



**QUALIFIED NOTICE IN RELATION TO SECTION 1446(f) OF
UNITED STATES INTERNAL REVENUE CODE OF 1986, AS AMENDED**

Manulife US Real Estate Investment Trust

SGX symbol: BTOU

ISIN code: SG1CI1000004

Qualified Notice Pursuant to U.S. Treasury Regulation § 1.1446-4(b)(4)

Qualified Notice Posting Date¹: 31 December 2025

Pursuant to Section 1446(f) of United States Internal Revenue Code of 1986 (“**US IRC**”), as amended, 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**”), hereby provides notice that Manulife US REIT has not been engaged in a trade or business within the United States.

No portion of a distribution for the financial year through 31 December 2025, if any, is attributable to income effectively connected with a trade or business in the United States or is otherwise subject to withholding under Section 1446 of the US IRC.

This document is a qualified notice as described in Sections 1.1446-4(b)(4) and 1.1446(f)-4(b)(3)(iii) of the United States Treasury Regulations and Manulife US REIT certifies that the 10% exception applies, as determined under Section 1.1446(f)-4(b)(3)(ii).

For further enquiries, please contact us at usreitingquiry@manulifeusreit.sg or contact our Unit Registrar, Boardroom Corporate Advisory Services Pte. Ltd. at +65 6230 9685 or MUSTSRS@boardroomlimited.com.

¹ For purposes of this Qualified Notice, the “PTP Designated Date” (per Treas. Reg. Section 1.1446(f)-4(b)(3)(ii)(B)) is the “Qualified Notice Posting Date” (above).