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This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities in the United States. The Units have not been and will not be registered under the U.S. Securities Act or any state securities laws of the United States. The Units may not be offered, sold, or delivered within the United States unless pursuant to an exemption from, or in a transaction not subject to, the registration requirements under the U.S. Securities Act. Accordingly, the Units are being offered and sold only outside of the United States in offshore transactions in reliance on and in compliance with Regulation S under the U.S. Securities Act. No public offering of securities is being made in the United States.

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(a real estate investment trust constituted on 7 September 2018
under the laws of the Republic of Singapore)

Managed by **KBS US Prime Property Management Pte. Ltd.**

STABILISATION ANNOUNCEMENT

DBS Bank Ltd. is the Sole Financial Adviser and Issue Manager for the Offering (the "**Sole Financial Adviser and Issue Manager**"). DBS Bank Ltd. and Merrill Lynch (Singapore) Pte. Ltd. are the joint global coordinators for the Offering (together, the "**Joint Global Coordinators**"). DBS Bank Ltd., Merrill Lynch (Singapore) Pte. Ltd., China International Capital Corporation (Singapore) Pte. Limited, Credit Suisse (Singapore) Limited, Maybank Kim Eng Securities Pte. Ltd. and Oversea-Chinese Banking Corporation Limited are the joint bookrunners and underwriters for the Offering (collectively, the "**Joint Bookrunners and Underwriters**").

*Capitalised terms used herein, unless otherwise defined, have the meanings as defined in the prospectus of Prime US REIT dated 8 July 2019 and registered with the Monetary Authority of Singapore on 8 July 2019 (the "**Prospectus**").*

The Board of Directors of KBS US Prime Property Management Pte. Ltd., as manager of Prime US REIT (the "**Manager**") wishes to announce that in connection with the initial public offering of Prime US REIT (the "**Offering**"), and for the purpose of Regulation 3A(2)(g) of the Securities and Futures (Market Conduct) (Exemptions) Regulations 2006, KBS REIT Properties III LLC (the "**Unit Lender**") has granted the Joint Bookrunners and Underwriters an Over-allotment Option, exercisable by Merrill Lynch (Singapore) Pte. Ltd. (the "**Stabilising Manager**") (or any of its affiliates or other persons acting on its behalf), in consultation with the other Joint Bookrunners and Underwriters, in full or in part, on one or more occasions, to acquire from the Unit Lender up to an aggregate of 22,727,000 Units at the Offering Price, representing not more than 6.8% of the total number of Units in the Offering solely to cover the over-allotment of Units made in connection with the Offering. The Over-Allotment Option is exercisable from the date of admission of Prime US REIT to the Official List of the SGX-

ST (the "**Listing Date**") but not later than the earliest of (i) the date falling 30 days from the Listing Date; or (ii) the date when the Stabilising Manager (or any of its affiliates or other persons acting on its behalf) has bought, on the SGX-ST, an aggregate of 22,727,000 Units, representing 6.8% of the total number of Units in the Offering, to undertake stabilising actions. The exercise of the Over-Allotment Option will not increase the total number of Units outstanding.

In connection with the Offering, the Stabilising Manager (or any of its affiliates or other persons acting on its behalf) may, in consultation with the other Joint Bookrunners and Underwriters and at its discretion, over-allot or effect transactions which stabilise or maintain the market price of the Units at levels that might not otherwise prevail in the open market. However, there is no assurance that the Stabilising Manager (or any of its affiliates or other persons acting on its behalf) will undertake stabilising action. The number of Units that the Stabilising Manager may buy to undertake stabilizing actions shall not exceed 22,727,000 Units, representing not more than 6.8% of the total number of Units in the Offering. Such transactions may commence on or after the Listing Date, and, if commenced, may be discontinued at any time, and shall not be effected after the earlier of (i) the date falling 30 days from the Listing Date; or (ii) the date when the Stabilising Manager (or any of its affiliates or other persons acting on its behalf) has bought on the SGX-ST, an aggregate of 22,727,000 Units, representing 6.8% of the total number of Units offered in the Offering, in undertaking stabilizing actions. Such transactions may be effected on the SGX-ST and in other jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws and regulations, including the Securities and Futures Act, Chapter 289 of Singapore, and any regulations thereunder.

An announcement will be made if and when the Over-Allotment Option is exercised.

Issued jointly by

DBS Bank Ltd.
Merrill Lynch (Singapore) Pte. Ltd.
China International Capital Corporation (Singapore) Pte. Limited
Credit Suisse (Singapore) Limited
Maybank Kim Eng Securities Pte. Ltd.
Oversea-Chinese Banking Corporation Limited

(as Joint Bookrunners and Underwriters)

For and on behalf of

KBS US Prime Property Management Pte. Ltd.
(Company Registration No.: 201825461R)
as manager of Prime US REIT

16 July 2019

IMPORTANT NOTICE

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for the Units 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. This announcement is qualified in its entirety by, and should be viewed in conjunction with, the full text of the Prospectus in relation to the Offering.

The value of the Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by Prime US REIT, the Manager, the Issue Manager, the Joint Global Coordinators, the Joint Bookrunners and Underwriters or any of their respective affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. The 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 the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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