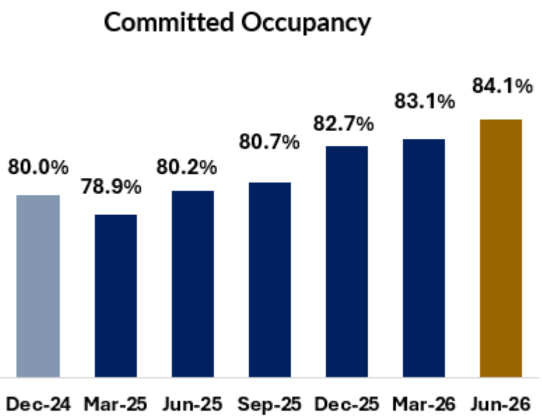
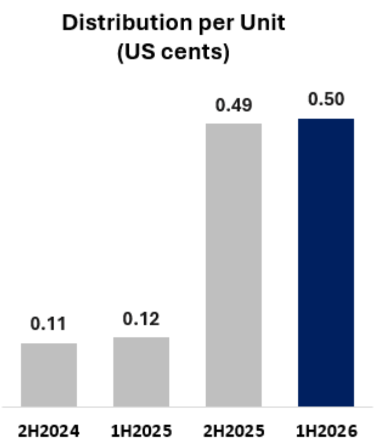
PRESS RELEASE

Prime US REIT Announces DPU Increase to 0.50 US cents Occupancy Increases Above 84%

- **5 consecutive quarters of increasing committed occupancy with positive rental reversion**
- **90,000 square feet of leasing in 2Q2026; positive rental reversion of +6.2%**
- **492,000 square feet of committed leases (11.7% of committed occupancy) to commence rent on a staggered basis from 3Q2026 onwards**

Committed Occupancy
84.1% Signed - Not Commenced: **492k sf (11.7%)**
Rental Reversion
+6.2% 2Q2026
WALE
5.5 years





Singapore, 12 August 2026 – Prime US REIT Management Pte. Ltd., the Manager (the "**Manager**") of Prime US REIT ("**PRIME**"), announced the financial results for the first half of 2026 ("**1H2026**"). PRIME continued to build on the improvements seen earlier in the year, with a higher distribution per unit, rising occupancy, and growing visibility over future rental income.

Distribution per Unit Rises on Higher Payout Ratio

Distribution per Unit ("**DPU**") for 1H2026 was 0.50 US cents, up from 0.12 US cents in 1H2025. The increase was mainly driven by the Manager's decision to raise the distribution payout ratio to 65% with effect from 6 October 2025, up from 50% between 1 July 2025 and 5 October 2025, and 10% prior to that. The higher payout ratio reflects the Manager's growing confidence in the visibility of contracted future rental income, including approximately 492,000 square feet of committed leases (11.7% of committed occupancy) that have yet to commence rent and are expected to do so on a staggered basis mostly from 3Q2026 onwards.

Distribution paid and payable increased to US$7.2 million in 1H2026, from US$6.7 million in 2H2025 and US$1.6 million in 1H2025. The Manager expects to maintain the payout ratio at no less than 65% going forward as committed cash flows continue to build.

Portfolio Occupancy Extends Its Growth Streak

Committed portfolio occupancy improved to 84.1% as at 30 June 2026 (31 March 2026: 83.1%), marking five consecutive quarters of growth. Weighted average lease expiry ("**WALE**") stood at 5.5 years (31 March 2026: 5.6 years). Almost all leases carry annual rent escalations of 2% to 3%, providing a built-in, contractual income growth mechanism.

PRIME secured approximately 90,000 square feet of leasing volume in 2Q2026 (1Q2026: 99,000 square feet), with a positive rental reversion of +6.2% (1Q2026: +4.0%). Of this, approximately 29,000 square feet came from existing tenants expanding their footprint, underscoring the quality and stickiness of PRIME's tenant base.

In 2Q2026, PRIME signed a 10-year, approximately 12,000 square feet expansion lease with Black and Veatch at Village Center Station I in Denver, Colorado, lifting committed occupancy at the property from 80.1% to 85.5%. Elsewhere in the portfolio, Tower 909 in Dallas signed 18,000 square feet of new and expansion leases that backfilled expiring space and maintained occupancy at 93.5%; and Promenade I & II in San Antonio secured 17,000 square feet of new leases and expansions, raising occupancy from 84.6% to 92.4%. These signings underscore continued robust demand from high-quality occupiers for PRIME’s well-positioned, amenity-rich office environments.

1H2026 Financials [1]

Gross revenue for 1H2026 was US$67.1 million, broadly stable against US$67.3 million in 1H2025. Net property income was US$33.4 million, compared to US$35.8 million in 1H2025; and distributable income for 1H2026 was US$11.1 million, compared to US$16.7 million in 1H2025.

Mr Rahul Rana, Chief Executive Officer of the Manager, said, “With the payout ratio normalised to 65%, unitholders are already seeing the benefit in a 1H2026 DPU that is higher than a year ago. 2Q2026 also marked our fifth consecutive quarter of occupancy growth, and our leasing pipeline remains active across multiple properties, from the expansion at Village Center Station I to further leasing at the two Texas assets. Importantly, a meaningful portion of our recently signed leases has yet to commence rental contribution, and as their staggered commencement continues, we expect underlying cash property income to continue improving.”

[1] 1H2026 financials presented herein are unaudited.

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About Prime US REIT

Prime US REIT ("PRIME") (SGX: **OXMU**), listed on the Main Board of the Singapore Exchange on 19 July 2019, is a well-diversified real estate investment trust ("REIT") focused on stabilised income-producing office assets in the United States ("U.S."). With the objective to achieve long-term growth in distributions per unit and net asset value per unit while maintaining a robust capital structure, PRIME offers investors unique exposure to a high-quality portfolio of 13 Class A freehold office properties which are strategically located in 12 key U.S. office markets. PRIME's portfolio has a total carrying value of US$1.4 billion as of 30 June 2026.

About the Sponsor

KBS Asia Partners Pte. Ltd. ("KAP") is the Sponsor of PRIME. The shareholders of KAP include founding members of KBS, one of the largest owners of premier commercial real estate in the U.S. As a private equity real estate company and an SEC-registered investment adviser, KBS and its affiliated companies have completed more than US$45 billion of transactional volume on behalf of private and institutional investors globally since inception in 1992.

About the Manager

PRIME is managed by Prime US REIT Management Pte. Ltd. which is jointly owned by KBS Asia Partners Pte. Ltd., Keppel Capital Two Pte. Ltd., a wholly-owned subsidiary of Keppel Capital Management Pte Ltd, Times Properties Private Limited, a wholly-owned subsidiary of Cuscaden Peak Investments Pte Ltd (formerly known as Singapore Press Holdings Limited), and Experion Holdings Pte. Ltd., a wholly-owned subsidiary of AT Holdings Pte. Ltd. For more information, please visit www.primeusreit.com.

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