



MANULIFE US REAL ESTATE INVESTMENT TRUST
(Constituted in the Republic of Singapore pursuant to a Trust Deed
dated 27 March 2015 (as amended and restated))

ANNUAL GENERAL MEETING TO BE HELD ON 29 APRIL 2026

1. 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**"), wishes to announce that the annual general meeting ("**AGM**") of the holders of units in Manulife US REIT ("**Units**" and the holders of Units, "**Unitholders**") will be convened and held at **Stephen Riady Auditorium @ NTUC, NTUC Centre, Level 7, One Marina Boulevard, Singapore 018989** on **Wednesday, 29 April 2026 at 2:30 p.m.** (Singapore time).
2. **Notice of AGM and Proxy Form.** Printed copies of the Notice of AGM and the proxy form (the "**Proxy Form**") will be mailed to Unitholders. Copies of these documents will also be sent to Unitholders by way of electronic means via publication on Manulife US REIT's website at the URL <https://www.manulifeusreit.sg> and on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.
3. **No option for Unitholders to participate virtually.** This AGM is being convened and will be held in a wholly physical format. There will be no option for Unitholders to participate virtually.
4. **Submission of questions in advance of the AGM.** Unitholders, including SRS investors, or where applicable, their appointed proxy(ies) will be able to ask questions in person at the AGM.

Additionally, Unitholders can also submit questions related to the resolutions to be tabled for approval at the AGM to the Chairman of the AGM to be addressed in advance of the AGM. In order to do so, Unitholders must submit their questions in the following manner by **2:30 p.m.** on **Tuesday, 21 April 2026**.

- (a) If submitted electronically via email to srs.teamE@boardroomlimited.com (with subject title "**MUST AGM Questions**"); or
- (b) If questions are submitted by post, the letter to be addressed to and deposited at the office of Manulife US REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd, at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632.

Unitholders who submit questions by email or by post must provide the following information:

- (i) the Unitholder's full name;
- (ii) the Unitholder's address; and
- (iii) the manner in which the Unitholder holds Units in Manulife US REIT (e.g., via CDP or SRS).

The Manager will endeavour to address all substantial and relevant questions (which are related to the resolutions to be tabled for approval at the AGM) received from Unitholders in advance of the AGM by the **21 April 2026** submission deadline, by publishing the responses to such questions on Manulife US REIT's website at the URL <https://www.manulifeusreit.sg> and the SGX website at <https://www.sgx.com/securities/company-announcements> prior to the AGM, by **2:30 p.m.** on **Friday, 24 April 2026**. Any questions submitted after the 21 April 2026 submission deadline may not be addressed in advance of the AGM. Where substantially similar questions are received, the Manager will consolidate such questions and consequently, not all questions may be individually addressed.

5. **Persons who hold Units through relevant intermediaries.** Persons who hold Units through relevant intermediaries, other than SRS investors, and who wish to participate in the AGM are not to use the Proxy Form and should contact the relevant intermediary through which they hold such Units as soon as possible in order for the necessary arrangements to be made.

Persons who hold Units through relevant intermediaries, other than SRS investors, may vote at the AGM (i) by being appointed as proxies by their respective relevant intermediaries, or (ii) specify their voting instructions to / arrange for their votes to be submitted with their respective relevant intermediaries.

SRS investors may:

- (a) vote at the AGM if they are appointed as proxies by their respective SRS Operators, and should contact their respective SRS Operators if they have any queries regarding their appointment as proxies; or
- (b) specify their voting instructions to / arrange for their votes to be submitted with their respective SRS Operators, and should approach their respective SRS Operators by **5:00 p.m.** on **Monday, 20 April 2026**, being at least seven (7) working days before the date of the AGM, to ensure their votes are submitted.

For avoidance of doubt, SRS investors will not be able to use the Proxy Forms and appoint third party proxy(ies) to vote at the AGM on their behalf.

6. **Key dates/deadlines.** The table below sets out the key dates/deadlines for Unitholders to note:

Key dates	Actions
5:00 p.m. on 20 April 2026 (Monday)	Deadline for SRS investors to approach their respective SRS Operators to submit their votes.
2:30 p.m. on 21 April 2026 (Tuesday)	Deadline for Unitholders to submit questions to the Chairman of the AGM to be addressed in advance of the AGM.
2:30 p.m. on 26 April 2026 (Sunday)	Deadline for Unitholders to submit the Proxy Forms.
Date and Time of AGM: 2:30 p.m. on 29 April 2026 (Wednesday)	Unitholders or, where applicable, their duly appointed proxy(ies) may attend the AGM in person at the Stephen Riady Auditorium @ NTUC, NTUC Centre, Level 7, One Marina Boulevard, Singapore 018989. <u>There will be no option to participate virtually.</u>

7. **Annual Report and Sustainability Report 2025.** The Annual Report and Sustainability Report of Manulife US REIT for the financial year ended 31 December 2025 (the “**Annual Report and Sustainability Report**”) has been published on Manulife US REIT’s website, and may be accessed at the URL <https://www.manulifeusreit.sg>.

The Annual Report and Sustainability Report may also be accessed on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.

