

## Pinnacle Timberlands | ±27,503 Acres | Georgia - South Carolina - Florida

### Portfolio Overview

The Pinnacle Timberlands are an investment-grade collection of well-managed timberland properties in Georgia, South Carolina, and Florida. The four individual sale units provide broad exposure to favorable timber markets and can generate both near-term returns and sustained growth. Together or in parts, the four sale units represent a scaled, turnkey, diversified Southeast US acquisition opportunity.

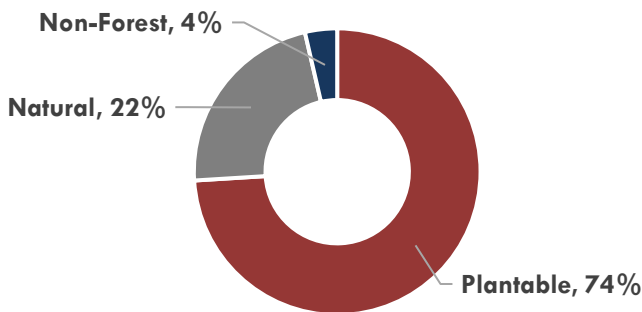
Sale Unit	Market Area	Acres
Washington	East Georgia	3,847
Savannah	Western South Carolina	9,387
Cottdale	Florida Panhandle	9,123
Taylor	Northeast Florida	5,147
	<i>Total</i>	<i>27,503</i>

### Forest & Land Resource

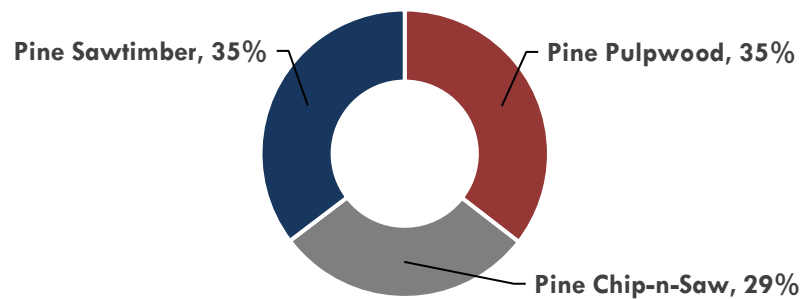
The Pinnacle Timberlands have been carefully stewarded as productive timberland for decades. Forest management practices have been tailored to site-specific silvicultural best practices, supporting growing conditions optimized for regional market demand. The age class and product distributions provide long-term harvest optionality with wood flowing into a diverse range of pulp and solid wood markets.

74% of the portfolio acreage is under a planted pine regime. The portfolio exhibits significant investment in early and mid-rotation treatments with a weighted-average plantation site index of 68. A well-diversified age class distribution places the average premerchantable age at 5 years, while the merchantable planted pine stands average 25 years old and carry 74 pine tons per acre.

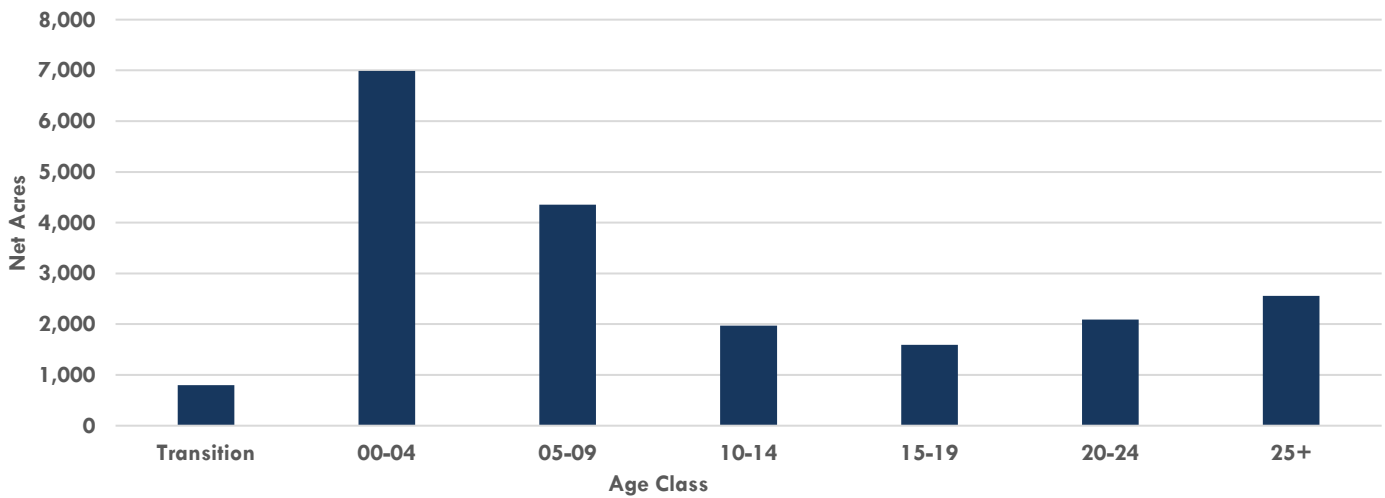
**Pinnacle Timberlands  
Acreage by Cover Type**



