



MANULIFE US REAL ESTATE INVESTMENT TRUST

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

ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, Manulife US Real Estate Management Pte. Ltd., as manager of Manulife US REIT (the “**Manager**”), wishes to announce that the Manager has obtained independent valuations for the financial year ended 31 December 2022 for properties owned by Manulife US REIT.

The valuations are as follows:

Property	Address	Amount (US\$ 000's) ⁽¹⁾
Figueroa	865 South Figueroa Street Los Angeles, California	211,000
Michelson	3161 Michelson Drive Irvine, Orange County, California	292,000
Peachtree	1100 Peachtree Street Atlanta, Fulton County, Georgia	205,000
Plaza	500 and 600 Plaza Drive Secaucus, Hudson County, New Jersey	92,000
Exchange	10 Exchange Place Jersey City, Hudson County New Jersey	290,000
Penn	1750 Pennsylvania Avenue NW, Washington, DC	156,000
Phipps	3438 Peachtree Road, Atlanta, Georgia	210,000
Centerpointe I & II	4000 & 4050 Legato Road Fairfax, Virginia	101,000
Capitol	400 Capitol Mall Sacramento, Sacramento County, California	190,000

Property	Address	Amount (US\$ 000's) ⁽¹⁾
Tanasbourne	3188 and 3175 NE Alocleck Drive and 3300 NE 83rd Avenue, Hillsboro, Washington County, Oregon 97124	33,500
Park Place	1650 S. Price Road and 1700 S. Price Road, Chandler, Maricopa County, Arizona 85286	103,000
Diablo	2900 South Diablo Way, Tempe, Maricopa County, Arizona 85282	63,500
Total		1,947,000

Note:

(1) Valuation conducted by JLL Valuation & Advisory Services, LLC.

Copies of the independent valuation reports are available for inspection at the Manager's registered office at 8 Cross Street, #16-03, Manulife Tower, Singapore 048424 during normal business hours, for three (3) months from the date of this announcement. Unitholders who wish to inspect the said reports are requested to contact us to make an appointment prior to your attendance at our office.

By Order of the Board
William D. Gantt III
Chief Executive Officer

Manulife US Real Estate Management Pte. Ltd.
(Company Registration No. 201503253R)
As manager of Manulife US Real Estate Investment Trust
9 February 2023

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.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United State securities laws or the laws of any other jurisdiction.