

**Manulife US Real Estate Investment Trust**  
**Per Unit U.S. Taxable Income Allocation\***  
**For the Period from January 1, 2023 through December 31, 2023**

**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 01/01/2023 - 12/31/2023<br>Per Unit Allocation in USD |  | Per Unit Per Day Allocation in<br>USD |
|--|---|---|--|---------------------------------------|
| <b>Part II - Information About the Partner</b>   |   |   |  |                                       |
| <u>Item K - Partner's share of liabilities (Ending)</u>  |   |   |  |                                       |
|  | a Nonrecourse   | 0.4506020395  |  |                                       |
|  | b Qualified nonrecourse financing   | -   |  |                                       |
|  | b Recourse Liabilities  | -   |  |                                       |
| <b>Part III - Partner's Share of Current Year Income, Deductions, Credits, and Other Items</b> |   |   |  |                                       |
| Line 5   | Interest income   | 0.0353975493  |  | 0.0000969796                          |
| 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)   | (0.0000137963)  |  | (0.0000000378)                        |
| Line 13, H   | Investment interest expense   | 0.0237986558  |  | 0.0000652018                          |
| Line 13, AE  | 13AE - Deductions – portfolio (formerly deductible by individuals under section 67 subject to 2% AGI floor) | 0.0072294703  |  | 0.0000198068                          |
| Line 20, A   | Investment income   | 0.0353837530  |  | 0.0000969418                          |
| Line 20, B   | Investment expenses   | 0.0072294703  |  | 0.0000198068                          |
| Line 20, C   | Other items and amounts   |   |  |                                       |
|  | N - Interest expense for corporate partners   | 0.0237986558  |  | 0.0000652018                          |
|  | Y - Net Investment Income   | see Supplemental Information                                |  | see Supplemental Information          |
|  | AE - Excess Taxable Income  | -   |  | -                                     |
|  | AF - Excess Business Interest Income  | -   |  | -                                     |
|  | AG - Gross Receipts For Section 448(C)  | 0.0398064513  |  | 0.0001090588                          |
|  | ZZ - Other Information  | see Supplemental Information                                |  | see Supplemental Information          |

**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, ZZ

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

|                     |              |                  |
|---------------------|--------------|------------------|
| Schedule P, Line 13 | 0.0000652018 | Per unit per day |
| Schedule P, Line 14 | -            | Per unit per day |
| Schedule P, Line 18 | 0.4506020395 | Per unit         |

CAMT

The Partnership Does Not Know If Your Partnership Interest Is Held Directly Or Indirectly By An Applicable Corporation Under Section 59(K). Therefore, The Partnership Is Not Reporting A Distributive Share Of The Partnership's Adjusted Financial Statement Income ("AFSI") Under Section 56A(C)(2)(D)(I) In Box 20, Code ZZ.

|         |                             |   |  |   |
|---------|-----------------------------|---|--|---|
| Line 21 | Total foreign taxes accrued | - |  | - |
|---------|-----------------------------|---|--|---|

**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                            | 0.0398064513 | 0.0001090588 |
| Total income not attributable to a trade or business           | 0.0353837530 | 0.0000969418 |
| Investment interest income (included in total income above)    | 0.0353975493 | 0.0000969796 |
| Total expenses not attributable to a trade or business         | 0.0310281262 | 0.0000850086 |
| Investment interest expense (included in total expenses above) | 0.0237986558 | 0.0000652018 |

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, 2023 through December 31, 2023**

