



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 PROPERTY MANAGEMENT FEES BY WAY OF ISSUE OF UNITS IN MANULIFE US REAL ESTATE INVESTMENT TRUST (“MANULIFE US REIT”)

Manulife US Real Estate Management Pte. Ltd., as manager of Manulife US Real Estate Investment Trust (the “**Manager**”), wishes to announce that a total of 3,220,468 Units in Manulife US REIT (“**Property Management Fee Units**”) have been issued on 25 February 2021 at an issue price of US\$0.7443 per Unit to Manufacturers Life Reinsurance Limited (“**MLRL**”), an entity nominated by John Hancock Life Insurance Company (U.S.A.) (the “**Property Manager**”) to receive the Property Management Fee Units in its place¹.

The Property Management Fee Units have been issued as payment of 100% of the property management fees for the period from 1 July 2020 to 31 December 2020 (both dates inclusive), as directed by Hancock S-REIT Irvine Corp., Hancock S-REIT LA Corp., Hancock S-REIT ATL LLC, Hancock S-REIT SECA LLC, Hancock S-REIT JCITY LLC, Hancock S-REIT ATL Phipps LLC, Hancock S-REIT DC 1750 LLC, Hancock S-REIT Centerpointe LLC and Hancock S-REIT Sacramento LLC.

The issue price of the Property Management Fee Units is based on the higher of (i) the volume weighted average price for a Unit for all trades on Singapore Exchange Securities Trading Limited for the last 10 business days immediately preceding (and for the avoidance of doubt, including) 31 December 2020 and (ii) the closing price on 25 February 2021, the date of issuance of the Property Management Fee Units. Following this issuance, the Property Manager does not hold any Units. The total number of Units in issue as at 25 February 2021 is 1,591,660,945.

¹ The Property Manager has sold the Property Management Fee Units which it is entitled to receive as payment of the property management fees to MLRL, a wholly-owned subsidiary of The Manufacturers Life Insurance Company, and in connection with the sale, the Property Manager has directed that such Property Management Fee Units be issued directly to MLRL instead of the Property Manager.

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
25 February 2021

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.