



MANULIFE US REAL ESTATE INVESTMENT TRUST

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

**COMPLETION OF DIVESTMENT OF PROPERTY KNOWN AS CAPITOL LOCATED IN
SACRAMENTO, CALIFORNIA**

Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in Manulife US Real Estate Investment Trust's Circular to Unitholders dated 29 November 2023 (the "Circular").

Further to the announcement dated 30 September 2024 titled "Divestment of Property known as Capitol located in Sacramento, California" and the Circular, Manulife US Real Estate Management Pte. Ltd., as manager of Manulife US REIT, is pleased to announce that Manulife US REIT, through an indirect wholly-owned subsidiary, Hancock S-REIT Sacramento LLC, has on 28 October 2024 (Pacific time) completed the divestment of the Property to 400 CM Owner LLC, an unrelated third-party purchaser (the "**Divestment**"), pursuant to the Disposition Mandate.

The full repayment of approximately US\$130.7 million of outstanding loans maturing in 2025, using the net proceeds from the Divestment as well as existing cash, is expected to be completed in November 2024. Following the Divestment, Manulife US REIT's portfolio consists of 9 office properties in the United States located in Arizona, California, Georgia, New Jersey, Virginia and Washington, D.C..

BY ORDER OF THE BOARD

John Casasante

Chief Executive Officer & Chief Investment Officer

Manulife US Real Estate Management Pte. Ltd.

(Company Registration No. 201503253R)

As manager of Manulife US Real Estate Investment Trust

29 October 2024

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 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, the Trustee 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 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.