



MANULIFE US REAL ESTATE INVESTMENT TRUST

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

ESTABLISHMENT OF US\$1,000,000,000 MULTICURRENCY DEBT ISSUANCE PROGRAMME

Manulife US Real Estate Management Pte. Ltd. (the "**Manager**"), as manager of Manulife US Real Estate Investment Trust ("**Manulife US REIT**"), is pleased to announce that DBS Trustee Limited, in its capacity as trustee of Manulife US REIT (the "**Issuer**"), has established a US\$1,000,000,000 Multicurrency Debt Issuance Programme (the "**Programme**"). DBS Bank Ltd. has been appointed as arranger and dealer of the Programme.

Under the Programme, the Issuer may from time to time issue notes (the "**Notes**") or perpetual securities (the "**Perpetual Securities**", and together with the Notes, the "**Securities**") in any currency as agreed between the Issuer and the relevant dealer(s), the issuing and paying agent and the relevant registrar of the Programme and specified in the applicable pricing supplement, subject to compliance with all relevant laws, regulations and directives. The Securities will be offered in Singapore pursuant to exemptions invoked under Sections 274, 275 and/or any other applicable provision of the Securities and Futures Act, Chapter 289 of Singapore, and to certain non-U.S. investors outside the United States in reliance on Regulation S under the U.S. Securities Act of 1933, as amended.

The net proceeds arising from the issue of Securities under the Programme are intended to be used for the refinancing of existing borrowings, financing of potential acquisition opportunities which the Issuer, Manulife US REIT and any of the subsidiaries of Manulife US REIT taken as a whole (the "**Group**") may pursue in the future as well as working capital requirements and the general corporate purposes of the Group, or as otherwise specified in the relevant pricing supplement.

The establishment of the Programme will increase the financial flexibility of the Group by diversifying its sources of funding.

Application has been made to the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for permission to deal in and for the listing of and quotation for any Securities which are agreed at the time of issue thereof to be so listed on the SGX-ST. Such permission will be granted when such Securities have been admitted to the Official List of the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made, opinions expressed or reports contained herein or in the offering circular relating to the Programme dated 13 April 2018 (the "**Offering Circular**"). Admission to the Official List of the SGX-ST and listing of any Securities on the SGX-ST is not to be taken as an indication of the merits of the Issuer, Manulife US REIT, the Group (as defined in the Offering Circular) or such Securities.

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.

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 April 2018

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.