

MANULIFE US REAL ESTATE INVESTMENT TRUST
Unaudited Condensed Interim Consolidated Financial Statements
For the Half Year and Financial Year Ended 31 December 2025

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INTRODUCTION

Manulife US Real Estate Investment Trust (“Manulife US REIT” or the “Group”) is a Singapore real estate investment trust constituted by the Trust Deed dated 27 March 2015 (as amended and restated) between Manulife US Real Estate Management Pte. Ltd. as the Manager of Manulife US REIT (the “Manager”) and DBS Trustee Limited as the Trustee of Manulife US REIT (the “Trustee”).

Manulife US REIT was listed on the Main Board of the Singapore Exchange Securities Trading Limited (“SGX-ST”) on 20 May 2016 (the “Listing Date”). Manulife US REIT’s strategy has been broadened to principally invest, directly or indirectly, in income-producing real estate located in the United States of America (“U.S.” or “United States”) and Canada, as well as real estate-related assets. Manulife US REIT’s key objectives are to provide unitholders of Manulife US REIT (“Unitholders”) with regular and stable distributions and to achieve long-term growth in distribution per unit (“DPU”) and net asset value (“NAV”) per Unit, while maintaining an appropriate capital structure for Manulife US REIT.

Manulife US REIT portfolio comprises of the following 7 office properties (the “Properties”) in the United States, with an aggregate net lettable area of 3.5 million square feet (“sq ft”), as follows:

- Figueroa (acquired on Listing Date) is a 35-storey Class A office building, located in the South Park district of Downtown Los Angeles, two blocks away from a variety of entertainment venues;
- Michelson (acquired on Listing Date) is a 19-storey Trophy office building, located in Irvine, Orange County, within the Greater Los Angeles market;
- Exchange (acquired on 31 October 2017) is a 30-storey Class A office building, located in Jersey City, Hudson County, New Jersey;
- Penn (acquired on 22 June 2018) is a 13-storey Class A office building, located in Washington, D.C.;
- Phipps (acquired on 22 June 2018) is a 19-storey Trophy office building, located in the heart of Buckhead, Atlanta;
- Centerpointe (acquired on 10 May 2019) is a 2-tower, 11-storey Class A office building, located in Fairfax, Virginia;
- Diablo (acquired on 20 December 2021) is a 5-building office campus, located in Tempe, Arizona.

Manulife US REIT is presenting its financial results for the financial period from 1 July 2025 to 31 December 2025 (“2H 2025”) and the financial year from 1 January 2025 to 31 December 2025 (“FY 2025”).

Distribution Policy

Manulife US REIT’s distribution policy is to distribute at least 90% of its annual distributable income as set out in the Trust Deed. This distribution policy is also subject to the conditions as stipulated in Appendix 6 to the Code on Collective Investment Schemes (“Property Fund Appendix”), in that, if Manulife US REIT were to declare a distribution in excess of profits, the Manager should be able to certify, in consultation with the Trustee, that it is able to satisfy on reasonable grounds that, immediately after making the distribution, Manulife US REIT will be able to fulfil, from the deposited property of the property fund, the liabilities of Manulife US REIT as they fall due.

Pursuant to the recapitalisation plan set out in the circular to Unitholders dated 29 November 2023 (the “Recapitalisation Plan”) and the entry into the master restructuring agreement (the “Master Restructuring Agreement” or the “MRA”), Manulife US REIT halted distributions to Unitholders since 2023. On 23 December 2025, the lenders of the existing facilities (the “Lenders”) granted certain concessions which include an extension of the Disposal Deadline (as defined herein) and an extension of the temporary relaxation of the financial covenants (collectively, the “MRA Concessions”). Further to the granting of the MRA Concessions, the Lenders have required Manulife US REIT to keep half-yearly distributions to Unitholders suspended until the later of the achievement of the Reinstatement Conditions (as defined herein) and the period during which the Bank ICR (as defined herein) relaxation remains in effect.

For more information on the MRA Concessions, please refer to the circular to Unitholders dated 1 December 2025, as well as the announcements dated 11 December 2025, 15 December 2025 and 24 December 2025 respectively.

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SUMMARY OF RESULTS

	2H 2025	2H 2024	Change	FY 2025	FY 2024	Change
	US\$'000	US\$'000	%	US\$'000	US\$'000	%
Gross Revenue ⁽¹⁾	53,549	80,842	(33.8)	113,914	167,582	(32.0)
Net Property Income ⁽²⁾	23,012	37,075	(37.9)	53,178	79,874	(33.4)
Net Loss ⁽³⁾	(32,281)	(193,857)	(83.3)	(80,856)	(178,003)	(54.6)
Income Available for Distribution to Unitholders ⁽⁴⁾⁽⁵⁾	10,617	15,407	(31.1)	25,542	38,260	(33.2)
Income Available for Distribution to Unitholders per Unit ⁽⁶⁾ (US cents)	0.60	0.87	(31.0)	1.44	2.15	(33.0)

N.M.: Not meaningful

Footnotes:

- (1) Gross revenue of US\$53.5 million for 2H 2025 and US\$113.9 million for FY 2025 was lower by 33.8% and 32.0% respectively, mainly due to the divestment of Capitol in October 2024, Plaza in February 2025 and Peachtree in May 2025, in addition to lower rental and recoveries income as a result of higher portfolio vacancy rate. In addition, recoveries income was also lower due to a reduction in current and prior years' property tax.
- (2) Net property income of US\$23.0 million for 2H 2025 and US\$53.2 million for FY 2025 was lower by 37.9% and 33.4% respectively, mainly due to the divested properties partially offset by lower property operating expenses, mainly due to a reduction in current and prior years' property tax at Figueroa and Michelson.
- (3) Net loss for 2H 2025 and FY 2025 was US\$32.3 million and US\$80.9 million, lower by 83.3% and 54.6% respectively. This is primarily due to lower net fair value loss on investment properties and derivatives, lower Manager's base fees and lower finance costs, partially offset by lower net property income and lower interest income.
- (4) Income available for distribution to Unitholders for 2H 2025 and FY 2025 was lower by 31.1% and 33.2% respectively mainly due to lower net property income and lower interest income, partially offset by lower finance expenses and lower base fees.
- (5) Pursuant to the Recapitalisation Plan and the entry into the Master Restructuring Agreement, Manulife US REIT has halted distributions to Unitholders since 2023. Further to the granting of the MRA Concessions, the Lenders have required Manulife US REIT to keep half-yearly distributions to Unitholders suspended until the later of the achievement of the Reinstatement Conditions and the period during which the Bank ICR relaxation remains in effect.
- (6) Income available for distribution to Unitholders per Unit is computed based on Income available for Distribution to Unitholders divided by the total number of Units in issue.

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CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

	Note	Group		Trust	
		31 December 2025 US\$'000	31 December 2024 US\$'000	31 December 2025 US\$'000	31 December 2024 US\$'000
Current assets					
Cash and cash equivalents ^[a]		47,745	65,243	27,334	45,641
Asset held for sale ^[b]		92,500	43,700	-	-
Prepayments ^[c]		1,339	1,990	26	165
Trade and other receivables ^[d]		2,839	5,569	112	183
Financial derivatives ^[e]		3,091	2,706	3,091	2,706
		<u>147,514</u>	<u>119,208</u>	<u>30,563</u>	<u>48,695</u>
Non-current assets					
Investment properties	5	815,700	1,093,500	-	-
Investment in subsidiaries ^[f]		-	-	895,883	1,128,057
Financial derivatives ^[e]		-	11,956	-	11,956
		<u>815,700</u>	<u>1,105,456</u>	<u>895,883</u>	<u>1,140,013</u>
Total assets		<u>963,214</u>	<u>1,224,664</u>	<u>926,446</u>	<u>1,188,708</u>
Current liabilities					
Trade and other payables ^[g]		32,325	32,860	12,054	12,378
Loans and borrowings	6	35,469	-	35,469	-
Security deposits		569	728	-	-
Rent received in advance		5,927	6,459	-	-
		<u>74,290</u>	<u>40,047</u>	<u>47,523</u>	<u>12,378</u>
Non-current liabilities					
Trade and other payables ^[g]		3,291	3,949	-	-
Loans and borrowings	6	529,217	745,952	529,217	745,952
Financial derivatives ^[e]		95	-	95	-
Security deposits ^[c]		2,257	3,262	-	-
Preferred units ^[c]	7	659	822	-	-
Deferred tax liabilities		3,629	-	-	-
		<u>539,148</u>	<u>753,985</u>	<u>529,312</u>	<u>745,952</u>
Total liabilities		<u>613,438</u>	<u>794,032</u>	<u>576,835</u>	<u>758,330</u>
Net assets attributable to Unitholders		<u>349,776</u>	<u>430,632</u>	<u>349,611</u>	<u>430,378</u>
Represented by:					
Unitholders' funds		349,776	430,632	349,611	430,378
Net assets attributable to Unitholders		<u>349,776</u>	<u>430,632</u>	<u>349,611</u>	<u>430,378</u>
Units in issue and to be issued ('000)	8	<u>1,835,124</u>	<u>1,835,124</u>	<u>1,835,124</u>	<u>1,835,124</u>
Net asset value per Unit (US\$) attributable to Unitholders	9	<u>0.19</u>	<u>0.23</u>	<u>0.19</u>	<u>0.23</u>

Footnotes:

