



MANULIFE US REAL ESTATE INVESTMENT TRUST

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

**REDEMPTION OF PREFERRED UNITS BY HANCOCK S-REIT ATL LLC
WHICH USED TO HOLD THE PROPERTY KNOWN AS PEACHTREE**

Further to the announcement dated 11 May 2025 in relation to the divestment of the property known as Peachtree¹ located in Atlanta, Georgia (the “**Property**”), Manulife US Real Estate Management Pte. Ltd., as manager of Manulife US Real Estate Investment Trust (“**Manulife US REIT**”, and the manager of Manulife US REIT, the “**Manager**”), wishes to announce that Hancock S-REIT ATL LLC (the “**Subsidiary**”), an indirect subsidiary of Manulife US REIT which held the Property, has redeemed all of its 115 outstanding preferred units held by the preferred unitholders of the Subsidiary, all of whom are unrelated to The Manufacturers Life Insurance Company and Manulife US REIT². The total redemption amount is approximately US\$0.1 million and was funded from internal resources. The redemption was effective at 12:01 a.m. (Eastern time) on 11 June 2025.

The redemption of the preferred units is not expected to have any material impact on the consolidated net tangible assets or earnings per unit of Manulife US REIT for the financial year ending 31 December 2025.

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

11 June 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

1 The full address of the Property is 1100 Peachtree Street NE, Atlanta, Fulton County, Georgia 30309.

2 The 115 preferred units in the Subsidiary were issued to meet one of the requirements for the Subsidiary to qualify for taxation as a real estate investment trust for U.S. federal income tax purposes under the United States Internal Revenue Code (as amended).

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.

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 similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.