



(A real estate investment trust constituted on 7 September 2018
under the laws of the Republic of Singapore)
(Managed by Prime US REIT Management Pte. Ltd.)

ASSET VALUATION

Pursuant to Rule 703 of the Singapore Exchange Securities Trading Limited Listing Manual, Prime US REIT Management Pte. Ltd. (the “**Manager**”), as manager of Prime US REIT, wishes to announce that the Manager has obtained independent valuations as at 31 December 2023 for properties owned by Prime US REIT. The properties are freehold and located in the United States of America.

The valuations as at 31 December 2023 are as follows:

Property	Address	Amount (US\$'000)
222 Main	222 South Main Street, Salt Lake City, Salt Lake County, Utah	183,000 ⁽¹⁾
171 17th Street	171 17th Street NW, Atlanta, Fulton County, Georgia	171,250 ⁽²⁾
Village Center Station II	6360 South Fiddlers Green Circle, Denver, Arapahoe County, Colorado	145,900 ⁽¹⁾
Park Tower	980 9th Street, Sacramento, Sacramento County, California	143,000 ⁽¹⁾
Sorrento Towers	5355 & 5375 Mira Sorrento Place, San Diego, California	125,000 ⁽²⁾
Tower 1 at Emeryville	1900 Powell Street, Emeryville, Alameda County, California	104,300 ⁽¹⁾
CrossPoint	550 E. Swedesford Road, Wayne, Chester County, Pennsylvania	92,700 ⁽¹⁾
One Town Center	One Town Center Road, Boca Raton, Palm Beach County, Florida	84,800 ⁽²⁾
Tower 909	909 Lake Carolyn Parkway, Irving, Dallas County, Texas	74,800 ⁽¹⁾
Village Center Station I	6380 South Fiddlers Green Circle, Denver, Arapahoe County, Colorado	71,000 ⁽¹⁾
101 South Hanley	101 South Hanley Road, Clayton, St. Louis County, Missouri	67,100 ⁽¹⁾
Promenade I & II	17802 & 17806 IH-10 W, San Antonio, Bexar County, Texas	66,900 ⁽¹⁾
One Washingtonian Center	9801 Washingtonian Boulevard, Gaithersburg, Montgomery County, Maryland	53,500 ⁽²⁾

Property	Address	Amount (US\$'000)
Reston Square	11790 Sunrise Valley Drive, Reston, Fairfax County, Virginia	24,700 ⁽¹⁾
Total		1,407,950

Notes:

(1) The valuations were performed by Cushman & Wakefield.

(2) The valuations were performed by Kroll, LLC.

Copies of the independent valuation reports are available for inspection at the Manager's registered office at 1 Raffles Place, #40-01 One Raffles Place, Singapore 048616 during normal business hours, for three months from the date of this announcement. Unitholders who wish to inspect the said reports are requested to contact us to make an appointment prior to your attendance at our office.

BY ORDER OF THE BOARD

Harmeet Bedi
Chief Executive Officer

Prime US REIT Management Pte. Ltd.
(Company Registration No. 201825461R)
As manager of Prime US REIT
21 February 2024

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.

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The past performance of Prime US REIT is not necessarily indicative of its future performance.