- As at 31 December 2025, cash and cash equivalents include short-term fixed deposits at the Trust of US\$23.5 million (31 December 2024: US\$38.7 million), of which US\$11.0 million (31 December 2024: US\$17.7 million) is maintained as interest reserve.
- The Manager is currently in ongoing discussions in relation to the divestment of Figueroa and the property has been reclassified to asset held for sale as at 31 December 2025. The carrying value of the asset held for sale is the estimated fair value based on current market conditions. Actual net sale consideration may differ subject to negotiations, including final seller credits and other adjustments. The Manager announced the divestment of Plaza on 20 February 2025 and the property was reclassified to asset held for sale as at 31 December 2024. The divestment was subsequently completed on 25 February 2025 (U.S. time).
- The decrease was mainly due to the divested properties.
- An allowance for expected credit losses ("ECL") of US\$2.0 million (31 December 2024: US\$1.7 million) has been included in the Group's trade and other receivables. The decrease in trade and other receivables is mainly arising from the divested properties and rent received.
- This relates to the fair value of interest rate swaps entered into by the Group for hedging purposes.
- Included in investment in subsidiaries is an accumulated allowance for impairment loss of US\$779.0 million (31 December 2024: US\$719.3 million).
- Trade and other payables comprise mainly:
 - trade payables
 - accruals mainly for property operating expenses (including property management fee payable) and capital expenditures
 - deferred revenue for lease termination and amendment fees which are amortised over the remaining lease period
 - base fee payable to the Manager and interest payable at the Trust

As at 31 December 2025, this includes property management fee payable of US\$9.8 million, deferred revenue of US\$3.9 million (current: US\$0.6 million, non-current: US\$3.3 million), and base fee payable of US\$7.1 million. As at 31 December 2024, this includes property management fee payable of US\$6.8 million, deferred revenue of US\$4.7 million (current: US\$0.8 million, non-current: US\$3.9 million), base fee payable of US\$4.3 million and fee payable in relation to the MRA of US\$2.3 million.

The accompanying notes form an integral part of the condensed financial statements.

MANULIFE US REAL ESTATE INVESTMENT TRUST
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CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Note	Group			
		2H 2025 US\$'000	2H 2024 US\$'000	FY 2025 US\$'000	FY 2024 US\$'000
Gross revenue ^[a]		53,549	80,842	113,914	167,582
Property operating expenses ^[b]		(30,537)	(43,767)	(60,736)	(87,708)
Net property income		23,012	37,075	53,178	79,874
Interest income ^[c]		526	1,478	1,385	3,277
Manager's base fee ^[d]		(1,180)	(1,712)	(2,838)	(4,251)
Trustee's fee		(85)	(111)	(180)	(226)
Other trust expenses ^[e]		(994)	(1,168)	(2,008)	(2,546)
Finance expenses	10	(16,013)	(25,829)	(34,608)	(48,099)
Net income before tax and fair value changes		5,266	9,733	14,929	28,029
Net fair value change in derivatives ^[f]		(5,148)	(11,449)	(11,666)	(16,577)
Net fair value change in investment properties ^[g]		(28,563)	(191,760)	(76,718)	(187,936)
Loss on disposal of investment properties ^[h]		-	(1,618)	(3,323)	(1,618)
Net loss before tax		(28,445)	(195,094)	(76,778)	(178,102)
Tax (expense)/income ^[i]	11	(3,836)	1,237	(4,078)	99
Net loss attributable to Unitholders		(32,281)	(193,857)	(80,856)	(178,003)
Earnings per Unit ("EPU") (US cents)					
Basic and diluted EPU	12	(1.76)	(10.56)	(4.41)	(9.70)

Footnotes:

- Gross revenue includes carpark income of US\$4.4 million for 2H 2025 (2H 2024: US\$6.3 million) and US\$9.5 million for FY 2025 (FY 2024: US\$13.2 million).
- Property operating expenses include a net provision for ECL of US\$0.4 million for 2H 2025 (2H 2024: US\$0.3 million) and US\$0.3 million for FY 2025 (FY 2024: US\$0.6 million).
- Interest income comprises mainly interest earned from interest-bearing bank accounts and short-term fixed deposits.
- The Manager's base fee is based on 10% of distributable income (calculated before accounting for Manager's base fee and performance fee). The Manager has elected to receive 100% of its base fee in the form of cash for FY 2025 and FY 2024.
- Other trust expenses consist of audit, regulatory and tax compliance, legal, foreign exchange differences and other expenses.
- The Group has entered into interest rate swaps to hedge against floating interest rates. For accounting purposes, the derivatives are carried at fair value on the balance sheet with changes in fair value recognised in profit or loss. No hedge accounting has been elected on the derivatives. Net fair value change in derivatives is not taxable or tax-deductible, and has no impact on the distributable income to the Unitholders.
- Net fair value loss on investment properties mainly arose from a net decrease in the fair value of investment properties after taking into consideration the capital expenditure and leasing costs during the financial year, as well as the divestments of Plaza and Peachtree in 1H 2025.
The main decrease in fair values were attributable to Exchange, as a result of the lack of new leasing activity and limited comparable transactions, as well as fair value loss recognised to reflect Figueroa's carrying amount at the estimated fair value based on current market conditions. This was partially offset by the increase attributable to Michelson and Phipps, where strong leasing activity, favourable economics of executed leases and proposals led to lower discount and terminal capitalisation rates, higher market growth and lower static vacancy rate assumptions.
Net fair value change in investment properties has no impact on the income available for distribution to the Unitholders.
- The loss on disposal of investment properties arose from the divestments of Plaza and Peachtree, which were completed on 25 February 2025 (U.S. time) and 27 May 2025 (U.S. time) respectively.
- Tax expense comprises:
 - current tax, which includes income tax and withholding tax; and
 - deferred tax, which is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amount used for taxation purposes.

For 2H 2025 and FY 2025, tax expense includes withholding tax mainly incurred from halting distributions and deferred tax expense arising from fair value gain in relation to Phipps and tax depreciation. For 2H 2024 and FY 2024, tax income is due to net impact of deferred tax income from net fair value loss on investment properties, partially offset by deferred tax expense from tax depreciation, as well as withholding tax expense.

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CONDENSED INTERIM DISTRIBUTION STATEMENT

	Group			
	2H 2025 US\$'000	2H 2024 US\$'000	FY 2025 US\$'000	FY 2024 US\$'000
Amount available for distribution to Unitholders at the beginning of the period/year	127,533	97,201	112,608	74,348
Net loss for the period/year	(32,281)	(193,857)	(80,856)	(178,003)
Distribution adjustments (Note A)	42,898	209,264	106,398	216,263
Income available for distribution to Unitholders for the period/year	10,617	15,407	25,542	38,260
Amount available for distribution to Unitholders	138,150	112,608	138,150	112,608
Distribution amount to Unitholders at the end of the period/year¹	-	-	-	-
Number of Units in issue at end of the period/year ('000)	1,776,565	1,776,565	1,776,565	1,776,565
DPU¹ (US cents)	-	-	-	-
Note A – Distribution adjustments comprise:				
- Property related non-cash items ²	5,252	5,161	10,070	8,985
- Amortisation of upfront debt-related transaction costs ³	493	938	1,372	1,977
- Trustee's fee	85	111	180	226
- Net fair value change in derivatives	5,148	11,449	11,666	16,577
- Net fair value change in investment properties	28,563	191,760	76,718	187,936
- Loss on disposal of investment properties	-	1,618	3,323	1,618
- Deferred tax expense/(income)	3,629	(1,472)	3,629	(777)
- Other items ⁴	(272)	(301)	(560)	(279)
Distribution adjustments	42,898	209,264	106,398	216,263

Footnotes:

- ¹ Pursuant to the Recapitalisation Plan and the entry into the Master Restructuring Agreement, Manulife US REIT has halted distributions to Unitholders since 2023. Further to the granting of the MRA Concessions, the Lenders have required Manulife US REIT to keep half-yearly distributions to Unitholders suspended until the later of the achievement of the Reinstatement Conditions and the period during which the Bank ICR relaxation remains in effect.
- ² This includes straight-line rent adjustments and amortisation of tenant improvement allowance, leasing commissions and free rent incentives.
- ³ Upfront debt-related transaction costs and costs incurred in relation to the Master Restructuring Agreement are amortised over the remaining term of the loans and borrowings.
- ⁴ This includes non-tax deductible items and other adjustments including rent-free reimbursements. The rent-free reimbursements were in relation to the vendors of certain properties that had granted rent-free periods to certain tenants under the existing lease arrangements. As part of the terms of the acquisitions, these vendors reimbursed Manulife US REIT the free rent under existing lease arrangements and the rent-free reimbursements are applied towards the distributable income.

The accompanying notes form an integral part of the condensed financial statements.

