



PRIME
US REIT

3Q2024

Key Business & Operational Updates

14 November 2024

13 Class A Freehold U.S. Offices Strategically Focused on Non-Gateway Cities

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The information presented in this document as at and for the period ended 30 September 2024 is not audited or reviewed by the external auditors.



**Waterfront At Washingtonian,
Washington D.C.
(Suburban Maryland)**

**Asset Enhancement Initiative
Completed in October 2024**



222 MAIN
Salt Lake City, Utah



171 17TH STREET
Atlanta, Georgia



**VILLAGE CENTER
STATION II** Denver, Colorado



PARK TOWER
Sacramento, California



SORRENTO TOWERS
San Diego, California



TOWER I EMERYVILLE
San Francisco Bay Area,
California



CROSSPOINT
Philadelphia, Pennsylvania



TOWER 909
Dallas, Texas



**VILLAGE CENTER
STATION I**
Denver, Colorado



101 SOUTH HANLEY
St. Louis, Missouri



PROMENADE I & II
San Antonio, Texas



**WATERFRONT AT
WASHINGTONIAN**
Suburban Maryland,
Washington D.C.



RESTON SQUARE
Suburban Virginia,
Washington D.C.

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3Q2024 Highlights



Waterfront At Washingtonian,
Washington D.C.
(Suburban Maryland)

Asset Enhancement Initiative
Completed in October 2024

U.S. Office

Leasing @ PRIME

Capital

Leasing Volume¹

+0.4% **+24.0%**
 3Q QoQ 3Q YoY

Groundbreaking¹

73% Below Pre-Pandemic 2019

Net Absorption¹

+10%
 3Q QoQ

Return-to-Office Progressing

Flight to Quality Continues

Portfolio Occupancy

83.0%²

Leasing Volume

+116% **+73%**
 3Q QoQ 9M YoY

Rental Reversion

+6.5%
 3Q 2024

Asset Enhancement Initiative

- ✓ Rebranded as “Waterfront At Washingtonian”
- ✓ Enhancement completed in October 2024

Completed US\$550m Financing

US\$400m Term Loan and
 US\$150m Committed Revolver
 Committed revolver line allows for better prospect engagements and liquidity to reinvest into portfolio

Completed US\$82m Divestment

- Executed an asset sale at slight discount to December valuation
 - Achieved deleveraging objective
- Increased liquidity for reinvesting into portfolio to enhance value

Aggregate Leverage

47.8% **45.4%**³
 Property Funds Appendix Net Cash basis

(1) Source: JLL: U.S. Office Market Dynamics 3Q2024

(2) Portfolio occupancy excluding asset undergoing enhancement as of 30 September 2024

(3) Borrowings less Cash / Total Assets less Cash

Strategic Divestment of One Town Center

- ✓ Strengthened PRIME's financial and liquidity position, provided impetus to leasing recovery
- ✓ Achieved deleveraging objective with the paring down of \$45 million debt
- ✓ Excess cash proceeds provided liquidity to reinvest into portfolio to enhance portfolio value

Completion Date	10 July 2024
Submarket	Boca Raton, Florida
Net lettable Area	191,294 sf
Independent Valuation	US\$84.8 million (as at 31 Dec 2023)
Sale Price	US\$82.0 million

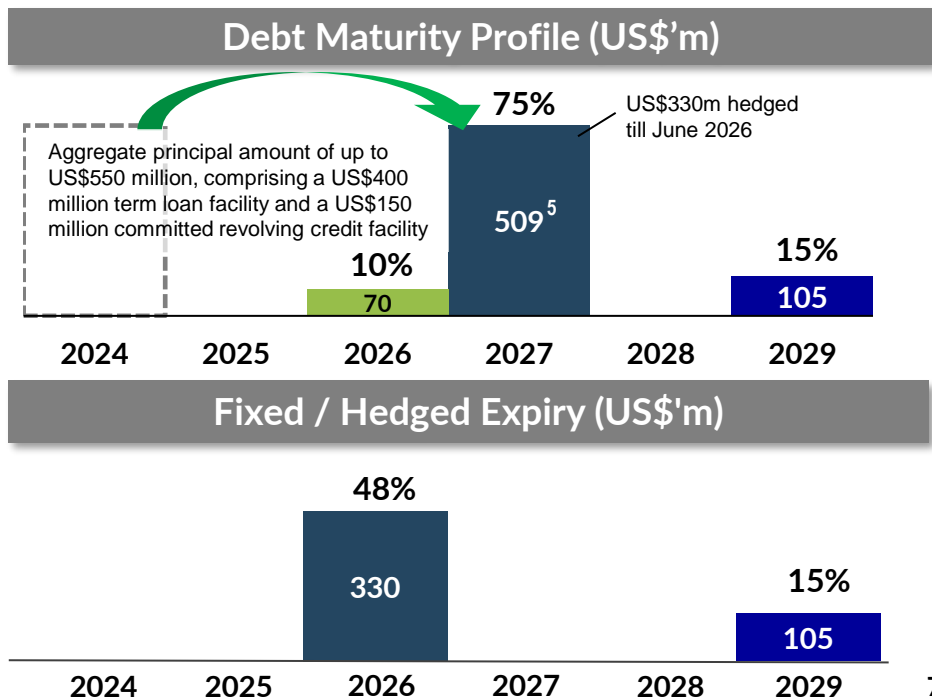
Completion of US\$550 million Financing

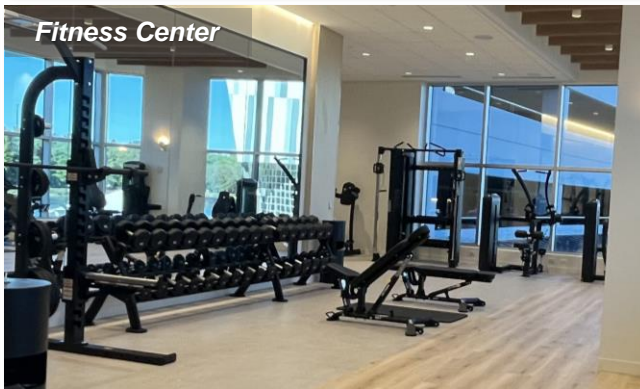
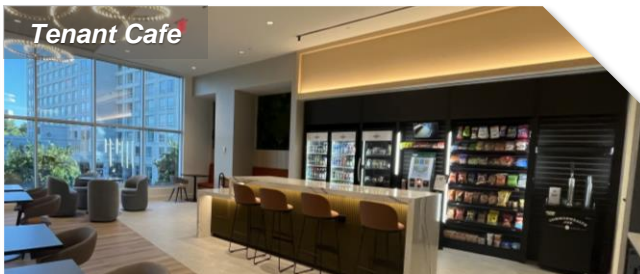
Reinforce Financial Position & Flexibility to Reinvest in Assets

