



MANULIFE US REAL ESTATE INVESTMENT TRUST

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

NOTICE OF BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE

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.

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Unitholders of Manulife US Real Estate Investment Trust (“**Manulife US REIT**”), will be closed at 5.00 p.m. on Tuesday, 21 February 2017 for the purpose of determining Unitholders’ entitlement of Manulife US REIT’s distribution. Manulife US REIT has announced the distribution of 3.55 cents (USD) per unit for the period from 20 May 2016 to 31 December 2016 (the “**Distribution**”).

Unitholders whose securities accounts with The Central Depository (Pte) Limited (“**CDP**”) are credited with units in Manulife US REIT (“**Units**”) as at 5.00 p.m. on Tuesday, 21 February 2017 will be entitled to the Distribution that will be paid on Thursday, 30 March 2017.

The Distribution will comprise two components:

- (a) distribution out of tax-exempt income (the “**tax-exempt income component**”) of 1.92 cents (USD); and
- (b) distribution out of capital (the “**capital component**”) of 1.63 cents (USD).

Unitholders who do not submit required U.S. tax forms completely and accurately by Monday, 15 March 2017 date will be subject to 30% withholding taxes on the Distribution. The U.S. tax forms are required to be reviewed and validated by the appointed processing agent. To ensure the forms can be validated by 15 March 2017, unitholders are reminded to submit the completed tax forms to Manulife US REIT’s Unit Registrar – Boardroom Corporate & Advisory Services Pte Ltd no less than seven (7) days before the validation deadline of 15 March 2017.

The tax-exempt income component is exempt from tax in the hands of all Unitholders. No tax will be deducted at source from this component.

The capital component of the Distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from sale of Units, the amount of capital distribution will be applied to reduce the cost base of their Units for Singapore income tax purposes.

IMPORTANT – DISTRIBUTION CURRENCY ELECTION

Registered Unitholders (other than CDP) and Unitholders whose Units are held directly through CDP will receive their Distribution in Singapore dollars, unless Unitholders elect to receive their Distribution in U.S. dollars by submitting a completed “Distribution Election Notice” to Manulife US REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (as indicated on the Distribution Election Notice) by Monday, 15 March 2017. No action is needed for Unitholders who wish to receive the Distribution in Singapore dollars.

For the Distribution to be paid in Singapore dollars, Manulife US Real Estate Management Pte. Ltd., as manager of Manulife US REIT (the “**Manager**”), will make the necessary arrangements to convert the Distribution from U.S. dollars into Singapore dollars (taking into account the cost of exchange) at the prevailing market exchange rate. Neither CDP nor the Manager will be liable for any damages or losses suffered by Unitholders howsoever arising from the conversion of the Distribution payable to each Unitholder from U.S. dollars into Singapore dollars. Save for approved depository agents (acting as nominees of their individual customers), each Unitholder may elect to receive the entire Distribution in either Singapore dollars or U.S. dollars and will not be able to elect to receive the Distribution in a combination of Singapore dollars and U.S. Dollars.

IMPORTANT DATES AND TIMES

Event	Date / Deadline
Units will be traded ex-dividend	9.00 a.m. Friday, 17 February 2017
Closure of Manulife US REIT’s Transfer Books and Register of Unitholders	5.00 p.m. Tuesday, 21 February 2017
Unitholders are reminded to submit the completed tax forms to Manulife US REIT’s Unit Registrar – Boardroom Corporate & Advisory Services Pte Ltd no less than seven (7) days before the validation deadline of 15 March 2017. Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to 30% withholding taxes on the Distribution.	5.00 p.m. Monday, 15 March 2017
Unitholders must complete and return the Distribution Election Notice to Manulife US REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd (as indicated on the Distribution Election Notice) in order to receive the Distribution in U.S. dollars	5.00 p.m. Monday, 15 March 2017
Payment of Distribution	Thursday, 30 March 2017

Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact:-

Ms Caroline Fong
Head of Investor Relations
Tel: 6801 1066
Email: Carol_Fong@manulifeusreit.sg
Or visit our website at: <http://investor.manulifeusreit.sg/>

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
13 February 2017

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.