**Pinnacle Timberlands  
Merch Plantation Pine Volume**



## Pinnacle Timberlands Pine Plantation Age Class Distribution



Operational access to the portfolio ownership is excellent, with a combination of state and local roads supported by well-maintained internal woods roads. The portfolio generates significant income from a robust and valuable recreational lease program with additional value created from apiary leases. The sale units are strategically positioned in core geographies for additional value-added upside available from a robust retail land sale market, communication tower opportunities, and other value streams future landowners can unlock.

### **Bid Sale Process**

The Pinnacle Timberlands portfolio is offered for sale through a single-stage, sealed bid sale process. Interested parties may submit an offer on the entirety of the portfolio or on any individual unit, or combination of units, within the package. Bids will be due in early summer 2026.

Access to the property and an electronic data room containing information on the Pinnacle Timberlands will be available upon the mutual execution of a Confidentiality Agreement.

### **Sale Unit Summaries**

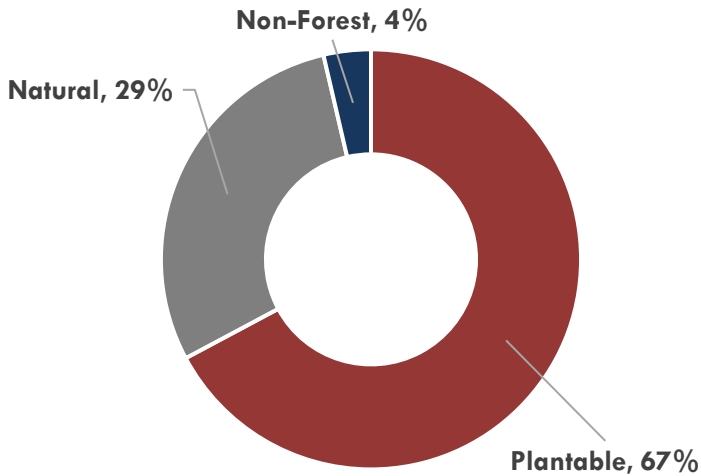
Interested parties may view the core highlights of each sale unit on the following pages.



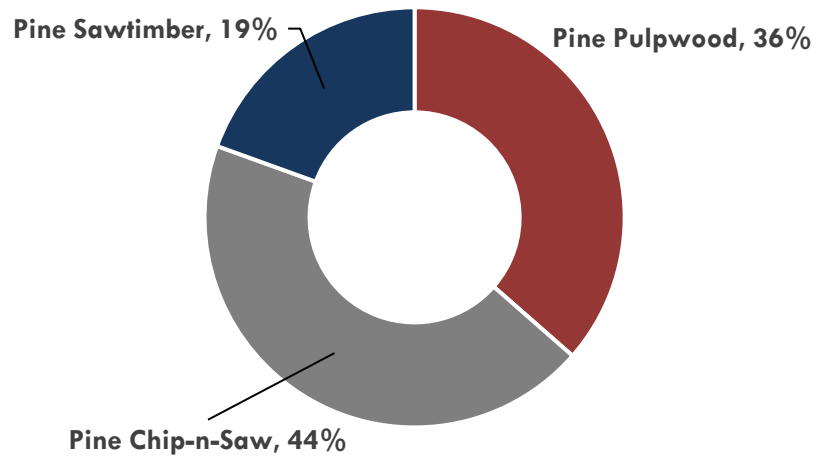
## Cottondale Sale Unit Overview – Florida - 9,123 Acres

