PRIME US REIT

1H 2026 Financial Results

12 August 2026

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

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2Q2026 Overview

U.S. Office Market

- ✓ **Leasing activity established a new post-pandemic high**
  Leasing activity grew +7.1% (2Q2026 vs 2Q2025)
- ✓ **Flight to quality continues**
- ✓ **Inventory begins to decline sharply**
  Supply of space remains historically low.
- ✓ **Strong net absorption in 2Q2026, as expansion begins to accelerate**
- ✓ **1H2026 office transaction volume increased 32% from 1H2025**

Source: JLL: U.S. Office Market Dynamics 2Q2026

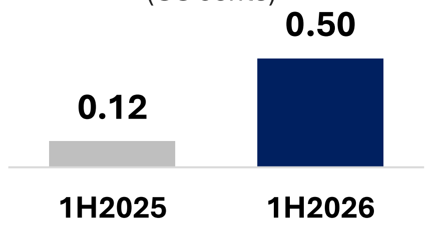
PRIME's Key Highlights

90k sf	84.1%	+6.2%
Leasing Volume	**Committed Occupancy**	**Rental Reversion**
1Q2026: 99k sf	31 Mar 2026: 83.1%	1Q2026: +4.0%

Signed – Not Commenced: **492k sf (11.7%)**

5 consecutive quarters of increasing committed occupancy with positive rental reversion

Distribution per Unit
(US cents)



1H2026 **DPU 0.50 US cents** at 65% payout → annualized 6.2%[1] DPU yield

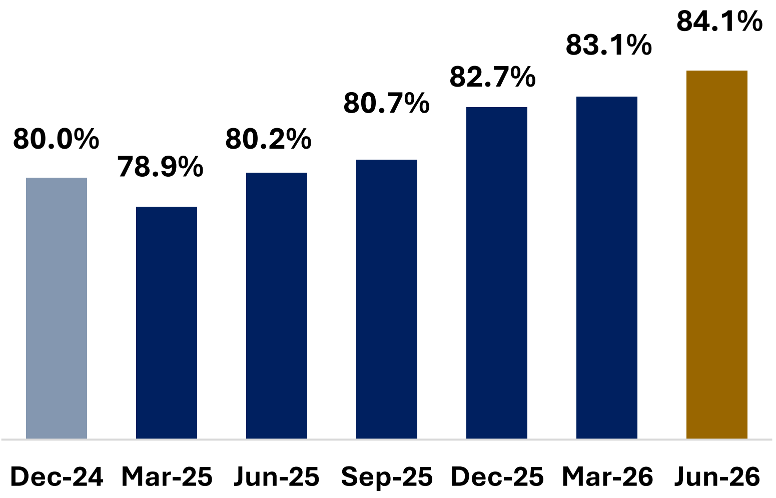
[1] *Based on closing unit price of US$0.161 as at 30 June 2026*

Leasing Momentum Continues

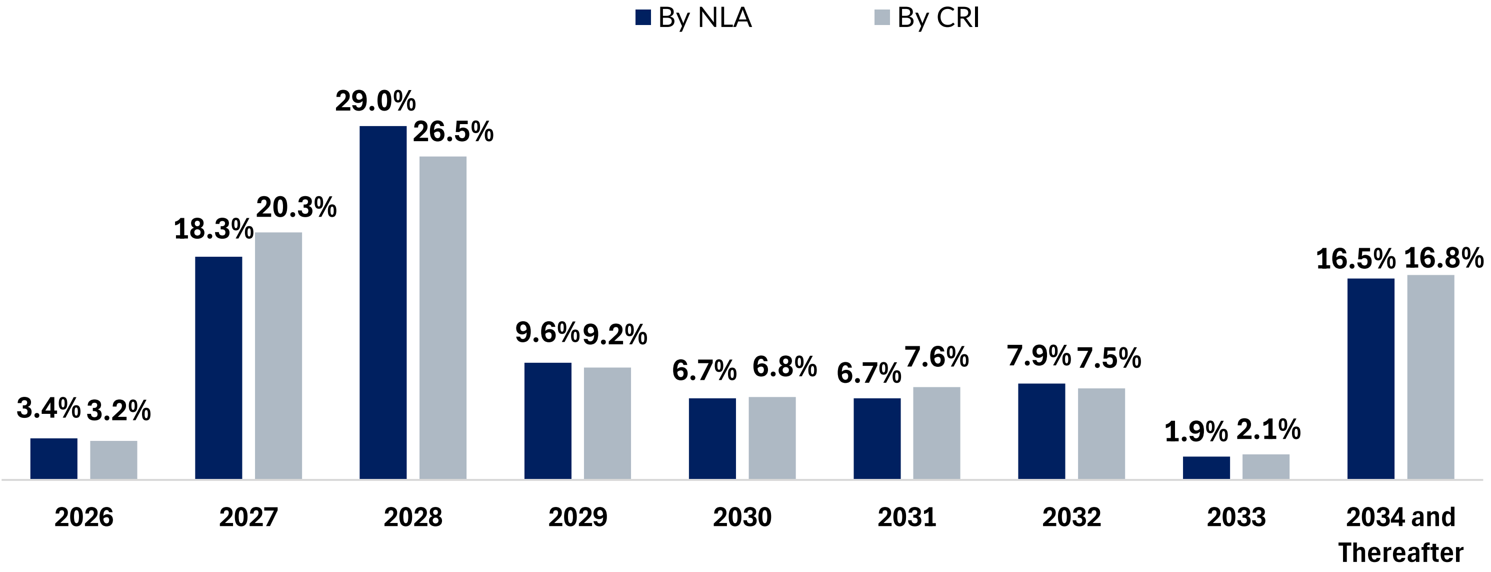
5 consecutive quarters of increasing committed occupancy with positive rental reversion

90k sf (2.1% of NLA)	+6.2%	2% to 3%	5.5 Yrs
2Q2026 Leasing Volume	**2Q2026 Rental Reversion**	**Built-In Annual Rent Escalation**	**30 Jun 2026 WALE**
1Q2026: 99k sf	1Q2026: +4.0%		31 Mar 2026: 5.6 Yrs

Committed Occupancy



Lease Expiry Profile



- *WALE: Weighted Average Lease Expiry (Years) computed for all committed leases from lease commencement date or 30 June 2026, whichever is later*
- *Lease Expiry Profile: Only for leases that have commenced as at 30 June 2026, the recent sizable leases that were signed have not been included in the above as their leases have not commenced*
- *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*

Portfolio Committed Occupancy

Properties	31 Mar 2026	30 Jun 2026	Submarket Occupancy[1]
Village Center Station II (Denver, Colorado)	100.0%	100.0%	67.4%
CrossPoint (Philadelphia, Pennsylvania)	94.7%	94.7%	82.7%
Tower 909 (Dallas, Texas)	93.5%	93.5%	80.3%
Park Tower (Sacramento, California)	89.2%	92.7%	91.7%
Promenade I & II (San Antonio, Texas)	84.6%	92.4%	89.6%
222 Main (Salt Lake City, Utah)	89.6%	89.6%	87.7%
Waterfront At Washingtonian (Suburban Maryland, Washington DC)	87.3%	87.3%	89.2%
Village Center Station I (Denver, Colorado)	80.1%	85.5%	67.4%
Sorrento Towers (San Diego, California)	87.1%	84.8%	92.4%
The 101 (St. Louis, Missouri)	75.9%	76.4%	89.5%
Reston Square (Suburban Virginia, Washington DC)	69.0%	69.0%	75.7%
171 17th Street (Atlanta, Georgia)	65.2%	65.2%	70.4%
Tower I at Emeryville (San Francisco Bay Area, California)	51.9%	51.9%	72.5%
Committed Occupancy	**83.1%**	**84.1%**	

1. CoStar as of 13 July 2026

90,000 SF Leasing Volume in 2Q2026:

29,000 SF Tenant Expansions

Validating Asset Quality

Tower 909: 18k sf of leases (new and expansion) signed in 2Q2026 backfilled expiries, maintaining occupancy at 93.5%.