- ✓ No refinancing obligation before 2026
- ✓ Completion of US\$550 million new financing is a testament to lenders' confidence in the quality of Prime US REIT's assets

Gross Borrowings (US\$) 684.2m	Cash at Bank (US\$) 63.6m	Aggregate Leverage Property Fund Appendix 47.8% ¹ Net Cash 45.4% ²
Debt Headroom to 50% (US\$) 63.0m	Committed Undrawn Facilities (US\$) 43.0m	Weighted Average Term-to-Maturity³ 3.0 years
Fixed Debt / Hedged 63%	Interest Coverage 2.5x	All-in Weighted Average Interest Rate⁴ 4.5%

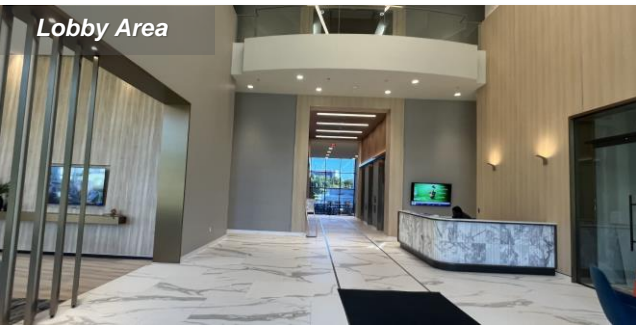
(1) Computed in accordance with the Property Funds Appendix set out in the CIS Code
 (2) Borrowings less Cash / Total Assets less Cash
 (3) Based on fully extended terms
 (4) Includes amortization of debt-related transaction costs
 (5) Refinancing with US\$550 million new facility completed on 9 August 2024. Initial maturity of July 2026 with a one-year option to extend the maturity date to July 2027





Waterfront At Washingtonian *Reimagined. Redefined.*

- ✓ “One Washingtonian Center” rebranded as “Waterfront At Washingtonian”
- ✓ Tenant lounges – one formal servicing the conference center and one more open for casual gatherings
- ✓ 1,800 sf Conference center with divisible Modernfold partition
- ✓ Grab & Go café with banquette seating and direct water views
- ✓ New full-service gym featuring personal lockers, showers, free weights, cardio equipment and group fitness classroom.
- ✓ Wellness (mother’s) room on the first floor to encourage a more inclusive environment



Lobby Area



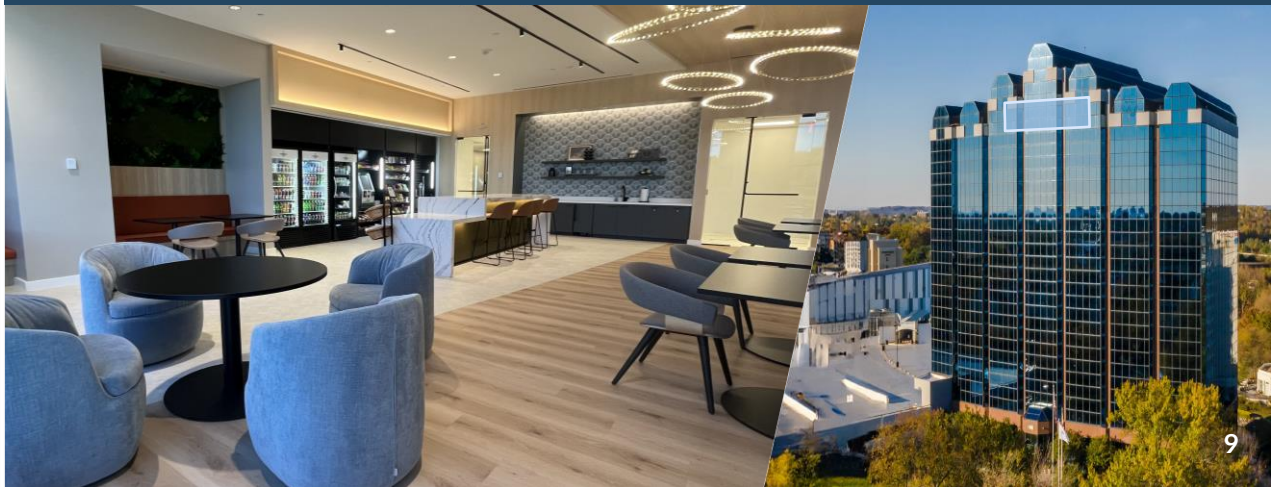
Entrance Stairway

3Q2024 | NOVEMBER 2024

Rebranded as “Waterfront At Washingtonian” *Reimagined. Redefined.*

One of the most desirable office assets in the area

- ✓ Post-completion of rejuvenation, leasing interests and conversations have increased
- ✓ Leased occupancy for Waterfront At Washingtonian increased +7% (from 33% to 40% in 3Q2024) with 22k sf new leases signed in 3Q2024
- ✓ More than 35k sf expected to be executed by end-2024, adding at least another +10% to Waterfront At Washingtonian’s occupancy
- ✓ Large tenant leasing discussion in progress



222 Main,
Salt Lake City

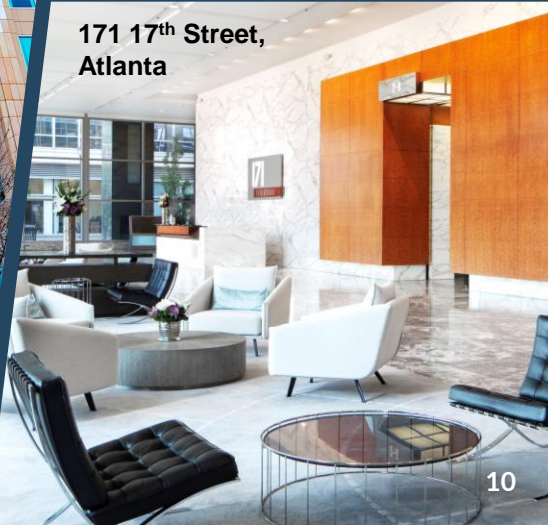
Park Tower,
Sacramento

222 Main,
Salt Lake City

Portfolio Update



171 17th Street,
Atlanta



Positive Leasing Momentum

Leasing Volume

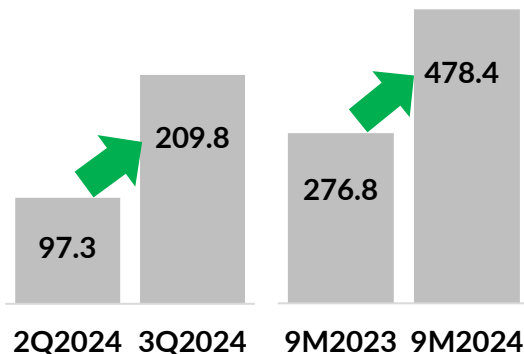
+116%
3Q QoQ

+73%
9M YoY

Positive Leasing Momentum
Upward trend since start of 2024

3Q2024 QoQ

9M2024 YoY



Portfolio Occupancy

83.0%¹
(Exclude Waterfront At Washingtonian)

Occupancy % Changes in 3Q2024

Higher	4	(1) Park Tower (2) Tower 909 (3) 101 South Hanley (4) Waterfront At Washingtonian
Neutral	7	(1) Village Center Station II (2) Crosspoint (3) 222 Main (4) Sorrento Towers (5) Tower I at Emeryville (6) 171 17th Street (7) Reston Square
Lower	2	(1) Village Center Station I (2) Promenade

Rental Reversion

+6.5%
3Q2024

Positive rental reversion mainly from 222 Main, Waterfront At Washingtonian, 101 South Hanley, and Promenade.

