

Manulife US Real Estate Investment Trust
Per Unit U.S. Taxable Income Allocation*
For the Period from January 1, 2022 through December 31, 2022

Per Unit Allocation

* Provided in lieu of Schedule K-1 information for use in preparing U.S. tax returns. Line numbers correspond to the applicable box on the Form 1065, Schedule K-1.

	Total 01/01/2022 - 12/31/2022 Per Unit Allocation in USD	Per Unit Per Day Allocation in USD
Part II - Information About the Partner		
<u>Item K - Partner's share of liabilities (Ending)</u>		
a Nonrecourse	0.5284965103	
b Qualified nonrecourse financing	-	
b Recourse Liabilities	-	
Part III - Partner's Share of Current Year Income, Deductions, Credits, and Other Items		
Line 5	Interest income	0.0445621378
Line 6a	Ordinary dividends	-
Line 8	Net short-term capital gain/(Loss)	-
Line 9a	Net long-term capital gain/(loss)	-
Line 11, A	Other portfolio income/(loss)	(0.0000193381)
Line 13, H	Investment interest expense	0.0132410208
Line 13, W	13W - Deductions – portfolio (formerly deductible by individuals under section 67 subject to 2% AGI floor)	0.0068997784
Line 20, A	Investment income	0.0445427997
Line 20, B	Investment expenses	0.0068997784
Line 20, C	Other items and amounts	
N Interest expense for corporate partners	0.0132410208	0.0000362768
Y Net Investment Income	see Supplemental Information	see Supplemental Information
AG Gross Receipts for section 59A(e)	0.0495349015	0.0001357121
AH Other Information	see Supplemental Information	see Supplemental Information
AE Excess Taxable Income	-	-

Supplemental Information

Line 20, Y

The partnership is engaged in activities where items of income/deduction/gain/loss reported on this Schedule K-1 May be subject to the 3.8% net investment income ("NII") tax under IRC section 1411. Certain portfolio income, passive trade or business net income, net rental income, or trader income (from financial instruments or commodities as defined under Treas. Reg. section 1.1411-5(c)(1) & (2)) is subject to the NII tax.

Line 20, AH

Additional information required for taxpayers filing Schedule P, Form 1120-F:

Schedule P, Line 13	0.0000362768	Per unit per day
Schedule P, Line 14	-	Per unit per day
Schedule P, Line 18	0.5284965103	Per unit

Partner Footnotes

Manulife US Real Estate Investment Trust had no income effectively connected with a U.S. trade or business.

The interest income included on Line 5, above, represents U.S. sourced fixed, determinable, annual, periodic income. Non-U.S. Unitholders may be able to exclude such interest income from U.S. federal income taxation to the extent that such interest qualifies as "portfolio interest" for U.S. federal income tax purposes for that Non-U.S. Unitholder. To the extent that such interest does not qualify as portfolio interest to a Non-U.S. Unitholder, such interest income may be subject to U.S. federal income tax.

Please note that the functional currency for Manulife US Real Estate Investment Trust as an entity is the U.S. dollar.

Forms 926 or 8865 may be required and additional information is available upon request.

Manulife US Real Estate Investment Trust is not engaged in a trade or business for purposes of IRC section 162 or Treas. Reg. 1.199A-1(a)(14).

Internal Revenue Code section 163(j) limits a taxpayer's deduction for "Business Interest" in certain circumstances. While Manulife US Real Estate Investment Trust did not pay or accrue any business interest income or expense during the taxable year, the following information is provided to assist partners with their own calculations under section 163(j).

Gross receipts from the partnership	0.0495349015	0.0001357121
Total income not attributable to a trade or business	0.0445427997	0.0001220351
Investment interest income (included in total income above)	0.0445621378	0.0001220880
Total expenses not attributable to a trade or business	0.0201407992	0.0000551803
Investment interest expense (included in total expenses above)	0.0132410208	0.0000362768

Manulife US Real Estate Investment Trust, owns 100% of the common stock of HANCOCK S-REIT PARENT CORP, which made a Real Property Trade or Business election for purposes of IRC Section 163(j). Additional information is available upon request.

PLEASE CONSULT YOUR TAX ADVISOR TO DETERMINE THE PROPER U.S. TAX TREATMENT OF THE ITEMS ABOVE.

Manulife US Real Estate Investment Trust
Per Unit U.S. Taxable Income Allocation*
For the Period from January 1, 2022 through December 31, 2022

Per Unit Allocation

* Provided in lieu of Schedule K-3 information for use in preparing U.S. tax returns. Line numbers correspond to the applicable box on the Form 1065, Schedule K-3.

