



MANULIFE US REAL ESTATE INVESTMENT TRUST
(Constituted in the Republic of Singapore pursuant to a Trust Deed
dated 27 March 2015 (as amended and restated))

ANNUAL GENERAL MEETING TO BE HELD ON 29 APRIL 2022

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; and
 - (c) the Joint Statement by Accounting and Corporate Regulatory Authority, Monetary Authority of Singapore and Singapore Exchange Regulation of 13 April 2020 (and subsequently updated on 27 April 2020, 22 June 2020, 1 October 2020 and 4 February 2022), which provides guidance on the conduct of general meetings amid the evolving COVID-19 situation.
2. **Date, time and conduct of AGM.** The Manager wishes to announce that pursuant to the Order, the annual general meeting ("**AGM**") of the holders of units in Manulife US REIT ("**Units**" and the holders of Units, "**Unitholders**") will be convened and held by way of electronic means on **Friday, 29 April 2022 at 10:00 a.m.** (Singapore time).

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 of, or live at, the AGM.

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. **No personal attendance at AGM.** As a precautionary measure due to the current COVID-19 situation in Singapore, to keep physical interactions and COVID-19 transmission risk to a minimum, the Manager is not providing for physical attendance by Unitholders at the AGM.

The AGM will be conducted virtually. To facilitate Unitholder engagement, the Manager will implement real-time remote electronic voting (live voting) and real-time electronic communications (live Q&A) at the AGM.

5. **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 to the Chairman of the AGM in advance of, or “live” at, the AGM; and
 - (c) voting at the AGM (a) “live” by the Unitholder or his/her/its duly appointed proxy(ies) (other than the Chairman of the AGM) via electronic means; or (b) by appointing the Chairman of the AGM as proxy to vote on the Unitholder’s behalf at the AGM.

Alternative arrangements relating to attendance at the AGM via electronic means (including arrangements by which the meeting can be electronically accessed via “live” audio-visual webcast or “live” audio-only stream), submission of questions to the Chairman of the AGM in advance of, or “live” at, the AGM, addressing of substantial and relevant questions in advance of, or “live” at, the AGM, and voting at the AGM (1) live by the Unitholder or his/her/its duly appointed proxy(ies) (other than the Chairman of the AGM) via electronic means; or (2) by appointing the Chairman of the AGM as proxy to vote on the Unitholder’s behalf at the AGM, are set out in the Notice of AGM.

In particular, SRS investors should note that they (i) may vote “live” via electronic means at the AGM if they are appointed as proxies by their respective SRS Operators, and should contact their respective SRS Operators if they have any queries regarding their appointment as proxies; or (ii) may appoint the Chairman of the AGM as proxy to vote on their behalf at the AGM, in which case they should approach their respective SRS Operators to submit their votes by **5:00 p.m. on Tuesday, 19 April 2022**, being seven working days before the date of the AGM. For avoidance of doubt, SRS investors will not be able to appoint third party proxy(ies) (i.e., persons other than the Chairman of the AGM) to vote “live” at the AGM on their behalf.

6. **Persons who hold Units through relevant intermediaries.** Persons who hold Units through relevant intermediaries (as defined in the Notice of AGM), other than SRS investors, and who wish to participate in the AGM by (i) observing and/or listening to the AGM proceedings via “live” audio-visual webcast or live audio-only stream; (ii) submitting questions to the Chairman of the AGM in advance of, or “live” at, the AGM; and/or (iii) voting at the AGM (a) “live” via electronic means by being appointed as proxy by their relevant intermediary; or (b) by appointing the Chairman of the AGM as proxy to vote on their behalf at the AGM, should contact the relevant intermediary through which they hold such Units as soon as possible in order for the necessary arrangements to be made for their participation in the AGM.
7. **Key dates/deadlines.** The table below sets out the key dates/deadlines for Unitholders to note:

| Key dates | Actions |
|---|---|
| 5 April 2022 (Tuesday) | Unitholders may begin to pre-register at the URL http://www.manulifeusreit.sg for the live audio-visual webcast/live audio-only stream of the AGM proceedings. |
| 10:00 a.m. on 13 April 2022 (Wednesday) | Deadline for Unitholders to submit questions to the Chairman of the AGM in advance. |
| 5:00 p.m. on 19 April 2022 (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 26 April 2022 (Tuesday) | Deadline for Unitholders to: <ul style="list-style-type: none"> • pre-register for “live” audio-visual webcast/ “live” audio-only stream of the AGM proceedings; and • submit Proxy Forms. <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 26 April 2022 deadline but have not received the Confirmation Email by 5:00 p.m. on 28 April 2022 should contact our Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at +65 6536 5355 or via email at MUSTAGM@boardroomlimited.com.</p> |
| Date and Time of AGM: 10:00 a.m. on 29 April 2022 (Friday) | <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 |

| Key dates | Actions |
|-----------|--|
| | <ul style="list-style-type: none"> Call the toll-free number in the Confirmation Email to access the “live” audio-only stream of the AGM proceedings. |

8. **Annual Report 2021.** The Annual Report of Manulife US REIT for the financial year ended 31 December 2021 (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.

