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### **MANULIFE US REAL ESTATE INVESTMENT TRUST**

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

### **ISSUE AND DESPATCH OF CIRCULAR**

Manulife US Real Estate Management Pte. Ltd., in its capacity as manager of Manulife US Real Estate Investment Trust ("**Manulife US REIT**"), and the manager of Manulife US REIT, the "**Manager**", refers to its announcement made on 2 September 2017 in relation to the proposed acquisition of the property located at 10 Exchange Place in Jersey City, Hudson County, New Jersey (the "**Acquisition**") and the proposed underwritten and renounceable rights issue (the "**Rights Issue**", together with the Acquisition, the "**Transactions**") of 299,288,423 new units in Manulife US REIT ("**Rights Units**") to raise gross proceeds of approximately US\$208.0 million.

The Manager wishes to announce that Manulife US REIT has today issued a circular to unitholders of Manulife US REIT ("**Unitholders**") dated 2 September 2017 (the "**Circular**") which contains, among others, a notice of the extraordinary general meeting of Unitholders ("**EGM**") for the purpose of seeking Unitholders' approvals in connection with the Transactions. The Circular will be despatched on 4 September 2017. The EGM will be held on Tuesday, 19 September 2017 at 10.00 a.m. at Raffles City Convention Centre, Olivia Ballroom (Level 4), 80 Bras Basah Road, Singapore 189560.

Further details on the Transactions for which Unitholders' approval are sought are set out in the Circular. An electronic copy of the Circular is also available on the website of Singapore Exchange Securities Trading Limited at [www.sgx.com](http://www.sgx.com).

<p>DBS Bank Ltd. was the Sole Financial Adviser and Issue Manager for the initial public offering of Manulife US Real Estate Investment Trust (the "<b>Offering</b>"). 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.</p>
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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)

2 September 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.

Any offering of Rights Units will be made in and accompanied by the Offer Information Statement. A potential investor should read the Offer Information Statement before deciding whether to subscribe for Rights Units under the Rights Issue. The Offer Information Statement may be accessed online at the website of the Monetary Authority of Singapore ("MAS") at <<https://eservices.mas.gov.sg/opera/>> when it is lodged with the MAS. The MAS assumes no responsibility for the contents of the Offer Information Statement. The availability of the Offer Information Statement on the MAS website does not imply that the Securities and Futures Act, Chapter 289 of Singapore, or any other legal or regulatory requirements, have been complied with. The MAS has not, in any way, considered the investment merits of Manulife US REIT. This announcement is qualified in its entirety by, and should be read in conjunction with the full text of the Offer Information Statement when it is lodged with the MAS.

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.

This announcement is not for publication or distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia) and is not to be distributed or circulated outside Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of other jurisdictions. The nil-paid rights and Rights Units referred to herein have not been and will not be registered under the Securities Act, and may not be offered or sold in the United States, except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. Any public offering of securities made in the United States would be made by means of a prospectus that may be obtained from the Manager and would contain detailed information about the Manager and Manulife US REIT, as well as financial statements. No public offering of the securities is being made in the United States.