Manulife US REIT

1Q 2026 OPERATIONAL UPDATES

6 May 2026

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Contents

HIGHLIGHTS

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1Q 2026 highlights

67.6%
Portfolio Occupancy
4Q 2025: 67.7%

4.7 years
Portfolio WALE
4Q 2025: 4.5 years

141k sq ft
Leases Executed
4.0% of Portfolio NLA

58.0%
Aggregate Leverage[1]
4Q 2025: 58.4%

US$35.6m
Loans remaining in 2026
Expected to be fully repaid with divestment proceeds

4.52%
Weighted Average Interest Rate
4Q 2025: 4.58%

(1) Based on gross borrowings as a percentage of total assets. As set out in the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore (MAS) Appendix 6 Para 9.4, the aggregate leverage limit is not considered to be breached if due to circumstances beyond the control of the Manager. If the aggregate leverage limit (50%) is exceeded as a result of a depreciation in the asset value of the property fund or any redemption of units or payments made from the property fund, the Manager should not incur additional borrowings or enter into further deferred payment arrangements. The Manager has obtained a waiver from this requirement under the Property Funds Appendix in relation to the Acquisition Mandate. Please refer to the announcement dated 11 Dec 2025 for further information.

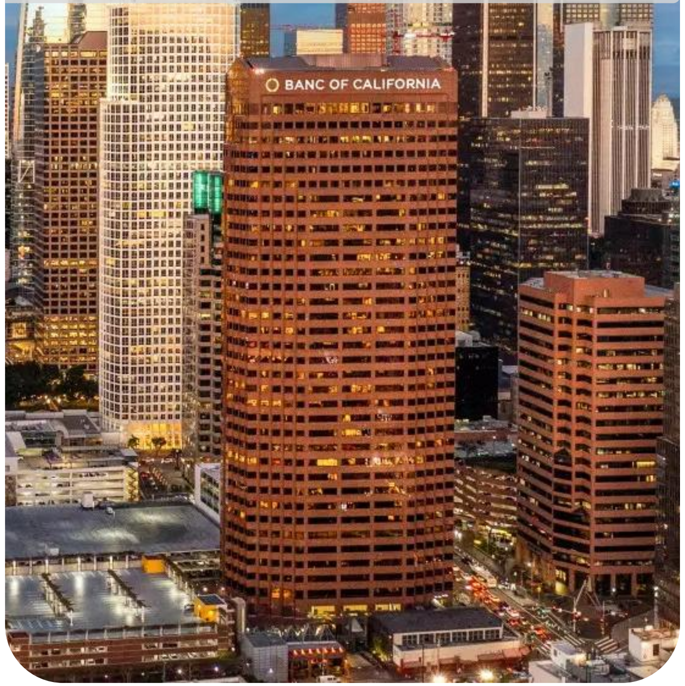
Sale of Figueroa in progress for US$92.5m

- Sale proceeds will be used to repay loans which will improve financial ratios and pave the way for portfolio diversification and growth
- As the buyer is a municipal entity, their entry into the Purchase and Sale Agreement (PSA) is subject to an approval process which includes board and council meetings that members of the public may attend
- Completion of sale expected by June 2026

Consideration and Valuation[1]	
Independent Valuation as at 20 Mar 2026[2]	US$92.7m
Gross Sale Price	~US$92.5m
Net Consideration[3]	~US$85.7m

Property Overview [4]

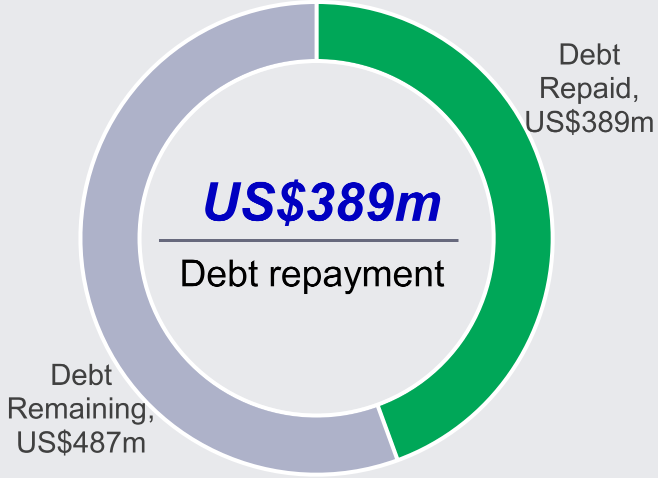
- Downtown Los Angeles
- 35-storey Class A office
- 45.6% occupied
- 5.2 years WALE by NLA



(1) Please refer to the Divestment Announcement dated 30 Mar 2026 for details and the definitions of defined terms.
(2) JLL Valuation & Advisory Services, LLC valued Figueroa at US$92.7m using the income capitalisation approach, which consists of the discounted cash flow method and direct capitalisation method.
(3) Net Consideration is after Holdback Amount and Seller Leasing Costs as defined in the Acquisition Announcement. The Holdback Amount of ~US$3.7m is deposited by the Seller for tenant improvement (TI) and capital expenditure works, subject to closing adjustments. The Seller Leasing Costs of ~US$3.1m is mainly for payment of other outstanding TI allowances, tenant concessions, leasing commissions, free rent remaining in 2026, parking abatement or any other abatement, subject to closing adjustments.
(4) Data as at 31 Mar 2026.

On track to achieve Minimum Sale Target

Significant Debt Repayment[1]
Since Nov 2024



- ✓ Sales proceeds from Capitol, Plaza, Peachtree and Figueroa
- ✓ Additional balance sheet cash

Improves Financial & Operational Metrics
Proforma as at 31 Mar 2026

Aggregate Leverage
58.0% → **55.4%**

Weighted Avg Debt Maturity
2.1 yrs → **2.3 yrs**

Portfolio Occupancy
67.6% → **73.2%**

- ☑ Set to achieve a key milestone in MRA
- ☑ Proceeds fully repay 2026 loans and part of 2027 loan maturities
- ☑ Improves liquidity and enables MUST to meet financial covenants

(1) Assumes US$72.4m of proceeds to be used to repay outstanding debt after completion of the sale of Figueroa.

PORTFOLIO UPDATES

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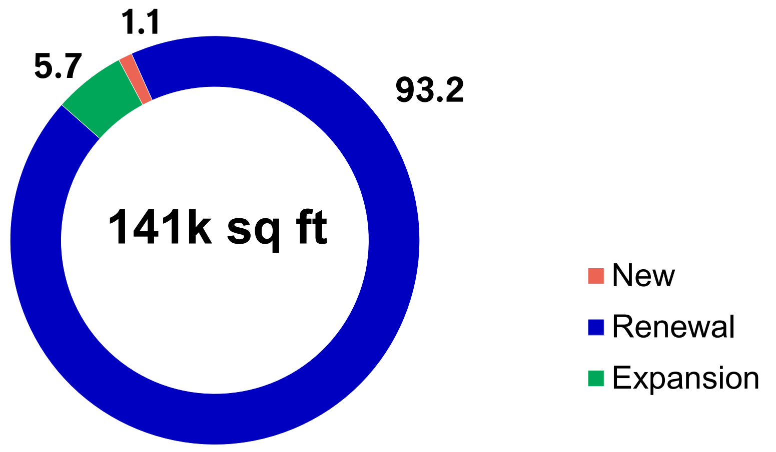
1Q 2026 leasing performance

