

MUST continues to reduce debt to position for growth

- **Sale of three assets raised over US\$270 million to pay down debts; no repayment due till July 2026 (US\$35.6 million)**
- **Management developing path to growth through dispositions and exploring options to mitigate risk**
- **Maintains strategic leasing strategy to build accretive income**

Singapore, 14 August 2025 – The Manager of Manulife US Real Estate Investment Trust (MUST) said today that having raised over US\$270 million from the sale of three assets to repay debt, it is developing a path to growth by maximising returns from future disposition proceeds. These will be channelled towards acquisition opportunities leveraging the Sponsor's real estate platform, as well as reinvestment into its existing assets and/or repayment of debt.

MUST has strengthened its balance sheet for the half year ended 30 June 2025, with aggregate leverage ratio improving to 57.4% as at 30 June 2025, from 59.4% three months ago. Following an additional debt repayment of US\$25 million in July 2025, it has repaid all its 2025 debts and ~83% of its 2026 debts, with pro forma gearing expected to improve to 56.3%.

Since December 2023, it has paid down approximately US\$465 million or ~45% of its outstanding debt, leaving US\$559 million of debt maturing between 2026 and 2029. For 2026, it has US\$35.6 million of debt maturing in July 2026. The subsequent debt maturity is 20 months away in April 2027.

Mr John Casasante, Chief Executive Officer and Chief Investment Officer of the Manager of MUST, said: "We have made significant progress in our debt repayments, and are now focusing on recovery and growth. Future asset dispositions will align with our broader growth strategy as we evaluate liquidity across the portfolio to maximise proceeds. Our lenders have been supportive, and we continue to have discussions with them to explore strategies to mitigate risks. We remain disciplined in leasing to improve our income and book value."

Mr Casasante noted that the U.S. economy has proven resilient despite ongoing uncertainties over the tariffs situation.

U.S. gross domestic product grew 3.0% in the second quarter of 2025¹, while inflation, measured by the consumer price index, remained unchanged at 2.7% on a yearly basis in July². There was slower job growth and slightly higher unemployment at 4.2% in July, compared to 4.1% in June³. Meanwhile, liquidity is picking up in various segments of the real estate market.

¹ U.S. Bureau of Economic Analysis, "Gross Domestic Product, 2nd Quarter 2025 (Advance Estimate)" news release (30 July 2025), percent change from preceding quarter.

² U.S. Bureau of Labor Statistics, "Consumer Price Index – July 2025" news release (12 August 2025); all items index for 12 months ending July 2025 before seasonal adjustment.

³ U.S. Bureau of Labor Statistics, "The Employment Situation – July 2025" news release (1 August 2025)

1H 2025 Financial and Operational Performance

	1H 2025 (US\$'000)	1H 2024 (US\$'000)	Change (US\$'000)	Change (%)
Gross Revenue	60,365	86,740	(26,375)	(30.4)
Same-store Gross Revenue⁴	52,373	60,244	(7,871)	(13.1)
Net Property Income	30,166	42,799	(12,633)	(29.5)
Same-store NPI⁴	26,461	29,811	(3,350)	(11.2)
Income Available for Distribution⁵	14,925	22,853	(7,928)	(34.7)
DI per unit⁵ (US cents)	0.84	1.29	(0.45)	(34.9)

For the first half of 2025 (1H 2025), MUST reported a same-store gross revenue of US\$52.4 million and same-store net property income (NPI) of US\$26.5 million, down 13.1% and 11.2% respectively⁴. The decline in same-store gross revenue and NPI was mainly due to lower income driven by higher vacancies, particularly at Diablo, as well as lower lease termination income at Diablo and Exchange. This was partially offset by a reduction in prior and current year property tax expenses at Figueroa and Michelson as a result of successful appeals.

In addition to the above, income available for distribution⁵ declined 34.7% YoY to US\$14.9 million, mainly due to the loss of income from the sale of three properties between October 2024 and May 2025 (Capitol, Plaza and Peachtree), partially offset by a decrease in finance expenses due to lower debt balances from repayments in 2024 and 2025 and lower base management fees.

Interest coverage ratio was 1.6 times and weighted average debt maturity stood at 2.8 years, compared to 1.7 times and 2.7 years respectively as at 31 March 2025.