Annual Step-up / Escalation

2% to 4%

(1) Portfolio occupancy excluding asset undergoing enhancement as of 30 September 2024

(2) More than 35k sf expected to be executed by end-2024, adding at least another +10% to Waterfront At Washingtonian's occupancy

Focus on Occupancy: Backfill Gaining Traction

Properties (As at 30 September 2024)	Leased Occupancy 30-Jun-24	Leased Occupancy 30-Sep-24	Change	% Contribution by Carrying Value	Submarket Occupancy ¹
Village Center Station II (Denver)	100.0%	100.0%	—	10.8%	77.5%
Crosspoint (Philadelphia)	100.0%	100.0%	—	7.3%	83.3%
222 Main (Salt Lake City)	99.3%	99.3%	—	13.6%	87.8%
Sorrento Towers (San Diego)	96.3%	96.3%	—	9.3%	94.3%
Tower 909 (Dallas)	91.5%	92.4%	▲	5.7%	74.9%
101 South Hanley (St. Louis)	89.7%	90.3%	▲	5.1%	83.0%
Tower I at Emeryville (San Francisco Bay Area)	74.2%	74.2%	— 1	7.8%	75.9%
171 17th Street (Atlanta)	73.5%	73.5%	— 2	12.8%	70.8%
Promenade I & II (San Antonio)	85.7%	71.8%	▼ 3	5.3%	80.7%
Park Tower (Sacramento)	68.1%	68.3%	▲ 4	10.6%	90.8%
Reston Square (Suburb Virginia, DC)	61.1%	61.1%	— 5	2.0%	74.1%
Village Center Station I (Denver)	55.1%	49.9%	▼ 6	5.3%	77.5%
Portfolio (exclude asset undergoing enhancement)	83.9%	83.0%		95.4%	
Waterfront At Washingtonian (Suburb Maryland, DC)	33.3%	40.2%	▲ 7	4.6%	92.8%

1. CoStar as of 15 October 2024

- 1 Tower 1 Emeryville : Increased interests evidenced from more prospective tenants touring the asset, and for some looking to relocate out of downtown Oakland to Emeryville for safer location.
- 2 171 17th St : Good submarket (Midtown) in Atlanta. Good accessibility at Atlantic Station. In discussion with two prospects with more than 40k sf in aggregate.
- 3 Promenade : Lower occupancy in 3Q2024 due to expiry of lease with Apache (69k sf), 21k sf (c.30%) already backfilled (by Vizrt Inc and RFS). 59k sf prospective discussions underway.
- 4 Park Tower : Expecting to close deal in 1Q2025 with a large tenant for 105k sf, which will bring asset occupancy to >80%.
- 5 Reston Square : Completed new lease to U.S. law firm (Jackson Lewis) for 23.3k sf in June 2024, following rejuvenation of tenant lounge and conference center in 2023. In discussion with prospects for a total of 27k sf.
- 6 Village Center Station I: No upcoming expiries in 2024 and 2025. Focused on backfilling vacancy as leasing discussions has picked up pace. Several prospective tenants between 20k to 100k sf.
- 7 Waterfront At Washingtonian : Completed extensive repositioning of the asset. Leased occupancy increased +7% (22k sf) (from 33% in 2Q2024 to 40% in 3Q2024). More than 35k sf expected to be executed by end-2024, adding at least another +10% to Waterfront At Washingtonian's occupancy. Large tenant leasing discussion in progress.

Class A Office Buildings¹

The most prestigious buildings competing for premier office users with rents above average for the area. High-quality standard finishes, state-of-the-art systems, exceptional accessibility, and a definite market presence.

¹BOMA International

A Notch Above

PRIME's Portfolio of Class A buildings is primed to capture the tenants' demand for high-quality and well-amenitized office assets

“Flight to quality” trend continues

+

Supply shortages of high-quality space emerging



Omnicom Group Inc (NYSE: OMC) subsidiary A new tenant at The 101 (101 South Hanley)

- relocating to Clayton submarket into PRIME's well-amenitized 101 South Hanley
- occupying two floors, less than half their previous space in Downtown St. Louis

Similar trends observed at:

- San Francisco (Tower 1 Emeryville)
- Sacramento (Park Tower)
- Dallas (Tower 909)
- San Antonio (Promenade)
- Denver (VCS 1)

Lease Expirations

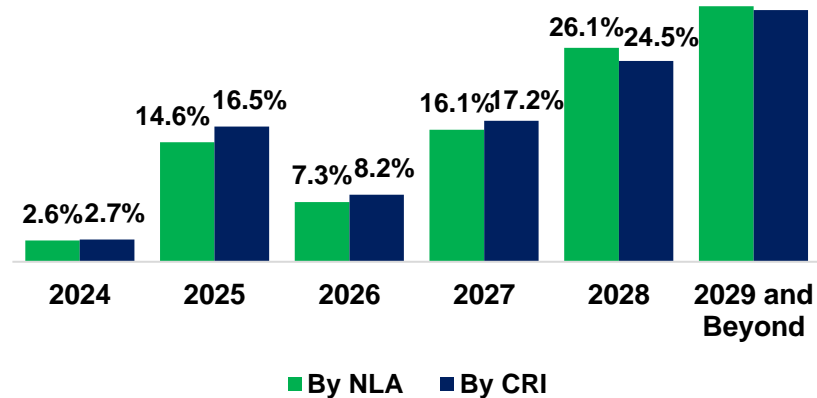
✓ WALE increased to 4.4 years (from 4.0 years in December 2023)

Properties (As at 30 September 2024)	WALE (years)	% Lease expiry remaining in 2024 by CRI ^[b]
222 Main (Salt Lake City)	3.0	0.5%
171 17th Street (Atlanta)	5.0	1.1%
Village Center Station II (Denver)	3.8	n.a. ^[c]
Park Tower (Sacramento)	3.2	0.6%
Sorrento Towers (San Diego)	3.9	-
Tower I at Emeryville (San Francisco Bay Area)	4.3	-
Crosspoint (Philadelphia)	6.6	-
Tower 909 (Dallas)	3.4	0.3%
Village Center Station I (Denver)	2.9	-
Promenade I & II (San Antonio)	4.0	-
101 South Hanley (St. Louis)	6.1	-
Waterfront At Washingtonian (Suburb Maryland, DC)	5.5	0.2%
Reston Square (Suburb Virginia, DC)	8.5	-
Portfolio	4.4	2.7%