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CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	Note	Group			
		2H 2025 US\$'000	2H 2024 US\$'000	FY 2025 US\$'000	FY 2024 US\$'000
Cash flows from operating activities					
Net loss for the period/year before tax		(28,445)	(195,094)	(76,778)	(178,102)
Adjustments for:					
Amortisation		5,252	5,161	10,070	8,985
Net change in provision for expected credit losses		398	327	291	594
Interest income		(526)	(1,478)	(1,385)	(3,277)
Finance expenses		16,013	25,829	34,608	48,099
Net fair value change in derivatives		5,148	11,449	11,666	16,577
Net fair value change in investment properties		28,563	191,760	76,718	187,936
Loss on disposal of investment properties		-	1,618	3,323	1,618
Net unrealised foreign exchange losses/(gains)		17	(8)	(70)	48
Operating income before working capital changes		26,420	39,564	58,443	82,478
Changes in working capital:					
Trade and other receivables		877	(812)	2,439	7,763
Prepayments		(932)	(1,357)	651	143
Financial derivatives		-	2,027	-	2,027
Trade and other payables		(3,187)	(3,643)	742	1,014
Security deposits		(39)	(243)	(129)	(385)
Rent received in advance		320	(298)	(478)	(3,068)
Cash from operating activities		23,459	35,238	61,668	89,972
Tax paid		(500)	(930)	(540)	(1,090)
Interest paid		(12,969)	(21,265)	(30,484)	(40,378)
Net cash from operating activities		9,990	13,043	30,644	48,504
Cash flows from investing activities					
Proceeds from disposal of investment properties (net of transaction costs) ^[a]		-	107,801	161,073	107,801
Payment for capital expenditure and other costs related to investment properties ^[b]		(3,876)	(20,896)	(23,673)	(40,636)
Interest received		526	1,478	1,385	3,277
Net cash (used in)/from investing activities		(3,350)	88,383	138,785	70,442
Cash flows from financing activities					
Redemption of preferred units	7	-	(115)	(230)	(115)
Repayment of loans and borrowings ^[c]		(25,000)	(130,686)	(186,000)	(180,686)
Payment of transaction costs relating to loans and borrowings, including the MRA Concessions		(762)	-	(762)	-
Movement in interest reserve accounts ^[d]		755	484	6,671	4,732
Net cash used in financing activities		(25,007)	(130,317)	(180,321)	(176,069)
Net decrease in cash and cash equivalents		(18,367)	(28,891)	(10,892)	(57,123)
Cash and cash equivalents at beginning of the period/ year		55,113	76,442	47,556	104,726
Effect of exchange rate fluctuations on cash held in foreign currency		(17)	5	65	(47)
Cash and cash equivalents at end of the period/year		36,729	47,556	36,729	47,556

The accompanying notes form an integral part of the condensed financial statements.

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CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (CONT'D)

For the purpose of presenting the consolidated statement of cash flows, cash and cash equivalents comprise the following:

	Group	
	31 December 2025	31 December 2024
	US\$'000	US\$'000
Cash and cash equivalents in the consolidated statement of financial position	47,745	65,243
Less: Interest reserves ^(d)	(11,016)	(17,687)
Cash and cash equivalents in the consolidated statement of cash flows	36,729	47,556

Footnotes:

- a. The divestment of Plaza and Peachtree were completed on 25 February 2025 (U.S. time) and 27 May 2025 (U.S. time) respectively with total net proceeds of US\$163.6 million after factoring in transaction costs. After closing prorations and adjustments of US\$2.5 million, cash received from the divestments amounted to US\$161.1 million.
- b. For FY 2025, this includes capital expenditures (renovations or improvements) and leasing costs (including tenant improvement allowances) largely from Peachtree, Michelson and Centerpointe. For FY 2024, this includes capital expenditures (renovations or improvements) and leasing costs (including tenant improvement allowances) largely from Figueroa, Peachtree, Plaza and Capitol.
- c. During FY 2025, Manulife US REIT made debt repayments of US\$40.0 million in March 2025 and US\$121.0 million in June 2025 utilising proceeds from the divestments of Plaza and Peachtree, and US\$25.0 million in July 2025 utilising its existing cash. For FY 2024, the REIT made debt repayment of US\$130.7 million in November 2024 utilising proceeds from the divestment of Capitol and existing cash, in addition to a pari-passu US\$50.0 million debt repayment in March 2024 with existing cash.
- d. Manulife US REIT is required, under the Recapitalisation Plan and Master Restructuring Agreement, to maintain interest reserve accounts comprising an interest reserve of six months for its outstanding loans, including the Sponsor-Lender Loan. The interest reserve accounts are cash collaterals charged in favour to the lenders. Pursuant to the granting of the MRA Concessions, the Lenders have requested Manulife US REIT to continue complying with this requirement until the later of the achievement of the Reinstatement Conditions and the period during which the Bank ICR relaxation remains in effect.

The accompanying notes form an integral part of the condensed financial statements.

MANULIFE US REAL ESTATE INVESTMENT TRUST
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As at 31 December 2025

CONDENSED INTERIM STATEMENT OF PORTFOLIO

Description of Property	Tenure of Land	Occupancy Rate ¹	Occupancy Rate ¹	Fair Value	Fair Value	Percentage of	Percentage of
		as at 31 December 2025	as at 31 December 2024	as at 31 December 2025	as at 31 December 2024	Total Net Assets as at 31 December 2025	Total Net Assets as at 31 December 2024
Group		%	%	US\$'000	US\$'000	%	%
Commercial Office Properties							
Figueroa	Freehold	-	46.6	-	117,000	-	27.2
Michelson	Freehold	81.4	81.4	230,400	219,500	65.9	51.0
Peachtree ²	Freehold	-	77.0	-	164,600	-	38.2
Exchange	Freehold	72.5	73.8	191,400	211,600	54.7	49.1
Penn	Freehold	84.9	90.0	79,800	79,100	22.8	18.4
Phipps	Freehold	83.7	80.4	192,500	180,200	55.0	41.8
Centerpointe	Freehold	75.1	68.2	76,700	75,900	21.9	17.6
Diablo	Freehold	37.8	98.2	44,900	45,600	12.9	10.6
Total investment properties				815,700	1,093,500	233.2	253.9
Asset held for sale – Figueroa ³	Freehold	45.6	-	92,500	-	26.4	-
Asset held for sale – Plaza ⁴	Freehold	-	71.5	-	43,700	-	10.2
Other assets and liabilities (net)				(558,424)	(706,568)	(159.7)	(164.1)
Net assets				349,776	430,632	100.0	100.0

¹ Based on committed leases.

² The divestment of Peachtree was completed on 27 May 2025 (U.S. time).

³ Manager is currently in ongoing discussions in relation to the divestment of Figueroa and the property has been reclassified to asset held for sale as at 31 December 2025.

⁴ The Manager announced the divestment of Plaza on 20 February 2025, and the property was reclassified to asset held for sale as at 31 December 2024. The divestment was completed on 25 February 2025 (U.S. time).

The accompanying notes form an integral part of the condensed financial statements.

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NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

1 General

Manulife US Real Estate Investment Trust (the “Trust” or “Manulife US REIT”) is a Singapore real estate investment trust constituted pursuant to a trust deed dated 27 March 2015 (as amended and restated) (the “Trust Deed”) made between Manulife US Real Estate Management Pte. Ltd. (the “Manager”) and DBS Trustee Limited (the “Trustee”). The Trustee is under a duty to take into custody and hold the assets of the Trust and its subsidiaries in trust for the Unitholders of the Trust. The Trust and its subsidiaries are collectively referred to as the “Group” and individually as “Group entities”.

The Trust was admitted to the Official List of Singapore Exchange Securities Trading Limited (the “SGX-ST”) on 20 May 2016.

The registered office and principal place of business of the Manager is located at 8 Cross Street, #16-03 Manulife Tower, Singapore 048424.

The principal activity of the Trust is investment holding. The principal activities of the Trust’s subsidiaries are to own and principally invest, directly or indirectly, in income-producing real estate located in the United States and Canada, as well as real estate-related assets. The primary objective of the Group is to provide Unitholders with regular and stable distributions and to achieve long-term growth in DPU and NAV per Unit, while maintaining an appropriate capital structure.

The condensed interim consolidated financial statements relate to the Trust and its subsidiaries.

2 Basis of preparation

2.1 Statement of compliance

The condensed interim financial statements for the six months and full year ended 31 December 2025 have been prepared in accordance with International Financial Reporting Standards (“IFRS”) issued by the International Accounting Standards Board (“IASB”), the applicable requirements of the Code on Collective Investment Schemes (the “CIS Code”) issued by the Monetary Authority of Singapore (“MAS”) and the provisions of the Trust Deed.

The condensed interim financial statements do not include all the information required for a complete set of financial statements and should be read in conjunction with the Group’s audited annual financial statements for the year ended 31 December 2024. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last annual financial statements for the year ended 31 December 2024.

The Group has applied the same accounting policies and methods of computation consistent with those used in the audited financial statements for the financial year ended 31 December 2024 in the preparation of the consolidated financial statements for the current reporting period except for the adoption of revised IFRS (including its consequential amendments) and interpretations effective for the financial period beginning 1 January 2025. The adoption of these revised IFRS and interpretations did not result in material changes to the Group’s accounting policies and has no material effect on the amounts reported for the current financial period.

The condensed interim financial statements are presented in United States Dollars (“US\$” or “USD”), which is the functional currency of the Trust. All financial information presented has been rounded to the nearest thousand (US\$’000), unless otherwise stated.

2.2 Going concern basis of preparation of financial statements

The Group reported a net loss of US\$80.9 million for the financial year ended 31 December 2025, which is largely attributed by the net fair value loss on investment properties of US\$76.7 million.

As disclosed in Note 6, the decrease in the fair value of the investment properties (Note 5) contributed to the Group’s breach of a financial covenant imposed by the Group’s lenders and limited the Group’s ability to raise further debt funding. In response to these, the Group has undergone a restructuring of existing credit facilities through the Recapitalisation Plan.

