



(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.

**DESPATCH OF NOTICES OF ELECTION 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 announcements dated 21 June 2021, 28 June 2021 and 7 July 2021 in relation to the application of a distribution reinvestment plan (“**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 Notices of Election¹ have been despatched today to all unitholders of Prime US REIT whose securities accounts with The Central Depository (Pte) Limited (“**CDP**”) are credited with Units (“**Eligible Unitholders**”) as at 5.00 p.m. on 5 July 2021 (the “**Record Date**”).

Unitholders with registered addresses outside Singapore (“**Overseas Unitholders**”) who did not provide any address in Singapore for the service of notices and documents by notifying the CDP, 11 North Buona Vista Drive, #06-07 The Metropolis Tower 2, Singapore (or such other address as may be announced by the Manager from time to time) at least three (3) Market Days² prior to the Record Date will not receive the Notices of Election.

Eligible Unitholders who wish to participate in the DRP must complete, sign and return the Notices of Election to the Manager c/o Prime US REIT’s Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd. at the address indicated on the Notice of Election. Unitholders who wish to receive their Cumulative Distribution in cash need not take any action.

The Notices of Election must be received by the Prime US REIT’s Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd. by 5.00 p.m. on 27 July 2021, and may not be withdrawn or cancelled upon receipt. Notices of Election received after 5.00 p.m. on 27 July 2021 will not be processed.

The Cumulative Distribution will be paid on 20 August 2021. The new Units to be issued pursuant to the DRP are expected to be issued, credited and listed on the SGX-ST on 20 August 2021.

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- 1 “**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.
 - 2 “**Market Day**” means a day on which Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) is open for trading in securities.

Eligible Unitholders who do not elect to participate in the DRP and Overseas Unitholders who did not provide registered addresses in Singapore to CDP will receive all of their respective entitlements to the Cumulative Distribution in cash.

Unitholders who wish to participate in the DRP and do not receive the Notices of Election within three Market Days after the date of this announcement may obtain a copy from the unit registrar of Prime US REIT, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623 or CDP at 9 North Buona Vista Drive, #01-19/220 The Metropolis, Singapore 138588.

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.
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	Tuesday, 27 July 2021 at 5.00 p.m.
Payment of Cumulative Distribution and listing of Units issued pursuant to the DRP	Friday, 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)

13 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.