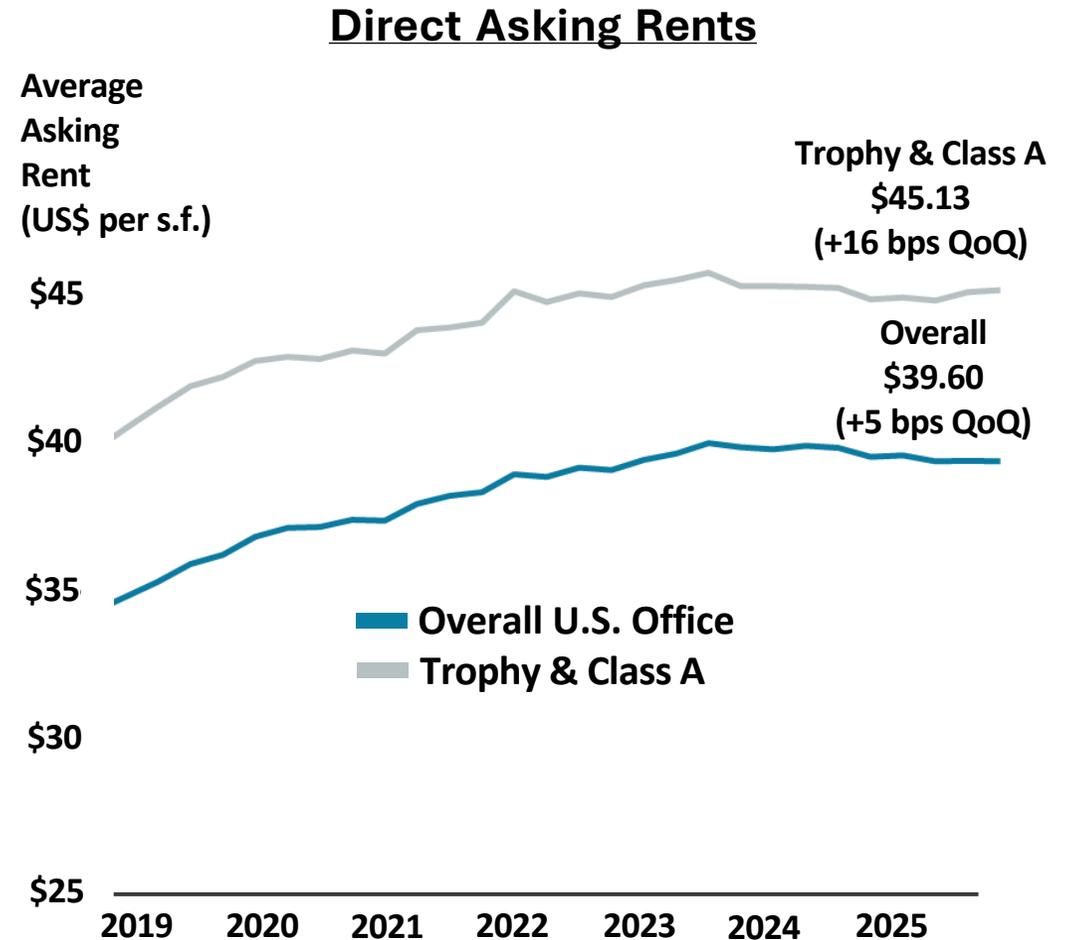
C

Two consecutive quarters of higher positive net absorption



D

Asking rents continue to show stability



Source: JLL Research: U.S. Office Market Dynamics 2025 Q4

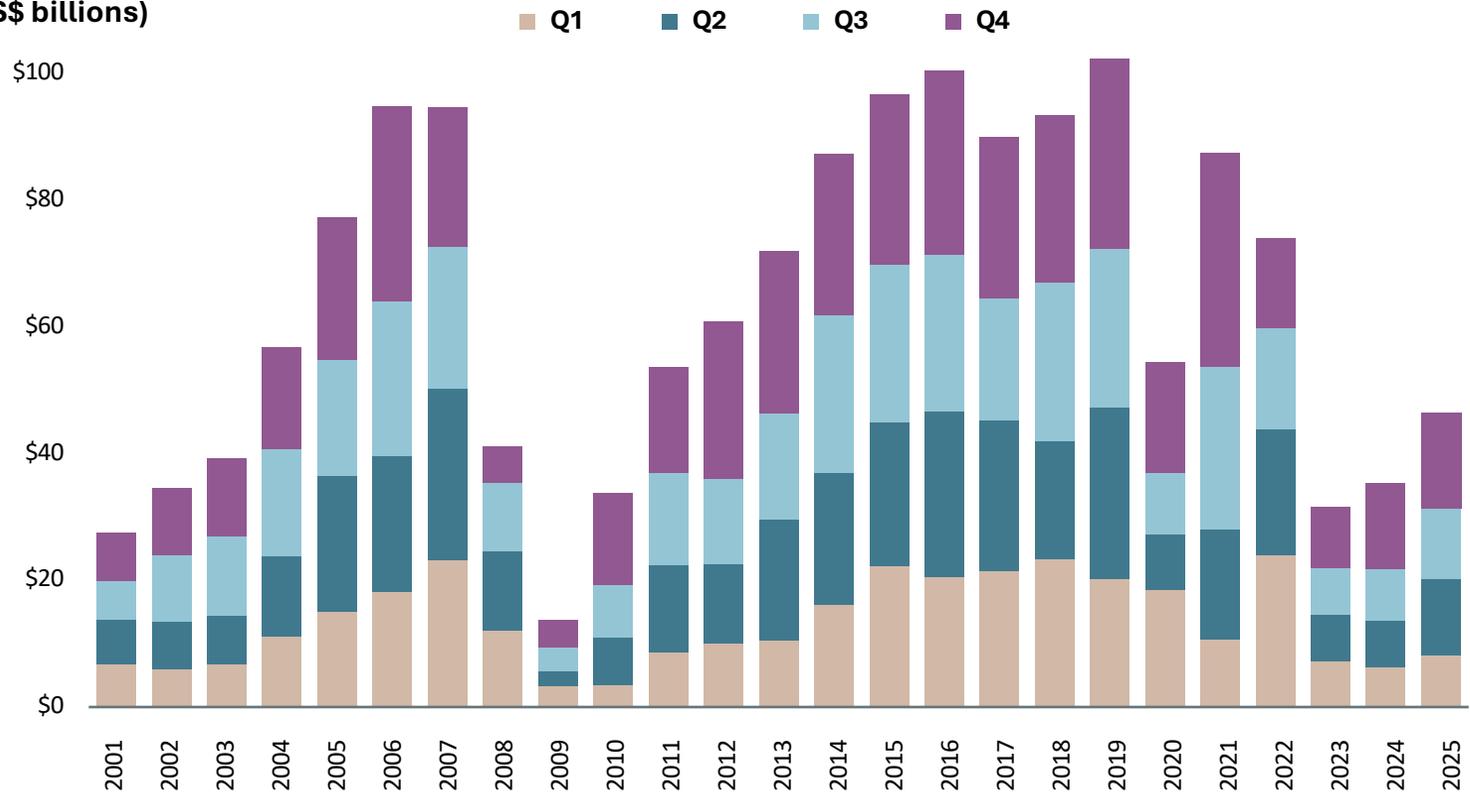


2025 Investment sales activity grew by 35% YoY JLL: Investment sales accelerating, pointing to broader improvement in capital flow

- 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

Transaction Volumes (US\$ billions)

