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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 LISTING OF 114,078,000 NEW UNITS PURSUANT TO THE PRIVATE
PLACEMENT**

1. Introduction

Further to the announcements dated 29 April 2019 and 30 April 2019 in relation to the placement of 114,078,000 new units ("**Private Placement**") in Manulife US Real Estate Investment Trust ("**Manulife US REIT**", and the new units in Manulife US REIT, the "**New Units**"), Manulife US Real Estate Management Pte. Ltd., as manager of Manulife US REIT (the "**Manager**"), is pleased to announce that the Manager has today issued 114,078,000 New Units at an issue price of US\$0.824 per New Unit in connection with the Private Placement. With the issue of the New Units, the total number of units in Manulife REIT ("**Units**") in issue is 1,394,192,375 Units as at the date of this announcement.

The New Units will commence trading on the Main Board of Singapore Exchange Securities Trading Limited (the "**SGX-ST**") at 9.00 a.m. today.

2. Status of the Private Placement New Units

The New Units issued pursuant to the Private Placement will, upon issue, rank *pari passu* in all respects with the existing Units in issue on 8 May 2019 (the "**Existing Units**"), being the day immediately preceding the date on which the New Units are issued pursuant to the Private Placement, other than in respect of the Advanced Distribution (as defined herein).

Manulife US REIT's policy is to distribute its distributable income on a semi-annual basis to unitholders of Manulife US REIT.

In connection with the Private Placement, however, the Manager has declared, in respect of the Existing Units, a distribution of the distributable income for the period from 1 January 2019 to 8 May 2019, being the day immediately preceding the date on which the New Units were issued pursuant to the Private Placement (the "**Advanced Distribution**").

The next distribution thereafter will comprise Manulife US REIT's distributable income for the period from 9 May 2019 to 30 June 2019. Semi-annual distributions will resume

thereafter.

The Advanced Distribution is intended to ensure that the distributable income accrued by Manulife US REIT up to the day immediately preceding the date of issue of the New Units (which at this point, will be entirely attributable to the Existing Units) is only distributed in respect of the Existing Units, and is being proposed as a means to ensure fairness to holders of the Existing Units.

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)

9 May 2019

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.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, Canada or Japan, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations. The securities described herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold in the United States unless registered under the Securities Act, or except pursuant to an applicable exemption from registration. There will be no public offer of securities in the United States.

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.