

NOT FOR DISTRIBUTION IN OR INTO THE UNITED STATES, EUROPEAN ECONOMIC AREA, CANADA OR JAPAN



MANULIFE US REAL ESTATE INVESTMENT TRUST

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

ADVANCED DISTRIBUTION FOR PERIOD FROM 1 JANUARY 2017 TO 28 JUNE 2017

In an announcement dated 19 June 2017 in relation to the placement of 97,003,000 new units ("**New Units**") in Manulife US Real Estate Investment Trust ("**Manulife US REIT**") to raise gross proceeds of US\$80.5 million (the "**Private Placement**"), Manulife US Real Estate Management Ltd., as manager of Manulife US REIT (the "Manager"), had announced the intention to declare a distribution of Manulife US REIT's distributable income for the period from 1 January 2017 to 28 June 2017, being the day immediately prior to the date on which the New Units were issued pursuant to the Private Placement (the "**Advanced Distribution**").

The Manager is pleased to announce the Advanced Distribution of US 3.20 cents per unit in Manulife US REIT ("**Unit**") comprising two components:

- (a) distribution out of tax-exempt income (the "**tax-exempt income component**") of US 1.66 cents; and
- (b) distribution out of capital (the "**capital component**") of US 1.54 cents,

which will be paid on 31 August 2017.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at 5.00 p.m. on 28 June 2017 will be entitled to the Advanced Distribution. For the avoidance of doubt, the New Units issued under the Private Placement will not be entitled to this distribution. All Units will be entitled to the distribution for the period from 29 June 2017 to 31 December 2017.

DBS Bank Ltd. was the Sole Financial Adviser and Issue Manager for the initial public offering of Manulife US Real Estate Investment Trust (the "**Offering**"). DBS Bank Ltd., China International Capital Corporation (Singapore) Pte. Limited, Credit Suisse (Singapore) Limited and Deutsche Bank AG, Singapore Branch were the Joint Bookrunners and Underwriters for the Offering.

BY ORDER OF THE BOARD

Jill Smith

Chief Executive Officer

Manulife US Real Estate Management Pte. Ltd.

(Company registration no. 201503253R)

(as manager of Manulife US Real Estate Investment Trust)

8 August 2017

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.