



NEWS RELEASE

PRIME US REIT INCLUDED INTO FTSE EPRA NAREIT GLOBAL DEVELOPED INDEX

Singapore, 2 September 2021 – KBS US Prime Property Management Pte. Ltd., the manager (the “**Manager**”) of Prime US REIT (“**PRIME**”), a real estate investment trust with a high-quality office portfolio in the United States (the “**U.S.**”), is pleased to announce that PRIME will be included into the FTSE EPRA Nareit Global Real Estate Index (Global Developed Index) with effect from 20 September 2021.

Ms Barbara Cambon, Chief Executive Officer and Chief Investment Officer of the Manager of PRIME, said, “This milestone bears testament to the effectiveness of our long-term growth strategy and value creation for our unitholders. We are delighted with this development just over two years after our IPO on the SGX. During this time, we have executed three new acquisitions that have been accompanied by two well-subscribed equity capital raises issued at tight discounts, adding to our investor base and free float. PRIME’s inclusion into the index will further enhance our trading liquidity and visibility to global institutional investors as we continuously seek to diversify and deepen our unitholder base, and continue to establish ourselves as a prudently managed, resilient REIT with Class A assets in markets where corporate America wants to grow.”

The FTSE EPRA Nareit Global Real Estate Index Series is an international real estate investment index developed by FTSE Group, in cooperation with the European Public Real Estate Association (“**EPRA**”) and the National Association of Real Estate Investment Trusts (“**Nareit**”). The index series is designed to track the performance of listed real estate companies and REITs worldwide and is seen as the leading benchmark for listed real estate investments.

The complete list of changes on the FTSE EPRA Nareit Index and the index methodology can be found on FTSE EPRA Nareit’s website at <https://www.ftserussell.com/products/indices/epra-nareit>.

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About Prime US REIT

Listed on 19 July 2019 on the Main Board of the Singapore Exchange, Prime US REIT ("PRIME") is a well-diversified real estate investment trust ("REIT") focused on stabilised income-producing office assets in the United States ("U.S."). With the objectives to achieve long-term growth in distributions per unit and net asset value per unit while maintaining a robust capital structure, PRIME offers investors unique exposure to a high-quality portfolio of 12 Class A freehold office properties which are strategically located in 11 key U.S. office markets. PRIME's portfolio has a total carrying value of US\$1.41 billion as at 30 June 2021.

About the Sponsor

KBS Asia Partners Pte. Ltd. ("KAP") is the Sponsor of PRIME. The shareholders of KAP include founding members of KBS, one of the largest owners of premier commercial real estate in the U.S. As a private equity real estate company and an SEC-registered investment adviser, KBS and its affiliated companies have completed more than US\$42 billion of transactional volume on behalf of private and institutional investors globally since inception in 1992.

About the Manager

PRIME is managed by KBS US Prime Property Management Pte. Ltd. which is jointly owned by KBS Asia Partners Pte. Ltd., Keppel Capital Two Pte. Ltd., a wholly-owned subsidiary of Keppel Capital Management Pte Ltd, Times Properties Private Limited, a wholly-owned subsidiary of SPH and Experion Holdings Pte. Ltd., a wholly-owned subsidiary of AT Holdings Pte. Ltd.

The Manager has general powers of management over the assets of PRIME. The Manager's main responsibility is to manage PRIME's assets and liabilities for the benefit of Unitholders.



The Manager will set the strategic direction and provide, investment, asset management, capital management, internal audit, human resource, information technology, accounting, compliance and investor relations services to PRIME.

For more information, please visit www.primeusreit.com.



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