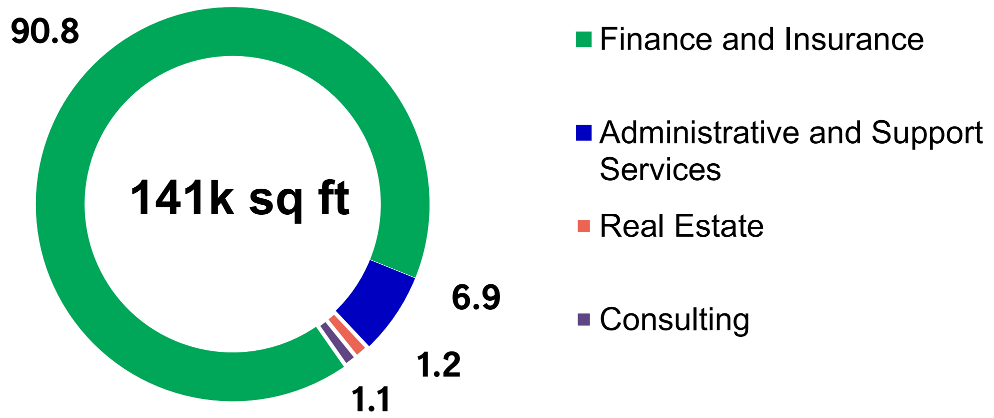
- Portfolio occupancy steady at 67.6%
- 5 of 7 leases signed in 1Q were above market rents
- 6 of 7 leases signed in 1Q had no TI allowance
- Notable leasing activities:
  - ACE American's 65-month renewal at Exchange (117k sq ft)
  - Hyundai Capital's 12-month expansion at Michelson (8k sq ft)

	1Q 2026
Leases executed (sq ft)	141k
Leases executed as % of NLA	4.0
WALE of leases signed (years)	4.8
Rent reversion (%)	+0.3%

Breakdown of leases by NLA[1] (%)



Industries of tenants by NLA[1] (%)



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(1) Amounts in the charts may not sum up to 100.0% due to rounding.

Strategic leasing to optimise capital

Proactive marketing has generated leasing pipeline of ~1.0m sq ft (~29% of portfolio NLA)

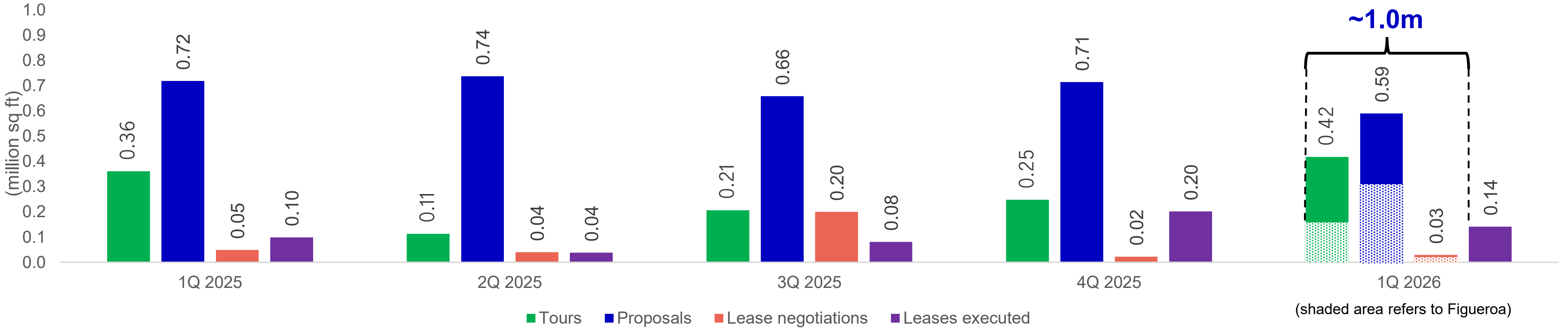
Respond to all new, renewal and expansion opportunities

Leverage our competitive advantage, avoid commodity leasing, structure leases creatively

Pursue accretive leases with low TIs, and those that generate higher net effective rents (NERs)

Focus on strategic deals that maximise liquidity and optimise capital

Activity in various leasing stages



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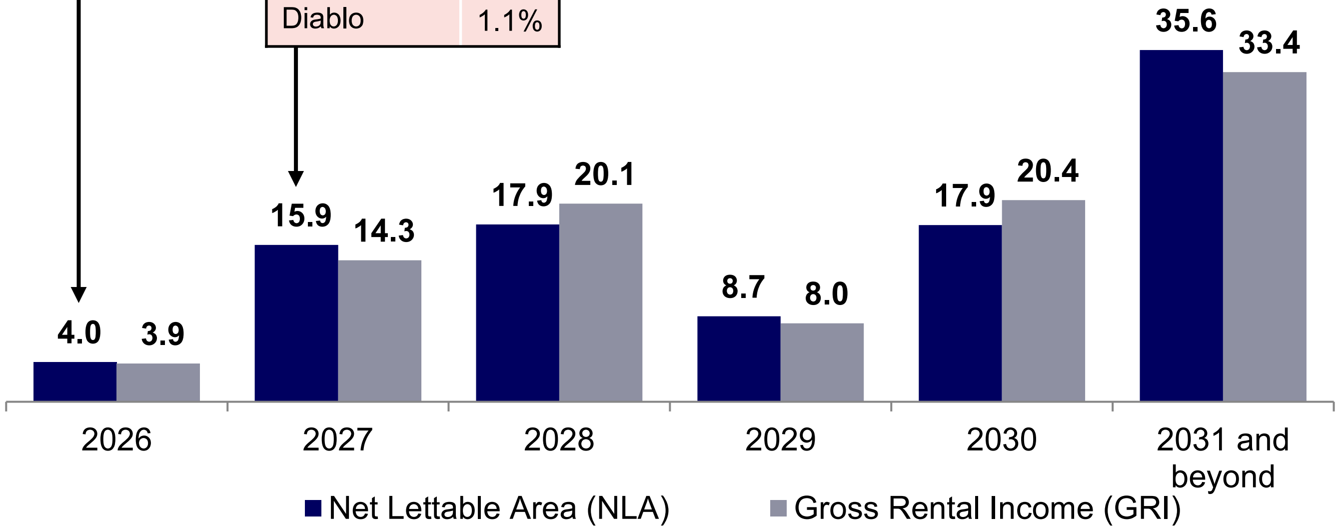
Note: Figures in the chart are a sum of all tours and proposals, including, in some cases, multiple tenants over the same space in a property.

Lease expiry profile; portfolio WALE of 4.7 years

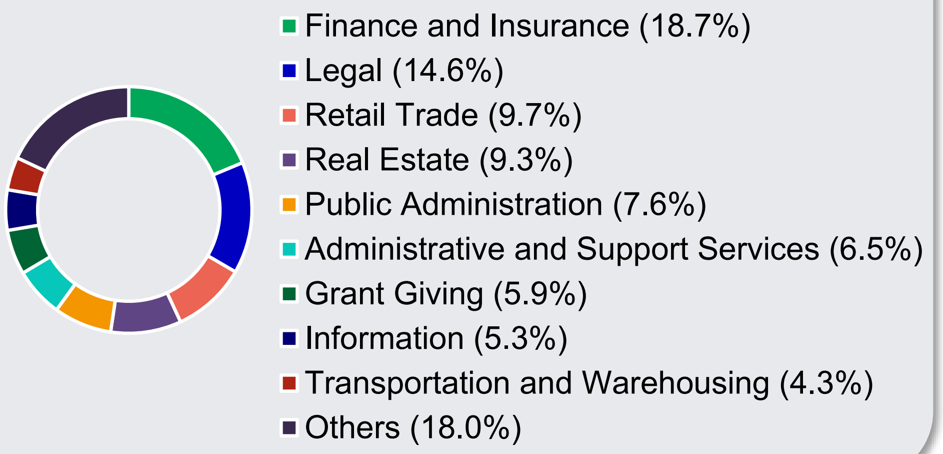
Lease expiry profile as at 31 Mar 2026 (%)