		From 1/1/2022 to 12/31/2022	
		Per Unit Allocation in USD	Per Unit Per Day Allocation in USD
Part II			
Section 1			
	Gross Income		
	U.S. Source		
Line 6	Interest Income	0.0445621378	0.0001220880
Line 24	Total gross income	0.0445621378	0.0001220880
	Foreign Source - Passive Category Income		
Line 2	Guaranteed payments	0.0049727637	0.0000136240
Line 24	Total gross income	0.0049727637	0.0000136240
Section 2			
	Deductions		
	U.S. Source		
Line 50	Other apportioned share of deductions	0.0019270146	0.0000052795
Line 54	Total deductions	0.0019270146	0.0000052795
Line 55	Net income (loss) (subtract line 54 from line 24)	0.0426351232	0.0001168086
	Foreign Source - Passive Category Income		
Line 31	Other Losses	0.0000193381	0.0000000530
Line 50	Other apportioned share of deductions	0.0049727637	0.0000136240
Line 54	Total deductions	0.0049921018	0.0000136770
Line 55	Net income (loss) (subtract line 54 from line 24)	(0.0000193381)	(0.0000000530)
	Sourced by Partner		
Line 42	Other Interest Expenses - Investment	0.0132410208	0.0000362768
Line 54	Total deductions	0.0132410208	0.0000362768
Line 55	Net income (loss) (subtract line 54 from line 24)	(0.0132410208)	(0.0000362768)
Part III			
Section 2			
	Interest Expenses Apportionment Factors		
Line 1	Total average value of assets	0.4752712957	0.0013021131
Line 6a	Total assets used for apportionment	0.4752712957	0.0013021131
Line 6c	Assets attracting investment interest expense	0.4752712957	0.0013021131
Line 1	Total average value of assets	0.6115500407	0.0016754796
Line 6a	Total assets used for apportionment	0.6115500407	0.0016754796
Line 6c	Assets attracting investment interest expense	0.6115500407	0.0016754796
Part IV			
Section 1			
	Information To Determine Deduction Eligible Income (DEI) and Qualified Business Asset Investment (QBAI) on Form 8993		
Line 1	Net income (loss)	0.0293747642	0.0000804788
Line 2a	DEI Gross Receipts	0.0495349015	0.0001357121
Line 2c	DEI properly allocated and Apportioned deductions	0.0201601373	0.0000552333
Part IX			
Section 1			
	Partner's Information for Base Erosion and Anti-Abuse Tax (Section 59A)		
	Total non-ECI gross receipts		
Line 1	Gross receipts for section 59A(e)	0.0495349015	0.0001357121
Line 2	Gross receipts for the first preceding year	0.0455995617	0.0001249303
Line 3	Gross receipts for the second preceding year	0.0430391051	0.0001179154
Line 4	Gross receipts for the third preceding year	0.0312362920	0.0000855789
Part X			
Section 1			
	Gross Income		
Line 4	Guaranteed payments for services - Column (a) Total	0.0049727637	0.0000136240
Line 4	Guaranteed payments for services - Column (g) Foreign Source	0.0049727637	0.0000136240
Line 6	Interest income - Column (a) Total	0.0445621378	0.0001220880
Line 6	Interest income - Column (e) U.S Source (FDAP)	0.0445621378	0.0001220880
Line 21	Gross income (sum of lines 1 through 20) - Column (a) Total	0.0495349015	0.0001357121
Line 21	Gross income (sum of lines 1 through 20) - Column (e) U.S. Source (FDAP)	0.0445621378	0.0001220880
Line 21	Gross income (sum of lines 1 through 20) - Column (g) Foreign Source	0.0049727637	0.0000136240
Section 2			
	Deductions, Losses, and Net Income		
Line 9	Other interest expense- Column (a) Total	0.0132410208	0.0000362768
Line 9	Other interest expense- Column (b) Partner Determination	0.0132410208	0.0000362768
Line 15	Other losses- Column (a) Total	0.0000193381	0.0000000530
Line 15	Other losses - Column (g) Foreign Source	0.0000193381	0.0000000530
Line 17	Other Deductions- Column (a) Total	0.0068997784	0.0000189035
Line 17	Other Deductions- Column (e) U.S. Source (FDAP)	0.0019270146	0.0000052795
Line 17	Other Deductions- Column (g) Foreign Source	0.0049727637	0.0000136240
Line 24	Total (sum of lines 1 through 23)- Column (a) Total	0.0201601373	0.0000552333
Line 24	Total (sum of lines 1 through 23) - Column (b) Partner Determination	0.0132410208	0.0000362768
Line 24	Total (sum of lines 1 through 23)- Column (e) U.S. Source (FDAP)	0.0019270146	0.0000052795
Line 24	Total (sum of lines 1 through 23)- Column (g) Foreign Source	0.0049921018	0.0000136770
Section 3			
	Allocation and Apportionment Methods for Deductions		
	Gross Income		
Line 1	Gross ECI	-	-
line 1a	Worldwide gross income	0.0495349015	0.0001357121
Line 2	Assets		
line 2a	Average U.S. Assets	-	-
line 2b	Worldwide assets	1.0868213364	0.0029775927