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2 Basis of preparation (cont'd)

Under the terms and conditions of the Recapitalisation Plan and MRA, the Group is required to procure the sale of certain of the Group's properties and to achieve minimum cumulative net sale proceeds targets (each a "Minimum Sale Target") by certain dates as follows:

- (i) on a best endeavours basis by 31 December 2024: Minimum cumulative net sale proceeds of US\$230.0 million (the "2024 Net Proceeds Target")
- (ii) by 30 June 2025 (the "Disposal Deadline"): Minimum cumulative net sale proceeds of US\$328.7 million (the "Net Proceeds Target") (inclusive of the above 2024 Net Proceeds Target)

Pursuant to the disposition mandate approved by the Unitholders in 2023 as part of the Recapitalisation Plan (the "Previous Disposition Mandate"), the Manager has been authorised to dispose the Group's existing investment properties until it achieves net sale proceeds exceeding US\$328.7 million, 31 December 2025 or if the early reinstatement conditions are achieved, whichever is earliest.

During the financial year ended 31 December 2024, the Group completed the sale of its property i.e., Capitol and the net sale proceeds of US\$109.5 million, as well as existing cash of US\$21.2 million, were used to repay US\$130.7 million of loans and borrowings maturing in 2025. As the 2024 Net Proceeds Target had not been achieved, the Group incurred a fee of US\$2.3 million which was paid to the lenders under the Master Restructuring Agreement.

The Group completed the sale of two additional properties i.e., Plaza in February 2025 and Peachtree in May 2025. The sale of Plaza and Peachtree generated net sale proceeds of US\$163.6 million, which the Group utilised to repay US\$40.0 million of loans in March 2025 and US\$121.0 million of loans in June 2025 following each divestment. In addition, the Manager obtained the consent of the lenders to extend the Disposal Deadline from 30 June 2025 to 31 December 2025 which would coincide with the expiry of the Previous Disposition Mandate, as well as the approval for an additional repayment of US\$25.0 million of loans due between 2026 to 2028 using its existing cash, which was completed on 2 July 2025.

Pursuant to the growth and value up plan set out in the circular dated 1 December 2025 (the "Growth and Value Up Plan") and the extraordinary general meeting held on 16 December 2025, Unitholders approved a disposition mandate to authorise the disposal of up to three existing properties to raise aggregate net proceeds not exceeding US\$350.0 million (the "Disposition Mandate")¹ and an acquisition mandate to authorise acquisitions and investments with aggregate agreed property value not exceeding US\$600.0 million within the broadened investment mandate of Manulife US REIT (the "Acquisition Mandate"). On 23 December 2025, the Manager and Lenders executed the relevant document to effect the MRA Concessions. The MRA Concessions granted are as follows:

- (i) an extension of the Disposal Deadline from 31 December 2025 to 30 June 2026 (the "Updated Disposal Deadline"); and
- (ii) an extension of the temporary relaxation of the financial covenants as follows:
 - (a) the Unencumbered Gearing, which is the percentage of consolidated total unencumbered debt to consolidated total unencumbered assets, being not more than 80% (compared to 60%) from 31 December 2025 to 30 June 2026; and
 - (b) the Bank ICR, which is the ratio of consolidated earnings before interest, taxes, depreciation and amortisation to consolidated interest expense, being no less than 1.5 times (compared to 2.0 times) from 31 December 2025 to 31 December 2026.

The implementation of the Growth and Value Up Plan formed the basis of the Manager's discussion with the Lenders in relation to the MRA Concessions. The MRA Concessions alongside the Growth and Value Up Plan would provide Manulife US REIT with sufficient time and means to achieve the Net Proceeds Target.

Further to granting of the MRA Concession relating to Bank ICR in (ii)(b) above for an additional six months beyond the Updated Disposal Deadline of 30 June 2026, the Lenders have required Manulife US REIT to continue complying with two existing conditions under the Master Restructuring Agreement for the same extended period. Specifically, Manulife US REIT must (i) maintain the interest reserve requirements and (ii) keep half-yearly distributions to Unitholders suspended until the later of the achievement of the Reinstatement Conditions and the period during which the Bank ICR relaxation remains in effect.

¹ For the avoidance of doubt, in the event that the sale of any existing property would result in the aggregate net proceeds increasing from an amount below US\$350.0 million to an amount exceeding US\$350.0 million, the sale of such existing property is also deemed approved by the Disposition Mandate.

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The reinstatement conditions which are currently applicable to Manulife US REIT (the “Reinstatement Conditions”) are as follows:

- (i) consolidated total liabilities to consolidated deposited properties being no more than 50%;
- (ii) minimum interest coverage ratio of 1.5 times; and
- (iii) there being no default continuing for at least one full financial quarter after Manulife US REIT delivers its financial statement evidencing compliance with (i) and (ii).

As at the date of the financial statements, the Manager is in ongoing discussions in relation to the divestment of Figueroa and the property has been reclassified to asset held for sale as at 31 December 2025.

The condensed interim consolidated financial statements of the Group have been prepared on a going concern basis in view of the following factors considered by the Manager:

- (i) Based on the Group’s cash flow forecast for the next 12 months from the date of issuance of these interim financial statements, the Manager believes the Group will be able to meet its obligations as and when they fall due. The Group has continued to generate positive cash flows from operating activities during the current and prior years, and is expected to meet its operating cash flow requirements through cash flows from its existing and future lease agreements with tenants; and
- (ii) With the completion of the divestment of Capitol, Plaza and Peachtree, the Group has achieved approximately 83% of Net Proceeds Target as at 31 December 2025. The Group anticipates completing the divestment of Figueroa and thereby meeting the Net Proceeds Target by the Updated Disposal Deadline, and the net proceeds will be partially utilised in the repayment of the Group’s upcoming loan maturities; and
- (iii) The Manager will continue engaging with the Lenders to seek their continued support of Manulife US REIT and the implementation of the Growth and Value Up Plan.

In the event the Group is unable to meet the Net Proceeds Target by the Updated Disposal Deadline, the majority lenders under each facility agreement have the contractual right to demand immediate repayment of the outstanding loan. If the Group is unable to continue as a going concern, the Group may be unable to discharge its liabilities in the normal course of business and adjustments may have to be made to reflect the situation that assets may need to be realised other than in the normal course of business and at amounts which could differ significantly from the amounts at which they are currently recorded in the statement of financial position. In addition, the Group may have to reclassify non-current assets and liabilities as current assets and liabilities. No such adjustments have been made to these financial statements.

2.3 Use of estimates and judgements

The preparation of the Group’s condensed interim financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2024.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Critical judgements and accounting estimates in applying accounting policies have the most significant effect on the amounts recognised in the financial statements in the following areas:

- Valuation of investment properties
- Basis of measurement and use of going concern assumption
- Measurement of expected credit losses for trade receivables
- Fair value of derivatives

3 Seasonal operations

The Group’s businesses are not affected significantly by seasonal or cyclical factors during the financial period.

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4 Segment reporting

An operating segment is a component of the Group:

- that engages in business activities from which it may earn revenue and incur expenses, including revenue and expenses that relate to transactions with any of the Group's other components;
- whose operating results are regularly reviewed by the Chief Executive Officer and the directors of the Manager to make decisions about resources to be allocated to the segment and assess its performance; and
- for which discrete financial information is available.

The Group's investment properties comprise commercial office properties located in the United States. Therefore, the Manager considers that the Group operates within a single business segment and within a single geographical segment in the United States. Accordingly, no segment information has been presented in these financial statements.

5 Investment properties

	Group	
	2025	2024
	US\$'000	US\$'000
Consolidated Statement of Financial Position		
As at 1 January	1,093,500	1,411,800
Capital expenditure capitalised	24,733	33,450
Disposal of investment properties	(125,366)	(111,129)
Fair value changes in investment properties	(84,667)	(196,921)
Reclassification to asset held for sale	(92,500)	(43,700)
As at 31 December	<u>815,700</u>	<u>1,093,500</u>
Consolidated Statement of Comprehensive Income		
Fair value changes in investment properties	(84,667)	(196,921)
Fair value change in asset held for sale	(2,121)	-
Net effect of amortisation and straight-lining	10,070	8,985
Net fair value changes recognised in the statement of comprehensive income	<u>(76,718)</u>	<u>(187,936)</u>

As set out in Note 2.2, the Group is required to procure, the sale of the Group's properties prioritised by specified tranches, and to achieve minimum cumulative net sale proceeds targets by specified dates (i.e., the 2024 Net Proceeds Target and the Net Proceeds Target) under the terms and conditions of the Recapitalisation Plan and Master Restructuring Agreement.

At the point of implementation of the Recapitalisation Plan, the minimum cumulative net sale proceeds was to be made up from the sale of up to four of the following assets, being Centerpointe, Diablo, Figueroa and Penn (collectively, the "Tranche 1 Assets") and Capitol, Exchange, Peachtree and Plaza (collectively, the "Tranche 2 Assets"), of which not more than two may be Tranche 2 Assets. Under the Master Restructuring Agreement, the sale of Michelson and/or Phipps is subject to the necessary consents under each of the respective facility agreements. In relation to the sale of Peachtree, the third Tranche 2 Asset which was sold, the requisite consent of lenders was obtained for the disposal of up to three Tranche 2 Assets.

As the 2024 Net Proceeds Target had not been achieved, the Group incurred a fee of US\$2.3 million on 31 December 2024, based on the higher of (A) a flat fee of 1% on the shortfall amount between the 2024 Net Proceeds Target and the cumulative net sale proceeds actually received, and (B) an additional interest margin payment, at a rate of 0.75% per annum on the outstanding amounts under the existing facilities as at 31 December 2024 for a period of 180 days.