Lease Expiry Profile

As at 30 September 2024^(a,b)

Weight Average Lease Expiry (WALE) : 4.4 years 31.2% 30.7%

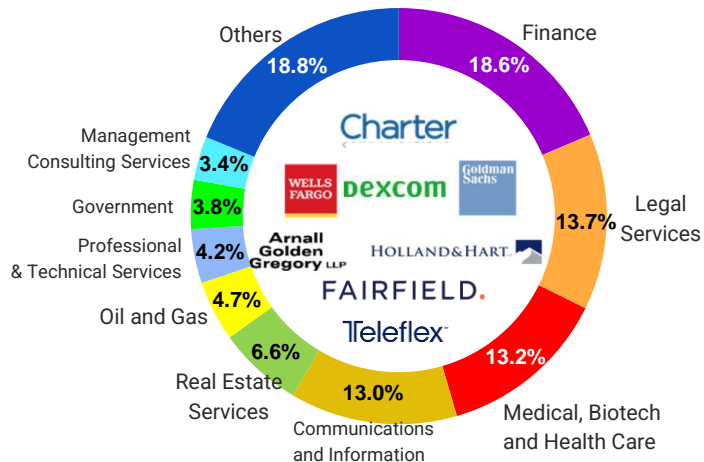


[a] Annualized cash rental income based on the month of September 2024.

[b] Excludes month to month leases accounting of 2.1% of NLA or 0.2% of annualized CRI.

[c] Excludes Village Center Station II which is fully leased until 2028.

Sector Diversification Adds to Resiliency



► **77%** In Established + Growth (STEM/TAMI) Sectors

- Based on Cash Rental Income as at 30 September 2024
- Established: Finance, Real Estate, Legal, Government
- STEM/TAMI: Communications, Health Care, Scientific R&D Services, Information, Professional, Scientific and Tech Services

Top 10 Tenants by Cash Rental Income (CRI)

Tenant	Industry	Property	Leased sf	% of Portfolio CRI
Charter Communications	Communications and Information	Village Center Station I & II	419,881	8.8%
Goldman Sachs Group Inc.	Finance	222 Main	176,416	6.5%
Dexcom	Medical, Biotech & Health Care	Sorrento Towers	148,383	5.8%
Holland & Hart	Legal Services	222 Main	89,960	3.9%
Wells Fargo Bank NA	Finance	171 17 th Street	106,030	3.9%
Arnall Golden Gregory LLP	Legal Services	171 17 th Street	103,079	3.3%
Matheson Tri-Gas	Oil and Gas	Tower 909	118,685	3.3%
Fairfield Residential	Real Estate Services	Sorrento Towers	58,957	2.5%
Adamas Pharmaceuticals	Medical, Biotech & Health Care	Tower One Emeryville	37,627	2.1%
Teleflex Incorporated	Medical, Biotech & Health Care	Crosspoint	57,559	2.0%
Total			1,316,577	42.1%
WALE Top 10			4.2 Years	

Financial Update

Tower 909,
Dallas, Texas



Sorrento Towers



Tower One Emeryville



Reston Square



US\$'000	3Q2024	3Q2023	9M2024	9M2023
Gross Revenue	34,142	40,228	107,627	119,695
Net Property Income	18,033	23,389	58,591	70,556
Income Available for Distribution	8,503	14,722	31,838	43,949

Lower distributable income mainly due to:

- lower contribution from
 - ❖ Waterfront At Washingtonian on lower occupancy as the asset is under asset enhancement initiative. Occupancy has been backfilled and reached 40% from current 33%.
 - ❖ 101 South Hanley due to vacates in this quarter which have been backfilled with new leases signed but rental from these new leases will only commence in 2025.
- Absence of contribution from One Town Centre which was divested in July 2024
- Higher finance expenses mainly due to incremental drawdowns on revolving credit facilities to fund capital expenditures and higher absolute interest cost.

Real GDP Growth
3Q 2024¹

2.8%

Inflation Rate²
September 2024

2.4%

Unemployment² Rate
October 2024

4.1%

Current Market Environment

- US economy grew 2.8% in 3Q2024¹.
- CPI inflation rate eased by 2.4%² YoY in September 2024. Personal consumption expenditure (PCE) price index was up 2.1%² YoY in September 2024, underscoring the improving inflation environment.
- US unemployment rate rose to 4.3% in July 2024, before trending lower and improving to 4.1%² in October 2024.
- The Federal Reserve lowered the federal funds target rate by 50bps and 25bps in September and November 2024, respectively, bringing it to a range of 4.50% to 4.75%³.
- US commercial real estate's fundamentals continue under cyclical headwinds. Notwithstanding the increase in leases executed, the elevated rate environment continue to weigh on companies' finance cost, debt servicing ability, and assets' valuation.


1. U.S. Bureau of Economic Analysis Advance Estimate 3Q 2024

2. U.S. Bureau of Labor Statistics September & October 2024

3. U.S. Federal Reserve Press Release (7 November 2024)

U.S. Office Market

Q3 2024

A photograph of a modern office building with a glass facade, reflecting the sky and surrounding environment. The building is part of the Sorrento Towers in San Diego, California.

