



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 TO UNITHOLDERS ON EXCHANGE RATE FOR
COMPUTATION OF ADVANCE DISTRIBUTION IN U.S. DOLLARS**

As announced on 8 August 2017 by Manulife US Real Estate Management Pte. Ltd., as manager of Manulife US Real Estate Investment Trust ("**Manulife US REIT**"), the declared advance distribution of 3.20 cents (USD) per unit in Manulife US REIT for the period from 1 January 2017 to 28 June 2017 will be paid on Thursday, 31 August 2017.

For Unitholders of Manulife US REIT ("**Unitholders**") who have not opted to receive their distribution in U.S. dollars, the amount of distribution to be paid in Singapore dollars will be computed based on the exchange rate of US\$1 = S\$1.3592, this being the buy rate for Singapore dollars on 25 August 2017. Unitholders who have opted to receive their distribution in U.S. dollars will receive 3.20 cents (USD) per unit.

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
25 August 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. 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.

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.