Centerpointe	0.4%
Figueroa	0.2%
Exchange	1.0%
Michelson	0.9%
Diablo	1.6%

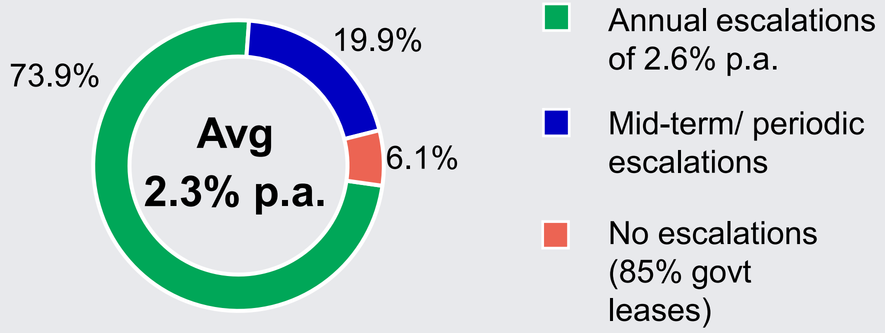
Phipps	0.2%
Penn	5.3%
Centerpointe	5.1%
Exchange	2.6%
Figueroa	0.6%
Michelson	1.0%
Diablo	1.1%



Trade sector by GRI (%)



Average annual rent escalation of 2.3%



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Note: Data as at 31 Mar 2026. Amounts in the table and lease expiry profile chart may not sum up to the subtotals or 100.0% due to rounding.

8 of top 10 tenants renewed; long WALE of 4.9 years

Exchange

Jersey City, New Jersey

- **5-year lease renewal** with global insurer ACE American, which contributed to extension of Exchange's WALE from 3.7 years (31 Dec 2025) to 4.7 years (31 Mar 2026)

	Top 10 tenants	Sector	Property	Lease expiry	NLA (sq ft)	% of GRI
1	The William Carter Co.	Retail Trade	Phipps	Jul 2035	209,040	8.5
2	Hyundai Capital	Finance and Insurance	Michelson	Apr 2030	132,196	7.5
3	United Nations	Grant Giving	Penn	Dec 2028	94,988	5.9
4	ACE American	Finance and Insurance	Exchange	May 2035	117,280	5.3
5	US Treasury	Public Administration	Penn	Aug 2027	120,324	5.2
6	Gibson, Dunn & Crutcher, LLP	Legal	Michelson	Feb 2028	77,677	4.4
7	Amazon	Information	Exchange	Sep 2028	129,259	4.2
8	Kuehne + Nagel	Transportation & Warehousing	Exchange	Oct 2031	79,346	3.6
9	CoStar Group	Real Estate	Phipps	Apr 2030	75,524	3.3
10	Quinn Emanuel	Legal	Figueroa	Jan 2029	80,644	3.3
	Total				**1,116,278**	**51.1**
	WALE by NLA / GRI (years)				**4.9**	**4.8**

Note: Amounts may not sum to 100% for pie charts and 51.1% for top 10 tenants table due to rounding. Tenants highlighted in blue have renewed their leases or signed expansions since 2023.

CAPITAL MANAGEMENT

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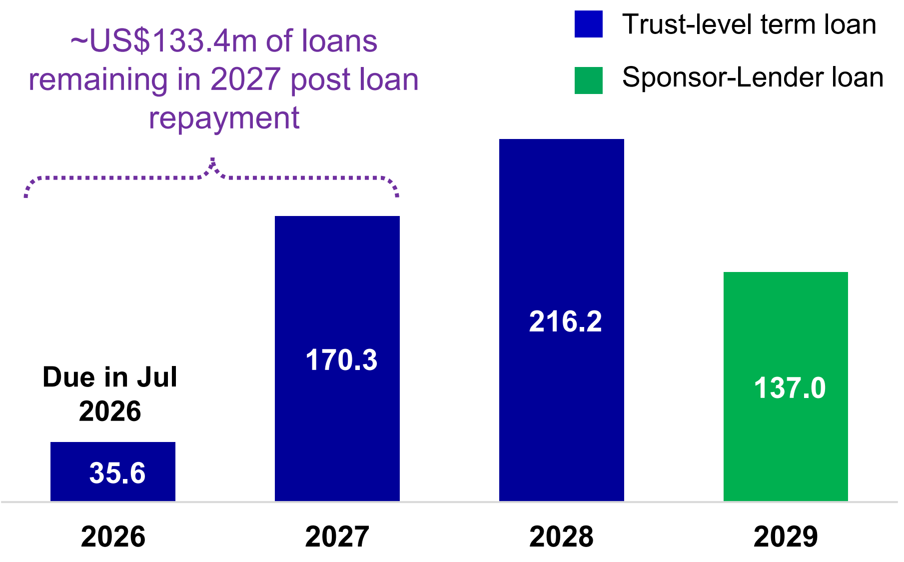
Debt profile and key financial indicators

- Divestment of Figueroa in progress; sale proceeds will be utilised to repay outstanding loans due in 2026 and partially repay loans due in 2027

Debt profile as at 31 Mar 2026 (US$ m)



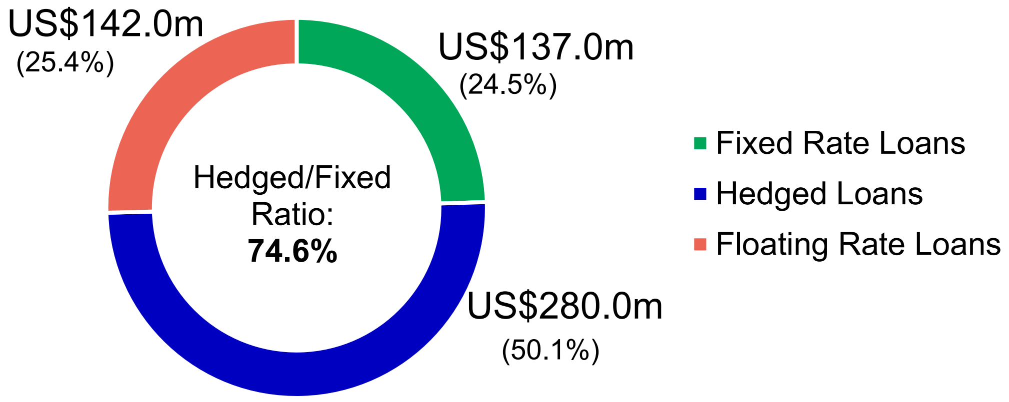
Key financial indicators	As at 31 Mar 2026	As at 31 Dec 2025	Financial covenants[1]	
Aggregate Leverage	58.0%	58.4%	-	
Unencumbered Gearing Ratio[2]	61.4%	60.8%	80.0%	***Extended to 30 Jun 2026***
Weighted Avg. Interest Rate[3]	4.52%	4.58%	-	
Weighted Avg. Debt Maturity	2.1 years	2.3 years	-	
Bank Interest Coverage Ratio[4]	2.0x	2.0x	1.5x	***Extended to 31 Dec 2026***
Interest Coverage Ratio (ICR)	1.7x	1.7x	-	

(1) Lenders have granted an extension of the temporary relaxation of the financial covenants as follows: (a) the Unencumbered Gearing being not more than 80% (compared to 60%) from 31 Dec 2025 to 30 Jun 2026 and (b) the Bank ICR being no less than 1.5 times (compared to 2.0 times) from 31 Dec 2025 to 31 Dec 2026. See announcement dated 24 Dec 2025 titled 'Updates in relation to the MRA Concessions' for further information.
(2) Unencumbered gearing ratio refers to the ratio of consolidated total unencumbered debt to consolidated total unencumbered assets per MUST's loan agreements.
(3) Excludes Sponsor-Lender loan exit premium. Including the Sponsor-Lender loan exit premium, the weighted average interest rate would be 5.18% as at 31 Mar 2026 (31 Dec 2025: 5.25%).
(4) As defined in the facility agreements, the bank ICR is the ratio of consolidated EBITDA (excluding effects of any fair value changes of derivatives and investment properties, base and property management fees paid in Units), to consolidated interest expense (excluding non-cash amortisation of upfront transaction costs and the Sponsor-Lender loan exit premium).

