

**NOT FOR DISTRIBUTION IN OR INTO THE UNITED STATES, EUROPEAN ECONOMIC AREA,
CANADA OR JAPAN**



MANULIFE US REAL ESTATE INVESTMENT TRUST

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

ADVANCED DISTRIBUTION FOR PERIOD FROM 1 JANUARY 2019 TO 8 MAY 2019

In an announcement dated 29 April 2019 in relation to the placement of 114,078,000 new units ("**New Units**") in Manulife US Real Estate Investment Trust ("**Manulife US REIT**") to raise gross proceeds of US\$94.0 million (the "**Private Placement**"), Manulife US Real Estate Management Ltd., as manager of Manulife US REIT (the "Manager"), had announced the intention to declare a distribution of Manulife US REIT's distributable income for the period from 1 January 2019 to 8 May 2019, being the day immediately prior to the date on which the New Units were issued pursuant to the Private Placement (the "**Advanced Distribution**").

The Manager is pleased to announce the Advanced Distribution of US 2.14 cents per unit in Manulife US REIT ("**Unit**") comprising two components:

- (a) distribution out of tax-exempt income (the "**tax-exempt income component**") of US 1.21 cents; and
- (b) distribution out of capital (the "**capital component**") of US 0.93 cents,

which will be paid on 30 July 2019.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at 5.00 p.m. on 8 May 2019 will be entitled to the Advanced Distribution. For the avoidance of doubt, the New Units issued under the Private Placement will not be entitled to this distribution. All Units will be entitled to the distribution for the period from 9 May 2019 to 30 June 2019.

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)

27 June 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.

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.