For details, please refer to the key terms of the Recapitalisation Plan in paragraph 3.1 of the circular dated 29 November 2023, the announcement on "Update On Restructuring Of The Existing Facilities" dated 13 December 2023, the announcement on "Amendments To The Terms Of Master Restructuring Agreement" dated 23 May 2025, as well as the announcement on "Updates in relation to the MRA Concessions" dated 24 December 2025.

Details on the Group's plans, progress and expectations in meeting the Net Proceeds Target, and the implications of not meeting the Net Proceeds Target are disclosed in Note 2.2.

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5 Investment properties (cont'd)

Divestments and reclassification to held for sale

Pursuant to the Previous Disposition Mandate, during the financial year ended 31 December 2024, the Group completed the divestment of the investment property named Capitol for a consideration of US\$117.0 million less seller credits, to an unrelated third-party purchaser on 28 October 2024 (U.S. time). In addition, the Manager announced the divestment of Plaza on 20 February 2025 for a consideration of US\$51.8 million less seller credits and the sale was completed on 25 February 2025 (U.S. time). Plaza, with carrying amount of US\$43.7 million, was classified as asset held for sale in the Group's statement of financial position as at 31 December 2024. The Group further completed the divestment of Peachtree for a consideration of US\$133.8 million less seller credits on 27 May 2025 (U.S. time).

The Manager is currently in ongoing discussions in relation to the divestment of Figueroa and the property has been reclassified to asset held for sale as at 31 December 2025 at the estimated fair value based on current market conditions. Actual net sale consideration may differ subject to negotiations, including final seller credits and other adjustments.

Measurement of fair value

As at 31 December 2025 and 31 December 2024, the investment properties were stated at fair value based on independent valuations undertaken by Cushman and Wakefield of Texas, Inc, except for Figueroa, which has been reclassified to held for sale based on the estimated fair value based on current market conditions. The fair values were generally calculated using the income approach. The two primary income approaches that may be used are the Discounted Cash Flow ("DCF") and the Direct Capitalisation Method ("DCM"). DCF calculates the present values of future cash flows over a specified time period, including the potential proceeds of a deemed disposition, to determine the fair value. DCM measures the relationship of value to the stabilised net operating income, normally at the first year. Both the DCF and DCM approaches convert the earnings of a property into an estimate of value. The market or direct comparison approach may also be used, which is based on sound considerations for similarity and comparability between properties. Considerations may include geographic location, physical, legal, and revenue generating characteristics, market conditions and financing terms and conditions. The final step in the appraisal process involves the reconciliation of the individual valuation techniques in relationship to their substantiation by market data, and the reliability and applicability of each valuation technique to the subject property.

The valuation methods used in determining the fair value involve certain estimates including those relating to discount rate, terminal capitalisation rate and capitalisation rate, which are unobservable. In relying on the valuation reports, the Manager has exercised its judgement and is satisfied that the valuation methods and estimates used are reflective of the current market conditions.

The fair value measurement for investment properties has been categorised as a Level 3 fair value based on the inputs to the valuation techniques used.

Valuation techniques and significant unobservable inputs

The following table shows the significant unobservable inputs used in the measurement of fair value of investment properties as at 31 December:

Valuation techniques	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Discounted cash flow approach	Rental rate per square foot per year 2025: US\$15.00 - US\$52.00 (2024: US\$15.00 - US\$55.00)	Higher rental rate would result in a higher fair value, while lower rates would result in a lower fair value.
	Discount rate 2025: 8.00% - 10.50% (2024: 8.25% - 11.25%)	Higher discount rate or terminal capitalisation rate would result in a lower fair value, while lower rates would result in a higher fair value.
	Terminal capitalisation rate 2025: 6.00% - 7.75% (2024: 6.00% - 8.25%)	

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5 Investment properties (cont'd)

Valuation techniques and significant unobservable inputs (cont'd)

Valuation techniques	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Direct capitalisation method	Rental rate per square foot per year 2025: US\$15.00 - US\$52.00 (2024: US\$15.00 - US\$55.00)	Higher rental rate would result in a higher fair value, while lower rates would result in a lower fair value.
	Capitalisation rate 2025: 7.00% - 8.00% (2024: 6.50% - 8.25%)	Higher capitalisation rate would result in a lower fair value, while lower rates would result in a higher fair value.
Market or Direct comparison approach	Price per square foot 2025: US\$129 - US\$430 (2024: US\$96 - US\$410)	Higher price per square foot would result in a higher fair value, while a lower price per square foot would result in a lower fair value.

6 Loans and borrowings

	Group and Trust	
	2025 US\$'000	2024 US\$'000
Current		
Unsecured bank loans	35,554	-
Less: Unamortised transaction costs	(85)	-
	<u>35,469</u>	<u>-</u>
Non-current		
Unsecured bank loans	341,962	608,014
Unsecured bank loan due to a related party	44,498	-
Unsecured Sponsor-Lender Loan	137,000	137,000
Accrual for Sponsor-Lender Loan exit premium	7,945	3,821
Less: Unamortised transaction costs	(2,188)	(2,883)
	<u>529,217</u>	<u>745,952</u>
	<u>564,686</u>	<u>745,952</u>

The Property Funds Appendix states that the aggregate leverage limit is not considered to be breached if exceeding the limit is due to circumstances beyond the control of the Manager. As a decline in the valuation of investment properties has resulted in the aggregate leverage of Manulife US REIT exceeding 50%, there is no breach of the aggregate leverage limit as defined by the Property Funds Appendix.

As at 31 December 2025, the Group had gross borrowings of US\$559.0 million (2024: US\$745.0 million), an aggregate leverage ratio of 58.0% (2024: 60.8%) and interest coverage ratio ("ICR"), as defined by the Property Funds Appendix, of 1.7 times (2024: 1.7 times). 74.6% of the gross borrowings have fixed interest rates or have been hedged (2024: 69.4%), which reduces short-term cash flow volatility from floating interest rate movements.

The weighted average interest rate on borrowings as at 31 December 2025 was 4.58% (2024: 4.53%) per annum, and the weighted average debt maturity was 2.3 years (2024: 2.9 years). Including the exit premium on the Sponsor-Lender Loan, the weighted average interest rate on borrowings as at 31 December 2025 was 5.25% (2024: 5.03%).

All of the Group's properties are unencumbered as at 31 December 2025 and 31 December 2024.

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6 Loans and borrowings (cont'd)

Loans and borrowings due to related parties

Pursuant to the Recapitalisation Plan, the approval of the resolutions during the Extraordinary General Meeting held on 14 December 2023, and the Master Restructuring Agreement, the Sponsor granted an unsecured loan of US\$137.0 million for a period of six-years at an interest rate of 7.25% paid quarterly (the "Sponsor-Lender Loan") with an exit premium of up to 21.16%.

In addition to the above, an unrelated bank lender of Manulife US REIT transferred its remaining loan balance of US\$44.5 million to a related entity of the Sponsor on 2 December 2025.

Loan covenants

The majority of existing loans of Manulife US REIT contain a financial covenant which states that Manulife US REIT must at all times ensure and procure that the ratio of consolidated total unencumbered debt to consolidated total assets (the "Unencumbered Gearing Ratio") for any measurement period (being a period of 12 months ending on the last day of each financial half-year of Manulife US REIT) is not more than 60:100, and ratio of Consolidated EBITDA to Consolidated Interest Expense (the "Bank Interest Coverage Ratio" or "Bank ICR"), as defined in the facility agreements, is no less than 2.0 times. As announced on 18 July 2023, the Unencumbered Gearing Ratio as at 30 June 2023 was 60.2:100 as a result of the decline in valuation of investment properties and the breach of the financial covenant has triggered a cross default under all of the Group's loan facilities and interest rate swaps.

As part of the Master Restructuring Agreement, Manulife US REIT obtained a waiver of the breach in addition to an extension of all loan maturities of the existing facilities by one year, and a temporary amendment of financial covenants such that Unencumbered Gearing Ratio for any measurement period (being a period of 12 months ending on the last day of each financial year of Manulife US REIT) is not more than 80:100 and Bank Interest Coverage Ratio shall be no less than 1.5 times, till 31 December 2025, unless the early reinstatement conditions are achieved earlier.

As disclosed in Note 2.2, the MRA Concessions, which include the extension of the Disposal Deadline and temporary relaxation of the financial covenants for Unencumbered Gearing and Bank ICR, were effected on 23 December 2025. For details on the Group's plans, progress and expectations in meeting the Net Proceeds Target, and the implications of not meeting the Net Proceeds Target, refer to Note 2.2.

Interest coverage ratio sensitivity analysis

In accordance with the revised CIS Code effective from 28 November 2024, the ICR is calculated by dividing the trailing 12 months' earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation) (the "EBITDA"), by the trailing 12 months' interest expense, borrowing-related fees and distributions on hybrid securities. During the financial year ended 31 December 2025, the Group did not have any hybrid securities.

