(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.)

EXTENSION OF LOAN FACILITIES

The Board of Directors of Prime US REIT Management Pte. Ltd., as manager of Prime US REIT ("**PRIME**", and the manager of PRIME, the "**Manager**"), wishes to announce that:

a) The maturity of the US$550 million credit facilities granted to Prime US-Lower Tier, LLC, a wholly-owned subsidiary of PRIME, pursuant to a credit facility agreement dated 9 August 2024 has been extended to 16 October 2026.

b) The maturity of the US$66.95 million loan granted to Prime US-Sorrento Towers, LLC, a wholly-owned subsidiary of PRIME, pursuant to a credit agreement dated 22 July 2021 (as amended) has been extended to 20 October 2026.

The above extensions provide the Manager time to complete a longer-term financing to replace the existing debt structure.

BY ORDER OF THE BOARD

Rahul Rana
Chief Executive Officer and Chief Investment Officer

Prime US REIT Management Pte. Ltd.
(Company Registration No. 201825461R)
As Manager of Prime US REIT
22 July 2026

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for any securities of Prime US REIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of units in Prime US REIT (the "**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. Holders of Units ("**Unitholder**") 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 ("**SGX-ST**"). Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United State securities laws or the laws of any other jurisdiction.

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