Park Tower: Signed a short term 17k sf lease, bringing occupancy up further above 90%.

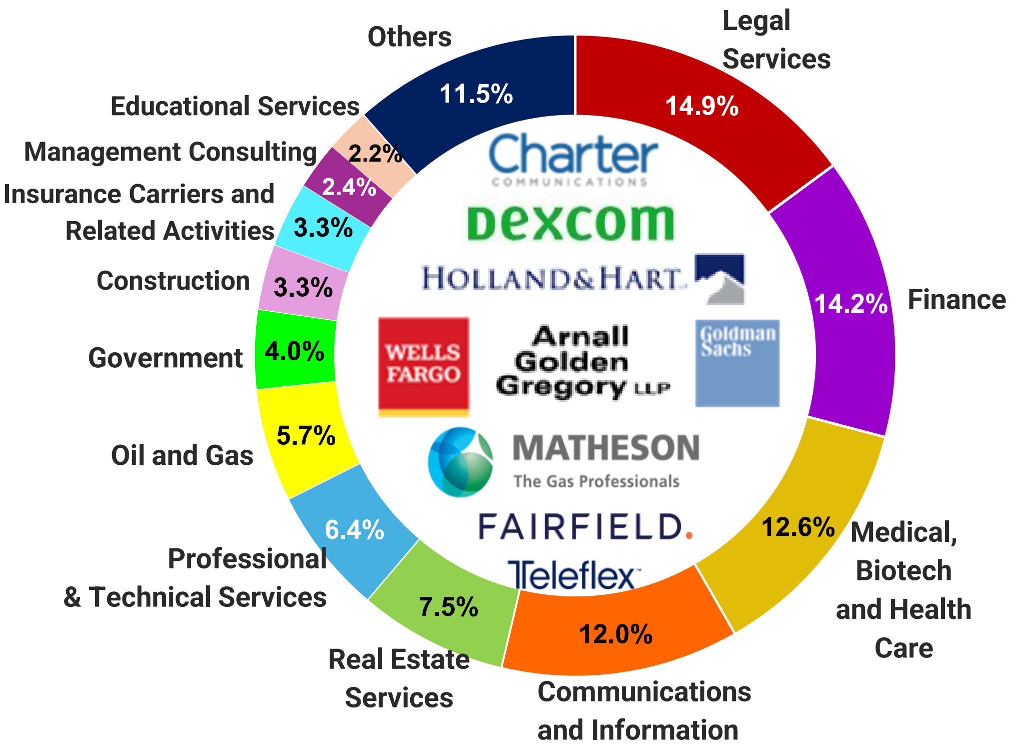
Promenade I & II: 17k sf of new leases and expansions signed in 2Q2026 bringing occupancy from 84.6% to 92.4%.

Village Center Station I: Signed 10-year 12k sf expansion with Black and Veatch in June 2026. Occupancy increased further from 80.1% to 85.5%.

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	10.4%
2.	Dexcom	Medical, Biotech & Health Care	Sorrento Towers	148k	6.3%
3.	Holland & Hart	Legal Services	222 Main	90k	4.1%
4.	Matheson Tri-Gas	Oil and Gas	Tower 909	138k	4.1%
5.	Wells Fargo	Finance	171 17th Street	106k	4.0%
6.	Arnall Golden Gregory	Legal Services	171 17th Street	103k	3.9%
7.	Goldman Sachs	Finance	222 Main	90k	3.1%
8.	Fairfield Residential	Real Estate Services	Sorrento Towers	59k	2.6%
9.	Teleflex	Medical, Biotech & Health Care	CrossPoint	58k	2.2%
10.	State of California	Government	Park Tower	63k	1.9%
	Total			**1,275k**	**42.6%**
	WALE Top 10				**2.9 Years**

Sector Diversification Adds to Resiliency

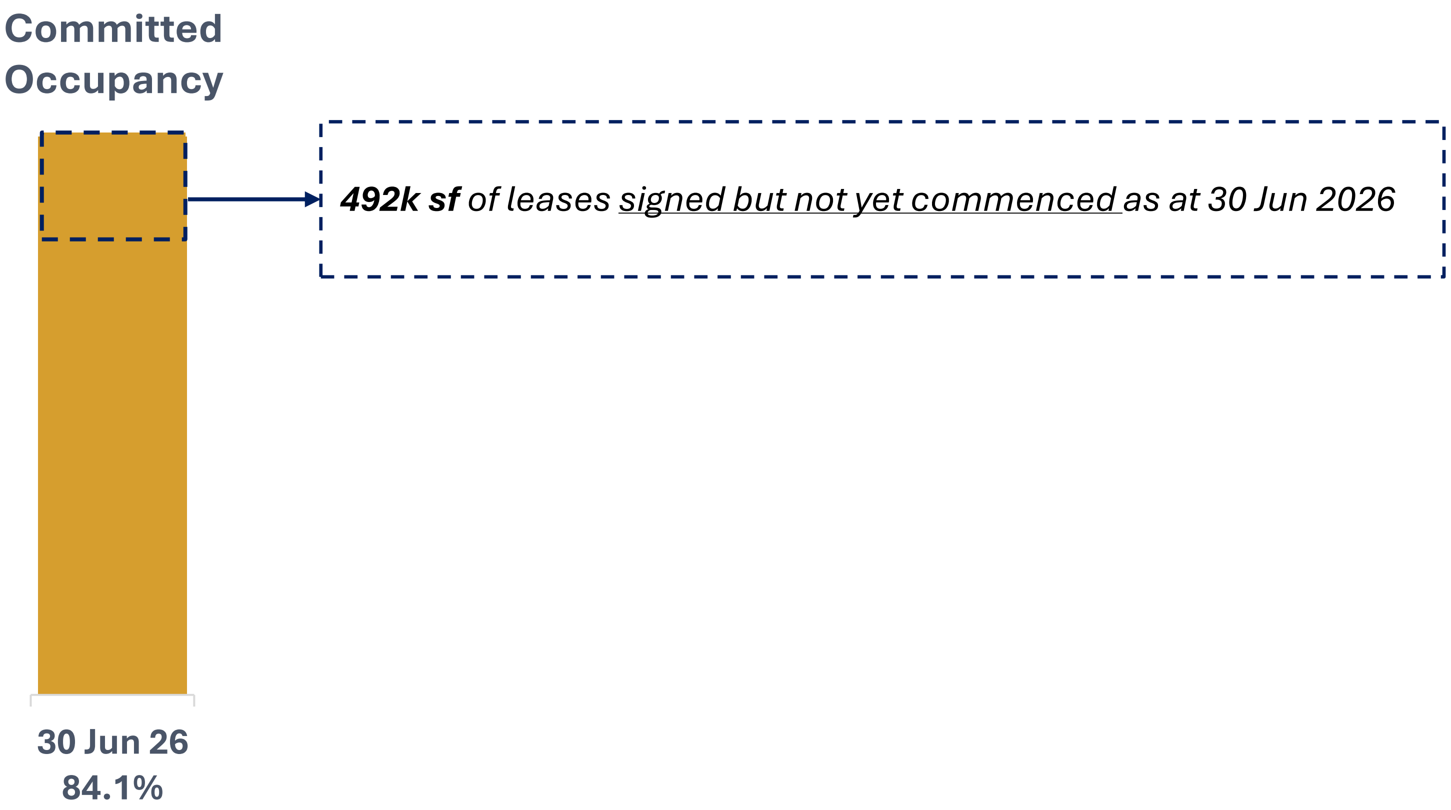


CRI: Annualised cash rental income in the reporting month for leases that have commenced as at the month of June 2026.
The recent sizable leases that were signed have not been included in the above as their leases have not commenced.

