



## MANULIFE US REAL ESTATE INVESTMENT TRUST

(a real estate investment trust constituted on 27 March 2015 under the laws of the Republic of Singapore)

### COMPLETION OF DIVESTMENT OF PROPERTY KNOWN AS PEACHTREE LOCATED IN ATLANTA, GEORGIA

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in Manulife US Real Estate Investment Trust's Circular to Unitholders dated 29 November 2023 (the "**Circular**"), the announcement dated 11 May 2025 titled "Divestment of Property known as Peachtree Located in Atlanta, Georgia" (the "**Divestment Announcement**") and the announcement dated 23 May 2025 titled "Amendments to the Terms of Master Restructuring Agreement" (the "**MRA Amendment Announcement**").*

#### 1. COMPLETION OF PEACHTREE DIVESTMENT

Further to the Divestment Announcement, the MRA Amendment Announcement and the Circular, Manulife US Real Estate Management Pte. Ltd., as manager of Manulife US REIT (the "**Manager**"), is pleased to announce that Manulife US REIT, through an indirect wholly-owned subsidiary, HANCOCK S-REIT ATL LLC, has on 27 May 2025 (U.S. time) completed the divestment of the Property to SSC VII INVESTOR, LLC, an unrelated third-party purchaser, pursuant to the Disposition Mandate. Following the Peachtree Divestment, Manulife US REIT's portfolio consists of seven office properties in the United States located in Arizona, California, Georgia, New Jersey, Virginia and Washington, D.C..

#### 2. FULFILMENT OF CONDITION PRECEDENT FOR AMENDMENTS TO THE MASTER RESTRUCTURING AGREEMENT

In the MRA Amendment Announcement, it was highlighted that the (i) amendments to the Master Restructuring Agreement to extend the Disposal Deadline to 31 December 2025; and (ii) approval for the Additional Loan Repayments, were subject to the condition that at least US\$121.0 million of disposal proceeds (subject to true-up on transaction costs and adjustments) are received from the divestment of Peachtree by 30 June 2025. With the completion of the Peachtree Divestment and the receipt of net proceeds<sup>1</sup> from the sale, the Manager is pleased to announce that this condition has been fulfilled.

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<sup>1</sup> As set out in the Divestment Announcement, the net proceeds from the Peachtree Divestment of approximately US\$118.8 million was subject to closing adjustments. With a reduction of seller's credit as of the completion date, estimated net proceeds (subject to true-up on transaction costs) received from the Peachtree Divestment has increased to at least US\$121.0 million.

BY ORDER OF THE BOARD

John Casasante

Chief Executive Officer & Chief Investment Officer

**Manulife US Real Estate Management Pte. Ltd.**

(Company Registration No. 201503253R)

As manager of Manulife US Real Estate Investment Trust

28 May 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 Manulife 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. The Units are not obligations of, deposits in, or guaranteed by the Manager, the Trustee 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. 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 the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of Manulife US REIT is not necessarily indicative of the future performance of Manulife US REIT.