



MANULIFE US REAL ESTATE INVESTMENT TRUST

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

PAYMENT OF ACQUISITION FEE BY WAY OF ISSUE OF UNITS IN MANULIFE US REAL ESTATE INVESTMENT TRUST (“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 (the “**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.

Further to the announcement dated 1 November 2017 in relation to the completion of the acquisition of the property located at 10 Exchange Place in Jersey City, Hudson County, New Jersey (the “**Property**”), Manulife US Real Estate Management Pte. Ltd., as manager of Manulife US Real Estate Investment Trust (the “**Manager**”), is pleased to announce that 2,609,700 Units have been issued today at an issue price of US\$0.9056 per unit in Manulife US REIT (“**Unit**”) to the Manager as payment of the acquisition fee of US\$2.4 million (the “**Acquisition Fee**”) in connection with the acquisition of the Property.

As the acquisition of the Property constitutes an “interested party transaction” under Appendix 6 to the Code on Collective Investment Schemes (the “**Property Funds Appendix**”) issued by the Monetary Authority of Singapore, the Acquisition Fee must be paid in the form of Units which shall not be sold within one year from the date of issuance of such Units in accordance with paragraph 5.7 of the Property Funds Appendix.

The issue price of the Acquisition Fee Units is based on the volume weighted average price for a Unit for all trades on Singapore Exchange Securities Trading Limited (the “SGX-ST”) in the ordinary course of trading on the SGX-ST for the last 10 business days immediately preceding (and for the avoidance of doubt, including) 8 November 2017. Following this issuance, the Manager holds 2,609,700 Units. The total number of Units in issue as at 8 November 2017 is 1,031,869,888.

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
8 November 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.