

Manulife US REIT Included in MSCI Singapore Small Cap Index

- **Effective after the close of market trading on 30 November 2016**

Singapore, 23 November 2016 – Manulife US Real Estate Investment Trust (“Manulife US REIT” or the “REIT”), the first pure-play U.S. office REIT listed in Asia, is pleased to announce that the REIT will be included in the **MSCI Singapore Small Cap Index**, which will take effect after the close of market trading on 30 November 2016.

On 14 November 2016, MSCI Inc. (NYSE: MSCI) announced the results of its November 2016 Semi-Annual Index Review for the MSCI Equity Indexes, based on the MSCI Global Investable Market Indexes (“GIMI”) Methodology, whereby the various indexes are reviewed quarterly with the objective of reflecting change in the underlying equity markets in a timely manner, while limiting undue index turnover.

The MSCI Singapore Small Cap Index is designed to measure the performance of the small cap segment of the Singapore market. With 67 constituents as at 31 October 2016, the index represents approximately 14% of the free float-adjusted market capitalisation of the Singapore equity universe¹.

During the May and November semi-annual index reviews, the index is rebalanced and the large, mid and small capitalisation cut off points are recalculated. Following the latest review in November 2016, Manulife US REIT has been selected for inclusion to the MSCI Singapore Small Cap Index.

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¹ Source: MSCI Singapore Small Cap Index (USD) - [Factsheet \(Oct 31, 2016\)](#).

DBS Bank Ltd. was the Sole Financial Adviser and Issue Manager for the initial public offering of Manulife US Real Estate Investment Trust (“Offering”). DBS Bank Ltd., China International Capital Corporation (Singapore) Pte. Limited, Credit Suisse (Singapore) Limited and Deutsche Bank AG, Singapore Branch were the Joint Bookrunners and Underwriters for the Offering.

About Manulife US REIT

Manulife US Real Estate Investment Trust (“Manulife US REIT”) is the first pure-play U.S. office REIT listed in Asia. It is a Singapore 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.

Manulife US REIT’s initial portfolio (“IPO Portfolio”) comprises three prime, freehold and Class A or Trophy quality office properties strategically located in Los Angeles; Irvine, Orange County; and Atlanta. The IPO Portfolio, valued at US\$813.2 million², has an aggregate Net Lettable Area of 1.8 million sq ft and an occupancy rate of 97.0% as at 30 September 2016.

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. Assets under management and administration by Manulife and its subsidiaries were approximately US\$736 billion as at 30 September 2016. 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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² Based on the independent valuation conducted by CBRE as at 30 September 2016.

IMPORTANT NOTICE

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The value of units in Manulife 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 Manulife 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 Manulife US REIT is not necessarily indicative of the future performance of Manulife US REIT.