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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)

ADVANCED DISTRIBUTION FOR PERIOD FROM 1 JULY 2021 TO 8 DECEMBER 2021

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of Manulife US Real Estate Investment Trust (“**Manulife US REIT**”) dated 30 November 2021 titled “Launch of Private Placement to Raise Gross Proceeds of no less than approximately US\$80.0 million”*

In an announcement dated 30 November 2021 titled “Notice Of Advanced Distribution Record Date And Distribution Payment Date”, 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 July 2021 to 8 December 2021, 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 2.31 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 1.94 cents ; and
- (b) distribution out of capital (the “**capital component**”) of US 0.37 cents,

which will be paid on 17 February 2022.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at 5.00 p.m. on 8 December 2021 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 December to 31 December 2021.

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 February 2022

Important Notice:

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of 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 past performance of Manulife US REIT is not necessarily indicative of the future performance of Manulife US REIT.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

This announcement is not an offer for sale of securities in Manulife US REIT in the United States or any other jurisdiction. The securities in Manulife US REIT have not been and will not be registered under the Securities Act and may not be offered or sold in the United States except

pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. There is no intention to register any portion of the offering in the United States or to conduct a public offering of securities in the United States.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.