Merchantable Plantation Acreage	2,347
Weighted-Average Plantation Site Index	72
Total Merchantable Plantation Pine Tons	105,398
Recreation Lease Average \$/Acre	\$9.80

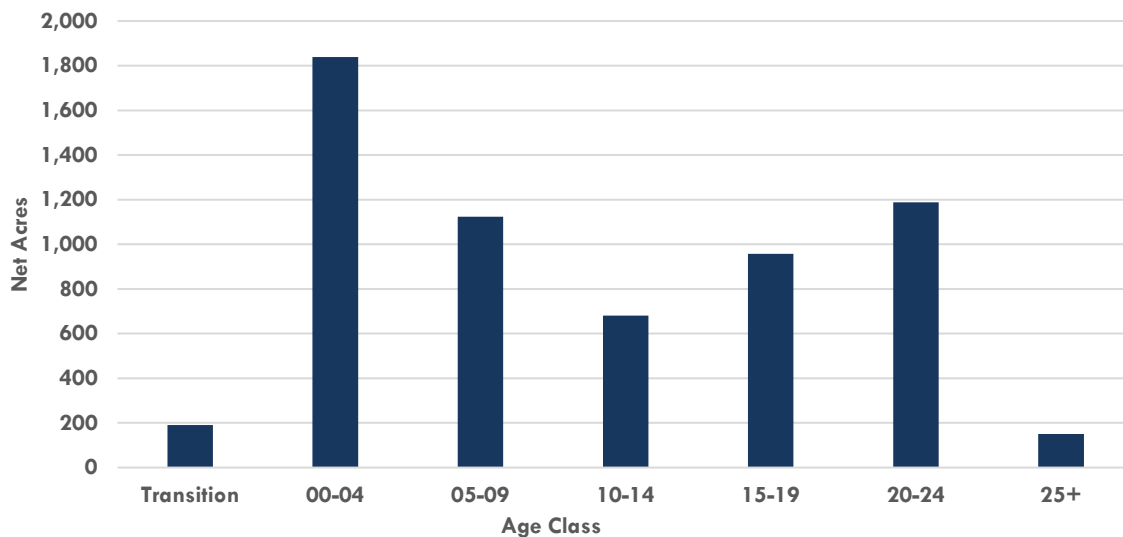
**Cottondale - Acreage by Cover Type**



**Cottondale - Merch Plantation Pine Volume**



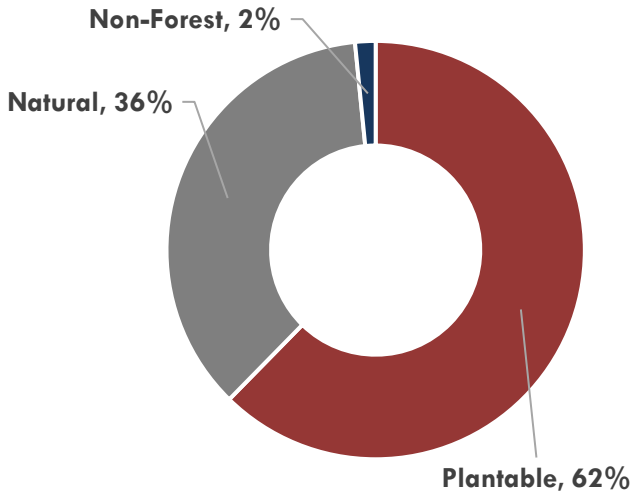
**Cottondale - Pine Plantation Age Class Distribution**