A sensitivity analysis for the Group's ICR is set out in the table below:

	31 December 2025	Assuming 10% decrease in EBITDA	Assuming 100 basis points increase in weighted average interest rate
Interest coverage ratio (times)	1.7	1.5	1.4
Interest coverage ratio, excluding Sponsor-Lender exit premium (times)	1.9	1.7	1.6

Interest coverage ratio sensitivity analysis (cont'd)

Excluding the Sponsor-Lender exit premium, the Group's ICR would have been 1.9 times. The Manager will continue to maintain prudent capital management and will seek to improve the Group's ICR through various strategies, including:

- Using divestment proceeds under the Growth and Value Up Plan to repay loans and acquire higher-yielding assets from the industrial, living and retail sectors;
- Focusing on leasing and asset management strategies to improve EBITDA;
- Exploring refinancing options for higher-interest debt; and
- Managing interest rate risk in line with the Group's hedging policy.

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6 Loans and borrowings (cont'd)

The details of credit facilities as at 31 December are set out below:

	2025		2024	
	Facility amount US\$'000	Utilised amount US\$'000	Facility Amount US\$'000	Utilised amount US\$'000
Group and Trust				
Unsecured				
Trust-level term loans ¹	665,000	422,014	850,000	608,014
Sponsor-Lender Loan	137,000	137,000	137,000	137,000
Committed revolving credit facility	-	-	50,000	-
	<u>802,000</u>	<u>559,014</u>	<u>1,037,000</u>	<u>745,014</u>

¹ Including US\$44.5 million due to a related entity of the Sponsor.

7 Preferred units

	Group	
	2025 US\$'000	2024 US\$'000
As at 1 January	822	904
Redemption of preferred units (net of transaction costs)	(163)	(82)
As at 31 December	<u>659</u>	<u>822</u>

In connection with the divestments of Plaza and Peachtree, Hancock S-REIT SECA LLC, which held the Plaza property, and Hancock S-REIT ATL LLC, which held the Peachtree property, redeemed all outstanding preferred units held by the preferred unitholders on 10 March 2025 and 11 June 2025 respectively. The total cash paid for the redemption of approximately US\$0.2 million was funded from internal resources.

In connection with the divestment of Capitol, Hancock S-REIT Sacramento LLC, which held the Capitol property, redeemed all outstanding preferred units held by the preferred unitholders on 21 November 2024. The total cash paid for the redemption of approximately US\$0.1 million was funded from internal resources.

8 Units in issue and to be issued

	Group and Trust			
	2025		2024	
	No. of Units '000	US\$'000	No. of Units '000	US\$'000
Units in issue				
As at 1 January/31 December	1,776,565	1,227,728	1,776,565	1,227,728
Units to be issued				
Manager's base fee payable in Units ^{[a][b]}	35,541	7,985	35,541	7,985
Property management fees payable in Units ^{[a][b]}	23,018	5,132	23,018	5,132
	<u>58,559</u>	<u>13,117</u>	<u>58,559</u>	<u>13,117</u>
Total Units issued and to be issued as at 31 December	<u>1,835,124</u>	<u>1,240,845</u>	<u>1,835,124</u>	<u>1,240,845</u>

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8 Units in issue and to be issued (cont'd)

Footnotes:

- a. The Manager deferred the issuance of units in Manulife US REIT in relation to the Manager's base fee and the Property Manager's management fee for the periods from 1 July 2022 to 31 December 2022 ("2H 2022") and 1 January 2023 to 30 June 2023 ("1H 2023") to a date where the Manager is satisfied that such issuance would be in compliance with the unit ownership limit of 9.8% prescribed in the Trust Deed.
- b. There are 21,859,395 Units to be issued in satisfaction of the Manager's base fee and Property Manager's management fee for 2H 2022 based on the volume weighted average price for the last 10 Business Days immediately preceding 31 December 2022 of US\$0.3118, and 36,699,067 Units to be issued in satisfaction of the Manager's base fee and Property Manager's management fee for 1H 2023 based on the volume weighted average price for the last 10 Business Days immediately preceding 30 June 2023 of US\$0.1717. Actual Units from payment of property management fees may be different as it will be based on the higher of (i) volume weighted average price for last 10 Business Days immediately preceding 31 December 2022 and 30 June 2023 respectively, or (ii) the closing price on the day of issuance of Units in payment of property management fees.

Manulife US REIT did not hold any treasury units as at 31 December 2025 and 31 December 2024. The total number of issued Units in Manulife US REIT as at 31 December 2025 and 31 December 2024 was 1,776,565,421.

9 Net asset value per Unit

Note	Group		Trust	
	2025	2024	2025	2024
Net asset value per Unit is based on:				
- Net assets (US\$'000) ^[a]	349,776	430,632	349,611	430,378
- Total Units issued and to be issued at end of period ('000)	8	1,835,124	1,835,124	1,835,124

Footnotes:

- a. Net asset value and net tangible asset are the same as there are no intangible assets as at 31 December 2025 and 31 December 2024.

10 Finance expenses

	Group			
	2H 2025 US\$'000	2H 2024 US\$'000	FY 2025 US\$'000	FY 2024 US\$'000
Interest expense on loans and borrowings	13,254	20,428	28,650	39,643
Fee in relation to the MRA ^[a]	-	2,280	-	2,280
Amortisation of upfront debt-related transaction costs ^[b]	493	938	1,372	1,977
Exit premium on Sponsor-Lender Loan	2,118	1,918	4,124	3,721
Dividends on preferred units	55	75	119	151
Redemption of preferred units ^[c]	-	33	67	33
Commitment and financing fees ^[d]	93	157	276	294
	16,013	25,829	34,608	48,099

Footnotes:

- a. The Group recognised a fee of US\$2.3 million as at 31 December 2024 as the 2024 Net Proceeds Target under the MRA had not been achieved. This was computed based on the higher of (A) a flat fee of 1% on the shortfall amount between the 2024 Net Proceeds Target and the cumulative net sale proceeds actually received, and (B) an additional interest margin payment, at a rate of 0.75% per annum on the outstanding amounts under the existing facilities as at 31 December 2024 for a period of 180 days.

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10 Finance expenses (cont'd)

Footnotes:

- b. Upfront debt-related transaction costs, including costs in relation to the Master Restructuring Agreement and the MRA Concessions, are amortised over the remaining term of the loans and borrowings.
- c. Following the completion of the divestment of Peachtree, Plaza and Capitol, Hancock S-REIT ATL LLC, which held the Peachtree property, Hancock S-REIT SECA LLC, which held the Plaza property, and Hancock S-REIT Sacramento LLC, which held the Capitol property, each redeemed all outstanding preferred units held by the preferred unitholders on 11 June 2025, 10 March 2025 and 21 November 2024 respectively.
- d. This includes the financing fees on trust-level committed lines of credit.

11 Tax expenses

	Group			
	2H 2025	2H 2024	FY 2025	FY 2024
	US\$'000	US\$'000	US\$'000	US\$'000
Current tax expense				
Income tax	36	212	99	382
Withholding tax ^[a]	171	188	350	461
Overprovision in respect of previous year ^[b]	-	(165)	-	(165)
	<u>207</u>	<u>235</u>	<u>449</u>	<u>678</u>
Deferred tax income				
Movement in temporary differences	3,629	(1,472)	3,629	(777)
	<u>3,836</u>	<u>(1,237)</u>	<u>4,078</u>	<u>(99)</u>

Footnotes:

- a. While distributions are halted, the Group has to bear the withholding tax based on the proportion of unitholders who fail to submit a valid U.S. tax form.
- b. While the Group had provided for US\$0.7 million of withholding tax in relation to halting distributions as at 31 December 2023, actual tax paid in 2024 was US\$0.6 million, which resulted in an overprovision adjustment in 2024.

12 Earnings per Unit ("EPU")

Basic earnings per Unit is based on:

	Group			
	2H 2025	2H 2024	FY 2025	FY 2024
Net loss for the period/year (US\$'000)	<u>(32,281)</u>	<u>(193,857)</u>	<u>(80,856)</u>	<u>(178,003)</u>
	No. of Units	No. of Units	No. of Units	No. of Units
Weighted average number of Units in issue and issuable ('000)	<u>1,835,124</u>	<u>1,835,124</u>	<u>1,835,124</u>	<u>1,835,124</u>

Basic EPU is calculated based on the weighted number of Units for the period. This is comprised of:

- (i) the weighted average number of Units in issue for the period; and
- (ii) the estimated weighted average number of Units issuable as payment of the Manager's base fees and Property Manager's management fees for the period.

Diluted EPU is the same as the basic EPU as there are no dilutive instruments in issue during the period.

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13 Fair value of assets and liabilities

When measuring the fair value of an asset or a liability, the Group uses market observable data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- a) Level 1: for unadjusted price quoted in active markets for identical assets or liabilities;
- b) Level 2: for inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- c) Level 3: for inputs that are based on unobservable market data. These unobservable inputs reflect the Group's own assumptions about the assumptions that market participants would use in pricing the asset or liability, and are developed based on the best information available in the circumstances (which might include the Group's own data).

	Note	Group				Trust			
		Level 1 US\$'000	Level 2 US\$'000	Level 3 US\$'000	Total US\$'000	Level 1 US\$'000	Level 2 US\$'000	Level 3 US\$'000	Total US\$'000
2025									
Financial assets									
Financial derivatives		-	3,091	-	3,091	-	3,091	-	3,091
Financial liabilities									
Financial derivatives		-	95	-	95	-	95	-	95
Loans and borrowings	6	-	-	567,621	567,621	-	-	567,621	567,621
Preferred units	7	-	-	920	920	-	-	-	-
2024									
Financial assets									
Financial derivatives		-	14,662	-	14,662	-	14,662	-	14,662
Financial liabilities									
Loans and borrowings	6	-	-	745,928	745,928	-	-	745,928	745,928
Preferred units	7	-	-	1,150	1,150	-	-	-	-

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13 Fair value of assets and liabilities (cont'd)

Measurement of fair values

The following is a description of the valuation techniques and inputs used in the measuring Level 2 and Level 3 fair values.

