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(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.)

Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Prime US REIT dated 25 September 2025 titled “Launch of Private Placement to Raise Gross Proceeds of no less than approximately US\$25.0 million”.

NOTICE OF ADVANCED DISTRIBUTION RECORD DATE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Unitholders of Prime US REIT (the “**Unitholders**”) will be closed **at 5.00 p.m. on 3 October 2025** (the “**Record Date**”) to determine the entitlements of Unitholders to Prime US REIT’s distributable income (the “**Advanced Distribution**”) for the period from 1 July 2025 to 5 October 2025, being the day immediately prior to the date on which the New Units are issued in connection with the Private Placement. The New Units pursuant to the Private Placement are expected to be listed on 6 October 2025.

The next distribution following the Advanced Distribution will comprise Prime US REIT’s distributable income for the period from the day the New Units are issued under the Private Placement to 31 December 2025. Semi-annual distributions will resume thereafter.

The quantum of distribution per unit in Prime US REIT (“**Unit**”) under the Advanced Distribution is estimated to be US 0.24 cents¹. The Advanced Distribution will only be distributed in respect of the existing Units (the “**Existing Units**”) held as at 5.00 p.m. on the Record Date. The Advanced Distribution is being proposed as a means to ensure fairness to holders of the Existing Units.

The actual quantum of the distribution per Unit under the Advanced Distribution (which may differ from the estimate above) will be announced on a later date after the management accounts of Prime US REIT for the relevant period have been finalised.

¹ The estimated distribution for the period from 1 July 2025 to 5 October 2025 is based on the Manager’s estimate of Prime US REIT’s revenue and expenses for the period from 1 July 2025 to 5 October 2025, and the actual Advanced Distribution may differ. The actual quantum of the distribution will be announced on a later date after the closure of the Transfer Books and Register of Unitholders.

The Advanced Distribution consists solely of tax-exempt income component.

Unitholders whose securities accounts with The Central Depository (Pte) Limited (“**CDP**”) are credited with Units as at 5.00 p.m. on the Record Date will be entitled to the Advanced Distribution that will be paid on or around 14 November 2025.

Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to withholding tax of 30.0% on the tax-exempt income distribution. The U.S. tax forms are required to be reviewed and validated by the appointed processing agent. To ensure the forms can be validated on time, Unitholders are reminded to submit the completed tax forms to Prime US REIT’s Unit Registrar – Boardroom Corporate & Advisory Services Pte. Ltd. by Friday, 24 October 2025.

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.

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 Advanced Distribution in Singapore dollars, unless Unitholders elect to receive their Advanced 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 **Friday, 24 October 2025** 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 Advanced Distribution payable to each Unitholder from U.S. dollars into Singapore dollars. Save for approved depository agents (acting as nominees of their individual customers), each Unitholder may elect to receive the entire Distribution in either Singapore dollars or U.S. dollars and will not be able to elect to receive the Distribution in a combination of Singapore dollars and U.S. dollars.

IMPORTANT DATES AND TIMES

Event	Date / Deadline
Units will be traded ex-dividend	Thursday, 2 October 2025 at 9.00 a.m.

Event	Date / Deadline
Record Date	Friday, 3 October 2025 at 5.00 p.m.
Despatch of relevant forms to Unitholders	On or around Thursday, 9 October 2025
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 Advanced Distribution.	Friday, 24 October 2025 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 Advanced Distribution in U.S. dollars	Friday, 24 October 2025 at 5.00 p.m.
Payment of Advanced Distribution	Friday, 14 November 2025

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

Investor Relations

Tel: +65 6951 8090

Email: info@primeusreit.com

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

BY ORDER OF THE BOARD

Rahul Rana

Chief Executive Officer

Prime US REIT Management Pte. Ltd.

(Company registration no.201825461R)

(as manager of Prime US REIT)

25 September 2025

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.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, Canada or Japan, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations. The securities described herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold in the United States unless registered under the Securities Act, or except pursuant to an applicable exemption from registration. There will be no public offer of securities in the United States.

The value of units in Prime US REIT ("**Units**") and the income derived from them may fall as well as rise. The 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 respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Holders of Units ("**Unitholders**") have no right to request that the Manager 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 (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of Prime US REIT is not necessarily indicative of the future performance of Prime US REIT.

This announcement has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001: The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).