Committed Future Rental Cashflow Visibility

Drives Normalization of Distribution Payout

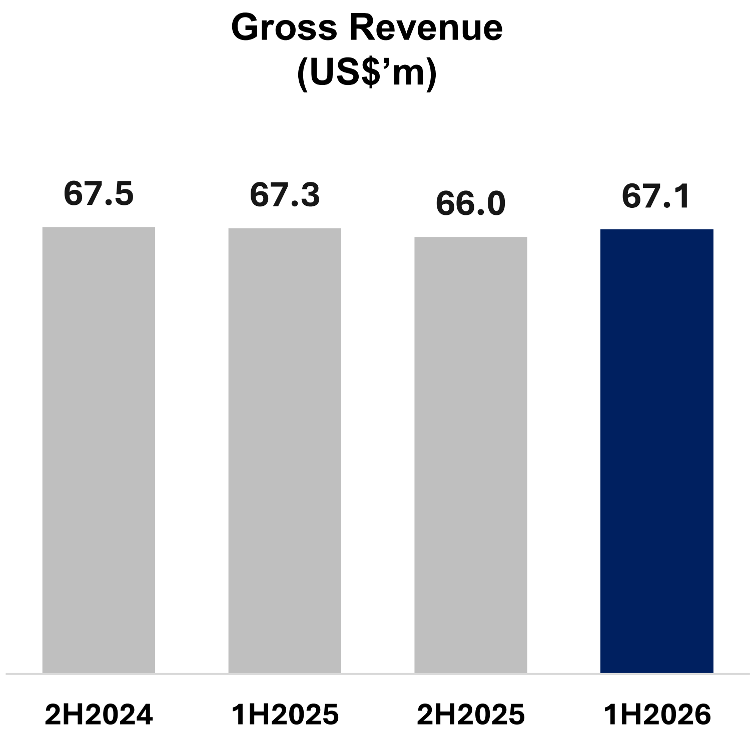
Rent equivalent to 11.7% of committed occupancy (492k sf) mostly staggered to commence from 3Q2026 onwards

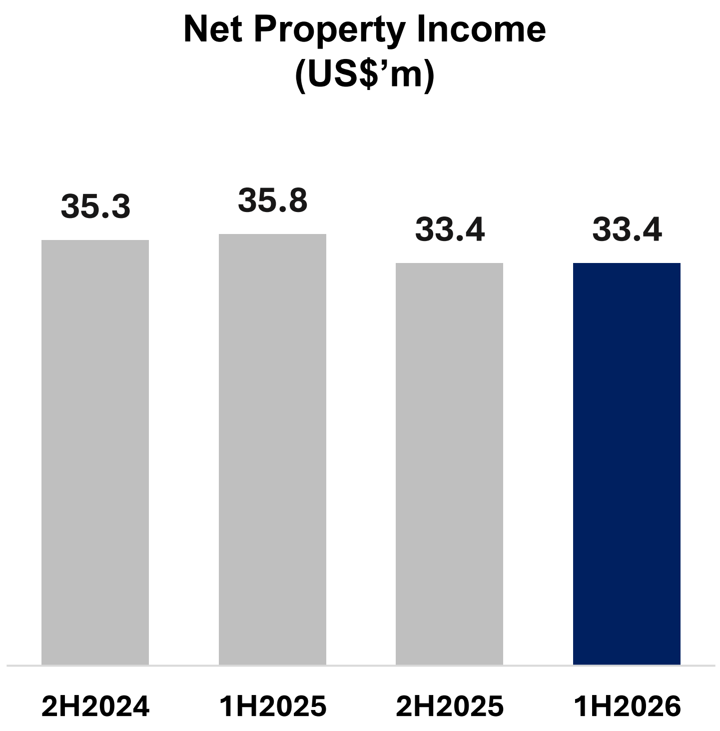


1H2026 Unaudited Financials

Property operating performance expected to improve

As at 30 June 2026, approximately 492k sf (11.7% of committed occupancy) of signed leases have not commenced.





Committed Cashflows Supported Higher Payout Ratio

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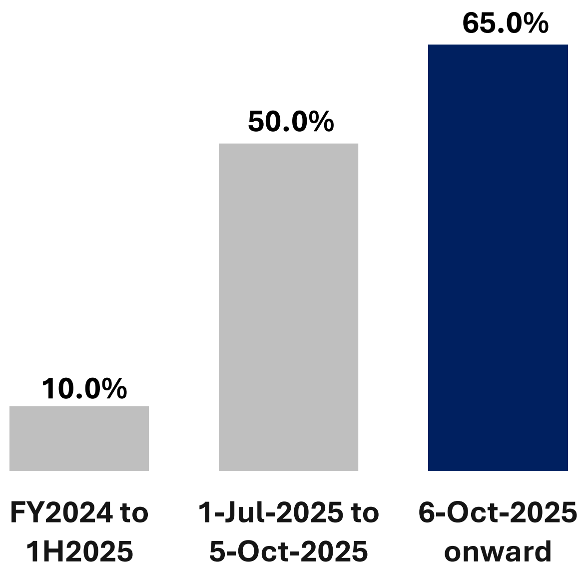
Payout Ratio

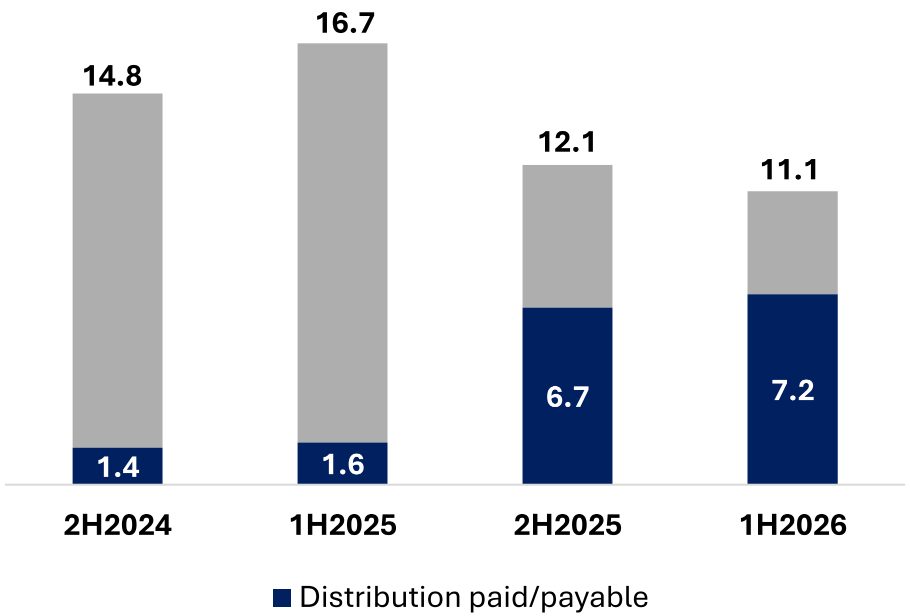
10% ➔ 65%

- ✓ Certainty of Incoming Contractual Cash Flows from 3Q2026 Onwards
- ✓ Payout Ratio Increased to At Least 65% Going Forward

