SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN

FORM

3
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing the notification form.
- 2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
- (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
- (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

T dit i - Octiciai
Name of Listed Issuer:
Manulife US Real Estate Investment Trust ("Manulife US REIT")
Type of Listed Issuer: Company/Corporation
Registered/Recognised Business Trust
✓ Real Estate Investment Trust
Name of Trustee-Manager/Responsible Person:
Manulife US Real Estate Management Pte. Ltd. ("MUSREM")
Is more than one Substantial Shareholder/Unitholder giving notice in this form?
☐ No (Please proceed to complete Part II)
✓ Yes (Please proceed to complete Parts III & IV)
Date of notification to Listed Issuer:
24-Feb-2022

Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]



Sub	ostantial Shareholder/Unitholder A
1.	Name of Substantial Shareholder/Unitholder:
	Manulife Financial Asia Limited ("MFAL")
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
3.	Notification in respect of:
	Becoming a Substantial Shareholder/Unitholder
	✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	24-Feb-2022
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	24-Feb-2022
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N.A.
7	Quantum of total voting abaroa/unita /including voting abaroa/unita underlying

Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	1	149,843,920	149,843,921
As a percentage of total no. of voting shares/(0	8.54	8.54
	1		1
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest	Deemed Interest 159,774,634	<i>Total</i> 159,774,635

	Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]
	MFAL wholly owns Manulife International Holdings Limited ("MIHL") and is therefore deemed to be interested in MIHL's deemed interest in 84,657,792 Units. MFAL also wholly owns Manufacturers Life Reinsurance Limited ("MLRL") and is therefore deemed to be interested in MLRL's direct interest in 60,538,152 Units. MFAL also wholly owns Manulife US Real Estate Management Pte. Ltd. ("MUSREM") and is therefore deemed to be interested in MUSREM's direct interest in 14,578,690 Units.
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]
	MIL is a wholly-owned subsidiary of MIHL, which is in turn a wholly-owned subsidiary of MFAL. MFAL is a wholly-owned subsidiary of Manulife Holdings (Bermuda) Limited ("MHBL"), which is in turn a wholly-owned subsidiary of the Sponsor. The Sponsor is a wholly-owned subsidiary of MFC, which is a publicly listed entity.
10.	Attachments (if any):
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced
	on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3
12.	(c) 15-digit transaction reference number of the relevant transaction in the Form 3
12.	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
Sub	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
Sub	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
<u>Sub</u>	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: Remarks (<i>if any</i>): Percentage of total number of Units "immediately before the transaction" and "immediately after the transaction" is based on 1,754,154,689 Units in issue and 1,764,085,403 Units in issue respectively. Destantial Shareholder/Unitholder B Name of Substantial Shareholder/Unitholder: Manulife Holdings (Bermuda) Limited ("MHBL") Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?
<u>Sub</u>	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