**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 1/1/2023 to 12/31/2023 |                                    |
|---------------------|---|-----------------------------|------------------------------------|
|                     |   | Per Unit Allocation in USD  | Per Unit Per Day Allocation in USD |
| <b>Part II</b>      |   |                             |                                    |
| <b>Section 1</b>    |   |                             |                                    |
|                     | <b>Gross Income</b>   |                             |                                    |
|                     | <b>U.S. Source</b>  |                             |                                    |
| Line 6              | Interest Income   | 0.0352607820                | 0.0000966049                       |
| Line 24             | Total gross income  | 0.0352607820                | 0.0000966049                       |
|                     | <b>Foreign Source - Passive Category Income</b>   |                             |                                    |
| Line 6              | Interest Income - (HK)  | 0.0001367673                | 0.0000003747                       |
| Line 24             | Total gross income  | 0.0001367673                | 0.0000003747                       |
|                     | <b>Foreign Source - Passive Category Income</b>   |                             |                                    |
| Line 5              | Guaranteed payments   | 0.0044089021                | 0.0000120792                       |
| Line 24             | Total gross income  | 0.0044089021                | 0.0000120792                       |
| <b>Section 2</b>    |   |                             |                                    |
|                     | <b>Deductions</b>   |                             |                                    |
|                     | <b>U.S. Source</b>  |                             |                                    |
| Line 50             | Other apportioned share of deductions   | 0.0028205682                | 0.0000077276                       |
| Line 54             | Total deductions  | 0.0028205682                | 0.0000077276                       |
| Line 55             | Net income (loss) (subtract line 54 from line 24) - U.S. Source   | 0.032402138                 | 0.0000888773                       |
|                     | <b>Foreign Source - Passive Category Income</b>   |                             |                                    |
| Line 31             | Other Losses  | 0.0000137963                | 0.0000000378                       |
| Line 50             | Other apportioned share of deductions   | 0.0044089021                | 0.0000120792                       |
| Line 54             | Total deductions  | 0.0044226984                | 0.0000121170                       |
| Line 55             | Net income (loss) (subtract line 54 from line 24) - Passive Category Income   | 0.0001229710                | 0.0000003369                       |
|                     | <b>Sourced by Partner</b>   |                             |                                    |
| Line 42             | Other Interest Expense - Investment   | 0.0237986558                | 0.0000652018                       |
| Line 54             | Total deductions  | 0.0237986558                | 0.0000652018                       |
| Line 55             | Net income (loss) (subtract line 54 from line 24) - Sourced by Partner  | (0.0237986558)              | (0.0000652018)                     |
| Line 55             | <b>Net income (loss) (subtract line 54 from line 24)</b>  | 0.0087645289                | 0.0000240124                       |
| <b>Part III</b>     |   |                             |                                    |
| <b>Section 2</b>    |   |                             |                                    |
|                     | <b>Interest Expenses Apportionment Factors</b>  |                             |                                    |
| Line 1              | Total average value of assets   | 0.5025547866                | 0.0013768624                       |
| Line 6a             | Total assets used for apportionment   | 0.5025547866                | 0.0013768624                       |
| Line 6c             | Assets attracting investment interest expense   | 0.5025547866                | 0.0013768624                       |
| Line 1              | Total average value of assets   | 0.4813437867                | 0.0013187501                       |
| Line 6a             | Total assets used for apportionment   | 0.4813437867                | 0.0013187501                       |
| Line 6c             | Assets attracting investment interest expense   | 0.4813437867                | 0.0013187501                       |
| <b>Section 4</b>    |   |                             |                                    |
|                     | <b>Accrued Taxes (OTH) Passive Category</b>   |                             |                                    |
| Line 1              | Direct (Section 901 or 903) foreign taxes accrued   | -                           | -                                  |
| <b>Part IV</b>      |   |                             |                                    |
| <b>Section 1</b>    |   |                             |                                    |
|                     | <b>Information To Determine Deduction Eligible Income (DEI) and Qualified Business Asset Investment (QBAI) on Form 8993</b> |                             |                                    |
| Line 1              | Net income (loss)   | 0.0087645289                | 0.0000240124                       |