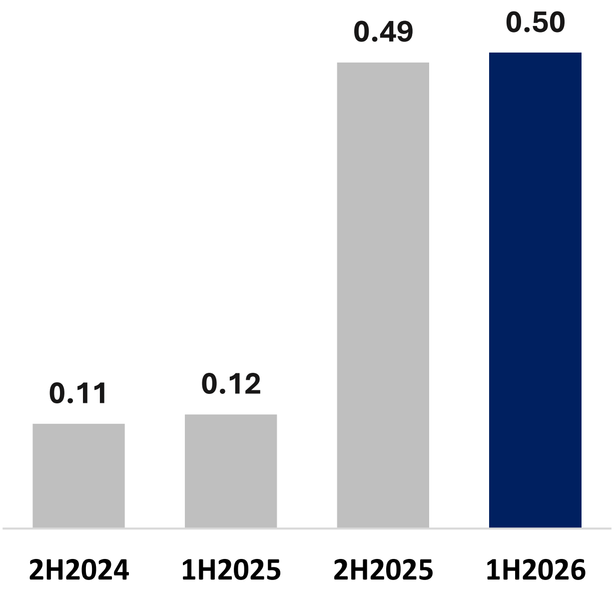
Distribution Payout Ratio



Distributable Income (US$'m)



Distribution per Unit (US cents)



Balance Sheet

US$661m
Gross Borrowings

44.9%
Aggregate Leverage

US$150m
Debt Headroom

US$52m
Committed Undrawn Facilities

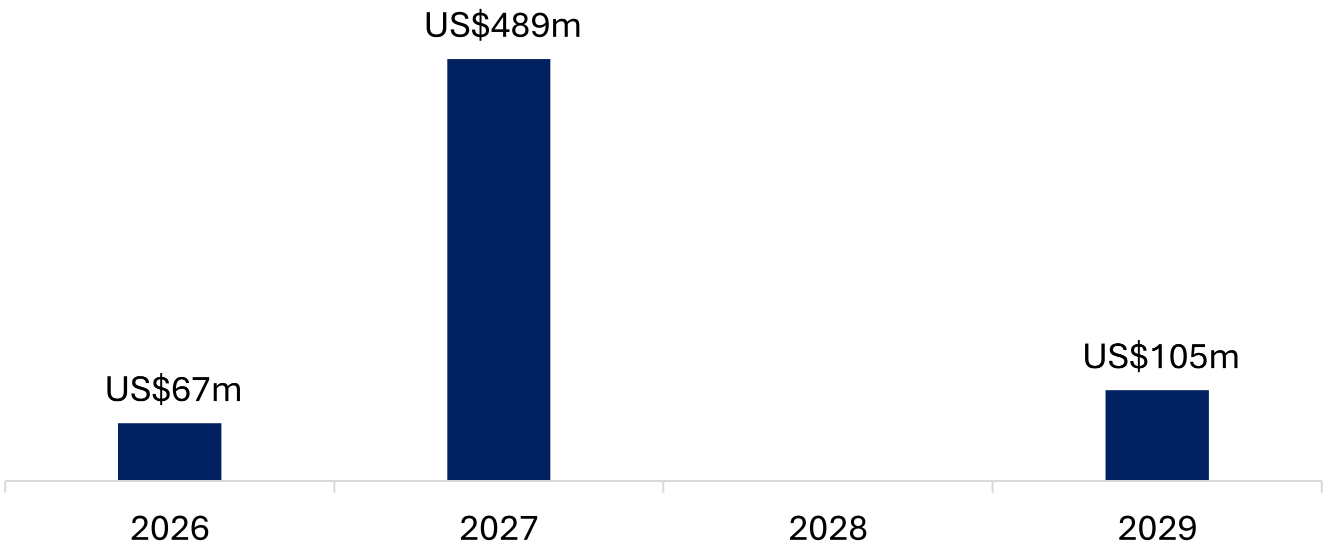
5.5%
Weighted Average Interest Rate

1.6x
Interest Coverage Ratio

US$0.53
NAV per Unit
Unit Price: US$0.161
70% Discount to NAV

Maturities of the US$550 million credit facilities and US$66.95 million loan were extended to October 2026 to provide the Manager time to complete a longer-term financing to replace the existing debt structure

Debt Maturity Profile (30 June 2026)



- *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$0.161: Based on closing price on 30 June 2026*

Staying Focused

Strengthening Fundamentals for Growth

Drive Occupancy

Maintain Quality of Assets

Enhance Unitholder Value

Focus on executing leasing strategies. **Occupancy has improved to 84.1% at 30-Jun-2026**

Emphasize on **capital discipline, property income growth**, and **tenant retention**

Distributable income payout ratio of 65%

Distribution Payment Details

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Distribution	
Distribution Period	**1 January 2026 to 30 June 2026**
Distribution per unit	**0.50 US cents**

Ex-Date	19 August 2026
Record Date	20 August 2026
Despatch of relevant forms to Unitholders	25 August 2026
Deadline for submission of completed tax forms *(For new unitholders and unitholders whose previously submitted valid tax forms had expired automatically after 3 years)*	9 September 2026, 5.00pm
Distribution Payment Date	30 September 2026

U.S. Office REIT Listed on Singapore Exchange

PRIME US REIT

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

Keppel

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

Cuscaden Peak Investments

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.

PRIME US REIT

Thank You

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PRIME US REIT

High Quality Portfolio of Prime Office Properties Diversified Across Key U.S. Office Markets

As at 30 June 2026

13
Class A and Freehold U.S. Office Properties

US$1.4 billion
Portfolio Properties Value

4.2 million sf
Net Lettable Area

84.1%
Portfolio Occupancy

5.5 years
Weighted Average Lease Expiry

Diversified Income Provides Stability

As at 30 June 2026

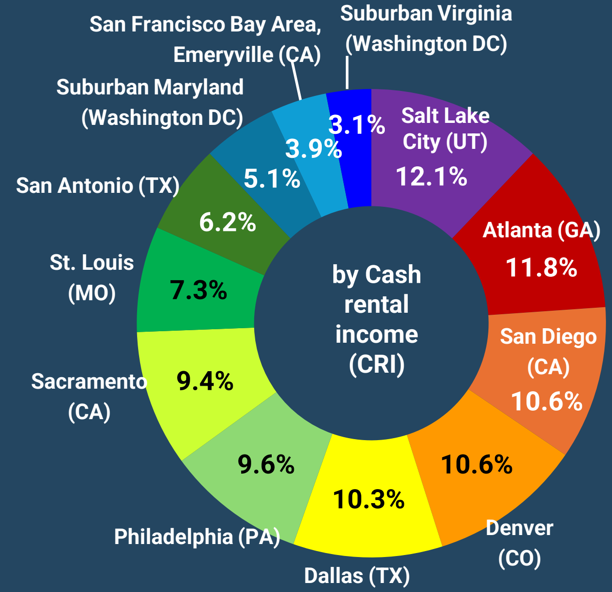
Geographic Diversification
CRI by Primary Market

12 Primary Markets

No single market contributing more than

12.1%

Total CRI



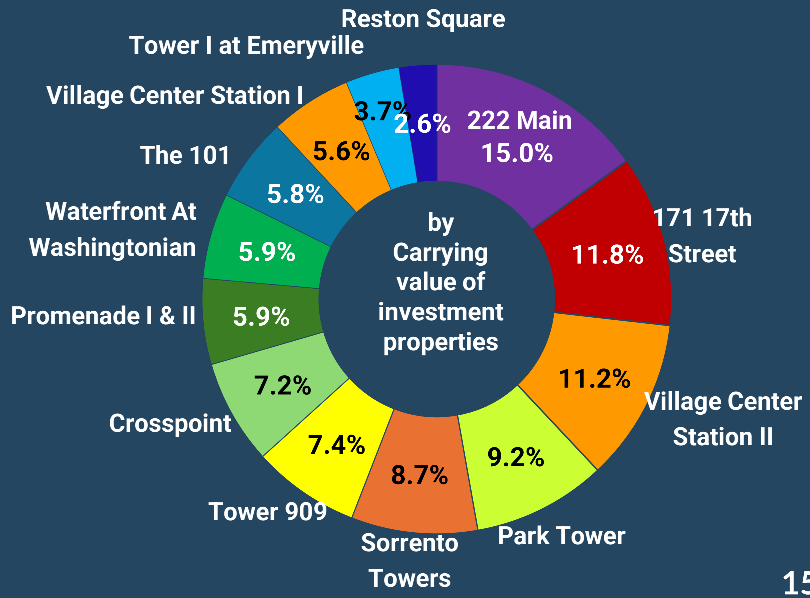
Asset Diversification
Asset by Carrying Value