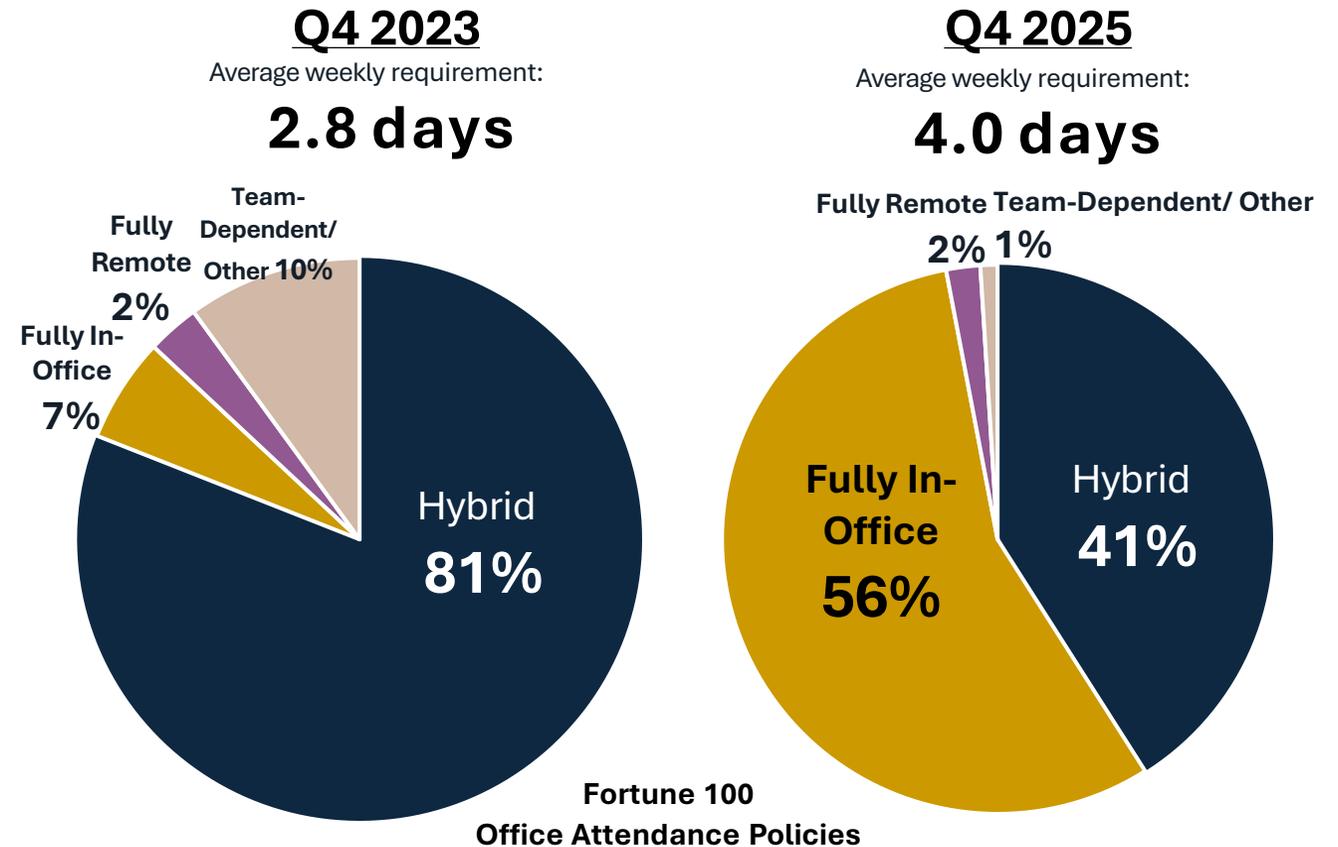
Historical Office Transaction Volumes



Source: JLL Research: U.S. Office Market Dynamics 2025 Q4

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.





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 17TH 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 ²	3.8% Contribution (By Carrying Value)	222,606 Net Lettable Area (sq ft)
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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



94.7% Occupancy	US\$101.3M Carrying Value	7.2% Contribution (By Carrying Value)	272,360 Net Lettable Area (sq ft)
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CrossPoint is a 4-story 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)

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)

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 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



84.4% Occupancy
US\$82.3M Carrying Value
5.9% Contribution (By Carrying Value)
205,773 Net Lettable Area (sq ft)

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.



87.3% Occupancy
US\$72.6M Carrying Value
5.2% Contribution (By Carrying Value)
325,455 Net Lettable Area (sq ft)

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.