Interest rate management

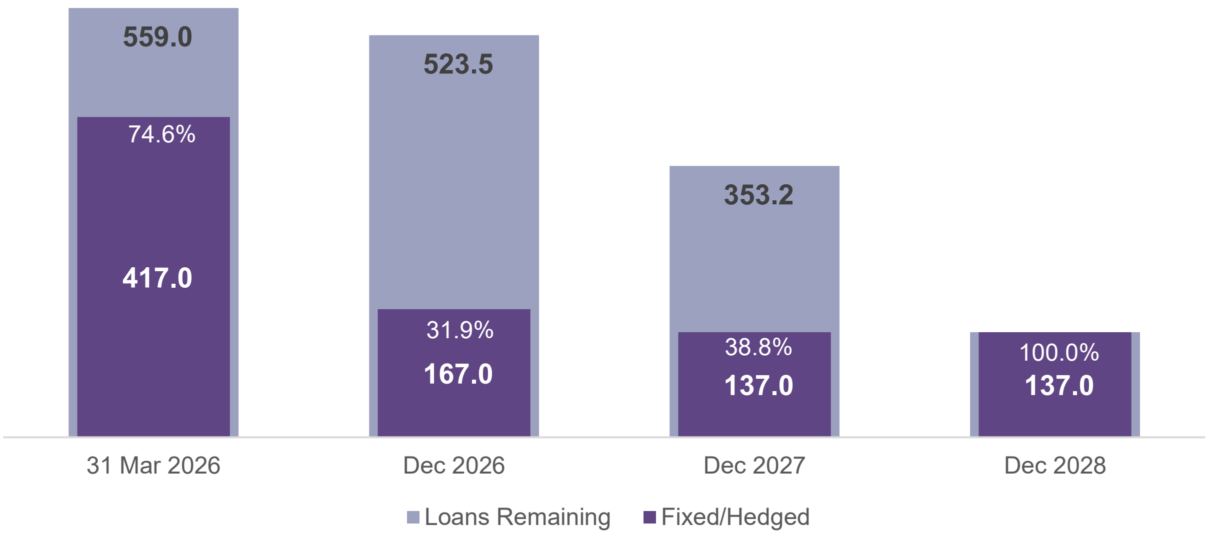
- 74.6% of loans remain hedged/fixed as at 31 Mar 2026
- MUST's policy is to maintain a hedge ratio of 50% - 80% subject to market conditions, and will continue to closely monitor the interest rate landscape, taking into account loan maturities and debt repayments to determine the most appropriate hedging strategy

Every 50 bps decrease in SOFR would increase annual DI by ~US$0.7m and vice versa



As at 31 Mar 2026

Proportion of hedged/fixed loans (US$ m)(1)



(1) Assumes all other loans are repaid upon maturity and no new hedges are entered into.

Interest coverage ratio sensitivity

MAS ICR	As at 31 Mar 2026	Excluding Sponsor-Lender Exit Premium
12 months trailing	1.7x	1.9x

MAS ICR sensitivity analysis using hypothetical assumptions prescribed by MAS(2)	As at 31 Mar 2026	Excluding Sponsor-Lender Exit Premium
Scenario 1: Assuming 10% decrease in EBITDA	1.5x	1.7x
Scenario 2: Assuming 100 bps increase in weighted average interest cost	1.4x	1.6x

- Loan facilities are subject to financial covenants based on cash interest basis (Bank ICR)(1), which is required to be at least 1.5x under MRA until 31 Dec 2026
- As at 31 Mar 2026, MUST's Bank ICR was 2.0x

Our approach to improve ICR:

- Use divestment proceeds under Growth and Value Up Plan to repay loans and acquire higher-yielding assets from the industrial, living and retail sectors
- Leasing and asset management strategies to improve EBITDA
- Consider refinancing options for higher interest debt
- Continue to manage interest rate risk in accordance with hedging policies

(1) The definition of Bank ICR under MUST's loan facilities is different from the MAS ICR, hence the difference in figures.
(2) Sensitivity analyses in accordance with the MAS's Code on Collective Investment Schemes.

STRATEGY AND KEY PRIORITIES

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Phases and strategy to Growth

Recapitalisation Plan(1) → *Growth and Value Up Plan*(2)

Stabilisation → **Recovery** → **Growth**

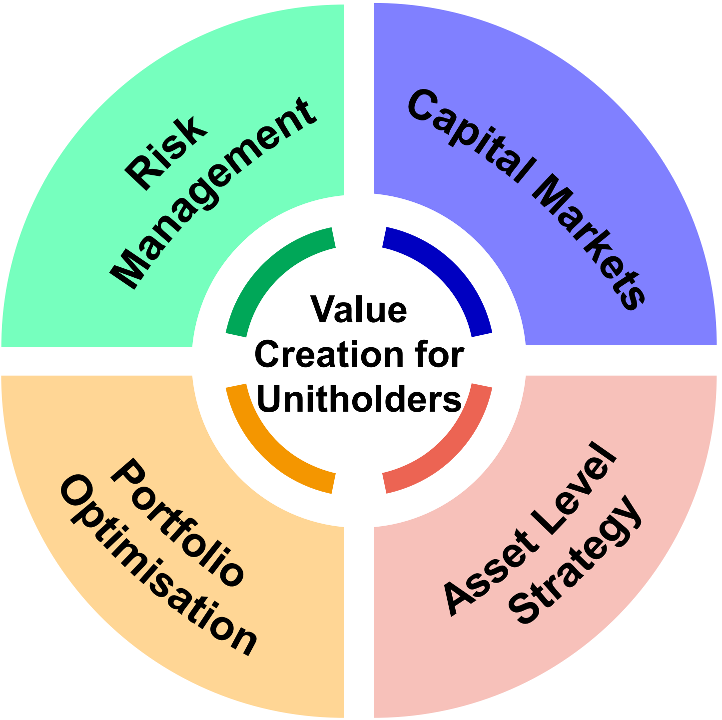
Maximise returns from disposition proceeds through acquisitions, reinvestment in existing assets and/or repayment of debt

Risk Management

- Prioritised debt maturities and MRA requirements during Stabilisation phase
- Managing liquidity and financial covenants through Growth phase

Portfolio Optimisation

- Capitalise on opportunities created by market dislocation
- Manage risk-return through diversification



Capital Markets

- Repay and manage future debt maturities
- Access capital market solutions for Growth

Asset Level Strategy

- Hold-sell analysis
- Optimise capital allocation to improve asset performance

(1) The "Recapitalisation Plan" refers to the funding plan put together by the Manager, comprising (a) aggregate funding by the Sponsor of US$235.7m through the acquisition of the property known as Park Place and the granting of the unsecured loan of US$137.0m by the Sponsor-Lender to the Debtor, for a period of six years at an annual interest rate of 7.25%, paid quarterly (the "Sponsor-Lender Loan"); (b) utilisation of US$50.0m from MUST's own cash holdings; and (c) raising minimum aggregate net sale proceeds of US$328.7m from the asset dispositions pursuant to the disposition mandate which expired on 31 Dec 2025.