13 Assets

No single asset contributing more than

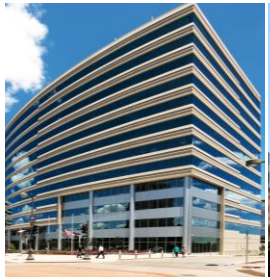
15.0%

Total Portfolio Carrying Value



Portfolio Overview

PRIME US REIT

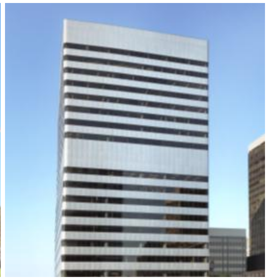



Property	Portfolio	222 Main	171 17th Street	Village Center Station II	Park Tower	Sorrento Towers	Tower 909
Land Tenure	**Freehold**	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold
Class	**A**	A	A	A	A	A	A
NLA (sf'000)	**4,197**	433	510	326	489	296	374
Committed Occupancy	**84.1%**	89.6%	65.2%	100.0%	92.7%	84.8%	93.5%
Valuation[1] (US$'million)	**1,399.6**	211.9	168.1	160.8	129.2	124.1	104.9
Contribution by asset value	**100.0%**	15.1%	12.0%	11.5%	9.2%	8.9%	7.5%

1. Independent valuations as at 31 December 2025

Portfolio Overview







Property	Crosspoint	Promenade I & II	The 101	Waterfront at Washingtonian	Village Center Station I	Tower I at Emeryville	Reston Square
Land Tenure	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold
Class	A	A	A	A	A	A	A
NLA (sf'000)	272	206	361	326	242	223	139
Committed Occupancy	94.7%	92.4%	76.4%	87.3%	85.5%	51.9%	69.0%
Valuation[1] (US$'million)	101.3	82.3	82.5	72.6	72.1	53.0	36.8
Contribution by asset value	7.2%	5.9%	5.9%	5.2%	5.2%	3.8%	2.6%

1. Independent valuations as at 31 December 2025

Market Information

PRIME US REIT

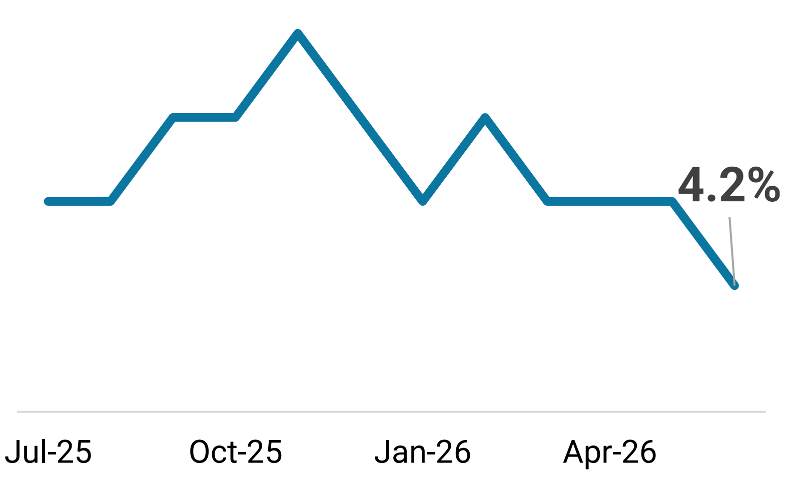
171 17th Street
Atlanta, Georgia

U.S. Economic Updates

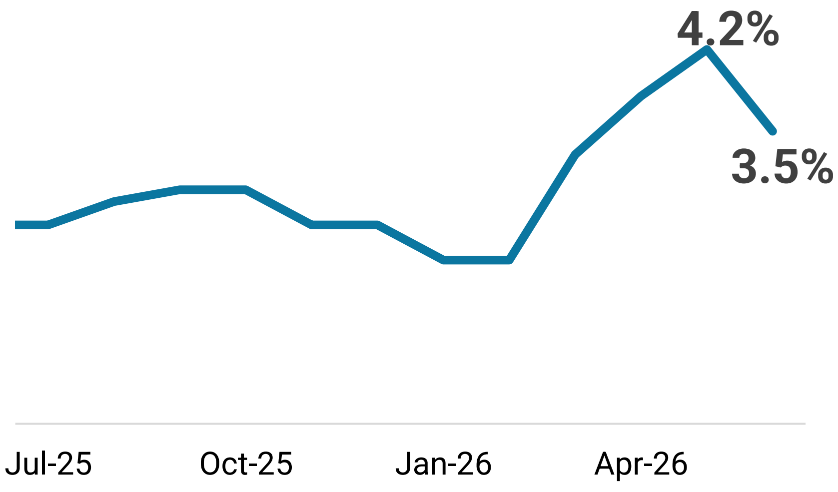
Management remains vigilant of potential implications amid ongoing geopolitical uncertainties on macro environment and interest rates.

- U.S. economy grew 1.5% in 2Q2026[1].
- U.S. unemployment rate remained low at 4.2% in June 2026[2].
- CPI inflation rate was eased to 3.5%[2] YoY in June 2026.
- The Fed kept the fed fund target range at 3.50% to 3.75% in July 2026.[3]

Unemployment Rate[2] (Jul 2025 to Jun 2026)



CPI Inflation[2] (Jul 2025 to Jun 2026)