Sorrento Towers
San Diego, California

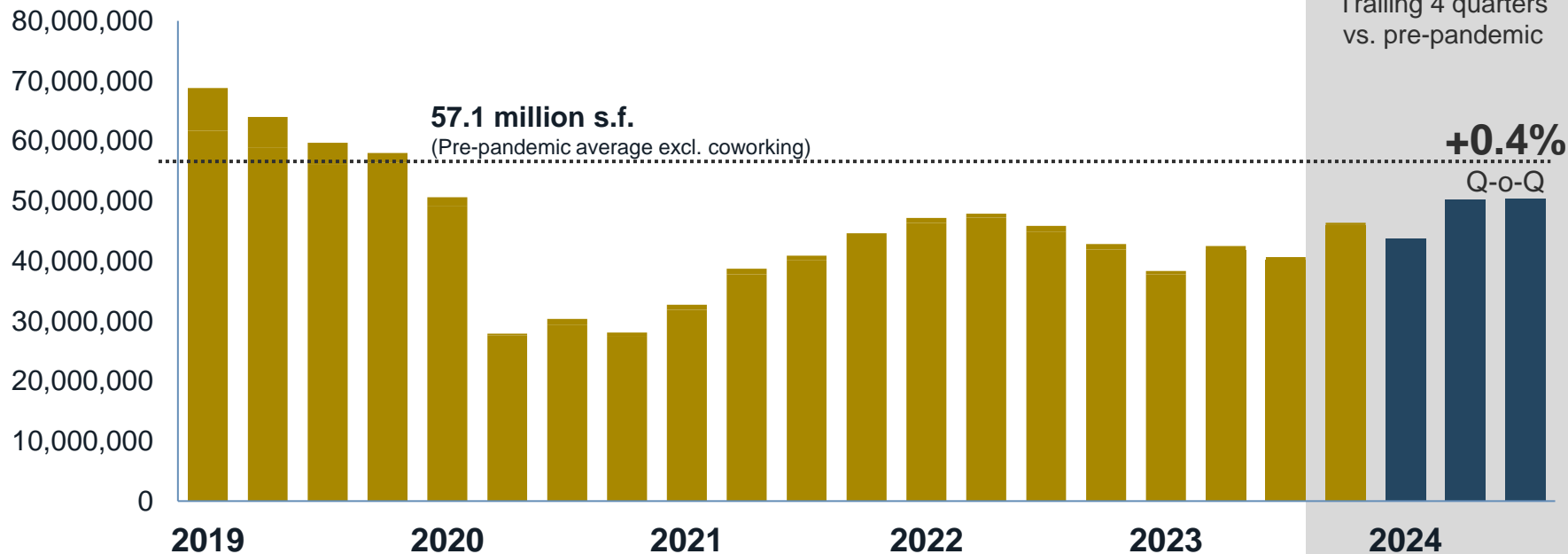
*Life Sciences and
Technology Center*

- A. **Leasing activity maintained strong momentum from Q2**
- B. **Groundbreakings remain near all-time lows**
- C. **Availability of new supply decline as leasing pick up**
- D. **Overall inventory losses are accelerating**

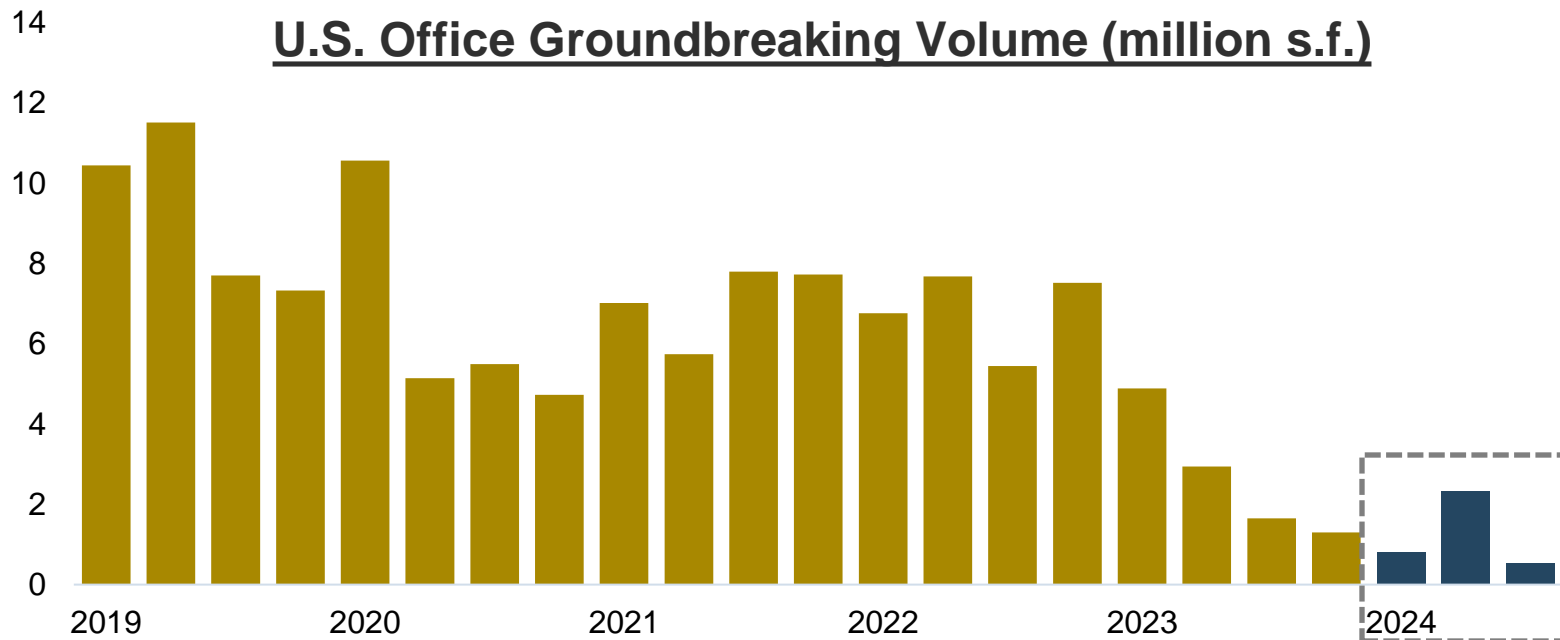


Leasing Activity Maintained Strong Momentum From Q2

Quarterly Leasing Activity (million s.f.)



B Groundbreakings Remain Near All-Time Lows

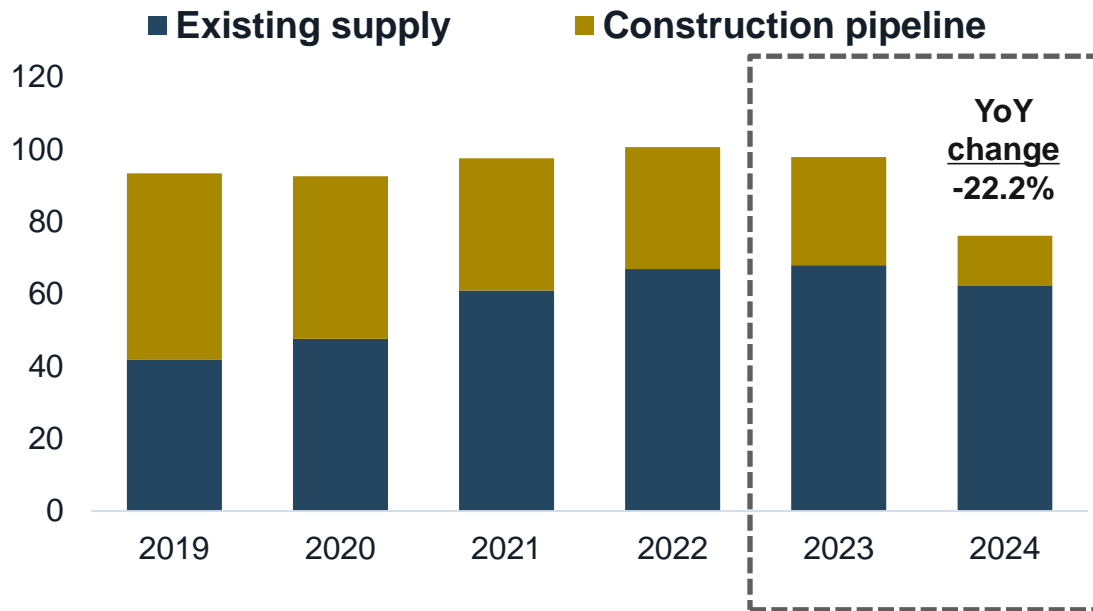




Availability of New* Supply Decline 22.2% YoY As Leasing Picks Up

Direct Available Space (million s.f.)

