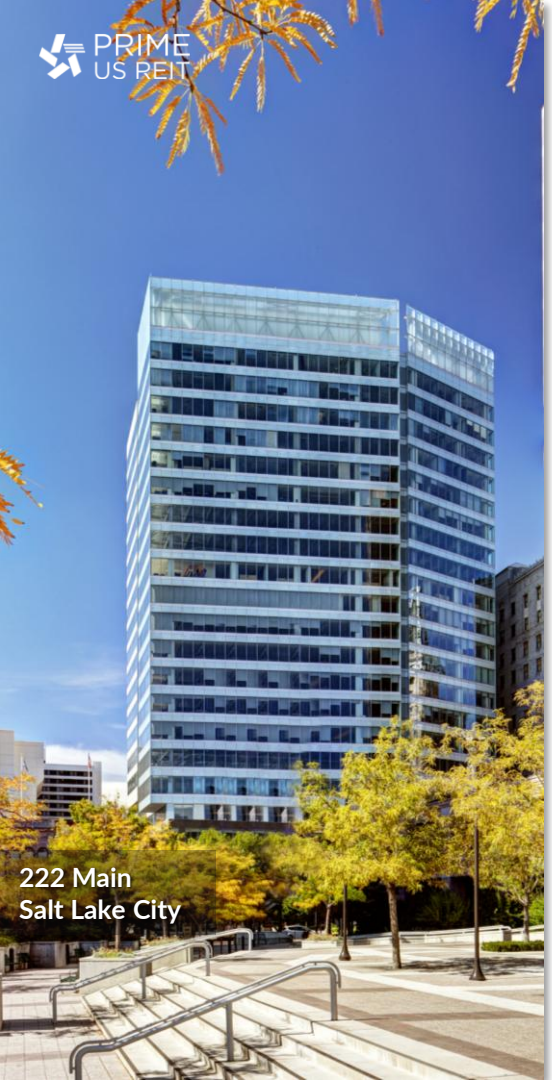
PRIME US REIT

Annual General Meeting

28 April 2026



13 Class A Freehold U.S. Offices Strategically Focused on Non-Gateway Cities



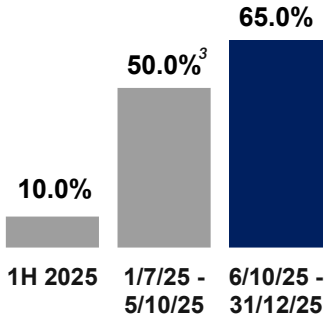
U.S. Macro & Real Estate Market Overview

- ✓ U.S. office leasing activity grew +7.6% (1Q2026 vs 1Q2025) and was +3.7% higher over the past 12 months.
- ✓ *Flight to Quality*: Leasing continues to be highly concentrated in highly-amenitized Class A buildings, newer assets, and vibrant lifestyle market ecosystems.
- ✓ Supply of space remains historically low.
- ✓ Third consecutive quarter of meaningful positive net absorption, emphasizes market stabilization
- ✓ Large employers' office attendance policies broadly resemble pre-pandemic norms
- ✓ Total transaction volume grew +40% vs Q1 2025 and +38% over the past 12 months.

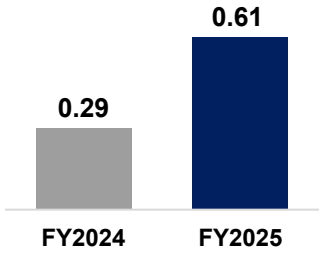
Management remains vigilant of potential implications amid ongoing geopolitical uncertainties on macro environment and interest rates.

PRIME's 2025 Key Accomplishments

Distribution Payout Ratio



Actual DPU Paid (US cents)



1. Distributable income payout ratio increased progressively in 2025, from 10% to 65%. 2025 Distribution per Unit (DPU) of 0.61 US cents more than doubled 2024 DPU of 0.29 US cents.

2. Completed US$25 million private placement, which strengthened the balance sheet and provided funding for capital expenditure and tenant improvements to support leasing momentum and activate newly signed leases.

3. Portfolio occupancy climbed to 82.7% (Dec-25) from 80.0% (Dec-24). WALE extended to 5.6 years from 4.4 years.

Waterfront At Washingtonian	Park Tower	Village Center Station I
48.7%[1] → 87.3%[2]	65.5%[1] → 89.9%[2]	50.2%[1] → 80.0%
		(Lease signed in end March 2026)

4. Portfolio valuation increased +3.5% to US$1.4 billion.

5. Leverage reduced to 45.0% (Dec-25) from 46.7% (Dec-24).

1. As of 31 December 2024
2. As of 31 December 2025
3. Advanced Distribution for the period from 1 July 2025 to 5 October 2025



Strategic Focus

1. Drive occupancy towards stabilization; Capitalize on the positive leasing momentum and execute more leases
2. Maintain quality of assets; reinforce tenant retention
3. Dividend payout normalization & sustainability
4. Capital discipline, property income growth, and enhance shareholder value

Harnessing AI For Operational Excellence



Smart building and energy management

AI-driven HVAC and building optimization technology delivered significant energy efficiency and utilities savings



AI-powered leasing analytics and intelligence

AI tools to forecast leasing demand and market trends



Capital Expenditure

Optimize capex decisions



Procurement

Reduce operating costs and improve vendor quality



Expected outcomes

NOI uplift

Drive valuations

PRIME US REIT

Thank You

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