9. **Further information.** For more information, Unitholders can refer to Manulife US REIT’s website at the URL <http://www.manulifeusreit.sg>, or contract the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at MUSTAGM@boardroomlimited.com.
10. **Important reminder.** Due to the constantly evolving COVID-19 situation in Singapore, the Manager may be required to change its arrangements for the AGM at short notice. 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 co-operation in enabling us to hold our AGM with the optimum safe management measures amid the ongoing COVID-19 pandemic.

BY ORDER OF THE BOARD

Manulife US Real Estate Management Pte. Ltd.
(Company Registration No. 201503253R)
As manager of Manulife US Real Estate Investment Trust

Tan Ling Ling
Company Secretary

5 April 2022

IMPORTANT NOTICE

The past performance of Manulife US REIT is not indicative of future performance. The listing of the units of Manulife US REIT (“**Units**”) on the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) does not guarantee a liquid market for the Units. The value of the 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. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

APPENDIX

Steps for pre-registration, submission of questions in advance of, or live at, the AGM 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, or live at, 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 must pre-register via the pre-registration website at the URL http://www.manulifeusreit.sg from now till 10:00 a.m. on 26 April 2022 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 26 April 2022 but have not received the Confirmation Email by 5:00 p.m. on 28 April 2022 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 and “live” during the AGM</p> | <p>Unitholders will be able to submit their questions (if any) in advance of the AGM and ask questions at the AGM “live” during the webcast or audio-stream.</p> <p><u>Submission of questions in advance of the AGM</u></p> <p>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> |

| Steps | Details |
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| | <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: Manulife US Real Estate Management Pte. Ltd. (as Manager of Manulife US REIT) c/o Boardroom Corporate & Advisory Services Pte. Ltd. 1 Harbourfront Avenue #14-07 Keppel Bay Tower Singapore 098632</p> <p>When sending in your questions by post or via email, 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 SRS) <p>Deadline to Submit Questions. All questions must be submitted and received by 10:00 a.m. on Wednesday, 13 April 2022.</p> <p><u>Ask questions “live” at the AGM</u></p> <p>Unitholders, including SRS investors, or where applicable, their appointed proxy(ies), who wish to ask questions related to the resolutions to be tabled for approval at the AGM, may also ask the questions “live” at the AGM in the following manner:</p> <p>(a) Unitholders, including SRS investors, or, where applicable, their appointed proxy(ies) who wish to ask questions “live” at the AGM must first pre-register themselves or, where applicable, their appointed proxy(ies) at the pre-registration website at http://www.manulifeusreit.sg, so that an email containing unique user credentials and instructions on how to access the “live” audio-visual webcast of the AGM proceedings can be sent to them or, where applicable, their appointed proxy(ies) following verification;</p> <p>(b) Unitholders, including SRS investors, or, where applicable, their appointed proxy(ies) must access the AGM proceedings via the “live” audio-visual webcast in order to ask questions live at the AGM, and will not be able to do so via the audio-only stream of the AGM proceedings; and</p> <p>(c) by submitting their questions through the “live” chat function by selecting the messaging tab at the top bar, typing in their</p> |

| Steps | Details |
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| | <p>questions, and clicking the arrow icon to send it via the Live Webcast platform.</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. Voting at the AGM</p> | <p>“Live” voting will be conducted during the AGM. Unitholders, including SRS investors, or where applicable, their duly appointed proxy(ies) who have been pre-registered, will be required to log-in to the “live” audio-visual webcast or “live” audio-only stream of the AGM proceedings using the unique login credentials provided in the Confirmation Email.</p> <p><u>“Live” voting</u></p> <p>Unitholders, or where applicable, their duly appointed proxy(ies) attending the AGM may cast their votes in real time for each resolution to be tabled at the AGM via the “live” audio-visual webcast or “live” audio-only stream, which may be accessed using the unique login credentials provided in the Confirmation Email. Unitholders or, where applicable, their duly appointed proxy(ies) will have the opportunity to cast their votes via the “live” voting feature on the Live webcast platform. Unitholders, or where applicable, their duly appointed proxy(ies) must have a web-browser enabled device in hand in order to cast their vote.</p> <p><u>Voting by appointing the Chairman of the AGM as proxy</u></p> <p>As an alternative, Unitholders may also vote at the AGM by appointing the Chairman of the AGM as his/her/its proxy to vote on his/her/its behalf at the AGM, in accordance with the instructions on the Proxy Form.</p> |

| Steps | Details |
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| | <p>Submission of Proxy Forms. The Proxy Forms must be submitted in the following manner:</p> <p>(i) If submitted by post, be lodged with our Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or</p> <p>(ii) If submitted electronically via email, by attaching and sending a clear, completed and signed PDF copy of the Proxy Form to our Unit Registrar at MUSTAGM@boardroomlimited.com.</p> <p>in either case, by 10:00 a.m. on Tuesday, 26 April 2022, being not less than seventy-two (72) hours before the time appointed for holding the AGM.</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> <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 19 April 2022, being 7 working days before the date of the AGM.</p> |