* Available supply of office <10 years old, excluding sublease

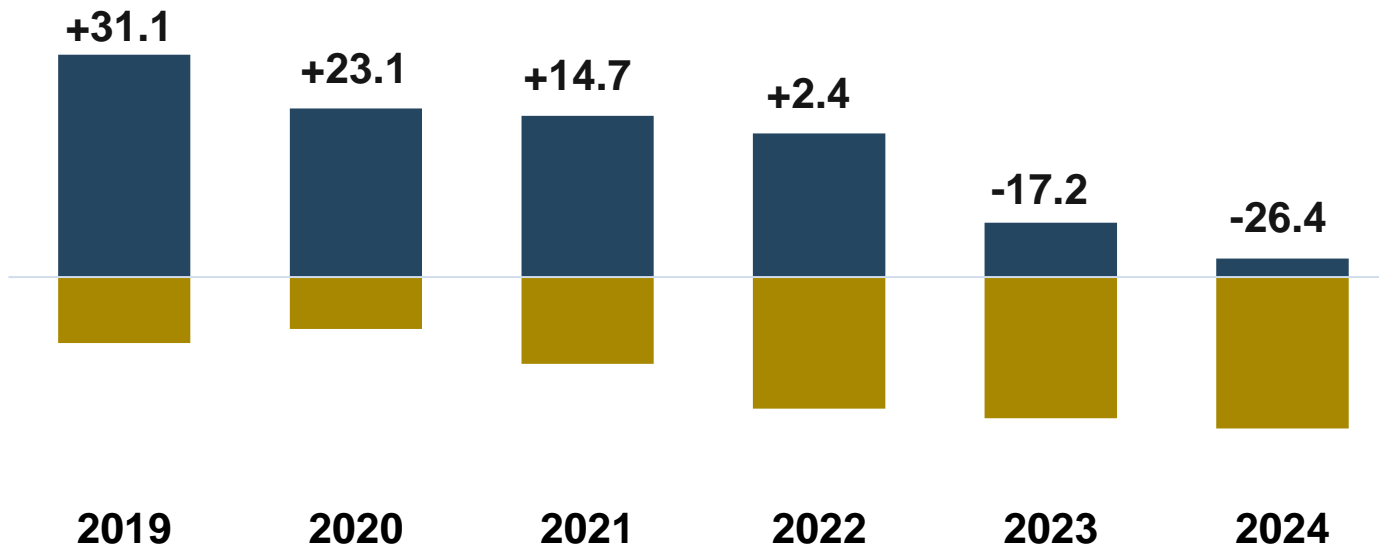




Overall Inventory Losses Accelerating, Trend to Continue

Total Inventory (Added or Removed) million s.f.

■ + Groundbreaking ■ - Inventory Removal



Management's Near-term Plan

2022-2024

1. Amid Global rate hike
 - Commercial real estate valuations under pressure
 - Gearing up
2. Challenging office Sector
3. Tight credit lending environment
4. PRIME's acquisition momentum on hold
(Acquired 3 assets within 3 years, 2019-2021)

2024

**Strengthened balance sheet
liquidity available for executing
large leases**

1. Completed US\$550million Financing
 - A testament to lenders' confidence in the quality of PRIME's assets
 - Strong balance sheet and liquidity: Establish long-term partnerships with quality prospective tenants
2. Deleverage Strategies
 - Completed Divestment of One Town Center
 - Capital Preservation (Lowering distribution payout ratio)
3. Completed Asset Enhancement Initiative at Waterfront At Washingtonian in October 2024

2025-2027

**Manage Growth
Maintain quality of assets
Increase occupancy**

1. Drive Occupancy
PRIME's Management focus on executing leases and capitalize on positive leasing momentum with a path to stabilization
2. Maintain quality of assets as we continue to see "Flight to Quality" taking an important role as leasing demand returns
3. Resilient capital management
The refinancing provided a balance sheet and liquidity to execute large leases, which will lead to better valuations
4. Management continues to focus on bringing down leverage
5. Resume Acquisitions
6. Reconsider Distribution Payout

Thank You

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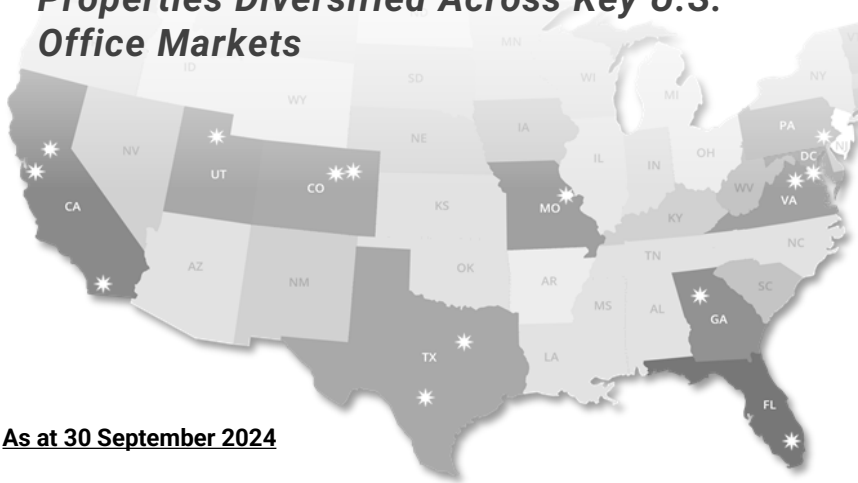
🌐 www.primeusreit.com

📍 1 Raffles Place
#40-01 One Raffles Place
Singapore 048616



Crosspoint
Philadelphia,
Pennsylvania

High Quality Portfolio of Prime Office Properties Diversified Across Key U.S. Office Markets



As at 30 September 2024

13

Class A and Freehold U.S. Office Properties

US\$1.35 billion
Independent Valuation

4.2 million sf
Net Lettable Area

83.0%

Portfolio Occupancy

(exclude asset undergoing enhancement as of 30 Sep 2024)