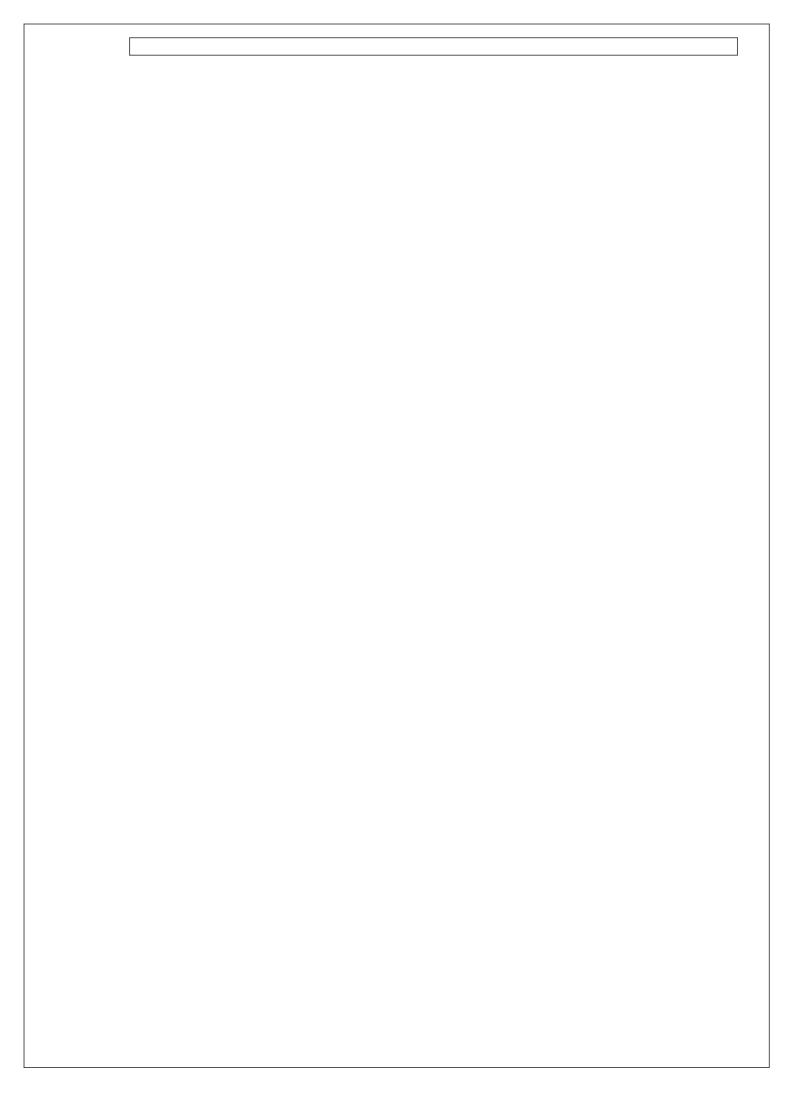
	Date of acquisition of or change in	interest:		
	24-Feb-2022			
	Date on which Substantial Shareh change in, interest (if different			•
	24-Feb-2022			
	Explanation (if the date of become change in, interest):	ing aware is differe	ent from the date of	f acquisition of, or th
	N.A.			
	Quantum of total voting sha	res/units (<i>includ</i>	ding voting share	es/units underlyii
	rights/options/warrants/convertible	•	•)) held by Substant
	Shareholder/Unitholder before and	d after the transact	ion:	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
lo Io	of voting shares/units held and/or	0	149,843,921	149,843,921
n	derlying the			
gı	nts/options/warrants/convertible debentures:			
	a percentage of total no. of voting	0	8.54	8.54
sha	ares/(1):			
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
ın	of voting shares/units held and/or derlying the rights/options/warrants/	0	159,774,635	159,774,635
		0	9.06	9.06
	a percentage of total no. of voting ares/t			
_				
	Circumstances giving rise to deem	ned interests (<i>if the</i>	interest is such):	
	[You may attach a chart in item 10 to			r/Unitholder's deemed
	interest arises]			
	MHBL wholly owns MFAL and is therefor deemed interest in 159,774,634 Units.	e deemed to be inter	ested in MFAL's direct i	nterest in 1 Unit and
	deemed interest in 159,774,054 offits.			
	-			attacks to the famous
	Relationship hotwoon the Substan	tial Sharahaldara/	Inithalders aiving a	OTICA IN THIC TORM!
	Relationship between the Substan [You may attach a chart in item 10 to			

	MIL is a wholly-owned subsidiary of MIHL, which is in turn a wholly-owned subsidiary of MFAL. MFAL is a wholly-owned subsidiary of MHBL, which is in turn a wholly-owned subsidiary of the Sponsor. The Sponsor is a wholly-owned subsidiary of MFC, which is a publicly listed entity.
10.	Attachments (if any):
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	on SGANET (the Initial Announcement).
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
	which was attached in the initial Almouncement.
12.	Remarks (if any):
Sub	transaction" is based on 1,754,154,689 Units in issue and 1,764,085,403 Units in issue respectively. stantial Shareholder/Unitholder C
1.	Name of Substantial Shareholder/Unitholder:
1.	The Manufacturers Life Insurance Company (the "Sponsor")
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
3.	Notification in respect of: Becoming a Substantial Shareholder/Unitholder
	☐ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	☐ Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	24-Feb-2022
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	24-Feb-2022

