

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))

PROXY FORM ANNUAL GENERAL MEETING

(Please see notes overleaf before completing this Form)

IMPORTANT:

- The Annual General Meeting ("AGM") of Manulife US Real Estate Investment Trust ("Manulife US REIT") is being convened, and will be held by way of electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the "Virtual Meeting"). Printed copies of the Notice of AGM and this Proxy Form will be mailed to the unitholders of Manulife US REIT (the "Unitholders", each a "Unitholder"). Copies of the Notice of AGM and this Proxy Form will also be made available 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>.
- Due to the current COVID-19 situation in Singapore, a Unitholder **will not** be able to attend the AGM in person. Alternative arrangements relating to the:
 - attendance at the AGM via electronic means (including arrangements by which the AGM can be electronically accessed via "live" audio-visual webcast and "live" audio-only stream);
 - submission of questions to the Chairman of the AGM in advance of, or "live" at, the AGM, and addressing of substantial and relevant questions in advance of, or "live" at, the AGM; and
 - voting at the AGM (i) "live" by the Unitholder or proxyholder via electronic means or (ii) by appointing the Chairman of the AGM as proxy to vote on the Unitholder's behalf at the AGM,are as set out in the Notice of AGM dated 5 April 2022. The Notice of AGM may be accessed at Manulife US REIT's website at the URL <http://www.manulifeusreit.sg> and will also be made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.
- This Proxy Form is for use by Unitholders wishing to appoint a proxy(ies) for the AGM. Please read the notes overleaf which contain instructions on, *inter alia*, the appointment of proxy(ies).
- For persons who hold Units through relevant intermediaries, this Proxy Form is not valid for use and shall be ineffective for all intents and purposes if used or purported to be used by such persons. All persons who hold Units through relevant intermediaries should contact the relevant intermediary through which the Units are held as soon as possible to make the necessary arrangements to ensure their participation and ability to vote at the AGM.
- SRS investors:
 - who wish to vote "live" via electronic means at the AGM must first pre-register themselves at the pre-registration website at the URL <http://www.manulifeusreit.sg> by 10:00 a.m. on Tuesday, 26 April 2022; or
 - 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 19 April 2022, being seven (7) working days before the date of the AGM.For avoidance of doubt, SRS investors will not be able to use the Proxy Forms and appoint third party proxy(ies) (i.e. persons other than the Chairman of the Meeting) to vote "live" at the AGM on their behalf. Please read the notes overleaf at paragraph 5 for instructions on how SRS investors may vote.

I/We, _____ (Name(s) and NRIC/Passport/Company Registration Number(s))

of _____ (Address)

being a Unitholder/Unitholders of Manulife US Real Estate Investment Trust ("Manulife US REIT", and the units of Manulife US REIT, the "Units"), hereby appoint:

Name	NRIC/Passport No.	Proportion of Unitholdings	
		No. of Units	%
Address:			

and/or (delete as appropriate)

Name	NRIC/Passport No.	Proportion of Unitholdings	
		No. of Units	%
Address:			

or, both of whom failing, the Chairman of the AGM as my/our proxy/proxies to attend and vote for me/us on my/our behalf at the AGM of Manulife US REIT to be convened and held by way of electronic means on **Friday, 29 April 2022 at 10:00 a.m. (Singapore time)**, and at any adjournment thereof.

I/We direct my/our proxy/proxies to vote for or against or abstain from voting on the Resolutions to be proposed at the AGM as indicated hereunder.

No.	Ordinary Resolutions	Number of Votes For ¹	Number of Votes Against ¹	Number of Votes Abstain ¹
ORDINARY BUSINESS				
1	To receive and adopt the Trustee's Report, the Manager's Statement and the Audited Financial Statements of Manulife US REIT for the financial year ended 31 December 2021 together with the Auditors' Report thereon.			
2	To re-appoint Ernst & Young LLP as the Auditors of Manulife US REIT and to authorise the Manager to fix the Auditors' remuneration.			
SPECIAL BUSINESS				
3	To authorise the Manager to issue Units and to make or grant convertible Instruments.			

- 1 Voting will be conducted by Poll. If you wish your proxy/proxies to exercise all your Units "For" or "Against" or "Abstain", please tick (✓) within the relevant boxes provided in respect of that resolution. Alternatively, please indicate the number of Units "For" or "Against" or "Abstain", as appropriate, in the respective boxes provided in respect of that resolution. **In the absence of specified directions in respect of a resolution, the proxy/proxies may vote or abstain as the proxy/proxies deems fit on any of the above resolutions, and on any other matter arising at the AGM.**

Dated this _____ day of _____ 2022

Signature(s) of Unitholder(s) or,
Common Seal of Corporate Unitholder(s)

* Delete where inapplicable

Total number of Units held

Postage
will be paid by
addressee.
For posting in
Singapore only.

