



(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.)

## NOTICE OF RECORD DATE AND DISTRIBUTION PAYMENT DATE

Prime US REIT Management Pte. Ltd., as manager of Prime US REIT (the “**Manager**”), refers to the announcements dated 21 February 2024 and 23 February 2024 in respect of:

- (a) Prime US REIT’s distribution to unitholders of Prime US REIT (“**Unitholders**”) of 0.25 US cents per unit in Prime US REIT (“**Unit**”) for the period from 1 July 2023 to 31 December 2023 (the “**2H2023 Distribution**”) comprising a:
  - (i) distribution out of tax-exempt income (the “**tax-exempt income component**”) of 0.20 US cents per Unit; and
  - (ii) distribution out of capital (the “**capital component**”) of 0.05 US cents per Unit; and
- (b) the proposed issuance of new units in Prime US REIT (the “**New Units**”) to Unitholders on the basis of one (1) New Unit to be credited as fully paid for every 10 existing Units held as at a date and time to be determined by the Manager for the purpose of determining the entitlements of Unitholders to the New Units, fractional entitlements to be disregarded (the “**Proposed Issuance**”). For the avoidance of doubt, Unitholders will receive the New Units pursuant to the Proposed Issuance as fully paid without the need to pay any consideration.

**NOTICE IS HEREBY GIVEN** that the Transfer Books and Register of Unitholders will be closed at **5.00 p.m. on 4 March 2024** (the “**Record Date**”) to determine the entitlements of Unitholders to the 2H2023 Distribution and to the New Units under the Proposed Issuance. For the avoidance of doubt, the New Units will not be entitled to the 2H2023 Distribution.

Unitholders whose securities accounts with The Central Depository (Pte) Limited (“**CDP**”) are credited with Units at the Record Date will be entitled to:

- (i) the 2H2023 Distribution to be paid on **Thursday, 28 March 2024**; and
- (ii) the New Units on the basis of the number of Units standing to the credit of their securities accounts as at the Record Date, with such New Units expected to be credited by **9.00 a.m. on Thursday, 28 March 2024** and listed and commence trading on the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) from **9.00 a.m. on Thursday, 28 March 2024**.

**Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to withholding tax of 32.74% on the tax-exempt income distribution; and nil% on the capital distribution. The U.S. tax forms are required to be reviewed and validated by the appointed processing agent by Thursday, 14 March 2024. To ensure the forms can be validated by Thursday, 14 March 2024, Unitholders are reminded to submit the completed tax forms to Prime US REIT’s Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd. by Tuesday, 12 March 2024.**

**Failure to submit such U.S. tax forms would impact on the distributions received by the Unitholders and may reduce the income retained by Prime US REIT.**

### **SINGAPORE TAX PURPOSE**

The tax-exempt income component is exempt from tax in the hands of all Unitholders. No tax will be deducted at source from this component.

The capital component of the 2H2023 Distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from sale of Units, the amount of capital distribution will be applied to reduce the cost base of their Units for Singapore income tax purposes.

### **IMPORTANT – DISTRIBUTION CURRENCY ELECTION**

With effect from 15 June 2020, CDP has implemented a Currency Conversion Service (“**CCY**”), which is a conversion and payment service that converts foreign currency cash distributions to Singapore Dollar (SGD) and credit them directly into CDP direct account holder’s active Direct Crediting Service (“**DCS**”) bank account. No action is required for CDP Securities Account holder with DCS, the CCY is automatically provided.

Registered Unitholders (other than CDP) and Unitholders whose Units are held directly through CDP will receive their 2H2023 Distribution in Singapore dollars, unless Unitholders elect to receive their 2H2023 Distribution in U.S. dollars by: (i) submitting a completed “Distribution Election Notice” to Prime US REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (as indicated on the Distribution Election Notice) by **Tuesday, 12 March 2024** and (ii) opt out of CCY **at least three (3) business days before payment date**.

Please refer to <https://www.sgx.com/securities/retail-investor/cdp-faqs> or contact CDP for further information on how to opt out of the CCY to receive distributions in U.S. dollars.

Neither CDP nor the Manager will be liable for any damages or losses suffered by Unitholders howsoever arising from the conversion of the 2H2023 Distribution payable to each Unitholder from U.S. dollars into Singapore dollars.

## IMPORTANT DATES AND TIMES

Event	Date / Deadline
Last date that the Units are quoted on a “cum” 2H2023 Distribution and “cum” Proposed Issuance basis	Thursday, 29 February 2024
Units will be traded “ex” 2H2023 Distribution and “ex” Proposed Issuance	Friday, 1 March 2024 at 9.00 a.m.
Closure of Prime US REIT’s Transfer Books and Register of Unitholders (Record Date)	Monday, 4 March 2024 at 5.00 p.m.
Despatch of relevant forms to Unitholders	On or around Wednesday, 6 March 2024
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 2H2023 Distribution.	Tuesday, 12 March 2024 at 5.00 p.m.
Unitholders must complete and return the Distribution Election Notice to Prime US REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (as indicated on the Distribution Election Notice) in order to receive the 2H2023 Distribution in U.S. dollars	Tuesday, 12 March 2024 at 5.00 p.m.
Payment of 2H2023 Distribution	Thursday, 28 March 2024
Crediting of the New Units	By 9.00 a.m. on Thursday, 28 March 2024
Listing and trading of the New Units	Thursday, 28 March 2024 at 9.00 a.m.

Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact:

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Or visit our website at: <https://investor.primeusreit.com/newsroom.html>

BY ORDER OF THE BOARD  
Harmeet Singh Bedi  
Chief Executive Officer

**Prime US REIT Management Pte. Ltd.**  
(Company registration no. 201825461R)  
(as manager of Prime US REIT)

23 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 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. Unitholders 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 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.