



**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 Date<sup>1</sup>: 31 March 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 March 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 [usreitinquiry@manulifeusreit.sg](mailto:usreitinquiry@manulifeusreit.sg) or contact our Unit Registrar, Boardroom Corporate Advisory Services Pte. Ltd. at +65 6230 9685 or [MUSTSRS@boardroomlimited.com](mailto:MUSTSRS@boardroomlimited.com).

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<sup>1</sup> 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).