



(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.

DBS Bank Ltd. was the sole financial adviser and issue manager for the initial public offering of Prime US REIT.

ISSUE PRICE OF NEW UNITS PURSUANT TO THE DISTRIBUTION REINVESTMENT PLAN FOR THE DISTRIBUTION PERIOD FROM 1 JANUARY 2021 TO 5 JULY 2021

KBS US Prime Property Management Pte. Ltd., as manager of Prime US REIT (the “**Manager**”), wishes to announce that further to the announcement dated 21 June 2021, 28 June 2021 and 7 July 2021 in relation to the application of a distribution reinvestment plan (the “**DRP**”) to the actual distribution of US 3.42 cents per unit in Prime US REIT (“**Unit**”) for the period from 1 January 2021 to 5 July 2021 (the “**Cumulative Distribution**”), the issue price of the new Units to be issued under the DRP in respect of the Cumulative Distribution is US\$0.832 per Unit.

The issue price represents a 0.5% discount to the adjusted volume-weighted average traded price per Unit for all trades on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for each of the Market Days¹ during the period of 10 Market Days prior to and ending on the record date on 5 July 2021. The number of Units to be issued to unitholders of Prime US REIT (“**Unitholders**”) pursuant to the DRP shall be rounded down to the nearest whole Unit, fractional entitlements to be disregarded.

The Notices of Election² are expected to be despatched to all eligible Unitholders on or around 13 July 2021. The Manager will announce further details about the despatch of the Notices of Election in due course.

Important Indicative Dates and Times

Event	Date / Deadline
Unitholders are reminded to submit the completed tax forms to Prime US REIT’s Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd.. Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to withholding taxes on the Cumulative Distribution.	Tuesday, 27 July 2021 at 5.00 p.m.

1 “**Market Day**” means a day on which the SGX-ST is open for trading in securities.

2 “**Notices of Election**” means one or more notices of election (in such form as the Manager may approve) which the Manager will, at its discretion, send to each Unitholder and through which each Unitholder may indicate whether they wish to participate in the DRP and/or obtain their distributions in U.S. dollars.

<p>Unitholders must complete and return the Notices of Election to Prime US REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (as indicated on the Distribution Election Notice) in order to participate in the DRP and/or receive the Cumulative Distribution in U.S. dollars</p>	<p>Tuesday, 27 July 2021 at 5.00 p.m.</p>
<p>Payment of Cumulative Distribution and listing of Units issued pursuant to the DRP</p>	<p>Friday, 20 August 2021</p>

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)

7 July 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.