



(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.)

ANNUAL GENERAL MEETING TO BE HELD ON 27 APRIL 2022

1. KBS US Prime Property Management Pte. Ltd., as manager of Prime US REIT (the “**Manager**”), refers to:
 - (a) the Notice of Annual General Meeting (“**AGM**”) dated 12 April 2022 on Prime US REIT’s AGM for the financial year ended 31 December 2021 (“**FY2021**”);
 - (b) the COVID-19 (Temporary Measures) Act 2020 which enables the Minister for Law by order to prescribe alternative arrangements for listed companies in Singapore to, inter alia, conduct general meetings, either wholly or partly, by electronic communication, video conferencing, tele-conferencing or other electronic means;
 - (c) the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the “**Order**”) which sets out the alternative arrangements in respect of, inter alia, general meetings of companies; and
 - (d) the joint statement by the Accounting and Corporate Regulatory Authority, Monetary Authority of Singapore and Singapore Exchange Regulation of 13 April 2020 (and subsequently updated on 27 April 2020, 22 June 2020, 1 October 2020 and 4 February 2022) which provides additional guidance on the conduct of general meetings amid the evolving COVID-19 situation.
2. **Date, time and conduct of AGM.** The Manager is pleased to announce that pursuant to the Order, its AGM will be convened and be held by way of electronic means, on **Wednesday, 27 April 2022 at 9.00 a.m. (Singapore time)**.

The Manager's Board Chairperson, Professor Annie Koh, will conduct the proceedings of the AGM and, together with members of the Board and the senior management of the Manager, will address substantial and relevant questions raised during the AGM which are related to the resolutions to be tabled for approval at the AGM.
3. **Notice of AGM and Proxy Form.** The Notice of AGM and Proxy Form will be sent to unitholders of Prime US REIT (“**Unitholders**”) solely by electronic means via publication on SGXNet and Prime US REIT’s website at <http://primeusreit.com/>. Printed copies of these documents will not be sent to Unitholders.
4. **No personal attendance at AGM.** As a precautionary measure due to the current COVID-19 situation in Singapore, to keep physical interactions and COVID-19 transmission risk to a minimum, the Manager is not providing for physical attendance by Unitholders at the AGM.
5. **Alternative arrangements for participating at the AGM.** Unitholders may participate at the AGM by:
 - (a) observing and/or listening to the AGM proceedings via “live” audio-visual webcast or “live” audio-only stream;
 - (b) submitting questions to the Chairperson of the AGM in advance of, or “live” at, the AGM; and
 - (c) appointing the Chairperson of the AGM as proxy to attend, speak and vote on their behalf at the AGM.

Alternative arrangements relating to attendance at the AGM via electronic means (including arrangements by which the AGM can be electronically accessed via “live” audio-visual webcast or “live” audio-only stream), submission of questions to the Chairperson of the AGM in advance of, or “live” at, the AGM, addressing of substantial and relevant questions in advance of, or “live” at, the AGM, and voting at the AGM by appointing the Chairperson of the AGM as proxy to attend, speak and vote on the Unitholder’s behalf at the AGM, are set out in the Notice of AGM.

In particular, SRS investors may appoint the Chairperson of the AGM as proxy to vote on their behalf at the AGM, in which case they should approach their respective SRS Operators to submit their votes by **5.00 p.m. on Monday, 18 April 2022**, being at least seven working days before the date of the AGM.

6. **Persons who hold units through relevant intermediaries:** Persons holding Units through relevant intermediaries (as defined in the Notice of AGM), other than SRS investors, and who wish to participate in the AGM by (i) observing and/or listening to the AGM proceedings via “live” audio-and-visual webcast or “live” audio-only stream; (ii) submitting questions in advance of, or “live” at, the AGM; and/or (iii) appointing the Chairperson as proxy to attend, speak and vote on their behalf at the AGM, **should contact the relevant intermediary through which they hold such Units as soon as possible in order to make the necessary arrangements for them to participate in the AGM.**

Annual Report 2021 and other Documents. The Annual Report for the financial year ended 31 December 2021, the Notice of AGM, Appendix to the Notice of AGM and Proxy Form have been published on SGXNet and Prime US REIT’s website at <http://primeusreit.com/>.

7. **Key dates/deadlines.** In summary, the key dates/deadlines which Unitholders should take note of are set out in the table below:

Key Dates	Actions
12 April 2022 (Tuesday)	Unitholders (including SRS investors) may begin to pre-register themselves for the AGM at the pre-registration website at https://investor.primeusreit.com/agm2022.html .
5.00 p.m. on 18 April 2022 (Monday)	Deadline for SRS investors who wish to appoint the Chairperson as proxy to vote on their behalf at the AGM to approach their respective SRS Operators to submit their votes.
9.00 a.m. on 19 April 2022 (Tuesday)	Deadline for Unitholders (including SRS investors) to submit questions in advance of the AGM. Unitholders (including SRS investors) can ask questions “live” at the AGM. They must be pre-registered and authenticated.
9.00 a.m. on 24 April 2022 (Sunday)	Deadline for Unitholders (including SRS investors) to: <ul style="list-style-type: none"> • pre-register for the AGM; and • submit the Proxy Form.

Key Dates	Actions
<p>12.00 p.m. on 26 April 2022 (Tuesday)</p>	<p>Authenticated Unitholders (including SRS investors) who pre-registered for the “live” audio-and-visual webcast or “live” audio-only stream of the AGM proceedings will receive an email confirming successful registration which will contain unique login credentials as well as instructions on how to access the “live” audio-visual webcast or “live” audio-only stream of the AGM proceedings (“Confirmation Email”).</p> <p>Unitholders (including SRS investors) who have pre-registered by the 24 April 2022 deadline but have not received the Confirmation Email by 12.00 p.m. on Tuesday, 26 April 2022 should immediately contact Prime US REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., via email at <u>SRS.TeamD@boardroomlimited.com</u> or via telephone at +65 6230 9580 or +65 6230 9586 (Mondays to Fridays, excluding Public Holidays, from 9.00 a.m. to 5.30 p.m.).</p>
<p>Date and time of AGM</p> <p>9.00 a.m. on 27 April 2022 (Wednesday)</p>	<ul style="list-style-type: none"> • Click on the link in the Confirmation Email and follow the instructions to access the “live” audio-visual webcast of the AGM proceedings and to ask questions and vote “live” at the AGM via the audio-visual webcast platform; or • Call the telephone number in the Confirmation Email and follow the instructions to access the “live” audio-only stream of the AGM proceedings.

8. **Important reminder.** Due to the constantly evolving Covid-19 situation in Singapore, the Manager may be required to change its arrangements for the AGM at short notice. Unitholders should check at the URL <https://www.sgx.com/securities/company-announcements> or <http://primeusreit.com/> for the latest updates on the status of the AGM.

The Manager would like to thank all Unitholders for their patience and co-operation in enabling us to hold our AGM with the optimum safe distancing measures amidst the current COVID-19 pandemic.

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
12 April 2022

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.