BUSINESS REPLY SERVICE
PERMIT NO. 09326



MANULIFE US REAL ESTATE MANAGEMENT PTE. LTD.
(as Manager of Manulife US Real Estate Investment Trust)
c/o Boardroom Corporate & Advisory Services Pte. Ltd.
1 Harbourfront Avenue,
#14-07 Keppel Bay Tower,
Singapore 098632

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IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM BELOW

Notes:

- (a) A Unitholder who is not a relevant intermediary is entitled to appoint not more than two proxies to attend, speak and vote at the AGM. Where such Unitholder's Proxy Form appoints more than one proxy, the proportion of the unitholding concerned to be represented by each proxy shall be specified in the Proxy Form.
- (b) A Unitholder who is a relevant intermediary is entitled to appoint more than two proxies to attend, speak and vote at the AGM, but each proxy must be appointed to exercise the rights attached to a different unit in Manulife REIT ("Unit") or Units held by such Unitholder. Where such Unitholder's Proxy Form appoints more than two proxies, the number and class of Units held in relation to which each proxy has been appointed shall be specified in the Proxy Form.

"relevant intermediary" means:

- (i) a banking corporation licensed under the Banking Act 1970, or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
- (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001, and who holds Units in that capacity; or
- (iii) the Central Provident Fund Board ("CPF Board") established by the Central Provident Fund Act 1953, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

2. A proxy need not be a Unitholder of Manulife US REIT.

3. A Unitholder who wishes to submit an instrument of proxy must complete and sign the Proxy Form, before submitting it in the following manner:

(a) If submitted by post, be submitted to the registered office of Manulife US REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632.

(b) If submitted electronically via email, by attaching and sending a clear completed and signed PDF copy of the Proxy Form to Manulife US REIT's Unit Registrar at MUSTAGM@boardroomlimited.com,

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.

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. For the avoidance of doubt, persons holding Units through relevant intermediaries, including SRS investors, should **not** submit the Proxy Form in the manner stated above and should instead 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 and voting at the AGM.

In view of the COVID-19 situation in Singapore, Unitholders are strongly encouraged to submit completed Proxy Forms electronically via email.

4. Persons who hold Units through relevant intermediaries are not to use the Proxy Form and 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 and voting at the AGM.

5. SRS investors:

(a) who wish to vote "live" via electronic means at the AGM must first pre-register themselves at the pre-registration website at the URL <http://www.manulifeusreit.sg> by **10:00 a.m. on Tuesday, 26 April 2022**; or

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(b) 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 19 April 2022, being seven (7) working days before the date of the AGM.

For avoidance of doubt, SRS investors will not be able to use the Proxy Forms and appoint third party proxy(ies) (i.e. persons other than the Chairman of the Meeting) to vote "live" at the AGM on their behalf.

6. A Unitholder should insert the total number of Units held in the Proxy Form. If the Unitholder has Units entered against his/her name in the Depository Register maintained by The Central Depository (Pte) Limited, he/she should insert that number of Units. If the Unitholder has Units registered in his/her/its name in the Register of Unitholders of Manulife US REIT, he/she/it should insert that number of Units. If the Unitholder has Units entered against his/her/its name in the Depository Register and registered in his/her/its name in the Register of Unitholders, he/she/it should insert the aggregate number of Units. If no number is inserted, the Proxy Form will be deemed to relate to all the Units held by the Unitholder.

7. The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.

8. Where the Proxy Form is signed on behalf of the appointor by an attorney or a duly appointed officer, the power of attorney or other authority (if any) under which it is signed or a notorially certified copy of such power of attorney must (failing previous registration) be deposited with the Proxy Form, failing which the Proxy Form may be treated as invalid.

9. Any reference to a time of day is made by reference to Singapore time.

10. All Unitholders will be bound by the outcome of the AGM regardless of whether they have attended or voted at the AGM.

11. At any meeting, a resolution put to the vote of the meeting shall be decided on a poll.

12. Manulife US REIT shall be entitled to reject this Proxy Form if it is incomplete, improperly completed, or illegible or where the true intentions of the appointor are not ascertainable from the instruction of the appointor specified in the Proxy Form (including any related attachment). In the case of Unitholders whose Units are entered against their names in the Depository Register, Manulife US REIT may reject any Proxy Form lodged if such Unitholders are not shown to have the corresponding number of Units in Manulife US REIT entered against their names in the Depository Register as at 72 hours before the time set for holding the AGM or the adjourned meeting, as appropriate.

PERSONAL DATA PRIVACY:

By submitting an instrument appointing the Chairman of the AGM as proxy, the Unitholder accepts and agrees to the personal data privacy terms set out in the Notice of AGM dated 5 April 2022.