4.4 years
Weighted Average Lease Expiry

Diversified Income Provides Stability

As at 30 September 2024

Geographic Diversification

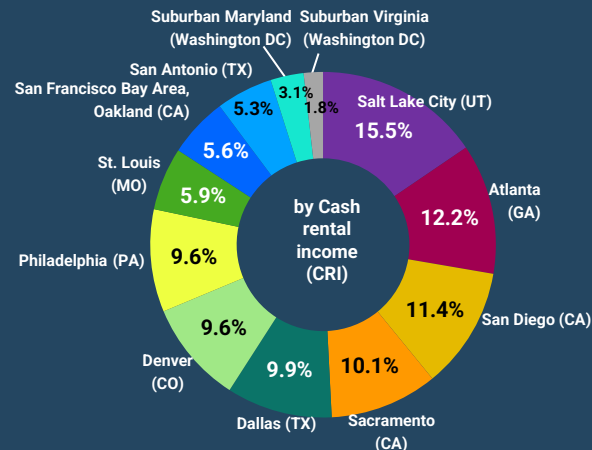
CRI by Primary Market

12 Primary Markets

No single market contributing more than

15.5%

Total CRI



Asset Diversification

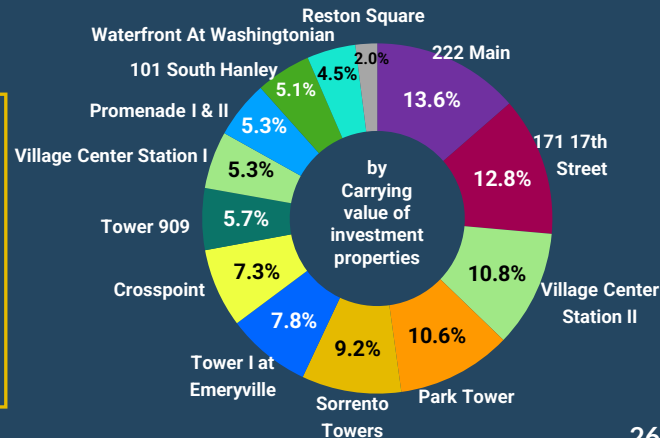
Asset by Carrying value

13 Assets

No single asset contributing more than

13.6%

Total Portfolio Carrying value



Financially Strong and Committed Sponsor & Strategic Investors²

KBS Asia Partners¹ ("KAP", Sponsor of PRIME)

KAP and affiliated KBS entities¹ have extensive experience in US Office Real Estate

KBS has extensive asset management experience, and has transacted in excess of \$40bn worth of RE assets

KAP and affiliated KBS entities support PRIME's acquisitions and divestments



Global asset manager and operator with a total portfolio of more than S\$65b of assets under management

Preeminent player in Singapore real estate and REIT markets



Backed by Mapletree Investments and CLA Real Estate Holdings (majority owned by CapitaLand)

- ¹ Shareholders of KAP include founding members of affiliate company, KBS.
- ² PRIME is managed by Prime US REIT Management Pte. Ltd. (the "Manager") which is jointly owned by KAP, Keppel Capital Two Pte. Ltd., a wholly-owned subsidiary of Keppel Capital Management Pte Ltd, Times Properties Private Limited, a wholly-owned subsidiary of Cuscaden Peak Investment Pte Ltd (formerly known as Singapore Press Holdings Limited), and Experion Holdings Pte. Ltd., a wholly-owned subsidiary of AT Holdings Pte. Ltd.

222 Main
Salt Lake City, Utah

Appendices

*Properties
Highlights*



222 MAIN
Salt Lake City, Utah



171 17TH STREET
Atlanta, Georgia



**VILLAGE CENTER
STATION II** Denver, Colorado



PARK TOWER
Sacramento, California



SORRENTO TOWERS
San Diego, California



TOWER I EMERYVILLE
San Francisco Bay Area,
California



CROSSPOINT
Philadelphia, Pennsylvania



TOWER 909
Dallas, Texas



**VILLAGE CENTER
STATION I**
Denver, Colorado



101 SOUTH HANLEY
St. Louis, Missouri



PROMENADE I & II
San Antonio, Texas



**WATERFRONT AT
WASHINGTONIAN**
Suburban Maryland,
Washington D.C.



RESTON SQUARE
Suburban Virginia,
Washington D.C.

222 MAIN

Salt Lake City
Utah



222 Main is a 21-storey Class A multi-tenanted office building located in the CBD submarket within the Salt Lake City primary market with a nine-storey parking structure.

Close proximity to a light rail (TRAX) stop that allows access to locations throughout Salt Lake Valley and the Salt Lake International Airport. Easy access to other public transportation and Interstates 15, 80, and 215 are a close distance away. Located within seven miles (11km) of Salt Lake City International Airport which is undergoing a \$4 billion expansion.

171 17TH STREET

Atlanta
Georgia



171 17th Street is a 22-storey Class A multi-tenanted office building located in the Midtown/Pershing/ Brookwood submarket within the Atlanta primary market and the master planned mixed use development of Atlantic Station.

Benefits from easy access to Interstate 20, 75, 85, 285, 575 and 675; and Georgia Highway 400. Close proximity to Hartsfield Jackson International Airport.

Onsite amenities include café, conference centre, coffee bar, outdoor patio lounge and shuttle service.

VILLAGE CENTER STATION I

Denver
Colorado



49.9% Occupancy
US\$71.3M Carrying Value
5.3% Contribution (By Carrying Value)
241,846 Net Lettable Area (sq ft)

VILLAGE CENTER STATION II

Denver
Colorado



100% Occupancy
US\$145.9M Carrying Value
10.8% Contribution (By Carrying Value)
325,576 Net Lettable Area (sq ft)

Village Center Station I is a 9-storey Class A multi-tenanted office building located in the Southeast Suburban submarket of the Denver primary market with an adjacent parking structure.

Village Center Station II is a 12-storey Class A single tenanted office tower with attached parking and an additional 2-storey building located in the Southeast Suburban submarket of the Denver primary market.

Amenities include a state-of-the-art fitness center with private lockers and shower facilities, conference center, collaboration areas, outdoor courtyard/patio, and on-site restaurants. Primary access into the local market is provided by Interstate 25, the major north-south highway through the Denver CBSA and the State of Colorado. Easily accessible to Centennial Airport - one of U.S.'s busiest executive airports. Adjacent to Arapahoe at Village Centre Station light rail passenger station where riders can take three lines, E, F and R, into the heart of Denver and other residential and financial areas.

PARK TOWER

Sacramento
California



Park Tower is located in Sacramento, California and is part of the CBD submarket within the Sacramento primary market.

It is a prominent 24-storey Class A office tower with a complimentary shuttle service and easy access to Light Rail and RT Bus service. Amenities include a three-storey atrium lobby, fitness centre, locker rooms, conference centre and tenant lounge.

The property is three blocks away from the State Capitol building and two blocks from the newly developed Downtown Commons and Golden 1 Center, a mixed-use hotel, entertainment and shopping complex that serves as the home of the Sacramento Kings.

SORRENTO TOWERS

San Diego
California



Sorrento Towers is located in San Diego, California and is part of the Sorrento Mesa submarket, a technology and life science hub.

