



(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.)

EXERCISE AND COMPLETION OF EXTENSION OPTION FOR CREDIT FACILITY SECURED ON SORRENTO TOWERS

Prime US REIT Management Pte. Ltd., as manager of Prime US REIT ("**PRIME**"), and the manager of PRIME, the "**Manager**", refers to PRIME's existing credit facility that is secured by Sorrento Towers (the "**Facility**"), which has an extended maturity date of 22 July 2025, and a fully extended maturity date of 22 July 2026.

The Facility has two (2) one-year extension options available to PRIME and the first extension option was exercised in July 2024. The Manager has opted to exercise the second extension option to extend the maturity date to 22 July 2026 and the extension is completed today.

The outstanding balance borrowed under the Facility as at the date of this announcement is US\$66,950,000.

BY ORDER OF THE BOARD

Rahul Rana
Chief Executive Officer

Prime US REIT Management Pte. Ltd.
(Company registration no. 201825461R)
(as manager of Prime US REIT)

22 July 2025

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The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, DBS Trustee Limited (as trustee of Prime US REIT) or any of their affiliates.

An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Unitholders have no right to request the Manager to redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.

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