	N.A.			
7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	e debentures (con	version price knowi	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
un	. of voting shares/units held and/or derlying the hts/options/warrants/convertible debentures:	0	149,843,921	149,843,921
	a percentage of total no. of voting ares/ເ	0	8.54	8.54
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
un	of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures:	0	159,774,635	159,774,635
	a percentage of total no. of voting ares/t	0	9.06	9.06
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to i interest arises]	illustrate how the S	ubstantial Shareholde	
8.	[You may attach a chart in item 10 to	illustrate how the S	ubstantial Shareholde	
9.	[You may attach a chart in item 10 to interest arises] The Sponsor wholly owns MHBL and is the 159,774,635 Units. Relationship between the Substant	nerefore deemed to be tial Shareholders/	ubstantial Shareholde pe interested in MHBL's	s deemed interest in
	[You may attach a chart in item 10 to interest arises] The Sponsor wholly owns MHBL and is the 159,774,635 Units.	tial Shareholders/show the relationsh	ubstantial Shareholder on the interested in MHBL's function (Unitholders giving rapid between the Substantial Subs	notice in this forn
	[You may attach a chart in item 10 to interest arises] The Sponsor wholly owns MHBL and is the 159,774,635 Units. Relationship between the Substant [You may attach a chart in item 10 to start Shareholders/Unitholders] MIL is a wholly-owned subsidiary of MIHL wholly-owned subsidiary of MHBL, which	tial Shareholders/show the relationsh	Unitholders giving rip between the Substitution	notice in this formantial
9.	[You may attach a chart in item 10 to interest arises] The Sponsor wholly owns MHBL and is the 159,774,635 Units. Relationship between the Substant [You may attach a chart in item 10 to so Shareholders/Unitholders] MIL is a wholly-owned subsidiary of MHBL, which a wholly-owned subsidiary of MFC, which wholly-owned subsidiary of MFC, which a wholly-owned subsidiary of MFC, which who who who who who who who who who wh	tial Shareholders/show the relationshow the relationshow is in turn a who is in turn a who is a publicly listed entity should not exceed	Unitholders giving rip between the Substantity.	notice in this formantial

	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Rem	arks (<i>if any</i>):
	Percer	ntage of total number of Units "immediately before the transaction" and "immediately after the
		action" is based on 1,754,154,689 Units in issue and 1,764,085,403 Units in issue respectively.
Sub	stantia	al Shareholder/Unitholder D
1.	Nam	e of Substantial Shareholder/Unitholder:
٠.		life Financial Corporation ("MFC")
2.		ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the
۷.		rities of the Listed Issuer are held solely through fund manager(s)?
	ш	es
	✓ N	0
3.		ication in respect of:
		ecoming a Substantial Shareholder/Unitholder
	_	hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder easing to be a Substantial Shareholder/Unitholder
		casing to be a cabstantial charenolaen entitled
4.	Date	of acquisition of or change in interest:
	24-Fe	b-2022
5.		on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the age in, interest (if different from item 4 above, please specify the date):
	24-Fe	b-2022
6.	•	anation (if the date of becoming aware is different from the date of acquisition of, or the ge in, interest):
	N.A.	
7.	Qua	ntum of total voting shares/units (including voting shares/units underlying
	right	s/options/warrants/convertible debentures {conversion price known}) held by Substantial eholder/Unitholder before and after the transaction:
	Immed	liately before the transaction

unde	erlying t	g shares/units held and/or he ns/warrants/convertible debentures:	0	149,843,921	149,843,921
	percer	ntage of total no. of voting	0	8.54	8.54
	Immed	diately after the transaction	Direct Interest	Deemed Interest	Total
unde	erlying t	g shares/units held and/or he rights/options/warrants/ debentures :	0	159,774,635	159,774,635
	percer	ntage of total no. of voting	0	9.06	9.06
8.	[You i	mstances giving rise to deem may attach a chart in item 10 to i st arises]			er/Unitholder's deemed
		holly owns the Sponsor and is ther 4,635 Units.	efore deemed to be	interested in the Spon	sor's deemed interest in
9.	[You in Share MIL is a wholly	ionship between the Substant may attach a chart in item 10 to section of the sect	show the relationsh , which is in turn a v is in turn a wholly-c	wholly-owned subsidiar	y of MFAL. MFAL is a
10.	Attac	hments (<i>if any</i>): 👔			
	<u></u>	(The total file size for all attachmen	t(s) should not excee	ed 1MB.)	
11.	If this	is a replacement of an earlie	er notification, ple	ease provide:	
	(a)	SGXNet announcement reference on SGXNet (the "Initial Anno		st notification which	was announced
	(b)	Date of the Initial Announcer	mont:		
	(b)	Date of the milial Ambuncer	nent.		
	(c)	15-digit transaction reference which was attached in the In			on in the Form 3
12.	Rema	arks (<i>if any</i>):			
		ntage of total number of Units "imn ction" is based on 1,754,154,689 Ur			