Financial instruments measured at fair value

Financial derivatives

The fair value of interest rate swaps is based on valuations provided by the financial institutions that are the counterparties of the transactions. Similar contracts are traded in an active market, and the quotes reflect the actual transactions in similar instruments.

Financial instruments not measured at fair value

Loans and borrowings

The fair values of loans and borrowings are calculated using the discounted cash flow technique based on the present value of future principal and interest cash flows, discounted at the market rate of interest at the measurement date.

14 Significant related party transactions

In addition to the related party information disclosed elsewhere in the financial statements, the following significant related party transactions were carried out at terms agreed between the parties:

	Group			
	2H 2025	2H 2024	FY 2025	FY 2024
	US\$'000	US\$'000	US\$'000	US\$'000
Interest expense paid/payable to a related party ¹	243	-	243	-
Rental received/receivable from a related party	137	329	363	667
Interest expense paid/payable pursuant to the Sponsor-Lender Loan	5,058	5,077	10,052	10,117
Manager's divestment fee paid/payable	-	556	835	556
Manager's base fee paid/payable	1,180	1,712	2,838	4,251
Property manager's management fee paid/payable	1,449	2,085	3,049	4,241
Trustee's fee paid/payable ²	104	118	218	233
Leasing fees to a related party	41	201	126	551
Construction supervision fees to a related party	-	554	31	750
Reimbursements to a related party	2,473	3,790	2,594	3,970
Settlement of liabilities including withholding taxes	498	587	498	587

¹ On 2 December 2025, an unrelated bank lender of Manulife US REIT transferred its remaining loan balance of US\$44.5 million to a related entity of the Sponsor. This relates to the interest expense for the period from the date of transfer to 31 December 2025.

² Including fees for the disposal of investment properties and the MRA Concessions.

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15 Financial ratios

	Group	
	FY 2025	FY 2024
	%	%
Ratio of expenses to weighted average net assets ¹		
- including performance component of the Manager's management fees	1.28	1.17
- excluding performance component of the Manager's management fees	1.28	1.17
Portfolio turnover rate ²	-	-

1 The annualised ratios are computed in accordance with the guidelines of the Investment Management Association of Singapore. The expenses used in the computation relate to expenses of the Group, excluding property expenses, finance expenses, net foreign exchange differences and income tax expense.

2 The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of daily average net asset value in accordance with the formulae stated in the CIS Code.

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OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2

I SALES, TRANSFERS, CANCELLATION AND/OR USE OF TREASURY UNITS AND SUBSIDIARY HOLDINGS

(a) Treasury units

There were no sales, transfers, cancellation and/or use of treasury units as at the end of the current financial period and year ended 31 December 2025.

(b) Subsidiary holdings

There were no sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period and year ended 31 December 2025.

II AUDIT STATEMENT

(a) Whether the figures have been audited or reviewed, and in accordance with which standard (e.g. the Singapore Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity”, or an equivalent standard)

The figures have not been audited or reviewed by the auditors.

(b) Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

III REVIEW OF PERFORMANCE OF THE GROUP

	2H 2025 US\$'000	2H 2024 US\$'000	Change %	FY 2025 US\$'000	FY 2024 US\$'000	Change %
<u>Consolidated Statement of Comprehensive Income</u>						
Gross revenue	53,549	80,842	(33.8)	113,914	167,582	(32.0)
Property operating expenses	(30,537)	(43,767)	(30.2)	(60,736)	(87,708)	(30.8)
Net property income	23,012	37,075	(37.9)	53,178	79,874	(33.4)
Interest income	526	1,478	(64.4)	1,385	3,277	(57.7)
Manager's base fee	(1,180)	(1,712)	(31.1)	(2,838)	(4,251)	(33.2)
Trustee's fee	(85)	(111)	(23.4)	(180)	(226)	(20.4)
Other trust expenses	(994)	(1,168)	(14.9)	(2,008)	(2,546)	(21.1)
Finance expenses	(16,013)	(25,829)	(38.0)	(34,608)	(48,099)	(28.0)
Net income before tax and fair value changes	5,266	9,733	(45.9)	14,929	28,029	(46.7)
Net fair value change in derivatives	(5,148)	(11,449)	(55.0)	(11,666)	(16,577)	(29.6)
Net fair value change in investment properties	(28,563)	(191,760)	(85.1)	(76,718)	(187,936)	(59.2)
Loss on disposal of investment properties	-	(1,618)	(100.0)	(3,323)	(1,618)	>100
Net loss before tax	(28,445)	(195,094)	(85.4)	(76,778)	(178,102)	(56.9)
Tax (expense)/income	(3,836)	1,237	N.M.	(4,078)	99	N.M.
Net loss attributable to Unitholders	(32,281)	(193,857)	(83.3)	(80,856)	(178,003)	(54.6)

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	2H 2025 US\$'000	2H 2024 US\$'000	Change %	FY 2025 US\$'000	FY 2024 US\$'000	Change %
<u>Distribution Statement</u>						
Net loss	(32,281)	(193,857)	(83.3)	(80,856)	(178,003)	(54.6)
Distribution adjustments	42,898	209,264	(79.5)	106,398	216,263	(50.8)
Income available for distribution to Unitholders	10,617	15,407	(31.1)	25,542	38,260	(33.2)
Distribution amount to Unitholders	-	-	N.M.	-	-	N.M.

N.M.: Not meaningful

2H 2025 vs 2H 2024

Gross revenue of US\$53.5 million for 2H 2025 was lower by US\$27.3 million or 33.8%, of which US\$21.4 million was due to the divestment of Capitol, Plaza and Peachtree in October 2024, February 2025 and May 2025 respectively. This was in addition to lower revenue as a result of higher vacancies, mainly at Diablo and Figueroa, lower recoveries income on the back of a reduction in property tax, higher free rent at Exchange, as well as lower termination income at Diablo and Exchange, partially offset by higher revenue contributed by higher occupancy in Phipps.

Property operating expenses for 2H 2025 was US\$30.5 million, a decrease of US\$13.3 million or 30.2% from 2H 2024, of which US\$11.8 million was due to the divested properties. In addition, property operating expenses for the remaining properties was lower compared to 2H 2024, mainly due to lower property taxes at Figueroa and Michelson as a result of successful tax appeals.

As a result of the above, the net property income for 2H 2025 was US\$23.0 million, a decrease of US\$14.1 million or 37.9% from 2H 2024.

Interest income of US\$0.5 million for 2H 2025 was US\$1.0 million or 64.4% lower than 2H 2024 as a result of lower interest rates earned on interest-bearing bank accounts and lower balances placed in short-term deposits. Finance expenses for 2H 2025 was US\$16.0 million, which is a decrease of US\$9.8 million or 38.0% from 2H 2024 mainly due to loan repayments using divestment proceeds and existing cash across 2024 and 2025, as well as the absence of the one-off fee paid in relation to not meeting the 2024 Net Proceeds Target under the MRA.

The Manager's base fee of US\$1.2 million was US\$0.5 million or 31.1% lower than 2H 2024 due to a decrease in income available for distribution to Unitholders. Other trust expenses decreased by US\$0.2 million or 14.9% to US\$1.0 million mainly from tax and legal-related expenses.

Net fair value loss on derivatives of US\$5.1 million recognised in 2H 2025 was attributable to the fair valuation of interest rate swaps entered into to hedge against interest rate exposures.

Net fair value loss on investment properties of US\$28.6 million in 2H 2025 was mainly due to a net decrease in the appraised fair value of same-store properties after taking into consideration the capital expenditure and leasing costs during the financial year, as well as the fair value loss recognised to reflect Figueroa's carrying amount at the estimated fair value based on current market conditions.

Tax expense of US\$3.8 million for 2H 2025 relates mainly to deferred tax expense of US\$3.6 million arising the fair value gain and tax depreciation for Phipps, as well as withholding tax expense incurred in relation to the halting of distributions. In 2H 2024, the Group recorded tax income of US\$1.2 million mainly due to the net impact of fair value loss on investment properties and tax depreciation, partially offset by withholding tax expense incurred in relation to the halting of distributions.

Due to the effects of the above, the Group recorded a net loss of US\$32.3 million in 2H 2025, compared to the net loss of US\$193.9 million in 2H 2024. After adjusting for net fair value changes and other distribution adjustments, income available for distribution to Unitholders for 2H 2025 was US\$10.6 million, 31.1% lower than 2H 2024. Pursuant to the Recapitalisation Plan and the entry into the Master Restructuring Agreement, Manulife US REIT has halted distributions to Unitholders since 2023. Further to the granting of the MRA Concessions, the Lenders have required Manulife US REIT to keep half-yearly distributions to Unitholders suspended until the later of the achievement of the Reinstatement Conditions and the period during which the Bank ICR relaxation remains in effect.

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FY 2025 vs FY 2024

Gross revenue of US\$113.9 million for FY 2025 was lower by US\$53.7 million or 32.0%, of which US\$39.9 million was due to the divestment of Capitol, Plaza and Peachtree in October 2024, February 2025 and May 2025 respectively. This was in addition to lower revenue as a result of higher vacancies, mainly at Diablo and Figueroa, lower recoveries income on the back of a reduction in current and prior years' property tax, higher free rent at Exchange, as well as lower termination income partially offset by higher revenue contributed by higher occupancy in Phipps.

