



(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 2025 (“**FY2025 Valuations**”). The properties are 100% owned, freehold and located in the United States of America.

The FY2025 Valuations of Prime US REIT’s portfolio has increased by 3.5% to US\$1,399.6 million from US\$1,352.1 million as at 31 December 2024.

The details of the FY2025 Valuations are as follows:

Property	Address	31 Dec 2025 US\$m	31 Dec 2024 US\$m
222 Main	222 South Main Street, Salt Lake City, Salt Lake County, Utah	211.9 ^(A)	194.3
171 17th Street	171 17th Street NW, Atlanta, Fulton County, Georgia	168.1 ^(B)	178.9
Village Center Station II	6360 South Fiddlers Green Circle, Denver, Arapahoe County, Colorado	160.8 ^(A)	140.2
Park Tower	980 9th Street, Sacramento, Sacramento County, California	129.2 ^(B)	129.0
Sorrento Towers	5355 & 5375 Mira Sorrento Place, San Diego, California	124.1 ^(B)	123.5
Tower 909	909 Lake Carolyn Parkway, Irving, Dallas County, Texas	104.9 ^(A)	87.1
CrossPoint	550 E. Swedesford Road, Wayne, Chester County, Pennsylvania	101.3 ^(B)	98.0
The 101	101 South Hanley Road, Clayton, St. Louis County, Missouri	82.5 ^(B)	74.8
Promenade I & II	17802 & 17806 IH-10 W, San Antonio, Bexar County, Texas	82.3 ^(A)	72.3
Waterfront At Washingtonian	9801 Washingtonian Boulevard, Gaithersburg, Montgomery County, Maryland	72.6 ^(B)	56.2
Village Center Station I	6380 South Fiddlers Green Circle, Denver, Arapahoe County, Colorado	72.1 ^(A)	64.6
Tower I at Emeryville	1900 Powell Street, Emeryville, Alameda County, California	53.0 ^(B)	103.4

Property	Address	31 Dec 2025 US\$'m	31 Dec 2024 US\$'m
Reston Square	11790 Sunrise Valley Drive, Reston, Fairfax County, Virginia	36.8 ^(A)	29.8
Total		1,399.6	1,352.1

Notes:

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

(B) The valuations were performed by Partner Valuation Advisors, LLC.

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

11 February 2026

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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.

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