Part IV - Transaction details

Others (please specify): Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders: 9,930,714 Units Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties): 6,389,176 Units at US\$0.6669: 3,541,538 Units at US\$0.6669 Circumstance giving rise to the interest or change in interest: Acquisition of: Securities via off-market transaction Securities via off-market transaction (e.g. married deals) Securities via physical settlement of derivatives or other securities Securities via a placement Securities via a placement Securities vio inf-market transaction (e.g. married deals) Other circumstances: Acceptance of take-over offer for the Listed Issuer Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify): MUSREM and John Hancock Life Insurance Company (U.S.A.)("JHUSA"), manager and property manager of Manulife US REIT, are entitled to receive 6,389,176 Units and 3,541,538 Units as payment of the base component management fees and property management fees for the period from 1 Jul 2021 to 31 Dec 2021 (both dates inclusive) respectively. MUSREM has been issued the 6,389,176 Units, while JHUSA has sold the 3,541,538 Units to MLRL and have in connection with the sales, directed that such Units be Issued directly to MLRL instead of JHUSA Others (please specify):	✓	Rights/Options/Warrants over voting shares/units
Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders: 9,930,714 Units Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties): 6,389,176 Units at US\$0.6669; 3,541,538 Units at US\$0.6669 Circumstance giving rise to the interest or change in interest: Acquisition of: Securities via market transaction Securities via market transaction (e.g. married deals) Securities pursuant to rights issue Securities pursuant to rights issue Securities via a placement Securities following conversion/exercise of rights, options, warrants or other convertibles Disposal of: Securities via market transaction (e.g. married deals) Other circumstances: Acceptance of take-over offer for the Listed Issuer Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify): MUSREM and John Hancock Life Insurance Company (U.S.A.)("JHUSA"), manager and property manager of Manulife US REIT, are entitled to receive 6,389,176 Units and 3,541,538 Units as payment of the base component management fees and property management fees for the period from 1 Jul 2021 to 31 Dec 2021 (both dates inclusive) respectively. MUSREM has been issued the 6,389,176 Units, while JHUSA has sold the 3,541,538 Units to MLRL and have in connection with the sales, directed that such Units be issued directly to MLRL instead of JHUSA		Convertible debentures over voting shares/units (conversion price known)
debentures acquired or disposed of by Substantial Shareholders/Unitholders: 9,930,714 Units Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties): 6,389,176 Units at US\$0.6669; 3,541,538 Units at US\$0.6669 Circumstance giving rise to the interest or change in interest: Acquisition of: Securities via market transaction Securities via off-market transaction (e.g. married deals) Securities via physical settlement of derivatives or other securities Securities pursuant to rights issue Securities via a placement Securities via a placement Securities via market transaction (e.g. married deals) Disposal of: Securities via market transaction (e.g. married deals) Other circumstances: Acceptance of take-over offer for the Listed Issuer Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify): MUSREM and John Hancock Life Insurance Company (U.S.A.)("JHUSA"), manager and property manager of Manulife US REIT, are entitled to receive 6,389,176 Units and 3,541,538 Units as payment of the base component management fees and property management fees for the period from 1 Jul 2021 to 31 Dec 2021 (both dates inclusive) respectively. MUSREM has been issued the 6,389,176 Units, while JHUSA has sold the 3,541,538 Units to MILRL and have in connection with the sales, directed that such Units be issued directly to MILRL instead of JHUSA		Others (please specify):
debentures acquired or disposed of by Substantial Shareholders/Unitholders: 9,930,714 Units Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties): 6,389,176 Units at US\$0.6669; 3,541,538 Units at US\$0.6669 Circumstance giving rise to the interest or change in interest: Acquisition of: Securities via market transaction Securities via off-market transaction (e.g. married deals) Securities via physical settlement of derivatives or other securities Securities pursuant to rights issue Securities via a placement Securities via a placement Securities via market transaction (e.g. married deals) Disposal of: Securities via market transaction (e.g. married deals) Other circumstances: Acceptance of take-over offer for the Listed Issuer Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify): MUSREM and John Hancock Life Insurance Company (U.S.A.)("JHUSA"), manager and property manager of Manulife US REIT, are entitled to receive 6,389,176 Units and 3,541,538 Units as payment of the base component management fees and property management fees for the period from 1 Jul 2021 to 31 Dec 2021 (both dates inclusive) respectively. MUSREM has been issued the 6,389,176 Units, while JHUSA has sold the 3,541,538 Units to MILRL and have in connection with the sales, directed that such Units be issued directly to MILRL instead of JHUSA		
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Others (please specify):		
		Others (please specify):

5.	Parti	culars of Individual submitting this notification form to the Listed Issuer:	
	(a)	Name of Individual:	
	(b)	Designation (if applicable):	
	(c)	Name of entity (if applicable):	
rans		n Reference Number (auto-generated):	