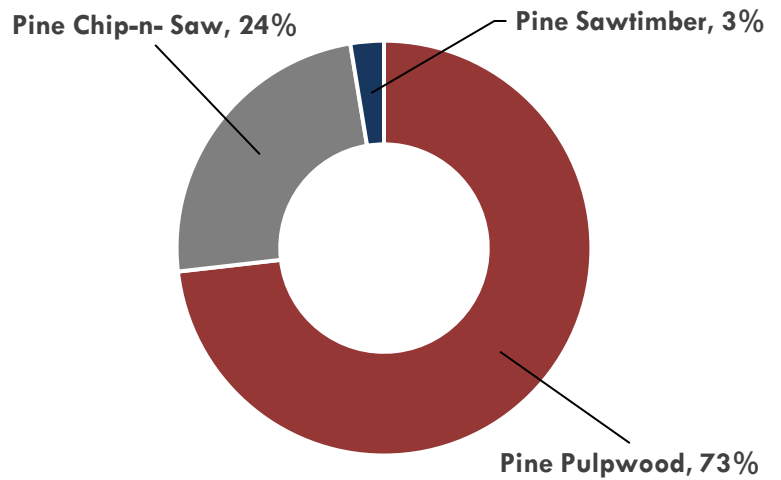
## Taylor Sale Unit Overview – Florida – 5,147 Acres

Merchantable Plantation Acreage	1,152
Weighted Average Plantation Site Index	69
Total Merchantable Plantation Pine Tons	82,079
Recreation Lease Average \$/Acre	\$6.51

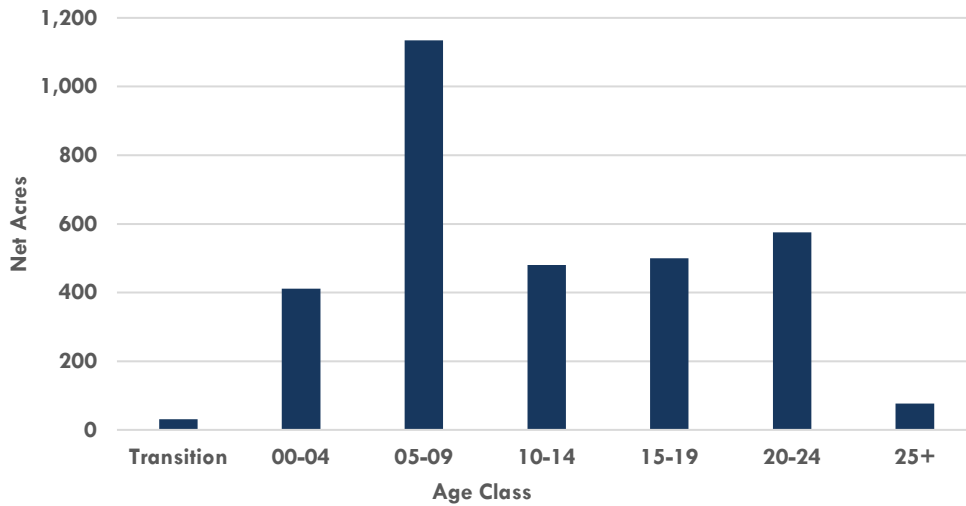
Taylor - Acreage by Cover Type



Taylor - Merch Plantation Pine Volume



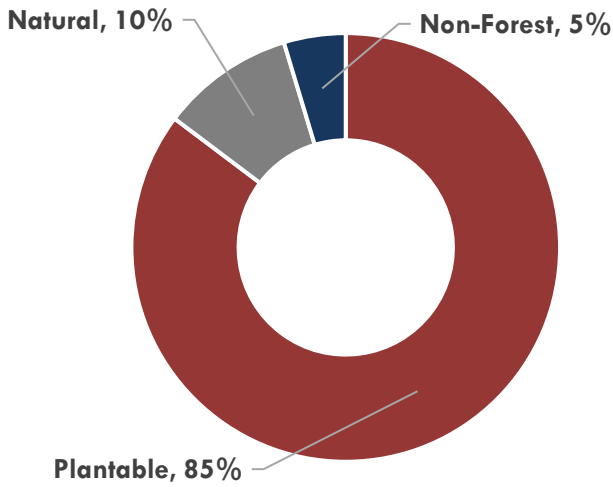
Taylor - Pine Plantation Age Class Distribution



