



(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.

ISSUE AND LISTING OF 3,679,911 NEW UNITS UNDER THE DISTRIBUTION REINVESTMENT PLAN

KBS US Prime Property Management Pte. Ltd., as manager of Prime US REIT (the “**Manager**”), wishes to announce that 3,679,911 new units in Prime US REIT (“**Units**”) have been issued at an issue price of US\$0.832 per new Unit today pursuant to Prime US REIT’s Distribution Reinvestment Plan (“**DRP**”) in respect of the distribution of US 3.42 cents per Unit for the period from 1 January 2021 to 5 July 2021 (the “**Cumulative Distribution**”).

The new Units will be credited to the securities accounts of unitholders of Prime US REIT (“**Unitholders**”) who have elected to participate in the DRP by 20 August 2021. The new Units will commence trading on the Main Board of Singapore Exchange Securities Trading Limited at 9.00 a.m. on 20 August 2021.

The new Units will rank *pari passu* in all respects with the existing Units.

Following the issue of the new Units, the number of issued Units has increased from 1,160,915,870 to 1,164,595,781.

Cumulative Distribution payments to eligible Unitholders who did not elect to participate in the DRP will be paid in cash on 20 August 2021.

BY ORDER OF THE BOARD

Barbara Cambon
Chief Executive Officer

KBS US Prime Property Management Pte. Ltd.

(Company registration no. 201825461R)
(as manager of Prime US REIT)

20 August 2021

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.