It comprises two, 7-storey Class A office towers above a three-storey podium garage with an NLA of 296,327 sq ft. Sorrento Towers was last refurbished in 2020 and offers amenities such as state-of-the-art fitness centre, conferencing spaces, a training centre, and multiple outdoor, collaborative meeting areas.

It has good visibility and excellent access to local and regional transportation arteries, including Inland Freeway ("I-805"), and to Sorrento Court shopping centre that offers two dozen eateries, banking, and lifestyle amenities.

TOWER I AT EMERYVILLE

San Francisco Bay Area
California



74.2% Occupancy	US\$105.4M Carrying Value	7.8% Contribution (By Carrying Value)	222,606 Net Lettable Area (sq ft)
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Tower 1 is a 12-story Class A multi-tenant office building located in the Emeryville submarket which is part of the East Bay - Oakland Metropolitan Office Market. Tower 1 is located just a few minutes' drive east of downtown San Francisco.

Situated close to the San Francisco Bay, Tower I at Emeryville lies in close proximity to the Oakland International Airport and enjoys views of the San Francisco Bay, the San Francisco skyline, Golden Gate Bridge and the Treasure Island.

Public transportation is easily accessible through Amtrak, AC Transit, and free shuttles connecting Emeryville's employers and shopping centres with the MacArthur BART station. Quick access to Interstate-580, which passes from San Rafael in the Bay Area to Tracy in the Central Valley.

CROSSPOINT

Philadelphia
Pennsylvania



100.0% Occupancy	US\$98.3M Carrying Value	7.3% Contribution (By Carrying Value)	272,360 Net Lettable Area (sq ft)
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Crosspoint is a 4-storey Class A multi-tenanted office building well located along Swedesford Road, in the King of Prussia submarket within the Philadelphia primary market.

Good proximity to malls and local highways including Route 202 and Interstate 76. Proximity to the King of Prussia Mall, the second largest mall in the U.S., a Walmart Supercenter, and the Village at Valley Forge, a live-work-play development which includes Wegman's, Nordstrom Rack, REI and LA Fitness. Served by commuter bus service, and the property provides free shuttle service to a nearby commuter rail station.

High-quality finishes throughout with extensive window lines, and provides tenants with a full-service dining facility, conference centre and fitness centre.

TOWER 909

Dallas
Texas



92.4%
Occupancy

US\$76.9M
Carrying Value

5.7%
Contribution
(By Carrying Value)

374,251
Net Lettable
Area (sq ft)

101 SOUTH HANLEY

St. Louis
Missouri



90.3%
Occupancy

US\$69.1M
Carrying Value

5.1%
Contribution
(By Carrying Value)

360,505
Net Lettable
Area (sq ft)

19-storey Class A multi-tenanted office tower located in the Las Colinas Urban Center submarket within the Dallas Fort-Worth primary market with a seven-storey parking structure.

The Urban Center is a highly established business address, and a live-work-play atmosphere with tremendous amenities, including a convention center, hotels, variety of residential, restaurants, retail and entertainment amenities, and green space.

Direct access to State Highways 114, 12, and 183, as well as Interstate 1-35, providing access to the Dallas Metroplex and Dallas Fort-Worth Airport. Excellent access to public transportation, including an on-site stop for the Las Colinas Area Personal Transit System, and direct access to the DART light rail system that provides access throughout Dallas, including Dallas Fort-Worth Airport.

Full array of amenities, including a conference centre, a tenant lounge, fitness centre with full locker rooms, private shuttle to the adjacent Water Street mixed-use retail project and the Toyota Music Factory venue, on-site lake front patio and cafe, dry cleaning, concierge, and covered parking.

101 South Hanley is a 19-storey Class A multi-tenanted office tower located in the Clayton submarket within the St. Louis primary market with a four-storey parking structure.

Close proximity to Interstate 170 and Interstate 64 which serve as primary traffic arteries for St. Louis County and the St. Louis metropolitan area. Easy access to Clayton Business District, the interstate highway system and other important local destinations and a MetroLink light rail station is two blocks away.

Features a full array of amenities such as a conference centre, a tenant lounge, fitness centre with full locker rooms, car wash, and a full-service restaurant.

PROMENADE I & II

San Antonio
Texas



71.8%
Occupancy

US\$71.1M
Carrying Value

5.3%
Contribution
(By Carrying Value)

205,773
Net Lettable
Area (sq ft)

Promenade I and II are two 4-storey multi-tenanted Class A office buildings located in the Far Northwest submarket within the San Antonio primary market.

Located within the Eilan mixed-use development which includes a boutique hotel, restaurants, retail, apartment complex and office space surrounding a piazza with Tuscan style stucco exteriors, stone facades and clay-tiled roofs.

Within the northwest quadrant of Interstate 10 and Loop 1604, near the region's top employers and proximate to many affluent executive housing and multi-family residential developments. Interstate 10 connects San Antonio with Houston and beyond to the east and El Paso and beyond to the west. Loop 1604 encircles the city of San Antonio and provides access to the outer and suburban areas of the city of San Antonio.

Feature workout facilities, spa services, conference rooms, convenience store, dry cleaning services, tennis courts, indoor and outdoor pools, and drinking and dining options.

WATERFRONT AT WASHINGTONIAN

Suburban Maryland
Washington D.C.



40.2%
Occupancy

US\$61.6M
Carrying Value

4.5%
Contribution
(By Carrying Value)

325,455
Net Lettable
Area (sq ft)

Waterfront at Washingtonian is a 13-storey Class A multi-tenanted office tower located in the submarket of Suburban Maryland (Gaithersburg) within the Washington D.C. Area (Suburban Maryland) primary market; and within the I-270 Corridor, which is a leading bio-tech and medical research market.

Part of the exclusive mixed-use project, Gaithersburg's premier lakefront shopping, dining, and entertainment destination.

Offers direct on and off access to Interstate 270 as well as the newly constructed Inter County Connector which connects the Interstate 270/370 corridor and the Interstate 95/US Route 1 corridor.

Onsite amenities include a café, virtual concierge, conference center, tenant lounge, outdoor courtyard/ patio, on-site security, dry cleaning service, covered parking, and food catering.

RESTON SQUARE

Suburban Virginia
Washington D.C.



Reston Square is a 6-storey Class A multi-tenanted office building located in the Reston-Herndon submarket of Suburban Virginia (Reston) within the Washington D.C. Area (Suburban Virginia) primary market.

Part of the Reston Heights mixed-use development and enjoys proximity to local neighbourhood amenities such as Reston Town Center and the Reston Town Center Metrorail station. Within ten miles of Washington Dulles International Airport.

Features onsite amenities including a virtual concierge, tenant lounge, electric vehicle car charging stations, outdoor courtyard/patio, on-site security, coffee bar and conference and fitness centre with private lockers. The building also offer Uber for Business at this location to provide tenants access to the two metro stops and Reston Town Center.



 PRIME
US REIT