



(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.)

## ASSET VALUATION

Prime US REIT Management Pte. Ltd. (the “**Manager**”), as manager of Prime US REIT, wishes to announce the independent valuations of Prime US REIT’s properties as at 31 December 2024 (“**FY2024 Valuations**”). The properties are 100% owned, freehold and located in the United States of America.

The FY2024 Valuations of Prime US REIT’s portfolio has increased by 2.2% to US\$1,352.1 million from US\$1,323.2 million<sup>1</sup> as at 31 December 2023.

The details of the FY2024 Valuations are as follows:

Property	Address	31 Dec 2024 US\$m	31 Dec 2023 US\$m
222 Main	222 South Main Street, Salt Lake City, Salt Lake County, Utah	194.3 <sup>(A)</sup>	183.0
171 17th Street	171 17th Street NW, Atlanta, Fulton County, Georgia	178.9 <sup>(B)</sup>	171.3
Village Center Station II	6360 South Fiddlers Green Circle, Denver, Arapahoe County, Colorado	140.2 <sup>(B)</sup>	145.9
Park Tower	980 9th Street, Sacramento, Sacramento County, California	129.0 <sup>(A)</sup>	143.0
Sorrento Towers	5355 & 5375 Mira Sorrento Place, San Diego, California	123.5 <sup>(B)</sup>	125.0
Tower I at Emeryville	1900 Powell Street, Emeryville, Alameda County, California	103.4 <sup>(A)</sup>	104.3
CrossPoint	550 E. Swedesford Road, Wayne, Chester County, Pennsylvania	98.0 <sup>(A)</sup>	92.7
Tower 909	909 Lake Carolyn Parkway, Irving, Dallas County, Texas	87.1 <sup>(B)</sup>	74.8
The 101 <sup>(C)</sup>	101 South Hanley Road, Clayton, St. Louis County, Missouri	74.8 <sup>(A)</sup>	67.1
Promenade I & II	17802 & 17806 IH-10 W, San Antonio, Bexar County, Texas	72.3 <sup>(B)</sup>	66.9
Village Center Station I	6380 South Fiddlers Green Circle, Denver, Arapahoe County, Colorado	64.6 <sup>(B)</sup>	71.0

<sup>1</sup> Exclude valuation of One Town Center which was divested on 10 July 2024.

Property	Address	31 Dec 2024 US\$'m	31 Dec 2023 US\$'m
Waterfront At Washingtonian <sup>(D)</sup>	9801 Washingtonian Boulevard, Gaithersburg, Montgomery County, Maryland	56.2 <sup>(B)</sup>	53.5
Reston Square	11790 Sunrise Valley Drive, Reston, Fairfax County, Virginia	29.8 <sup>(A)</sup>	24.7
<b>Total</b>		<b>1,352.1</b>	<b>1,323.2</b>

Notes:

(A) The valuations were performed by Cushman & Wakefield.

(B) The valuations were performed by Kroll, LLC.

(C) Previously known as 101 South Hanley

(D) Previously known as One Washingtonian Center

Copies of the independent valuation reports are available for inspection at the Manager's registered office at 1 Raffles Place, #40-01 One Raffles Place, Singapore 048616 during normal business hours, for three months from the date of this announcement. Unitholders who wish to inspect the said reports are requested to contact the Manager to make an appointment prior to your attendance at the Manager's office.

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

19 February 2025

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The past performance of Prime US REIT is not necessarily indicative of its future performance.