



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 OFFERINGS OF PREFERRED SHARES BY U.S. REITS

Manulife US Real Estate Management Pte. Ltd., as manager of Manulife US Real Estate Investment Trust (“**Manulife US REIT**”, and the manager of Manulife US REIT, the “**Manager**”), had previously established (i) Hancock S-REIT SECA Corp. (“**SECA Corp.**”) to acquire and hold the property located at 500 Plaza Drive, Secaucus, New Jersey and (ii) Hancock S-REIT JCITY Corp. (“**JCITY Corp.**”) to acquire and hold the property located at 10 Exchange Place in Jersey City, Hudson County, New Jersey.

125 preferred shares have been issued by each of SECA Corp. and JCITY Corp. 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**”).

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 real estate investment trust 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 12.0% per annum, do not have any voting rights and are redeemable at the option of each of SECA Corp. and JCITY Corp. 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 SECA Corp. and JCITY Corp. and the properties of Manulife 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)

20 November 2017

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.

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.