MUST's strategic leasing strategy⁶ remains in play. In 1H 2025, MUST leveraged its competitive advantage and move-in ready space to sign two new leases with low tenant improvement packages at Centerpointe and Phipps. To generate additional income without requiring capital expenditure, it pursued creative avenues such as a 12-month parking lease with a major tenant at Michelson for 200 parking lots. It is currently waiting to execute a 40,000 sq ft lease with a financial institution that is interested in Figueroa's signage, given the property's unobstructed views, for the upcoming Los Angeles 2028 Summer Olympics.

MUST's portfolio occupancy held steady at 68.4% on a same-store basis. It signed ~125,000 sq ft of leases in 1H 2025, comprising 3.5% of its portfolio net lettable area (NLA). Despite rent reversion of

⁴ 1H 2024 gross revenue and NPI have been adjusted to exclude Capitol (sold in October 2024), Plaza (sold in February 2025) and Peachtree (sold in May 2025). 1H 2025 gross revenue and NPI have been adjusted to exclude Plaza and Peachtree. Please refer to the 1H 2025 financial statements dated 14 August 2025 published on SGXNet.

⁵ Pursuant to the Recapitalisation Plan and the Master Restructuring Agreement (MRA), MUST has halted distributions to Unitholders till 31 December 2025, unless the Early Reinstatement Conditions are achieved earlier. Please refer to the [EGM Circular](#) dated 29 November 2023, as well as the announcements "[Update On Restructuring Of The Existing Facilities](#)" dated 13 December 2023 and "[Amendments To The Terms Of Master Restructuring Agreement](#)" dated 23 May 2025 for more information on the Recapitalisation Plan and MRA.

⁶ Please refer to the 1H 2025 Presentation dated 14 August 2025 published on SGXNet, Slide 16, for more details.

-10.0%, eight in 10 of its leases signed were above market rates. By NLA, 44.6% of leases signed in 1H 2025 were renewals, 44.6% were new leases, and 10.8% were expansions. The portfolio weighted average lease expiry remained fairly steady at 4.6 years as at 30 June 2025.

In February 2025, the Manager divested Plaza in Secaucus, New Jersey, and three months later, sold Peachtree in Atlanta, Georgia. Proceeds from these two divestments have gone towards repayment of approximately US\$160 million of 2026 debts.

For queries, please contact:

Media

Lee Meixian
Senior Manager, Investor Relations &
Communications
Email: Meixian_Lee@manulifeusreit.sg
Phone: +65 8777 6206

Analysts

Wynlyn Liu
Head of Investor Relations
Email: Wynlyn_Liu@manulifeusreit.sg
Phone: +65 9626 0150

About Manulife US REIT

Manulife US Real Estate Investment Trust (“Manulife US REIT” or “MUST”) is the first pure-play U.S. office REIT listed in Asia. It is a Singapore-listed REIT established with the investment strategy principally to invest, directly or indirectly, in a portfolio of income-producing office real estate in key markets in the United States (“U.S.”), as well as real estate-related assets. As at 30 June 2025, MUST’s portfolio comprised seven freehold office properties in Arizona, California, Georgia, New Jersey, Virginia and Washington D.C., with an aggregate net lettable area of 3.5 million sq ft.

About the Sponsor – The Manufacturers Life Insurance Company (“Manulife”)

Manulife is part of a leading Canada-based financial services group with principal operations in Asia, Canada and the United States. The Sponsor operates as John Hancock in the U.S. and as Manulife in other parts of the world, providing a wide range of financial protection and wealth management products, such as life and health insurance, group retirement products, mutual funds and banking products. The Sponsor also provides asset management services to institutional customers. Manulife Financial Corporation is listed on the Toronto Stock Exchange, the New York Stock Exchange, the Hong Kong Stock Exchange and the Philippine Stock Exchange.

About the Manager – Manulife US Real Estate Management Pte. Ltd.

The Manager is Manulife US Real Estate Management Pte. Ltd., an indirect wholly-owned subsidiary of the Sponsor. The Manager’s key objectives are to provide Unitholders with regular and stable distributions and to achieve long-term growth in DPU and NAV per Unit, while maintaining an appropriate capital structure.

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