(2) On 16 Dec 2025, Unitholders of MUST approved the Growth and Value Up Plan, which comprises the Disposition Mandate and the Acquisition Mandate to revitalise MUST's portfolio to improve diversification and long-term value creation.

Growth and Value Up Plan[1] approved by unitholders in Dec 2025

The goal of the Growth and Value Up Plan is to revitalise MUST's portfolio to improve diversification and long-term value creation

Growth and Value Up Plan

- **Broadened investment mandate** to principally invest, directly or indirectly, in income-producing real estate in the U.S. and Canada as well as real estate-related assets[2]
- Initial focus on **industrial** assets (including new economy assets[3]), **living sector** assets[4] as well as **retail** assets in the **U.S. and Canada** (Initial Focus Assets)[5]
- **Revitalise portfolio** through the sale of up to three office assets with proceeds to be used to acquire new assets that are part of the Initial Focus Assets, repay debt, and fund capital expenditures (CapEx), tenant incentives and leasing costs
- Objective is to lower MUST's aggregate leverage and provide a future **runway for growth**

(1) Refer to EGM presentation dated 1 Dec 2025 (EGM Presentation) and circular to Unitholders dated 1 Dec 2025 (Circular) for more details on the Growth and Value Up Plan
(2) As defined in the Property Funds Appendix, real estate-related assets means listed or unlisted debt securities and listed shares of or issued by property corporations, mortgage-backed securities, other property funds, and assets incidental to the ownership of real estate (e.g. furniture).
(3) New economy assets include but is not limited to, data centres, cold storage assets and industrial outdoor storage assets.
(4) Living sector assets include but is not limited to, multifamily, single family, student accommodation, senior housing, workforce housing and active adult. Active adult refers to a lifestyle-focused accommodation catered to senior citizens, which generally provides a more independent living community than traditional senior housing.
(5) For the avoidance of doubt, office assets remain covered by the broadened investment mandate of MUST.

2026-2027 Key priorities

Meet Minimum Sale Target	• Complete sale of Figueroa, targeted by June 2026 • Utilise proceeds to mainly repay outstanding loans due in 2026 and partially repay loans due in 2027; US$10m retained for CapEx
Exit MRA	• Reinstatement to initial loan facility agreements by December 2026 (1) • Amend Bank ICR threshold in initial loan facility agreements to align with latest MAS ICR guideline threshold (1)
Resume distributions	• Initiate distributions at a sustainable payout ratio after MRA exit (1)
Manage debt maturities	• Repay ~US$36m of debt remaining in 2026 and ~US$37m of 2027 debt with Figueroa divestment proceeds • Manage remaining 2027 debt through either divestments, refinancing, equity raising and/or debt maturity extension (1)
Growth	• Acquire up to US$600m funded by divestments, equity and/or debt • Focus on non-office sectors including industrial, living and retail assets

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(1) Subject to lender negotiations.

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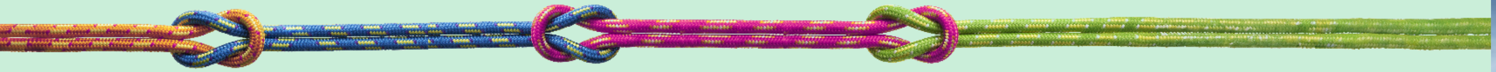

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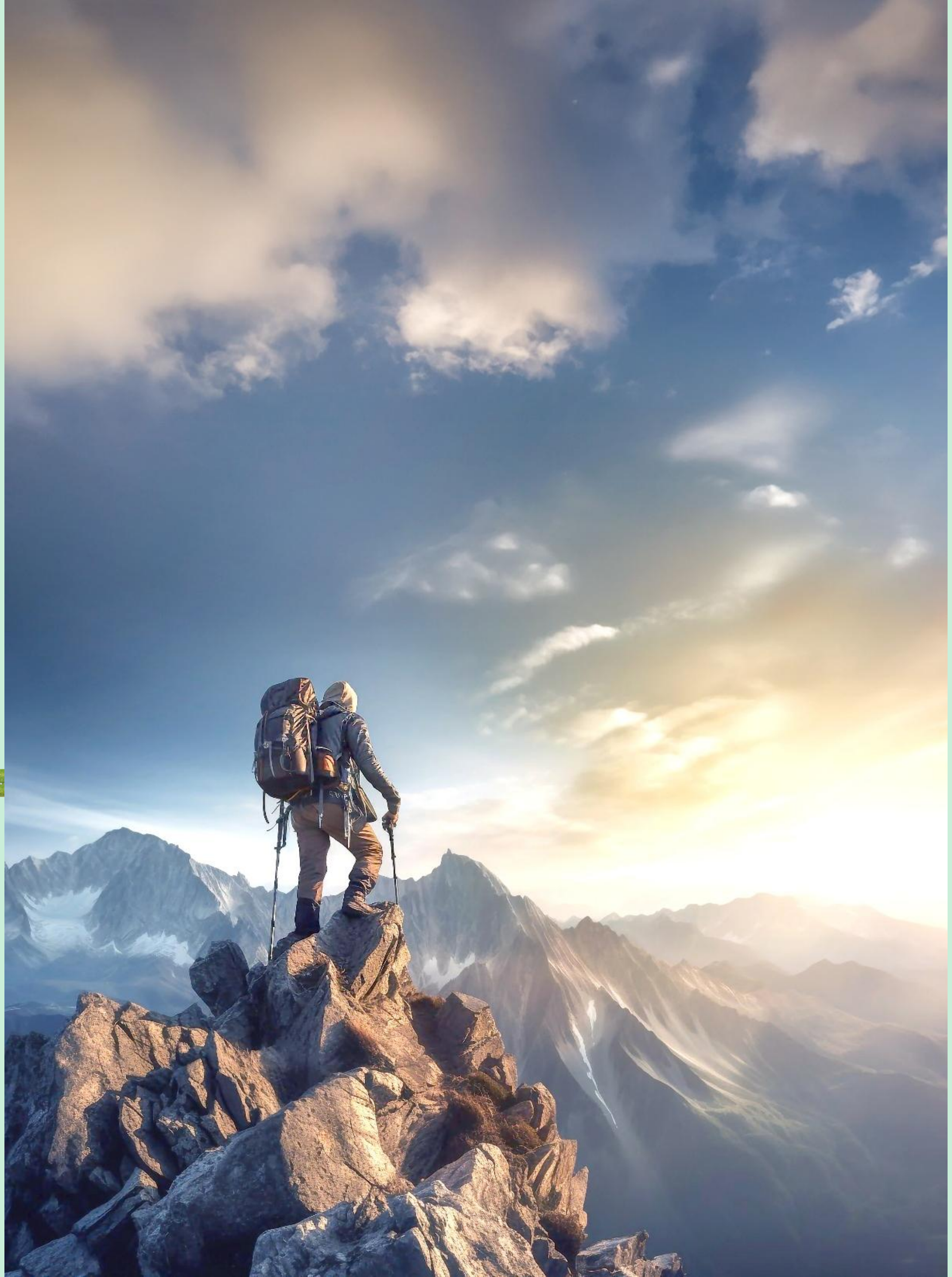

