



MANULIFE US REAL ESTATE INVESTMENT TRUST

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

ANNUAL GENERAL MEETING (“AGM”) TO BE HELD ON 30 APRIL 2021

1. Manulife US Real Estate Management Pte. Ltd., as manager of Manulife US Real Estate Investment Trust (“**Manulife US REIT**”, and as manager of Manulife US REIT, the “**Manager**”), refers to:
 - (a) the COVID-19 (Temporary Measures) Act 2020, which enables the Minister for Law by order to prescribe alternative arrangements for listed entities in Singapore to, inter alia, conduct general meetings, either wholly or partly, by electronic communication, video conferencing, tele-conferencing or other electronic means;
 - (b) the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trust, Unit Trusts and Debenture Holders) Order 2020 (the “**Order**”), which sets out the alternative arrangements in respect of, inter alia, general meetings of companies;
 - (c) the announcement made by the Singapore Exchange Regulation on 7 September 2020 pursuant to the Order, stating that all SGX-listed issuers have the option to conduct general meetings by electronic means until 30 June 2021 even where the issuers are permitted under the COVID-19 safe distancing regulations to hold physical meetings, to help minimise physical interactions and COVID-19 transmission risks; and
 - (d) the joint statement released by the Accounting and Corporate Regulatory Authority, the Monetary Authority of Singapore and Singapore Exchange Regulation on 13 April 2020 (and subsequently updated on 27 April 2020, 22 June 2020 and 1 October 2020), which provides additional guidance on the conduct of general meetings during the period from 27 March 2020 to 30 June 2021.
2. **Date, time and conduct of AGM.** In light of the COVID-19 situation, the Manager wishes to inform unitholders of Manulife US REIT (the “**Unitholders**”) that Manulife US REIT’s AGM will be convened and held by way of electronic means on **Friday, 30 April 2021 at 10.00 a.m.** (Singapore time) pursuant to the Order as part of its efforts to minimise physical interactions and COVID-19 transmission risks.

The Manager’s Chairman, Mr Hsieh Tsun-Yan and Chief Executive Officer, Ms Jill Smith will conduct the proceedings of the AGM and address substantial and relevant questions which Unitholders have submitted in advance.
3. **Notice of AGM and Proxy Form.** Printed copies of the Notice of AGM and the proxy form for the appointment of the Chairman as the representative of the Unitholders at the AGM (the “**Proxy Form**”) will be mailed to Unitholders. Copies of these documents will also be sent to Unitholders by way of electronic means via publication on Manulife US REIT’s website at the URL <http://www.manulifeusreit.sg> and on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.
4. **Alternative arrangements for participation at the AGM.** Unitholders may participate in the AGM by:

- (a) observing and/or listening to the AGM proceedings via live audio-visual webcast or live audio-only stream;
- (b) submitting questions in advance of the AGM; and
- (c) appointing the Chairman of the AGM as proxy to attend, speak and vote on their behalf at the AGM.

Details of the steps for pre-registration, pre-submission of questions and voting at the AGM by Unitholders, including SRS investors, are set out in the Appendix to this announcement.

5. **Annual Report 2020.** The Annual Report of Manulife US REIT for the financial year ended 31 December 2020 (the “**Annual Report**”) has been published on Manulife US REIT’s website, and may be accessed at the URL <http://www.manulifeusreit.sg>.

The Annual Report may also be accessed on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.

Unitholders may request for printed copies of the Annual Report by completing and submitting the request form accompanying the printed copies of the Notice of AGM and Proxy Form sent by post to Unitholders.

6. **Key dates/deadlines.** In summary, the key dates/deadlines which Unitholders should take note of are set out in the table below:

Key dates	Actions
6 April 2021 (Tuesday)	Unitholders may begin to pre-register at the URL http://www.manulifeusreit.sg for live audio-visual webcast/live audio-only stream of the AGM proceedings.
5.00 p.m. on 20 April 2021 (Tuesday)	Deadline for SRS investors who wish to appoint the Chairman of the AGM as proxy to approach their respective SRS Operators to submit their votes.
10.00 a.m. on 27 April 2021 (Tuesday)	<p>Deadline for Unitholders to:</p> <ul style="list-style-type: none"> • pre-register for live audio-visual webcast/live audio-only stream of the AGM proceedings; • submit Proxy Forms; and • submit questions in advance. <p>Authenticated Unitholders will receive an email which will contain instructions on how to access the live audio-visual webcast and live audio-only stream of the AGM proceedings (the “Confirmation Email”).</p> <p>Unitholders who have registered by the 27 April 2021 deadline but have not received the Confirmation Email by 10.00 a.m. on 29 April 2021 should contact our Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at +65 6536 5355 or via email at MUSTAGM@boardroomlimited.com.</p>

Key dates	Actions
<p>Date and Time of AGM: 10.00 a.m. on 30 April 2021 (Friday)</p>	<ul style="list-style-type: none"> • Click on the link in the Confirmation Email and follow the instructions to access the live audio-visual webcast of the AGM proceedings; or • Call the toll-free telephone number in the Confirmation Email to access the live audio-only stream of the AGM proceedings.

7. **Further information.** For further information on the AGM, Unitholders can contact our Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at MUSTAGM@boardroomlimited.com.
8. **Important reminder.** Due to the constantly evolving COVID-19 situation in Singapore, Unitholders should check Manulife US REIT's website at the URL <http://www.manulifeusreit.sg> or SGX website at <https://www.sgx.com/securities/company-announcements> for the latest updates on the status of the AGM.

