

SECURITIES AND FUTURES ACT (CAP. 289)
SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS)
REGULATIONS 2012

**NOTIFICATION FORM FOR SUBSTANTIAL
SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN**

FORM

3

(Electronic Format)

Explanatory Notes

1. Please read the explanatory notes carefully before completing the notification form.
2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
10. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
 - (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
 - (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estate-related assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at <http://www.mas.gov.sg> (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

1. Name of Listed Issuer:

Prime US REIT

2. Type of Listed Issuer:

Company/Corporation

Registered/Recognised Business Trust

Real Estate Investment Trust

Name of Trustee-Manager/Responsible Person:

Prime US REIT Management Pte. Ltd. (the "Manager")

3. Is more than one Substantial Shareholder/Unitholder giving notice in this form?

No *(Please proceed to complete Part II)*

Yes *(Please proceed to complete Parts III & IV)*

4. Date of notification to Listed Issuer:

05-May-2026

Part II - Substantial Shareholder/Unitholder and Transaction(s) Details

[To be used for single Substantial Shareholder/Unitholder to give notice]

1. Name of Substantial Shareholder/Unitholder:

Temasek Holdings (Private) Limited ("Temasek")

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

Yes

No

Transaction **A**

1. Notification in respect of:

Becoming a Substantial Shareholder/Unitholder

Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder

Ceasing to be a Substantial Shareholder/Unitholder

2. Date of acquisition of or change in interest:

20-Feb-2025

3. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest  (if different from item 2 above, please specify the date):

30-Apr-2026

4. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

Temasek does not have a direct interest in the voting units of the Listed Issuer ("Units"). Temasek became aware of a change in the percentage level of its deemed interest in the Units when it was notified by DBS Group Holdings Ltd ("DBSH") of DBSH's interest in 36,203,260 Units on 30 April 2026. DBSH is an independently managed Temasek portfolio company and Temasek is not involved in its business or operating decisions including those regarding its position in the Units.

5. Type of securities which are the subject of the transaction (more than one option may be chosen):

Voting shares/units

Rights/Options/Warrants over voting shares/units

Convertible debentures over voting shares/units (conversion price known)

Others (please specify):

6. Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholder/Unitholder:

N.A.

7. Amount of consideration paid or received by Substantial Shareholder/Unitholder (excluding brokerage and stamp duties):

N.A.

8. Circumstance giving rise to the interest or change in interest:

Acquisition of:

- Securities via market transaction
- Securities via off-market transaction (*e.g. married deals*)
- Securities via physical settlement of derivatives or other securities
- Securities pursuant to rights issue
- Securities via a placement
- Securities following conversion/exercise of rights, options, warrants or other convertibles

Disposal of:

- Securities via market transaction
- Securities via off-market transaction (*e.g. married deals*)

Other circumstances:

- Acceptance of take-over offer for the Listed Issuer
- Corporate action by the Listed Issuer which Substantial Shareholder/Unitholder did not participate in (*please specify*):

Others (*please specify*):

DBSH has notified Temasek of DBSH's interest in 36,203,260 Units on 30 April 2026 which are held by DBS Trustee Limited ("DBS Trustee") as trustee for various private trusts.

9. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

<i>Immediately before the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	112,454,119	112,454,119
As a percentage of total no. of voting shares/units: ⓘ	0	7.82	7.82
<i>Immediately after the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	148,657,379	148,657,379
As a percentage of total no. of voting shares/units: ⓘ	0	10.34	10.34

10. Circumstances giving rise to deemed interests (if the interest is such):
 [You may attach a chart in item 11 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Temasek does not have any direct interest in the Units.

Temasek is filing this notice in respect of a change in the percentage level of its deemed interest in the Units from 7.82% to 10.34% as DBSH has notified Temasek of DBSH's interest in 36,203,260 Units on 30 April 2026 which are held by DBS Trustee as trustee for various private trusts.

Temasek's deemed interest arises from the aggregation of the interests of Cuscaden Peak Pte. Ltd. ("Cuscaden"), Keppel Ltd. ("Keppel") and DBSH.

(A) Temasek's deemed interest through Cuscaden 2.309%

- (i) Times Properties Private Limited ("TPPL") owns approximately 2.309% of the Units.
- (ii) The Manager owns approximately 0.730% of the Units.
- (iii) TPPL has an interest of 20% in the Manager.
- (iv) TPPL is a subsidiary of Cuscaden Peak Investments Private Limited ("CPI").
- (v) CPI is deemed to have an interest in the Units in which TPPL and the Manager have an interest in.
- (vi) CPI is a subsidiary of Cuscaden.
- (vii) Cuscaden is deemed to have an interest in the Units that CPI has an interest in.

In respect of TJ Holdings (III) Pte. Ltd. ("TJ Holdings III"):

- (i) Adenium Pte. Ltd. ("APL") has an interest of more than 20% of Cuscaden.
- (ii) APL is a subsidiary of CLA Real Estate Holdings Pte. Ltd. ("CLA Real Estate").
- (iii) CLA Real Estate is a subsidiary of TJ Holdings III.
- (iv) TJ Holdings III is a subsidiary of Glenville Investments Pte. Ltd. ("Glenville").
- (v) Glenville is a subsidiary of Mawson Peak Holdings Pte. Ltd. ("Mawson").
- (vi) Mawson is a subsidiary of Bartley Investments Pte. Ltd. ("Bartley").
- (vii) Bartley is a subsidiary of Tembusu Capital Pte. Ltd. ("Tembusu").
- (viii) Tembusu is a subsidiary of Temasek.

In respect of Fullerton Management Pte. Ltd. ("Fullerton"):

- (i) Mapletree Fortress Pte Ltd ("MFPL") has an interest of more than 20% of Cuscaden.
- (ii) MFPL is a subsidiary of Gemstone Asset Holdings Pte. Ltd. ("GAH").
- (iii) GAH is a subsidiary of Mapletree Investments Pte. Ltd. ("MIPL").
- (iv) MIPL is a subsidiary of Fullerton.
- (v) Fullerton is a subsidiary of Temasek.

(B) Temasek's deemed interest through Keppel 5.513%

- (i) Keppel Capital Investment Holdings Pte. Ltd. ("KCIH") holds 4.782% of Units.
- (ii) The Manager holds 0.730% of Units.
- (iii) Keppel Capital Two Pte. Ltd. ("KC Two") has a 30% interest in the Manager.
- (iv) KC Two is a wholly owned subsidiary of Keppel Capital Management Pte. Ltd. ("KCMPL").
- (v) KCIH and KCMPL are wholly owned subsidiaries of Keppel Capital Holdings Pte. Ltd. ("KCHPL").
- (vi) KCHPL is a wholly owned subsidiary of Keppel.
- (vii) Temasek has a more than 20% interest in Keppel.

(C) Temasek's deemed interest through DBSH 2.518%

- (i) DBS Trustee has an interest in 2.518% of Units.
- (ii) DBS Trustee is a wholly-owned subsidiary of DBS Bank Ltd. ("DBS Bank")
- (ii) DBS Bank is a subsidiary of DBSH.
- (iii) Temasek has an interest of more than 20% of DBSH.

Total deemed interest of Temasek 10.34%

(Note: Temasek's deemed interest of 2.309% through Cuscaden does not include the 0.730% of the Units held by the REIT Manager of which Temasek already had a deemed interest in through Keppel. This 0.730% under part A is disregarded for the purposes of calculating the total deemed interest of Temasek in the Units to avoid double-counting.)

Cuscaden, Keppel and DBSH are independently managed Temasek portfolio companies. Temasek is not involved in their business or operating decisions, including those regarding their positions in Units.