APPENDIX

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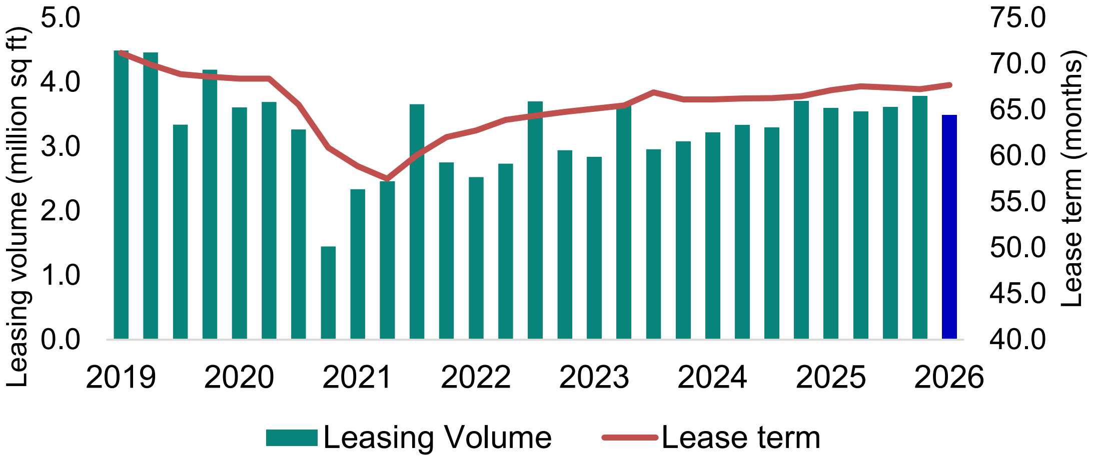
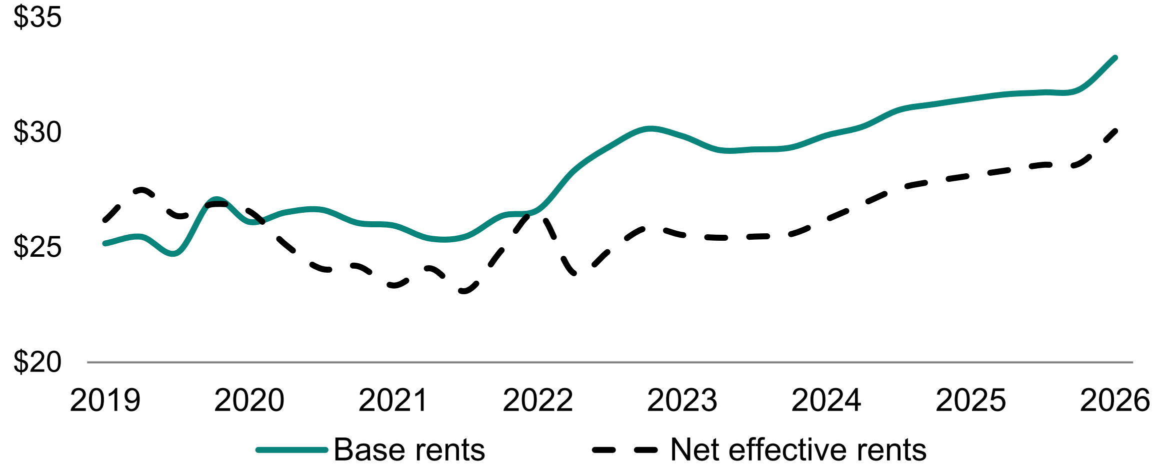
MUST's submarkets: leasing indicators continue to stabilise

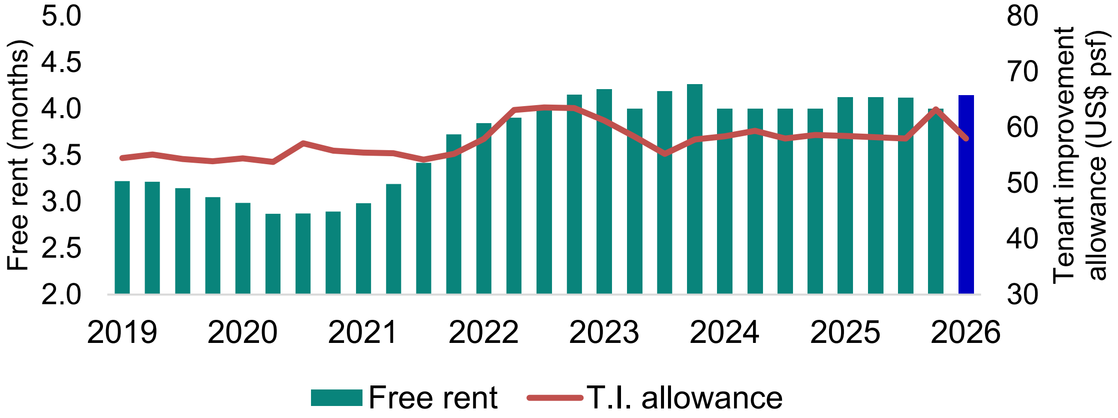
Leasing volume dipped, lease terms held steady



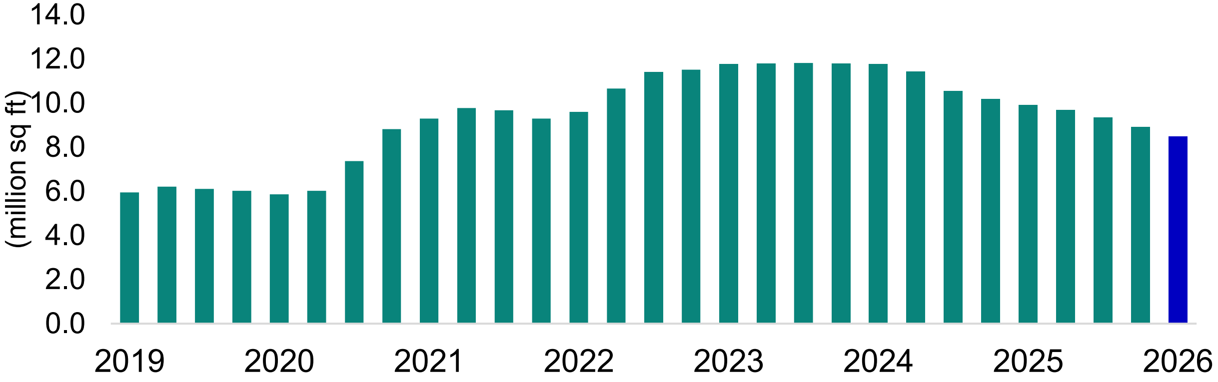
Rents continue to improve



TI allowances declined, while free rent rose



Subleasing continues to decline



Source: JLL Research.
Note: Data includes all transactions, including deals <20,000 sq ft. Net effective rents (NERs) are calculated based on net average rental rates over the course of the lease term, and account for both escalations and concessions. Pre-pandemic, concessions were relatively small, so the impact of escalations drove NERs higher than base rent. Data does not include submarkets from the point where MUST's assets were sold.