Manulife US REIT would like to thank all Unitholders for their patience and co-operation in enabling us to hold our AGM with the optimum safe distancing measures amidst the current COVID-19 pandemic.

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)

Date: 6 April 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. 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.

APPENDIX

Steps for pre-registration, pre-submission of questions and voting at the AGM to be convened and held by way of electronic means

Unitholders will be able to observe and/or listen to the AGM proceedings through a live audio-visual webcast or live audio-only stream via their mobile phones, tablets or computers, submit questions in advance of the AGM and vote by appointing the Chairman of the AGM as proxy to attend, speak and vote on their behalf at the AGM.

To do so, Unitholders will need to complete the following steps:

Steps	Details
<p>1. Pre-registration</p>	<p>Unitholders <u>must</u> pre-register via the pre-registration website at the URL http://www.manulifeusreit.sg from now till 10.00 a.m. on 27 April 2021 to enable Manulife US REIT to verify their status as Unitholders.</p> <p>Following the verification, authenticated Unitholders will receive the Confirmation Email with the instructions on how to access the live audio-visual webcast and live audio-only stream of the AGM proceedings.</p> <p>Unitholders who have registered by 10.00 a.m. on 27 April 2021 but have not received the Confirmation Email by 10.00 a.m. on 29 April 2021 should contact our Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at +65 6536 5355 (during office hours), or via email at MUSTAGM@boardroomlimited.com.</p>
<p>2. Submission of questions (if any) in advance</p>	<p>Unitholders will <u>not</u> be able to ask questions at the AGM live during the webcast or audio-stream, and therefore it is important for Unitholders to pre-register and submit their questions (if any) in advance of the AGM.</p> <p>Submission of questions. Unitholders can submit questions related to the resolutions to be tabled for approval at the AGM to the Chairman of the AGM, in advance of the AGM, in the following manner:</p> <p>(a) Via Manulife US REIT's Pre-registration Website. Unitholders who pre-register to observe and/or listen to the AGM proceedings may submit their questions via Manulife US REIT's pre-registration website at the URL http://www.manulifeusreit.sg.</p> <p>(b) Via Email. Unitholders may submit their questions via email to MUSTAGM@boardroomlimited.com.</p> <p>(c) By Post. Unitholders may also submit their questions by post to:</p> <p style="padding-left: 40px;">Manulife US Real Estate Management Pte. Ltd. (as Manager of Manulife US REIT) c/o Boardroom Corporate & Advisory Services Pte. Ltd. 50 Raffles Place #32-01 Singapore Land Tower Singapore 048623</p>

Steps	Details
	<p>When sending in your questions by via email or post, please also provide us with the following details:</p> <ul style="list-style-type: none"> • Your full name; • Your address; and • The manner in which you hold Units in Manulife US REIT (e.g., via CDP or SRS). <p>Deadline to Submit Questions. All questions must be submitted and received by 10.00 a.m. on Tuesday, 27 April 2021.</p> <p>Addressing substantial and relevant questions. We will endeavour to address all substantial and relevant questions received from Unitholders during the AGM through live audio-visual webcast and live audio-only stream. However, as there may not be sufficient time to address all substantial and relevant questions during the AGM itself, we will publish our responses to those questions which we are unable to address during the AGM, on our corporate website and on SGXNET prior to the AGM.</p> <p>Minutes of AGM. We will publish the minutes of the AGM on our corporate website and on SGXNet, and the minutes will include the responses to substantial and relevant questions from Unitholders which are addressed during the AGM.</p>
<p>3. Submission of Proxy Forms to vote</p>	<p>Appointment of Chairman of the AGM as proxy. Unitholders (whether individual or corporate) who pre-register to observe and/or listen to the AGM proceedings and wish to vote on the resolutions to be tabled at the AGM must appoint the Chairman of the AGM as their proxy to attend, speak and vote on their behalf at the AGM, in accordance with the instructions on the Proxy Form.</p> <p>Specific voting instructions to be given. Where Unitholders (whether individual or corporate) appoint the Chairman of the AGM as their proxy, they must give specific instructions as to voting (i.e. vote for or vote against), or abstentions from voting, in respect of a resolution in the Proxy Form, failing which the appointment of the Chairman of the AGM as proxy for that resolution will be treated as invalid.</p> <p>Submission of Proxy Forms. The Proxy Forms must be submitted in the following manner:</p> <ul style="list-style-type: none"> (i) If submitted by post, be lodged with our Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623; or (ii) If submitted by electronically, be submitted via email to our Unit Registrar at MUSTAGM@boardroomlimited.com. <p>in either case, by 10.00 a.m. on Tuesday, 27 April 2021.</p> <p>A Unitholder who wishes to submit a Proxy Form may either download, complete and sign the proxy form or complete and sign the printed copy of the Proxy Form mailed to each Unitholder. Thereafter, the Unitholder may submit the completed and signed Proxy Form by post to the address provided above, or by scanning and sending it by email to the email address provided above.</p>

Steps	Details
	<p>In view of the current COVID-19 situation, Unitholders are <u>strongly encouraged</u> to submit the completed proxy forms electronically via email.</p> <p>SRS investors who wish to appoint the Chairman of the AGM as proxy should approach their respective SRS Operators to submit their votes by 5.00 p.m. on 20 April 2021, being 7 working days before the date of the AGM.</p>