



**MANULIFE US REAL ESTATE INVESTMENT TRUST**

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

**REDEMPTION OF PREFERRED UNITS BY HANCOCK S-REIT SACRAMENTO LLC  
WHICH USED TO HOLD THE PROPERTY KNOWN AS CAPITOL**

Further to the announcement dated 30 September 2024 in relation to the divestment of the property known as Capitol<sup>1</sup> located in Sacramento, California (the "**Property**"), Manulife US Real Estate Management Pte. Ltd., as manager of Manulife US Real Estate Investment Trust ("**Manulife US REIT**"), and the manager of Manulife US REIT, the "**Manager**"), wishes to announce that Hancock S-REIT Sacramento LLC (the "**Subsidiary**"), an indirect subsidiary of Manulife US REIT which held the Property, has redeemed all of its 115 outstanding preferred units held by the preferred unitholders of the Subsidiary, all of whom are unrelated to The Manufacturers Life Insurance Company and Manulife US REIT<sup>2</sup>. The total redemption amount is approximately US\$0.1 million and was funded from internal resources. The redemption was effective at 12:01 a.m. (Eastern time) on 21 November 2024.

The redemption of the preferred units is not expected to have any material impact on the consolidated net tangible assets or earnings per unit of Manulife US REIT for the financial year ending 31 December 2024.

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

21 November 2024

---

<sup>1</sup> The full address of the Property is 400 Capitol Mall, Sacramento, California, United States 95814.

<sup>2</sup> The 115 preferred units in the Subsidiary were issued to meet one of the requirements for the Subsidiary to qualify for taxation as a real estate investment trust for U.S. federal income tax purposes under the United States Internal Revenue Code (as amended).

## **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 in Manulife US REIT (“**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, DBS Trustee Limited (as trustee of Manulife US REIT) 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.