U.S. office: Leasing activity dips; positive recovery outlook

1Q 2026 U.S. office market statistics

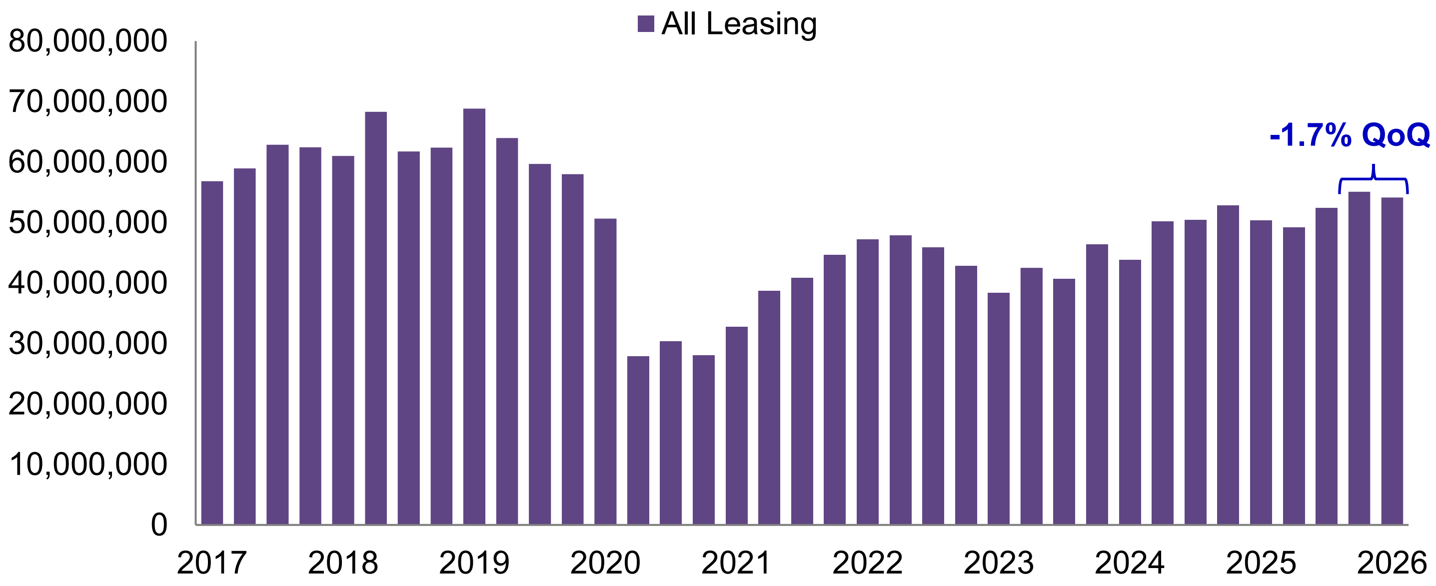
54.1m sq ft
Leasing volume (-1.7% QoQ)

3.5m sq ft
Net Absorption (4Q: 8.1m sq ft)

20.1%
Vacancy (0 bps QoQ)

US$11.5b
Transaction volume (-25.2% QoQ)

Gross leasing activity



- Leasing activity declined 1.7% QoQ to 54.1m sq ft, driven by uncertainty related to ongoing Middle East conflict
- Excluding inventory removals, absorption since mid-2024 is +21m sq ft
- Construction pipeline for past two quarters (4Q 2025 & 1Q 2026) has been <1m sq ft, versus an average of 2.4m sq ft of new construction in 1Q 2025-3Q 2025

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Source: JLL Research, Q1 2026 U.S. Office Outlook.

U.S. office real estate **activities**

20.1%[1]
1Q 2026 vacancy

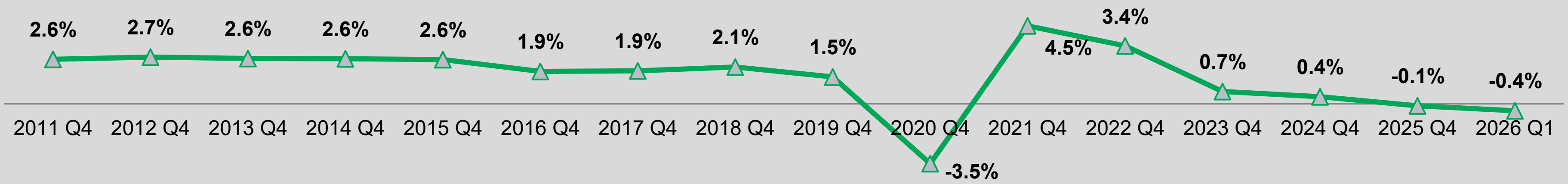
0.8%[1]
QoQ asking rent growth

2.4m[3]
1Q 2026 net absorption (sq ft)

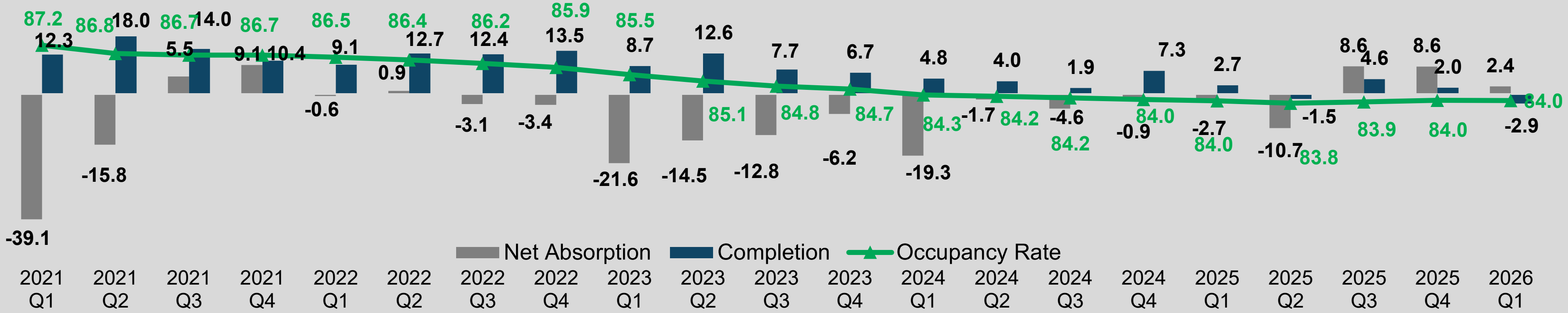
-2.9m[3]
1Q 2026 new supply delivered (sq ft)

- Investor confidence improving, but interest rate outlook worsening with uncertainty of rate cuts in 2026
- Distress pipeline likely to decline over the course of the year as buildings transfer to healthier ownership

U.S. office employment YoY (%)[2]



U.S. Class A & B office net absorption (m sq ft) and occupancy (%) (3)



(1) JLL U.S. Office Outlook 1Q 2026; includes all offices; vacancy rate, however, only for Class A.
(2) Office employment includes the professional and business services, financial and information service sectors as per CoStar Market Analysis & Forecast Reports. Amounts reflect YoY % change. Based on latest available data (1Q 2026).
(3) CoStar Market Analysis & Forecast Reports for Class A & B Office. Based on latest available data (1Q 2026).

No new competitive supply in MUST's markets

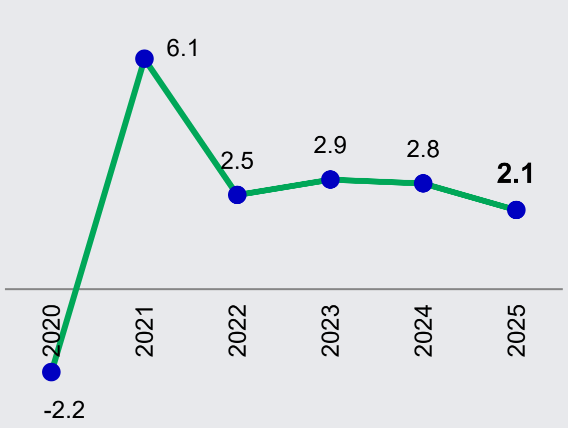
Markets	RBA (m sq ft)	Vacancy (%)	Gross Asking Rent Per Sq Ft (US$)	Net Absorption ('000 sq ft)	Net Delivery ('000 sq ft)	Last 12 Months Rent Growth[1] (%)	Projected 12 Months Rent Growth[1] (%)	New Properties Under Construction ('000 sq ft)[2]	Delivery Year
Downtown Los Angeles	40.4	26.9	38.69	4.6	0	0.3	0.7	0.0	NA
Irvine, Orange County	14.0	18.9	36.09	(13.6)	0	1.3	2.9	0.0	NA
Buckhead, Atlanta	17.2	27.7	41.18	16.5	0	1.0	2.0	0.0	NA
Hudson Waterfront, Jersey City	18.0	26.5	44.37	2.1	0	0.7	0.5	0.0	NA
Washington, D.C.	31.0	20.7	60.21	6.7	0	(0.4)	0.2	0.0	NA
Fairfax Center	3.7	26.9	33.75	0.0	0	0.9	0.1	0.0	NA
Tempe, Phoenix	7.7	18.5	27.72	(56.7)	0	2.1	3.4	0.0	NA

Source: All Submarket and Market Data as at 1 Apr 2026 from CoStar Market Analysis & Forecast Reports.
(1) All building classes.
(2) Includes only comparable buildings in size, quality of finish, location and ownership.