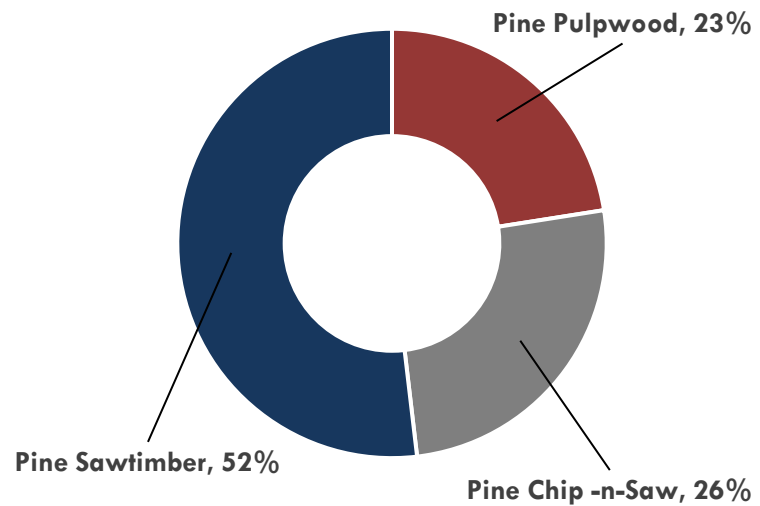
## Savannah Sale Unit Overview – South Carolina – 9,387 Acres

Merchantable Plantation Acreage	2,245
Weighted Average Plantation Site Index	66
Total Merchantable Plantation Pine Tons	226,851
Recreation Lease Average \$/Acre	\$10.54

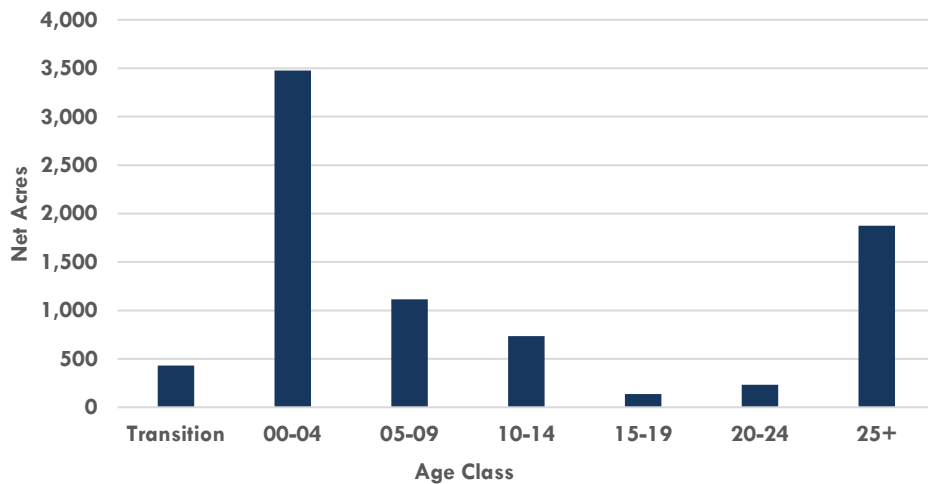
Savannah - Acreage by Cover Type



Savannah - Merch Plantation Pine Volume



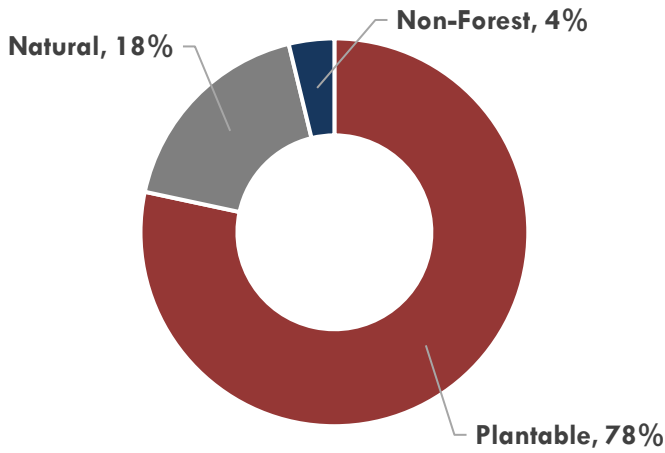
Savannah - Pine Plantation Age Class Distribution