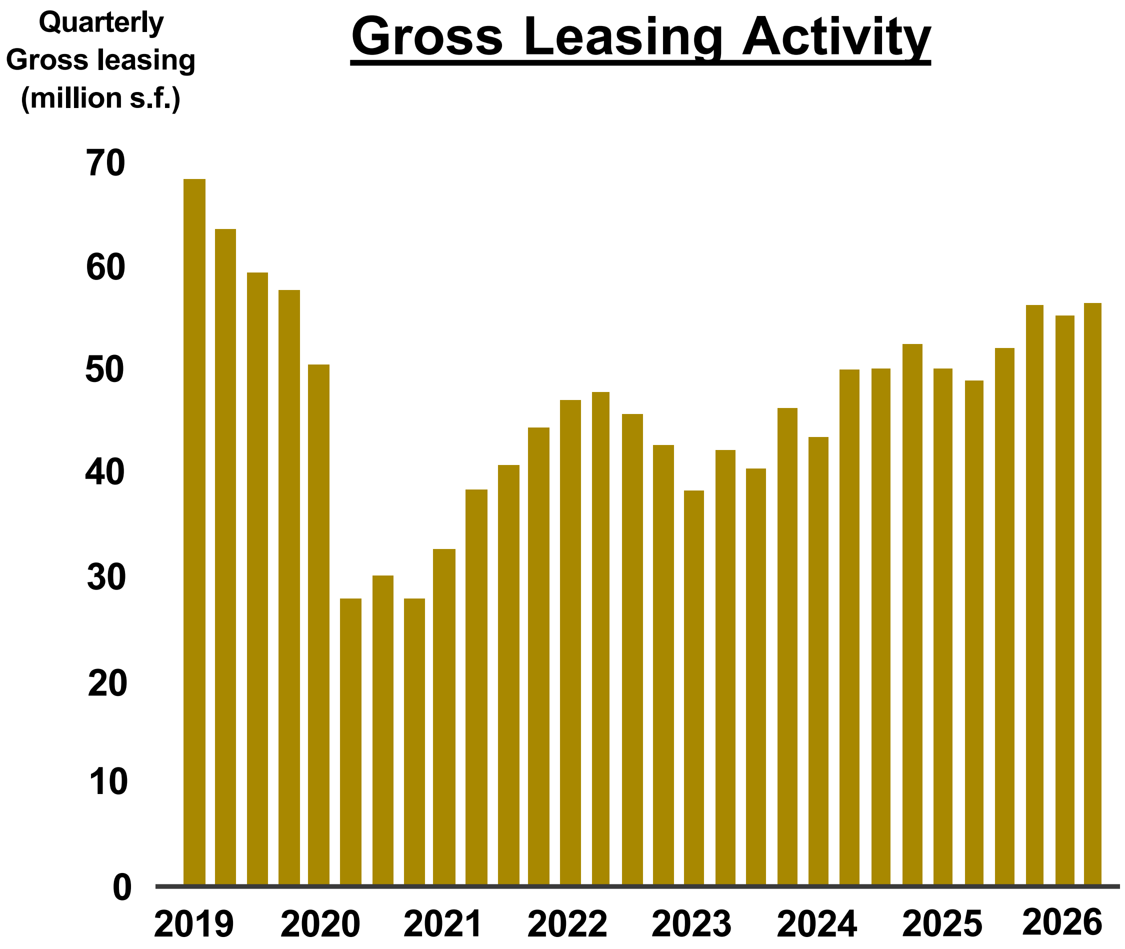


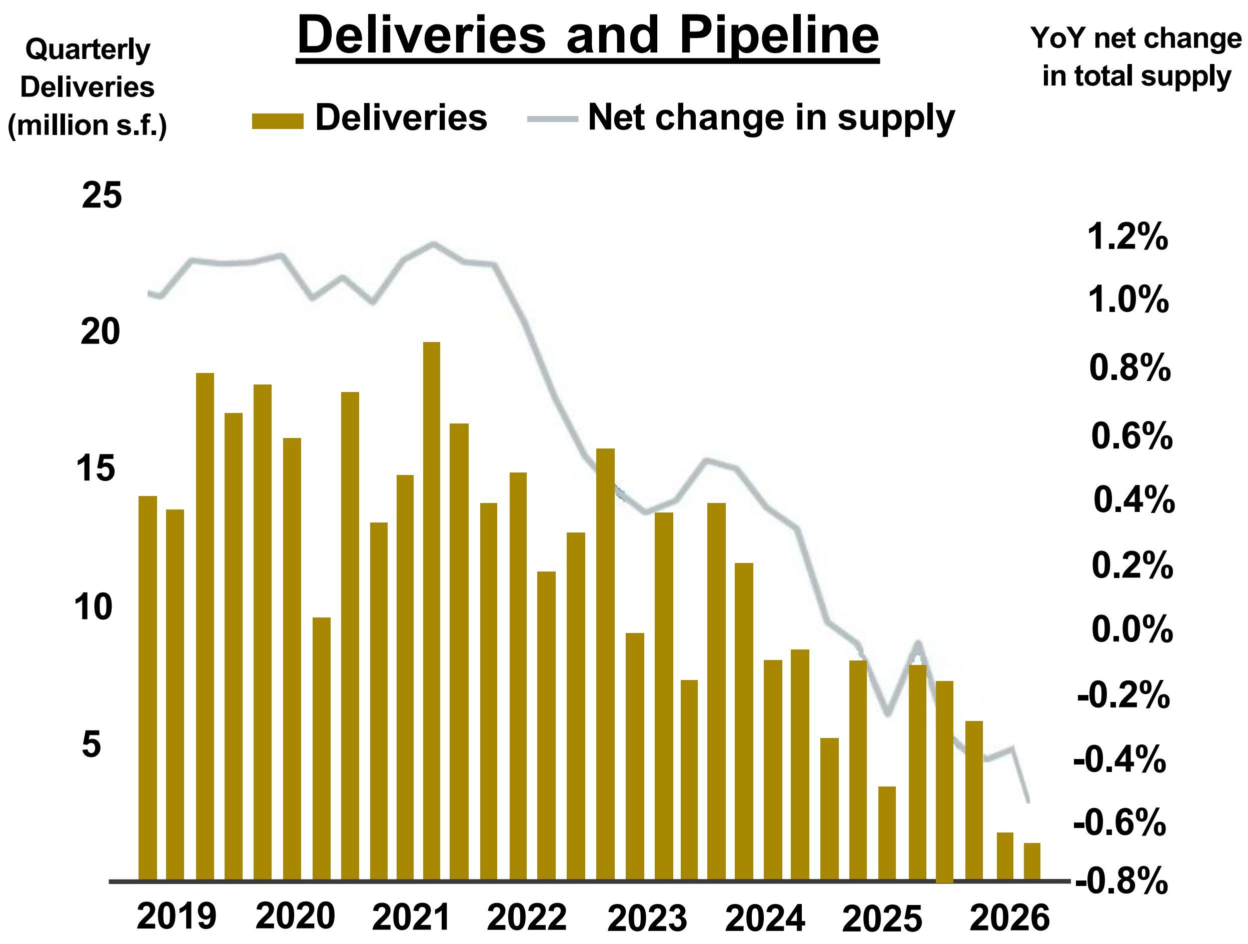
1. U.S. Bureau of Economic Analysis 2Q 2026 (Advance estimate)
2. U.S. Bureau of Labor Statistics June 2026
3. Federal Reserve: FOMC Meeting Press Release (July 2026)

U.S. Office Market 2Q2026

A Leasing activity grew +7.1% (2Q2026 vs 2Q2025) YoY

B Inventory begins to decline sharply





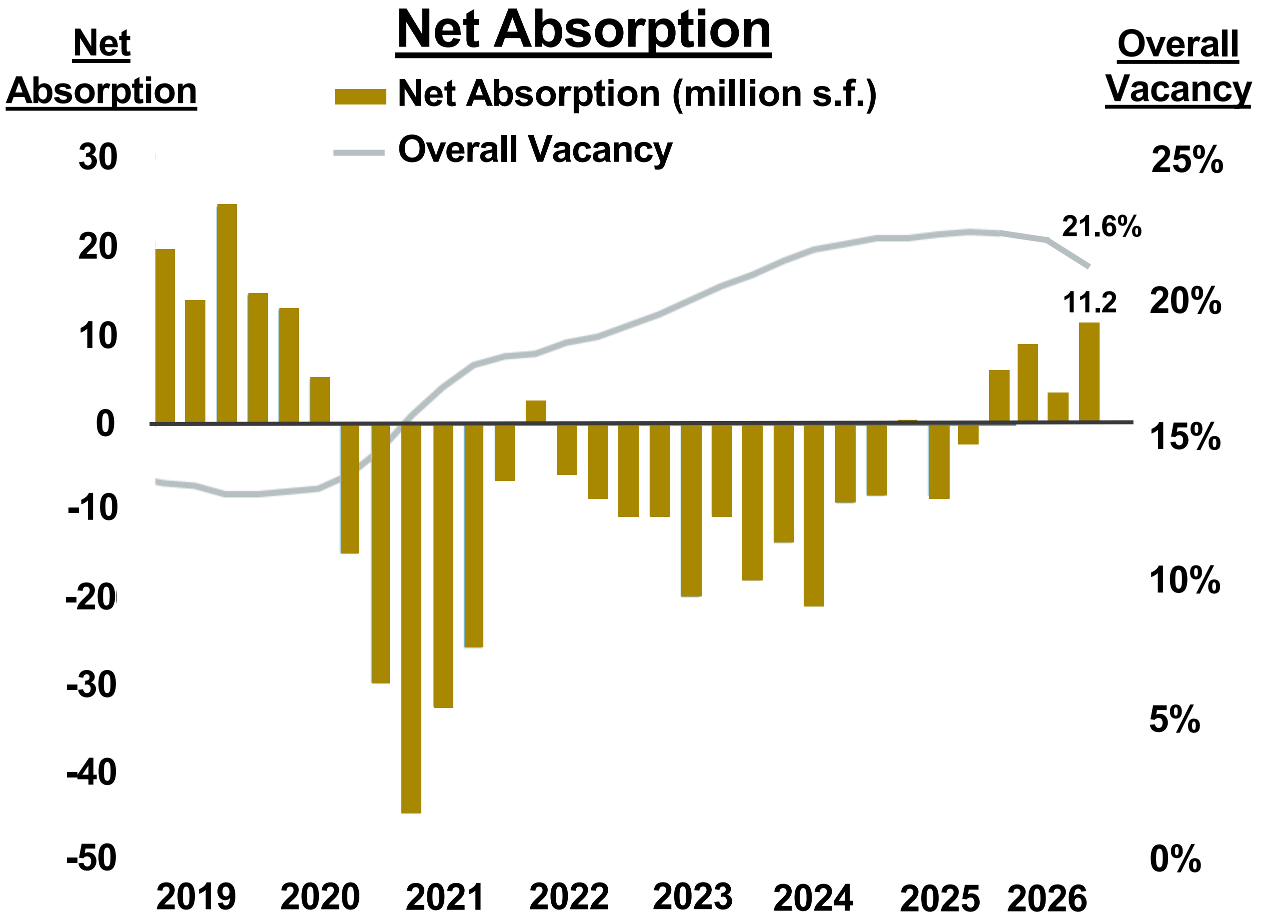
Source: JLL Research: U.S. Office Market Dynamics 2Q2026