U.S. economic indicators

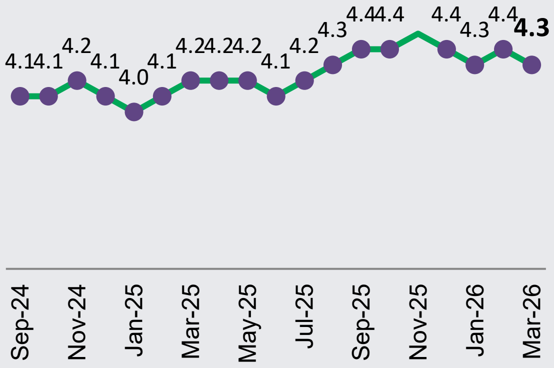
MUST continues to monitor policies from the U.S. government administration and the potential impacts on return-to-office mandates, tariffs, immigration policies, tax policies, etc.

GDP growth (%)(1)



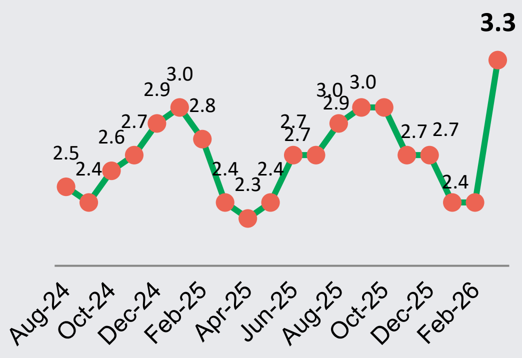
2025: 2.1%

Unemployment Rate (%)(2)



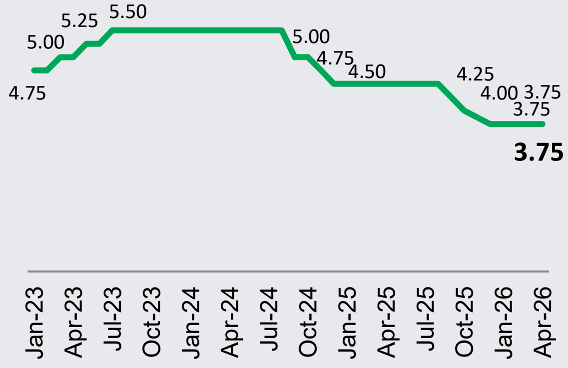
Mar 2026: 4.3%

Consumer Price Index (%)(3)



Mar 2026: 3.3%

Fed Funds Rate(%)(5)



Apr 2026: 3.50% - 3.75%

GDP grew at annual rate of 2.0% in 1Q 2026, driven by investment, exports, consumer spending and government spending(1)

Unemployment rate dipped; strong job gains at 178,000 in March(2)

Inflation rose as energy prices spiked; Personal Consumption Expenditures (PCE) Price Index rose 3.5% YoY in Mar 2026(4)

Fed funds rate kept unchanged in April FOMC meeting

Source:
(1) Advance estimate. U.S. Bureau of Economic Analysis, percent change from preceding quarter.
(2) U.S. Bureau of Labor Statistics, non-farm jobs seasonally adjusted.
(3) U.S. Bureau of Labor Statistics, all items index for 12 months before seasonal adjustment.
(4) U.S. Bureau of Economic Analysis, PCE price index data compared to the same month one year ago.
(5) Board of Governors of the Federal Reserve System, Federal Open Market Committee (FOMC), FOMC Statement

Portfolio overview

Valuation	US$0.9b(1)
NLA	3.5m sq ft
Occupancy	67.6%
WALE	4.7 years
Total tenants	97







	Figueroa	***Michelson***	***Exchange***	***Penn***	***Phipps***	***Centerpointe***	***Diablo***
Location	Los Angeles	Irvine	Jersey City	Washington, D.C.	Atlanta	Virginia	Tempe
Property Type	Class A	Trophy	Class A	Class A	Trophy	Class A	Class B
Completion Year	1991	2007	1988	1964	2010	1987/1989	1980 - 1998
Last Refurbishment	2019	-	2020	2018	-	2018	-
Property Value(1) (US$m)	98.1	230.4	191.4	79.8	192.5	76.7	44.9
Occupancy (%)	45.6	82.9	72.5	84.9	83.7	72.1	37.8
NLA (sq ft)	718,886	535,175	741,535	278,063	478,151	422,164	355,385
WALE by NLA (years)	5.2	3.6	4.7	2.0	7.4	4.9	3.1
Land Tenure	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold
No. of Tenants	19	17	20	6	11	17	7

Data as at 31 Mar 2026.
(1) Valuation/property values are based on latest appraisal values as at 31 Dec 2025.

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- Part of a leading Canada-based financial services group with principal operations in Asia, Canada and the U.S.
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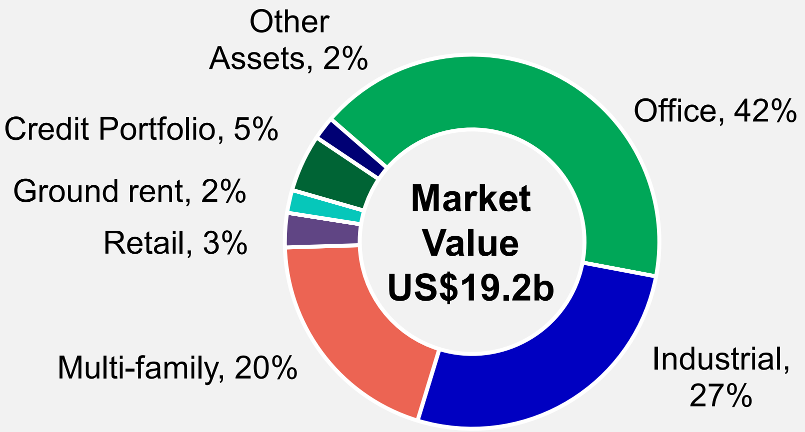
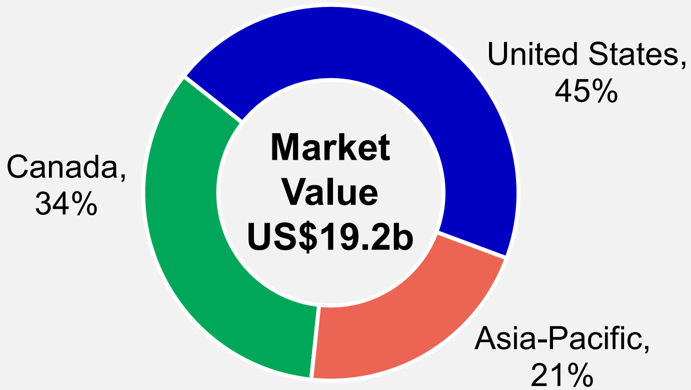
- Manulife Investment Management's real estate platform provides investment solutions globally as part of its comprehensive private markets capabilities

Global Real Estate AUM of US$19.2b(1)





Note: Data as at 31 Mar 2026. Amounts in the charts may not sum up to 100.0% due to rounding.
(1) AUM excludes AUM not managed by the Manulife Investment Management Global Real Estate team.

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