8. **Further information.** For more information, Unitholders can refer to Manulife US REIT’s website at the URL <https://www.manulifeusreit.sg>, or contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at srs.teamE@boardroomlimited.com.
9. **Important reminder.** Unitholders should note that the manner of conduct of the AGM may be subject to further changes at short notice. Unitholders are advised to check Manulife US REIT’s website at the URL <https://www.manulifeusreit.sg> or SGX website at <https://www.sgx.com/securities/company-announcements> regularly for updates.

BY ORDER OF THE BOARD

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

Daphne Chua
Company Secretary

14 April 2026

IMPORTANT NOTICE

The past performance of Manulife US REIT is not indicative of future performance. The listing of the units of Manulife US REIT ("**Units**") on the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

APPENDIX

Steps for submission of questions in advance of the AGM and voting at the AGM

Unitholders may submit questions related to the resolutions to be tabled for approval at the AGM to the Chairman of the AGM in advance of the AGM.

Unitholders or, where applicable, their duly appointed proxy(ies) attending the AGM may also cast their votes in real time for each resolution to be tabled at the AGM.

To do so, Unitholders will need to complete the following steps:

Steps	Details
1. Submission of questions (if any) in advance of the AGM	<p>Unitholders will be able to submit questions related to the resolutions to be tabled for approval at the AGM to the Chairman of the AGM, to be addressed in advance of the AGM.</p> <p><u>Submission of questions in advance of the AGM</u></p> <p>In order for Unitholders to do so, Unitholders must submit their questions in the following manner:</p> <p>(a) If submitted electronically via email. Unitholders may submit their questions via email to srs.teamE@boardroomlimited.com (with subject title “MUST AGM Questions”); or</p> <p>(b) If questions are submitted by post. Unitholders may also submit their questions by post to:</p> <p>Manulife US Real Estate Management Pte. Ltd. (as Manager of Manulife US REIT) c/o Boardroom Corporate & Advisory Services Pte. Ltd. 1 Harbourfront Avenue #14-07 Keppel Bay Tower Singapore 098632</p> <p>When sending in your questions by post or via email, please also provide us with the following details:</p> <ul style="list-style-type: none">• your full name;• your address; and• the manner in which you hold Units in Manulife US REIT (e.g. via CDP or SRS) <p>Deadline to submit questions. All questions must be submitted and received by 2:30 p.m. on Tuesday, 21 April 2026.</p>

Steps	Details
	<p>Addressing substantial and relevant questions. We will endeavour to address all substantial and relevant questions (which are related to the resolutions to be tabled for approval at the AGM) received from Unitholders in advance of the AGM by the 21 April 2026 submission deadline, by publishing the responses to such questions on Manulife US REIT's website at the URL https://www.manulifeusreit.sg and the SGX website at https://www.sgx.com/securities/company-announcements prior to the AGM, by 2:30 p.m. on Friday, 24 April 2026. Any questions submitted after the 21 April 2026 submission deadline may not be addressed in advance of the AGM. Where substantially similar questions are received, the Manager will consolidate such questions and consequently, not all questions may be individually addressed.</p> <p>Minutes of AGM. We will publish the minutes of the AGM on Manulife US REIT's website at the URL https://www.manulifeusreit.sg, and on the SGXNet within one (1) month from the date of the AGM.</p>
<p>2. Voting at the AGM</p>	<p>Unitholders or, where applicable, their duly appointed proxy(ies) attending the AGM may cast their votes in real time for each resolution to be tabled at the AGM.</p> <p>Where a Unitholder appoints proxy(ies), he/she/it may give specific instructions as to voting, or abstentions from voting, in respect of the resolution in the Proxy Form, failing which the proxy(ies) will vote or abstain from voting at his/her/their discretion, as he/she/they may on any other matter arising at the AGM.</p> <p><u>Submission of Proxy Forms</u></p> <p>The Proxy Forms must be submitted in the following manner:</p> <ul style="list-style-type: none"> (i) If submitted by post, be submitted to the office of Manulife US REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or (ii) If submitted electronically via email, by attaching and sending a clear, completed and signed PDF copy of the Proxy Form to Manulife US REIT's Unit Registrar at srs.proxy@boardroomlimited.com. <p>in either case, by 2:30 p.m. on Sunday, 26 April 2026, being not less than seventy-two (72) hours before the time appointed for holding the AGM.</p> <p>A Unitholder who wishes to submit a Proxy Form may either download, complete and sign the Proxy Form, or complete and sign the printed copy of the Proxy Form mailed to each Unitholder. Thereafter, the Unitholder may submit the completed and signed Proxy Form by post to the address provided above, or by scanning and sending it by email to the email address provided above.</p> <p>Unitholders are <u>strongly encouraged</u> to submit the completed Proxy Forms electronically via email.</p>

Persons who hold Units through relevant intermediaries

Persons who hold Units through relevant intermediaries, other than SRS investors, may vote at the AGM (i) by being appointed as proxies by their respective relevant intermediaries, or (ii) specify their voting instructions to / arrange for their votes to be submitted with their respective relevant intermediaries.

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- (b) specify their voting instructions to / arrange for their votes to be submitted with their respective SRS Operators, and should approach their respective SRS Operators by **5:00 p.m. on Monday, 20 April 2026**, being at least seven (7) working days before the date of the AGM, to ensure their votes are submitted.

For avoidance of doubt, SRS investors will not be able to use the Proxy Form and appoint third party proxy(ies) to vote at the AGM on their behalf.