Property operating expenses for FY 2025 was US\$60.7 million, a decrease of US\$27.0 million or 30.8% from FY 2024, of which US\$21.0 million was due to the divested properties. In addition, property operating expenses for the remaining properties was lower compared to FY 2024, mainly due to a reduction in current and prior years' property taxes at Figueroa and Michelson as a result of successful tax appeals.

As a result of the above, the net property income for FY 2025 was US\$53.2 million, a decrease of US\$26.7 million or 33.4% from FY 2024.

Interest income of US\$1.4 million for FY 2025 was US\$1.9 million or 57.7% lower than FY 2024 as a result of lower interest rates earned on interest-bearing bank accounts and lower balances placed in short-term deposits. Finance expenses for FY 2025 were US\$34.6 million, which is a decrease of US\$13.5 million or 28.0% from FY 2024 mainly due to loan repayments using divestment proceeds and existing cash across 2024 and 2025, as well as the absence of the one-off fee paid in relation to not meeting the 2024 Net Proceeds Target under the MRA.

The Manager's base fee of US\$2.8 million was US\$1.4 million or 33.2% lower than FY 2024 due to a decrease in income available for distribution to Unitholders. Other trust expenses decreased by US\$0.5 million or 21.1% to US\$2.0 million mainly from tax and legal-related expenses, as well as miscellaneous expenses.

Net fair value loss on derivatives of US\$11.7 million recognised in FY 2025 was attributable to the fair valuation of interest rate swaps entered into to hedge against interest rate exposures.

Net fair value loss on investment properties of US\$76.7 million in FY 2025 was mainly due to a net decrease in the appraised fair value of same-store properties after taking into consideration the capital expenditure and leasing costs during the financial year, fair value loss recognised to reflect Figueroa's carrying amount at the estimated fair value based on current market conditions, as well as the divestments of Plaza and Peachtree in 1H 2025.

Tax expense of US\$4.1 million for FY 2025 relates mainly to deferred tax expense of US\$3.6 arising the fair value gain and tax depreciation for Phipps, as well as withholding tax expense incurred in relation to the halting of distributions. In FY 2024, the Group recorded tax income of US\$0.1 million mainly due to the net impact of fair value loss on investment properties and tax depreciation, offset by withholding tax expense recognised in relation to the halting of distributions.

Due to the effects of the above, the Group recorded a net loss of US\$80.9 million in FY 2025, compared to the net loss of US\$178.0 million in FY 2024. After adjusting for net fair value changes and other distribution adjustments, income available for distribution to Unitholders for FY 2025 was US\$25.5 million, 33.2% lower than FY 2024. Pursuant to the Recapitalisation Plan and the entry into the Master Restructuring Agreement, Manulife US REIT has halted distributions to Unitholders since 2023. Further to the granting of the MRA Concessions, the Lenders have required Manulife US REIT to keep half-yearly distributions to Unitholders suspended until the later of the achievement of the Reinstatement Conditions and the period during which the Bank ICR relaxation remains in effect.

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IV VARIANCE BETWEEN ACTUAL AND PROJECTION

Where a forecast, or prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

Not applicable.

V OUTLOOK AND PROSPECTS

Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

Looking forward into 2026, U.S. economic indicators continue to demonstrate resilience. Real GDP growth rebounded from -0.6% in Q1 2025 to 4.4% in Q3 2025. Inflation remains stable at 2.7% in December 2025, with notable contributions from rises in energy prices as captured in the Consumer Price Index. The labour market accelerated in the last three months, with the 3-month average nonfarm job gains of 267,000 in December 2025, compared to 189,000 over the previous 3-months ending September 2025. As of December 2025, unemployment rate was 4.4%. The Federal Reserve cut rates 3 times during 2025, with the Fed Funds rate now at a range of 3.5% to 3.75%.

After reaching record levels in 2025 and early 2026, the U.S. equities markets significantly retraced amidst global macro uncertainties exacerbated by the recent Middle East conflict. If prolonged, this conflict could have a direct and/or indirect impact on the U.S. real estate market.

In the realm of commercial real estate, the office leasing market is making notable strides in its post-pandemic recovery, per insights from JLL. Leasing is approaching the range of pre-pandemic norms, having surged by 5.2% year-over-year. While some occupancy losses persist, absorption has been meaningful, with 8.1m sq ft of positive net absorption in Q4 2025. Office leasing volume for Q4 stood at 55.1 million square feet, reflecting a modest increase of 4.4%. Development continues to remain tepid, declining 17% to under 25 million sq ft. Lastly, attendance policies of Fortune 100 company's employees hit 97% at year end, leaving many occupiers in need of expansion space, a positive development to monitor in the early stages of 2026.

Manulife US REIT's committed occupancy of 67.7% and a long WALE of 4.5 years provide some buffer to withstand additional market uncertainty from a choppy economy and recovering occupational market in the office sector, but the portfolio remains susceptible to secular reductions in overall demand from office tenants. With the Recapitalisation Plan and the mandates which were approved by Unitholders at the extraordinary general meeting held on 16 December 2025, the Manager will be able to sell up to three existing properties pursuant to the Disposition Mandate to achieve the Minimum Sale Target of US\$328.7 million and to raise proceeds which can be used to make further debt repayment and fund acquisitions pursuant to the Acquisition Mandate. With the Acquisition Mandate, the Manager will be able to acquire properties or make investments pursuant to the broadened investment mandate of Manulife US REIT, to further diversify Manulife US REIT's portfolio and position the REIT for future growth. The Manager's initial focus will be to invest in industrial assets (including new economy assets), living sector assets as well as retail assets in the United States and Canada. At the same time, the Manager will continue to focus on asset, lease and capital management in addition to its commitment to sustaining and enhancing environmental, social and governance (ESG).

VI DISTRIBUTION

- (a) **Current financial period**
(b) **Corresponding period of the immediately preceding financial period**

Any distribution declared for the current period or the corresponding period of the immediately preceding financial period?

Pursuant to the Recapitalisation Plan and the entry into the Master Restructuring Agreement, Manulife US REIT has halted distributions to Unitholders since 2023. Further to the granting of the MRA Concessions, the Lenders have required Manulife US REIT to keep half-yearly distributions to Unitholders suspended until the later of the achievement of the Reinstatement Conditions and the period during which the Bank ICR relaxation remains in effect.

VII GENERAL MANDATE RELATING TO INTERESTED PERSON TRANSACTIONS

If the group has obtained a general mandate from unitholders for interested person transactions ("IPT"), the aggregate value of such transactions is required under rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect

The Group has not obtained a general mandate from Unitholders for interested person transactions.

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VIII CONFIRMATION PURSUANT TO RULE 720(1) OF THE LISTING MANUAL

The Manager confirms that it has procured undertakings from all its Directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

IX SEGMENT REVENUE AND RESULTS FOR OPERATING SEGMENTS (OF THE GROUP) IN THE FORM PRESENTED IN THE ISSUER'S MOST RECENTLY AUDITED FINANCIAL STATEMENTS, WITH COMPARATIVE INFORMATION FOR THE IMMEDIATELY PRECEDING YEAR

Not applicable. The Group operates within a single business segment and within a single geographical segment in the U.S.

X IN THE REVIEW OF THE PERFORMANCE, THE FACTORS LEADING TO ANY MATERIAL CHANGES IN CONTRIBUTION TO TURNOVER AND EARNINGS BY THE BUSINESS OR GEOGRAPHICAL SEGMENTS

Refer to paragraph III above for the review of actual performance.

XI BREAKDOWN OF REVENUE

	FY 2025 US\$'000	FY 2024 US\$'000	Change %
Gross revenue reported for the first half year	60,365	86,740	(30.4)
Net (loss)/income reported for the first half year	(48,575)	15,854	N.M.
Gross revenue reported for the second half year	53,549	80,842	(33.8)
Net loss reported for the second half year	(32,281)	(193,857)	(83.3)

XII BREAKDOWN OF TOTAL DISTRIBUTIONS

Pursuant to the Recapitalisation Plan and the entry into the Master Restructuring Agreement, Manulife US REIT has halted distributions to Unitholders since 2023. Further to the granting of the MRA Concessions, the Lenders have required Manulife US REIT to keep half-yearly distributions to Unitholders suspended until the later of the achievement of the Reinstatement Conditions and the period during which the Bank ICR relaxation remains in effect.

XIII CONFIRMATION PURSUANT TO RULE 704(13) OF THE LISTING MANUAL

Pursuant to Rule 704(13) of the Listing Manual of SGX-ST, the "Manager confirms that there is no person occupying a managerial position in the Manager who is a relative of a Director, Chief Executive Officer, substantial shareholder of the Manager or substantial unitholder of Manulife US REIT.

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On behalf of the Board

MANULIFE US REAL ESTATE MANAGEMENT PTE. LTD.
AS MANAGER OF MANULIFE US REIT
(Company registration no. 201503253R)

Marc Feliciano
Director

Professor Francis Koh
Director

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of office rental revenue, changes in operating expenses, property expenses, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.

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.

By Order of the Board

Daphne Chua
Company Secretary
MANULIFE US REAL ESTATE MANAGEMENT PTE. LTD.
AS MANAGER OF MANULIFE US REIT
(Company registration no. 201503253R)
18 March 2026