



MANULIFE US REAL ESTATE INVESTMENT TRUST

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

APPLICATION FOR AN EXTENSION OF TIME TO COMPLY WITH RULE 705(1) OF THE LISTING MANUAL

1. WAIVER APPLICATION PURSUANT TO RULE 705(1) OF THE LISTING MANUAL

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**"), refers to the notification of results release dated 3 February 2026, which stated that the unaudited financial results of Manulife US REIT for the full year ended 31 December 2025 will be released on 26 February 2026.

The Manager wishes to announce that an application had been submitted to seek an extension of time to comply with Rule 705(1) of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**", and the listing manual, the "**Listing Manual**"). The SGX-ST has informed the Manager that it has no objection to the Manager's application for an extension of time until 18 March 2026 to announce its full year financial statements for the year ended 31 December 2025 pursuant to Rule 705(1) of the Listing Manual (the "**Waiver**").

2. RATIONALE AND EXCHANGE'S CONSIDERATIONS

The reason for seeking the Waiver is because Manulife US REIT is in the process of negotiating the sale of one of its properties in its existing portfolio (the "**Sale Asset**"). Under the Disposition Mandate (as defined in the circular dated 1 December 2025), the sale of an asset pursuant to the mandate requires a valuation which is no earlier than two months prior to the entry into the purchase and sale agreement for such asset. Should the disposition materialise, a new valuation will be required.

A negotiated price agreed with the potential buyer is considered the best representation of fair value, as it reflects the outcome of a transaction between a willing buyer and a willing seller, and if an agreement is finalised for the sale of such asset, the sale price would be the appropriate amount to reflect as the carrying value of the asset in the accounts of Manulife US REIT. Accordingly, delaying the release of the unaudited financial results until the carrying value of such asset can be ascertained will ensure that unitholders and investors are aware of the value of such assets when trading in the securities of Manulife US REIT.

Unitholders should note that there is no assurance that the Manager will be able to sell the Sale Asset. The full year financial statements for the year ended 31 December 2025 will also be released if the buyer is no longer acquiring the Sale Asset.

The SGX-ST has considered the following (the “**Exchange’s Considerations**”):

- (a) the Manager is in active negotiations on the sale of an asset and is expected to be finalised within a reasonable timeframe by mid-March 2026; and
- (b) the Manager submitted that the negotiated price to be agreed with the potential buyer is considered the best representation of fair value of the asset and would be the appropriate amount to reflect as the carrying value of the asset in the accounts of Manulife US REIT after finalisation of the purchase and sale agreement.

3. CONDITIONS FOR THE WAIVER

The Waiver is subject to the following conditions (the “**Waiver Conditions**”):

- (i) Manulife US REIT announcing the following, including as required under Rule 107 of the Listing Manual:
 - (i) the Waiver granted;
 - (ii) the reasons for seeking the Waiver;
 - (iii) the Exchange’s Considerations;
 - (iv) the conditions upon which the Waiver is granted; and
 - (v) whether the Waiver Conditions have been satisfied as at the date of the announcement. If the Waiver Conditions have not been satisfied, Manulife US REIT must make an announcement as and when the conditions have been satisfied; and
- (ii) submission of a written confirmation from the board of directors of the Manager that the Waiver does not contravene any laws and regulations governing Manulife US REIT the trust deed constituting Manulife US REIT dated 27 March 2015, as amended, varied, supplemented and/or restated from time to time.

As at the date of this Announcement, Manulife US REIT has complied with all the Waiver Conditions.

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

25 February 2026

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. Holders of Units (“**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 Singapore Exchange Securities Trading Limited (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.