



MANULIFE US REAL ESTATE INVESTMENT TRUST

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

COMPLETION OF OFFERING OF PREFERRED SHARES BY U.S. REITS

DBS Bank Ltd. is the Sole Financial Adviser and Issue Manager for the Offering (the “**Sole Financial Adviser and Issue Manager**”). DBS Bank Ltd., China International Capital Corporation (Singapore) Pte. Limited, Credit Suisse (Singapore) Limited and Deutsche Bank AG, Singapore Branch are the Joint Bookrunners and Underwriters for the Offering (collectively, the “**Joint Bookrunners**”).

Manulife US Real Estate Management Pte. Ltd., as manager of Manulife US REIT (the “**Manager**”), refers to page 30 of the prospectus of Manulife US Real Estate Investment Trust (“**Manulife US REIT**”) dated 12 May 2016 and registered by the Monetary Authority of Singapore on 12 May 2016 (the “**Prospectus**”) where it was disclosed that approximately 120 preferred shares are proposed to be issued by each of Hancock S-REIT Parent Corp. (the “**Parent U.S. REIT**”) and Hancock S-REIT LA Corp., Hancock S-REIT Irvine Corp. and Hancock S-REIT ATL Corp. (each, a “**Sub-U.S. REIT**” and together with the Parent U.S. REIT, the “**U.S. REITs**”), which are indirect wholly-owned subsidiaries of Manulife US REIT, within 60 days from the listing date of Manulife US REIT. The Manager wishes to announce that each of the U.S. REITs has issued 125 preferred shares (the “**Preferred Shares**”) at US\$1,000 per preferred share to individuals who are unrelated to The Manufacturers Life Insurance Company and Manulife US REIT (the “**Preferred Shares Issuance**”).

As disclosed in the Prospectus, the Preferred Shares Issuance is required in order to meet one of the requirements for the U.S. REITs to qualify for taxation as a REIT for U.S. federal income tax purposes under the United States Internal Revenue Code of 1986, as amended. Each of the Preferred Shares carries a fixed dividend of 12.5% per annum, do not have any voting rights and are redeemable at the option of each of the U.S. REITs. The proceeds from the Preferred Shares Issuance will be used towards payment of the expenses incurred in connection with the Preferred Shares Issuance as well as towards the operating expenses of the U.S. REITs and the properties of Manulife U.S. REIT. Following the Preferred Shares Issuance, the Parent U.S. REIT directly holds all of the common equity of each Sub-U.S. REIT.

By Order of the Board
Jill Smith
Chief Executive Officer

Manulife US Real Estate Management Pte. Ltd.
(Company Registration No. 201503253R)
As manager of Manulife US Real Estate Investment Trust

12 July 2016

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About Manulife US REIT

Manulife US Real Estate Investment Trust (“Manulife US REIT”) 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\$799¹ million, has an aggregate Net Lettable Area of 1.8 million sq ft and an occupancy rate of 96.5% as at 31 December 2015.

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\$676 billion as at March 31, 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.

¹ Based on the independent valuation conducted by Colliers, as at 15 December 2015.

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for any securities of Manulife US REIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

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.