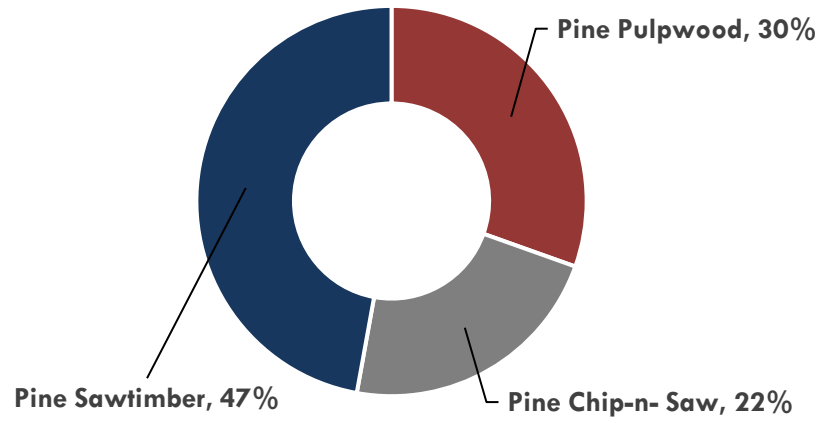
## Washington Sale Unit Overview – Georgia - 3,847 Acres

Merchantable Plantation Acreage	552
Weighted Average Plantation Site Index	65
Total Merchantable Plantation Pine Tons	51,171
Recreation Lease Average \$/Acre	\$11.26

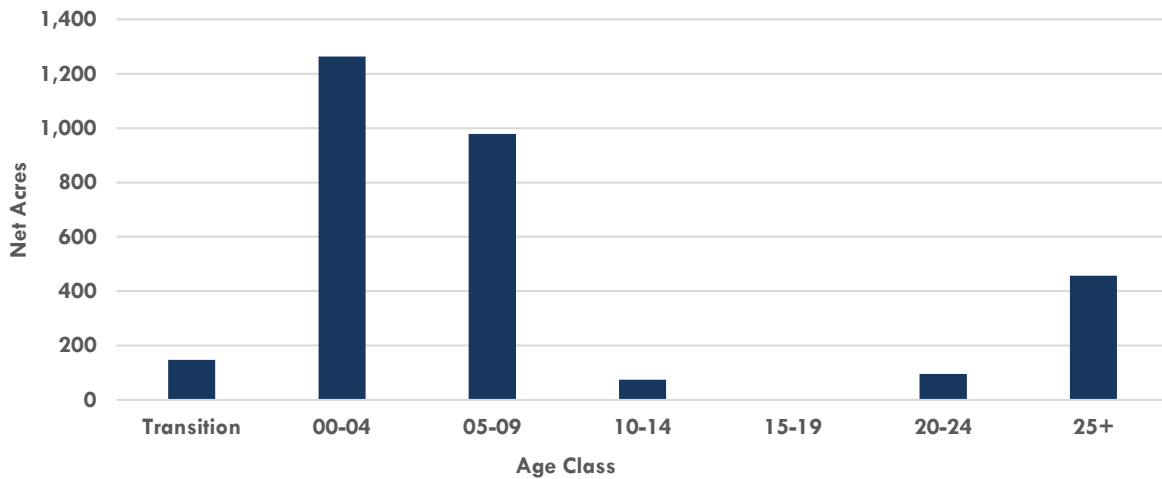
Washington - Acreage by Cover Type



Washington - Merch Plantation Pine Volume



Washington - Pine Plantation Age Class Distribution



## **Broker Contact Information**

Interested parties may contact the following points of contact to receive more information about the sale units or to obtain a confidentiality agreement for data room access and to arrange a property visit.

### **All Sale Units**

#### **Mike DiCarlo**

Director, Acquisition & Disposition Services  
AFM Real Estate  
8702 Red Oak Blvd., Suite C  
Charlotte, NC 28217  
C: (704) 930-9572  
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### **Cottondale and Taylor Sale Units**

#### **Chuck Mathis**

Florida Broker  
AFM Real Estate  
4962 Old Spanish Trail  
Marianna, FL 32448  
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E: Chuck.Mathis@afmforest.com

### **Washington Sale Unit**

#### **Nathan Greer**

Georgia Broker  
AFM Real Estate  
125 Plantation Center Dr. 700A  
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### **Savannah Sale Unit**

#### **Chris Miller**

South Carolina Broker  
AFM Real Estate  
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*All information is assumed to be accurate and substantially correct but no assumption of liability is intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information. Seller does not guarantee timber volumes, values, acreages, tree ages or the condition and/or function of any improvements, including but not limited to all buildings, machinery, appliances, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information*