

NOT FOR DISTRIBUTION IN OR INTO THE UNITED STATES. THIS ANNOUNCEMENT IS NOT AN OFFER FOR SALE OF SECURITIES IN THE UNITED STATES (INCLUDING ITS TERRITORIES AND POSSESSIONS, ANY STATE OF THE UNITED STATES AND THE DISTRICT OF COLUMBIA), CANADA, JAPAN, OR ANY OTHER JURISDICTION. ANY SECURITIES WHICH ARE THE SUBJECT OF SUCH OFFER HAVE NOT BEEN, AND WILL NOT BE, REGISTERED UNDER THE UNITED STATES SECURITIES ACT OF 1933, AS AMENDED (THE “SECURITIES ACT”), OR THE SECURITIES LAWS OF ANY STATE OF THE UNITED STATES OR OTHER JURISDICTION, AND MAY NOT BE OFFERED, UNLESS REGISTERED UNDER THE SECURITIES ACT OR PURSUANT TO AN EXEMPTION FROM, OR IN A TRANSACTION NOT SUBJECT TO, THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT AND ANY APPLICABLE U.S. STATE OR LOCAL SECURITIES LAWS. NO PUBLIC OFFERING OF SECURITIES IS BEING, OR WILL BE, MADE IN THE UNITED STATES.



(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.)

USE OF PROCEEDS FROM THE PRIVATE PLACEMENT

Further to the announcement dated 25 September 2025 (the “**Placement Announcement**”) in relation to the placement of 129,199,000 new units in Prime US REIT which raised gross proceeds of US\$25.0 million (the “**Private Placement**”) and the announcement dated 11 October 2025, Prime US REIT Management Pte. Ltd., as manager of Prime US REIT (the “**Manager**”), wishes to announce that the Manager has utilised an additional US\$13.4 million (which is equivalent to 53.6% of the gross proceeds of the Private Placement) to finance capital expenditure, tenant incentives and leasing costs to secure new tenants, retain existing tenants and to satisfy its obligations to existing tenants. Such amount utilised is from the US\$23.8 million which the Manager had, in the interim, utilised for debt repayment purposes¹ and which has since been redeployed to finance capital expenditure, tenant incentives and leasing costs to secure new tenants, retain existing tenants or to satisfy its obligations to existing tenants.

In addition, the Manager has utilised an additional US\$0.1 million (which is equivalent to 0.4% of the gross proceeds of the Private Placement) to pay the estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by Prime US REIT in connection with the Private Placement. Such use is in accordance with the stated use and in accordance with the percentage of the gross proceeds of the Private Placement allocated to such use.

Further to the deployment of proceeds as described above, details of the use of proceeds from the Private Placement will be as follows:

¹ Please refer to the announcement dated 11 October 2025 for details of the use of proceeds from the Private Placement for debt repayment purposes.

Intended use of proceeds	Announced use of proceeds	Actual use of proceeds	Balance of proceeds not yet used
To finance capital expenditure, tenant incentives and leasing costs to secure new tenants, retain existing tenants or to satisfy its obligations to existing tenants	US\$24.2 million	US\$13.4 million ⁽¹⁾	US\$10.8 million
To pay the estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by Prime US REIT in connection with the Private Placement	US\$0.8 million	US\$0.7 ⁽²⁾ million	US\$0.1 million
Total	US\$25.0 million	US\$14.1 million	US\$10.9 million

Notes:

(1) As set out in the Placement Announcement.

(2) An additional US\$0.1 million was utilised since the last use of proceeds announcement on 11 October 2025.

The actual use of proceeds for the estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by Prime US REIT in connection with the Private Placement is US\$0.1 million lesser than the original estimated amount due to lower fees and expenses incurred, resulting in an aggregate balance of US\$0.1 million from the proceeds of the Private Placement. The Manager wishes to further announce that it will be re-allocating the aggregate balance of S\$0.1 million (approximately 0.4% of the gross proceeds of the Private Placement) to finance capital expenditure. While the use is not a deviation from the stated use of proceeds, the percentage allocated is a deviation from the Placement Announcement.

The details of the updated use of proceeds from the Private Placement are as set out below:

Intended use of proceeds	Announced use of proceeds⁽¹⁾	% of the gross proceeds of the Private Placement	Actual use of proceeds	% of the gross proceeds of the Private Placement
To finance capital expenditure, tenant incentives and leasing costs to secure new tenants, retain existing tenants or to satisfy its obligations to existing tenants	US\$24.2 million	96.8%	US\$13.4 million	97.2%
To pay the estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by Prime US REIT in connection with the Private Placement	US\$0.8 million	3.2%	US\$0.7 million	2.8%
Total	US\$25.0 million	100.0%	US\$14.1 million	100.0%

Notes:

(1) As set out in the Placement Announcement.

The Manager will make further announcements on the utilisation of the remaining proceeds from the Private Placement as and when such funds are materially utilised.

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

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.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, Canada or Japan, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations. The securities described herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold in the United States unless registered under the Securities Act, or except pursuant to an applicable exemption from registration. There will be no public offer of securities in the United States.

The value of units in Prime US REIT ("**Units**") and the income derived from them may fall as well as rise. The 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 respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Holders of Units ("**Unitholders**") have no right to request that the Manager 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 (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of Prime US REIT is not necessarily indicative of the future performance of Prime US REIT.

This announcement has not been reviewed by the Monetary Authority of Singapore.