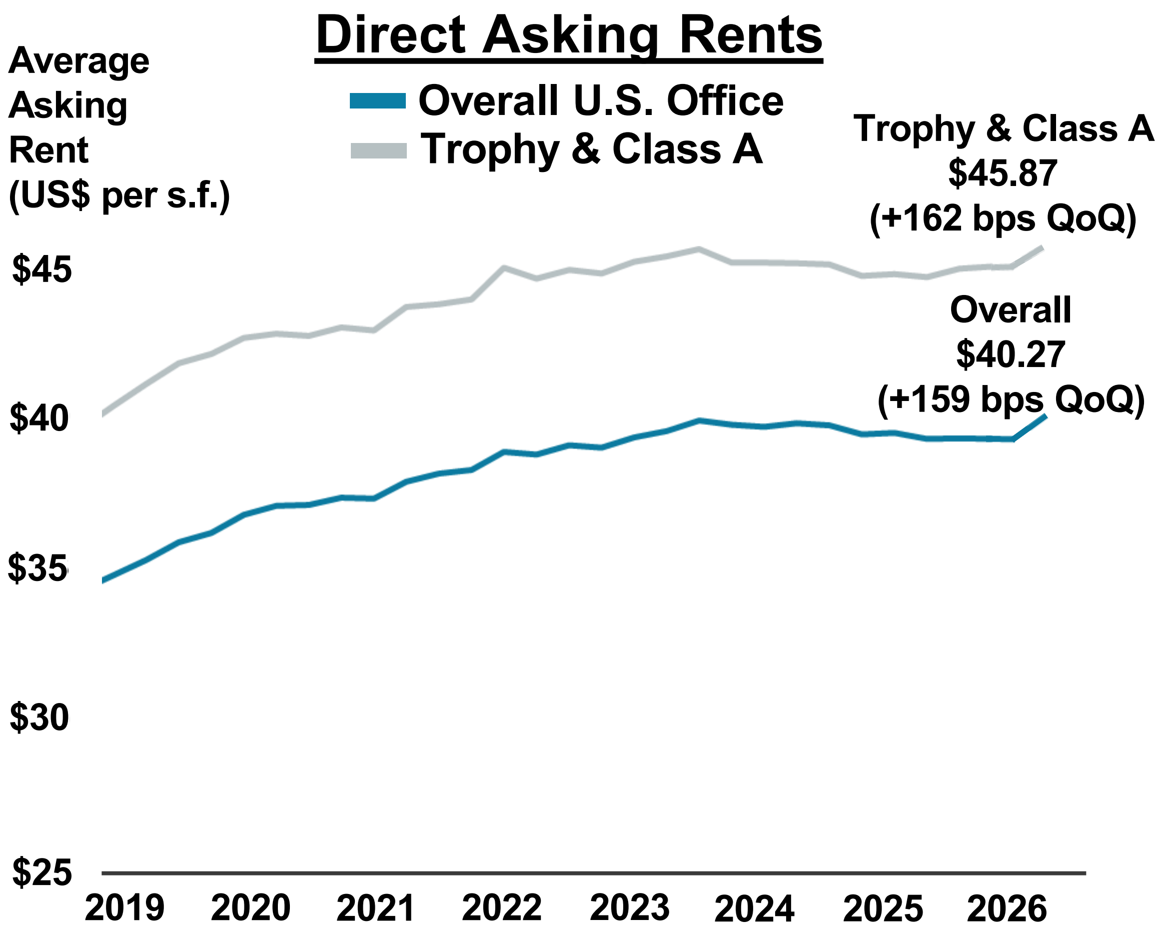
U.S. Office Market 2Q2026

C Strong Net Absorption in 2Q2026

D Rent momentum beginning to grow

One of the largest increases to asking rents in multiple years





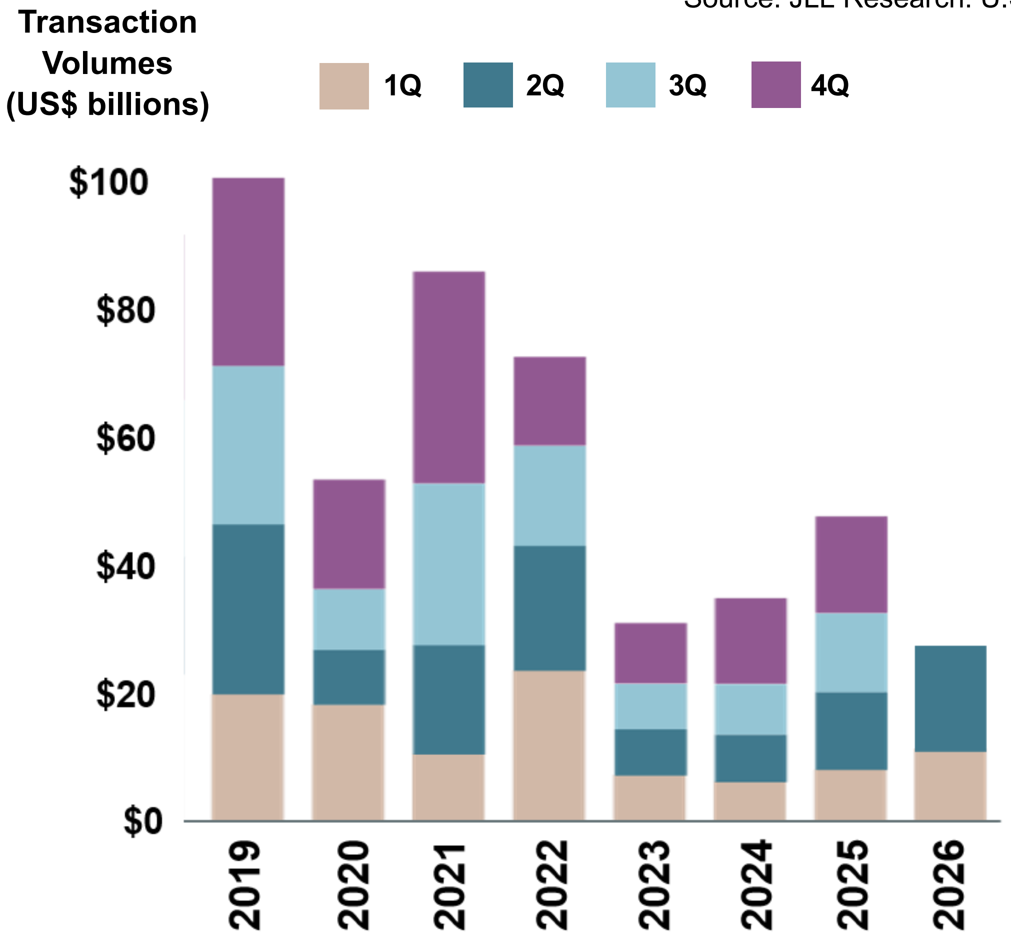
Source: JLL Research: U.S. Office Market Dynamics 2Q2026