| Line 2a             | DEI Gross Receipts  | 0.0396696841                | 0.0001086841                       |
| Line 2c             | DEI properly allocated and Apportioned deductions   | 0.0310419224                | 0.0000850464                       |
| <b>Part IX</b>      |   |                             |                                    |
| <b>Section 1</b>    |   |                             |                                    |
|                     | <b>Partner's Information for Base Erosion and Anti-Abuse Tax (Section 59A)</b>  |                             |                                    |
|                     | <b>Total non-ECI gross receipts</b>   |                             |                                    |
| Line 1              | Gross receipts for section 59A(e)   | 0.0396696841                | 0.0001086841                       |
| Line 2              | Gross receipts for the first preceding year   | 0.0492689489                | 0.0001349834                       |
| Line 3              | Gross receipts for the second preceding year  | 0.0453547379                | 0.0001242596                       |
| Line 4              | Gross receipts for the third preceding year   | 0.0428080284                | 0.0001172823                       |
| <b>Part X</b>       |   |                             |                                    |
| <b>Section 1</b>    |   |                             |                                    |
|                     | <b>Gross Income</b>   |                             |                                    |
| Line 4              | Guaranteed payments for services - Column (a) Total   | 0.0044089021                | 0.0000120792                       |
| Line 4              | Guaranteed payments for services - Column (g) Foreign Source  | 0.0044089021                | 0.0000120792                       |
| Line 6              | Interest income - Column (a) Total  | 0.0353975493                | 0.0000969796                       |
| Line 6              | Interest income - Column (e) U.S. Source (FDAP)   | 0.0352607820                | 0.0000966049                       |
| Line 6              | Interest income - Column (g) Foreign Source   | 0.0001367673                | 0.0000003747                       |
| Line 21             | Gross income (sum of lines 1 through 20) - Column (a) Total   | 0.0398064513                | 0.0001090588                       |
| Line 21             | Gross income (sum of lines 1 through 20) - Column (e) U.S. Source (FDAP)  | 0.0352607820                | 0.0000966049                       |
| Line 21             | Gross income (sum of lines 1 through 20) - Column (g) Foreign Source  | 0.0045456694                | 0.0000124539                       |
| <b>Section 2</b>    |   |                             |                                    |
|                     | <b>Deductions, Losses, and Net Income</b>   |                             |                                    |
| Line 9              | Other interest expense- Column (a) Total  | 0.0237986558                | 0.0000652018                       |
| Line 9              | Other interest expense- Column (b) Partner Determination  | 0.0237986558                | 0.0000652018                       |
| Line 15             | Other losses- Column (a) Total  | 0.0000137963                | 0.0000000378                       |
| Line 15             | Other losses - Column (g) Foreign Source  | 0.0000137963                | 0.0000000378                       |
| Line 17             | Other Deductions- Column (a) Total  | 0.0072294703                | 0.0000198068                       |
| Line 17             | Other Deductions- Column (e) U.S. Source (FDAP)   | 0.0028205682                | 0.0000077276                       |
| Line 17             | Other Deductions- Column (g) Foreign Source   | 0.0044089021                | 0.0000120792                       |
| Line 24             | Total (sum of lines 1 through 23)- Column (a) Total   | 0.0310419224                | 0.0000850464                       |
| Line 24             | Total (sum of lines 1 through 23) - Column (b) Partner Determination  | 0.0237986558                | 0.0000652018                       |
| Line 24             | Total (sum of lines 1 through 23)- Column (e) U.S. Source (FDAP)  | 0.0028205682                | 0.0000077276                       |
| Line 24             | Total (sum of lines 1 through 23)- Column (g) Foreign Source  | 0.0044226984                | 0.0000121170                       |
| Line 25             | <b>Net income (loss)</b>  | 0.0087645289                | 0.0000240124                       |
| <b>Section 3</b>    |   |                             |                                    |
|                     | <b>Allocation and Apportionment Methods for Deductions</b>  |                             |                                    |
| <b>Gross income</b> |   |                             |                                    |
| Line 1              |   |                             |                                    |
| line 1a             | Gross ECI   | -                           | -                                  |
| line 1b             | Worldwide gross income  | 0.0398064513                | 0.0001090588                       |
| <b>Assets</b>       |   |                             |                                    |
| line 2a             | Average U.S. Assets   | -                           | -                                  |
| line 2b             | Worldwide assets  | 0.9838985732                | 0.0026956125                       |