(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.)

Date: 25 September 2026

Prime US REIT
SGX Symbol: OXMU
ISIN # SGXC75818630
Posting date[1]: 1 October 2026
Period: 1 October 2026 to 31 December 2026

Publicly Traded Partnership ("PTP") Transfer Qualified Notice
Withholding Exception Information under Treas. Reg. § 1.1446(f)-4(b)(3)

This is intended to be a Qualified Notice under Treas. Reg. § 1.1446(f)-4(b)(3) to be used with respect to transfers of interests in Prime US REIT

We certify that the exception under Treas. Reg. § 1.1446(f)-4(b)(3)(ii)(A) applies to transfers of interests in Prime US REIT. The exception applies because Prime US REIT satisfied the following requirement(s) on the "PTP designated date"[2]:

- Per Treas. Reg. § 1.1446(f)-4(b)(3)(ii)(A)(2), Prime US REIT was not engaged in a trade or business within the United States at any time during its taxable year through the "PTP designated date"[2].

[1] Per Treas. Reg. §§ 1.1446(f)-4(b)(3)(ii) and (iii), this Qualified Notice applies to transfers of interests in Prime US REIT that occur during a 92-day period effective as of the "Posting Date" of this Qualified Notice. It is also possible that Prime US REIT issues a new Qualified Notice during this 92-day period, in which case, the most recently posted Qualified Notice will apply (subject to certain optional 10-day timing rules).

[2] For purposes of this Qualified Notice, the "PTP Designated Date" (per Treas. Reg. § 1.1446(f)-4(b)(3)(ii)(B)) is the "Posting Date" (above).