U.S. Office Market 2Q2026

PRIME US REIT

E Office Transaction Volume in 1H2026 grew by 32% YoY (vs 1H2025)

Source: JLL Research: U.S. Office Market Dynamics 2Q2026

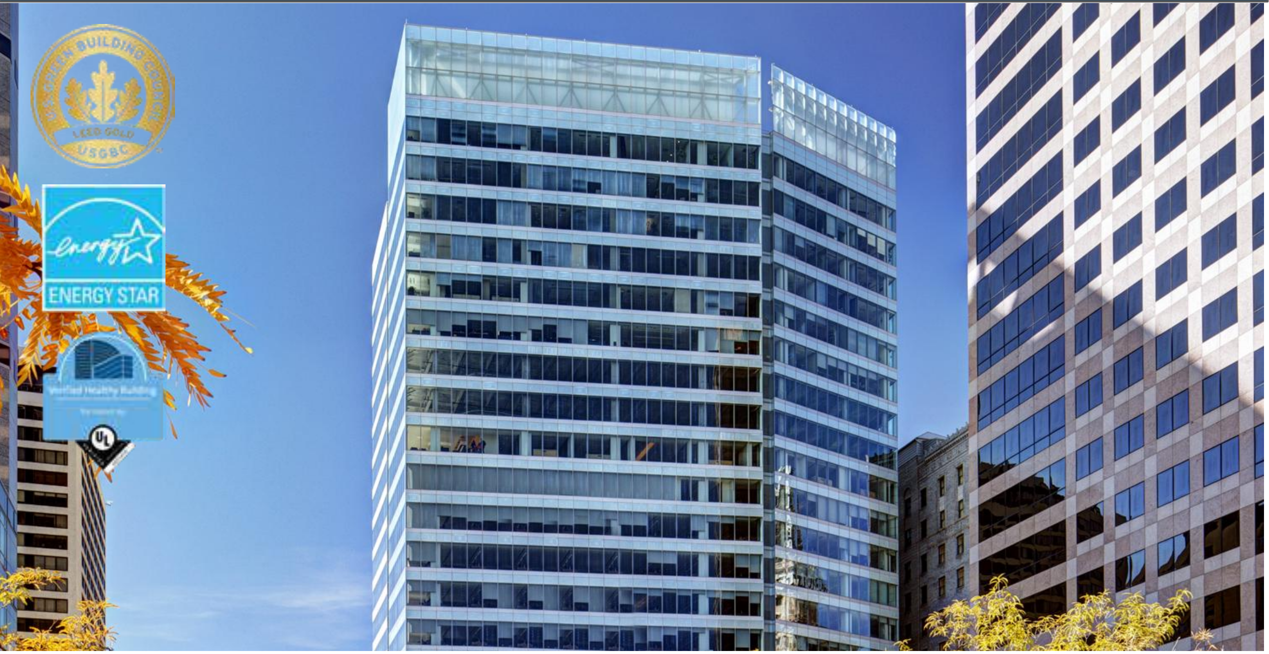


- Lending markets have led the recovery within capital markets; office origination volumes increased by 36% in 1H2026 compared to 1H2025, and quote activity is up 49%, indicating increased lender participation for office moving forward.
- High-quality assets are beginning to see spread compression in the lending market, potentially offering some cost relief in the absence of rate cuts.

Portfolio Details

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

VILLAGE CENTER STATION II

Denver
Colorado

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 909

Dallas
Texas

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.

CROSSPOINT

Philadelphia
Pennsylvania

CrossPoint is a 4-storey 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.

PROMENADE I & II

San Antonio
Texas

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.

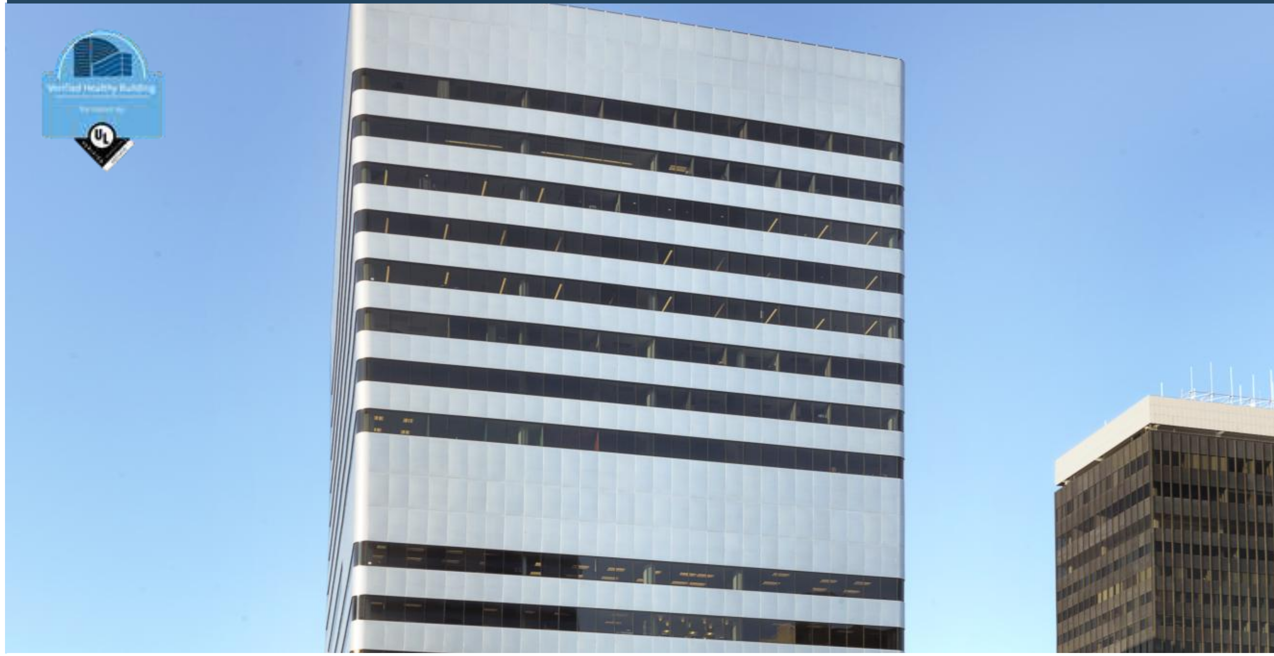
Located within the Eilan mixed- use development which includes a boutique hotel, restaurants, retail, apartment complex and office space surrounding a piazza with Tuscan style stucco exteriors, stone facades and clay-tiled roofs.

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.

THE 101

St. Louis
Missouri



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.

WATERFRONT AT WASHINGTONIAN

Suburban Maryland
Washington D.C.

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.

TOWER I AT EMERYVILLE

San Francisco Bay Area
California

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.

PRIME US REIT