



MANULIFE US REAL ESTATE INVESTMENT TRUST

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

Frequently asked questions on the submission of withholding tax exemption documents

1. Why is Manulife US REIT no longer paying distributions?

Pursuant to the Recapitalisation Plan set out in the Circular dated 29 November 2023, and the entry into the Master Restructuring Agreement (MRA), Manulife US REIT has halted distributions to Unitholders since 2023. Further to the granting of the MRA Concessions announced on 24 December 2025, the Lenders have required Manulife US REIT to keep half-yearly distributions to Unitholders suspended until the later of the achievement of the Reinstatement Conditions and the period during which the Bank ICR relaxation remains in effect.

For more information on the MRA Concessions, please refer to the circular to Unitholders dated 1 December 2025, as well as the announcements dated 11 December 2025, 15 December 2025 and 24 December 2025.

2. Are there any tax implications for Manulife US REIT as a result of not paying distributions?

While halting distributions would not affect Manulife US REIT's tax structure, the REIT would have to bear the cash burden of the withholding taxes allocable to Unitholders who have not provided valid tax forms. This would reduce the income that can be retained by the REIT.

3. What will happen if I don't submit my tax forms?

While distributions remain halted, Manulife US REIT will have to bear the burden of withholding tax based on the proportion of unitholdings of Unitholders who fail to provide valid tax documentation. This will adversely impact the income retained by the REIT. Distributions may resume earlier if the Early Reinstatement Conditions are achieved. We encourage every Unitholder to continue to supply appropriate U.S. tax forms even in the absence of distributions to reduce the withholding tax burden on Manulife US REIT. If all Unitholders were to submit their valid U.S. tax forms, there would not be any U.S. withholding tax implications arising from the halting of distributions. Furthermore, when the distributions resume, distributions to Unitholders with valid U.S. tax documentation on file will continue to be exempted from U.S. withholding tax.

4. Who needs to submit a Form W-8 or W-9?

All non-U.S. persons wishing to trade in Manulife US REIT's securities are required to validly complete a Form W-8 to document that the Unitholder is the beneficial owner of the interest and is not a U.S. person. Unitholders who are validly documented as non-U.S. persons will generally be eligible for the portfolio interest exemption which means that they will not be subject to U.S. withholding tax on distributions from Manulife US REIT.

Unitholders that are U.S. persons must submit a Form W-9.

5. How do I know if my previously submitted Form W-8 is still valid?

The Form W-8 generally is valid for a period starting on the date the form is signed and ending on the last day of the third succeeding calendar year, unless a change in circumstances makes any information on the form incorrect. For example, a Form W-8BEN signed on 31 Mar 2024 remains valid through 31 Dec 2027. In the case of any change in particulars (e.g. a change in address, a name change, etc), Unitholders are encouraged to inform their respective depository agents/nominees and complete a new Form W-8 as required.

Unitholders can check with their depository agents/nominees, while CDP Unitholders can check with the unit registrar, Boardroom, on the validity of their tax status. To contact

Boardroom, Unitholders may call +65 6230 9685 during office hours from Monday to Friday, excluding public holidays, or email MUSTSRS@boardroomlimited.com.

6. Where can I download the Form W-8, and how do I complete it?

The tax forms may be downloaded [here](#). For individuals, a sample of how a completed Form W-8 should look like can be found [here](#). For entities, we would encourage you to contact your local legal or tax advisor for support on filling out the appropriate Form W-8.

7. Is there a deadline to submit my Form W-8?

CDP Unitholders are strongly encouraged to submit their valid Form W-8 as soon as practicable to ensure sufficient time for processing and allowing the REIT to meet its regulatory deadlines. Unitholders under depository agents and nominees should adhere to their respective stipulated internal deadlines. We thank you for your kind co-operation in this matter.