



Corporate Presentation: SGX/RHB Thematic Conference

17 November 2021



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We are a constituent of

MSCI 
Singapore Small Cap Index

SGX 
iEdge SG ESG Indices



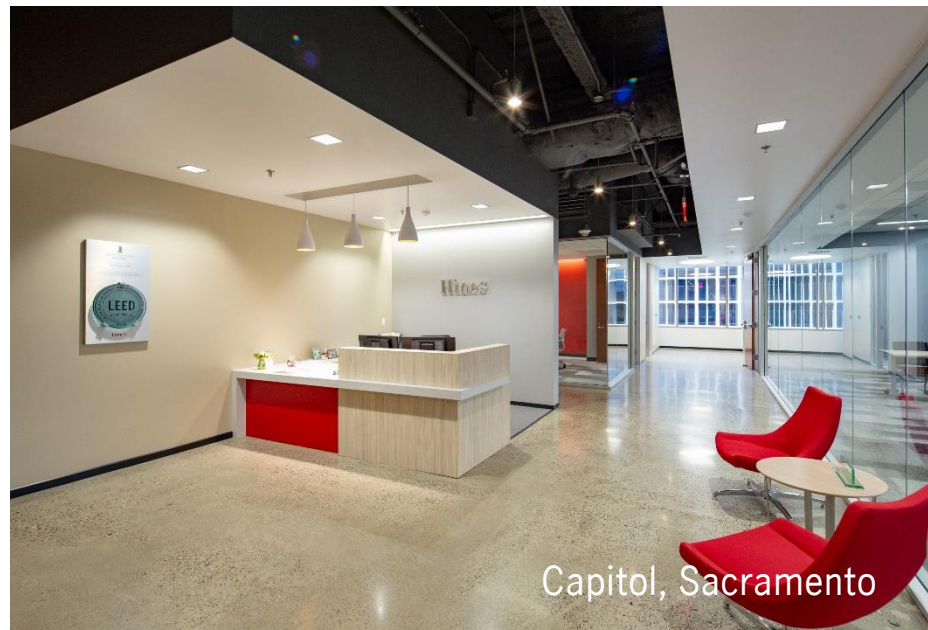
FTSE ST REITs Index,
FTSE EPRA Nareit
Developed Index and
FTSE EPRA Nareit Green
Real Estate Index series

SOLACTIVE 
German Index Engineering
CarbonCare Asia Pacific
Green REIT Index

Global property research
Solutions for customized property indices
GPR General (World) Index

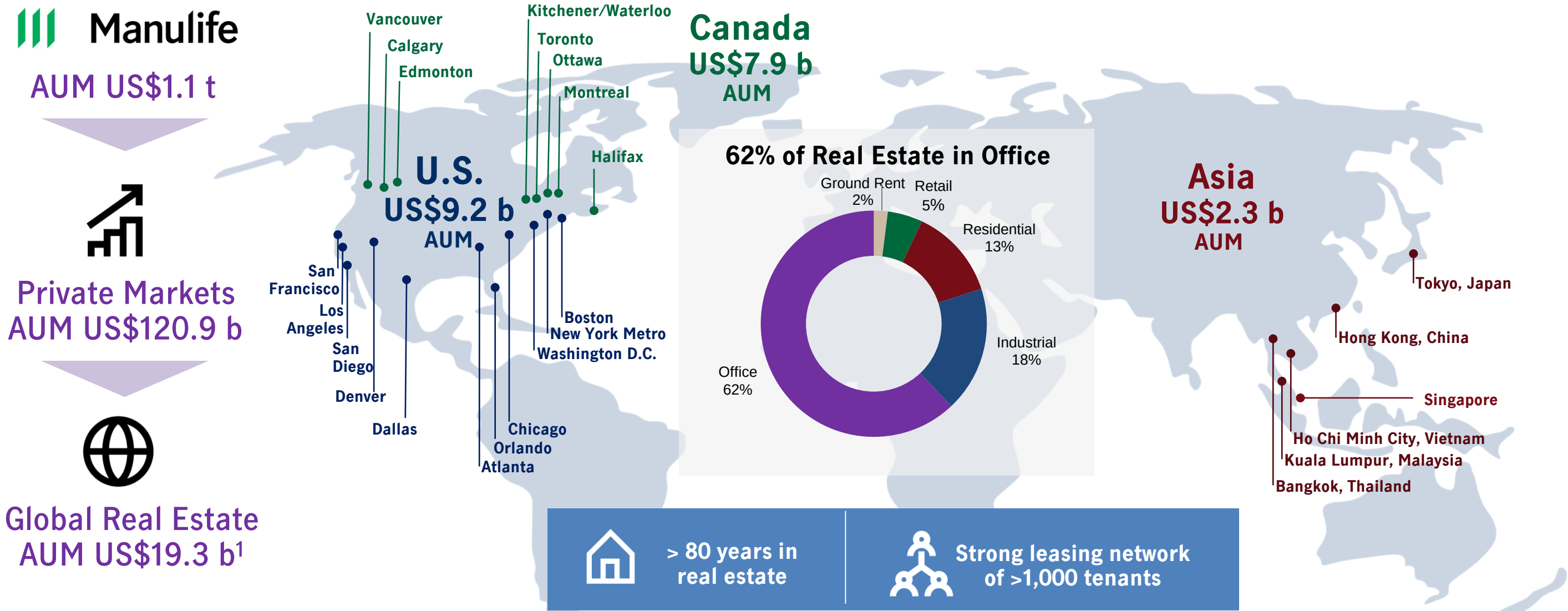
01

About MUST



Manulife US REIT supported by *reputable sponsor*

Global real estate AUM of US\$19.3 b¹



All AUM in fair value basis as at 30 Sep 2021
1) Amounts may not sum up due to rounding

Strong *growth* since IPO

Fortified portfolio of freehold Trophy/Class A assets



Plaza (US\$115.0 m) and Exchange (US\$315.1 m)

2017



Centerpointe (US\$122.0 m) and Capitol (US\$198.8 m)

2019

2016

IPO with Figueroa, Michelson and Peachtree (US\$777.5 m)



2018

Penn and Phipps (US\$387.0 m)



2021 and beyond

Renewing MUST leadership in REIT industry



NLA (m sq ft)¹
4.7

Tenants¹
171

AUM (US\$)¹
2.0 b

Market Cap (US\$)²
1.2 b

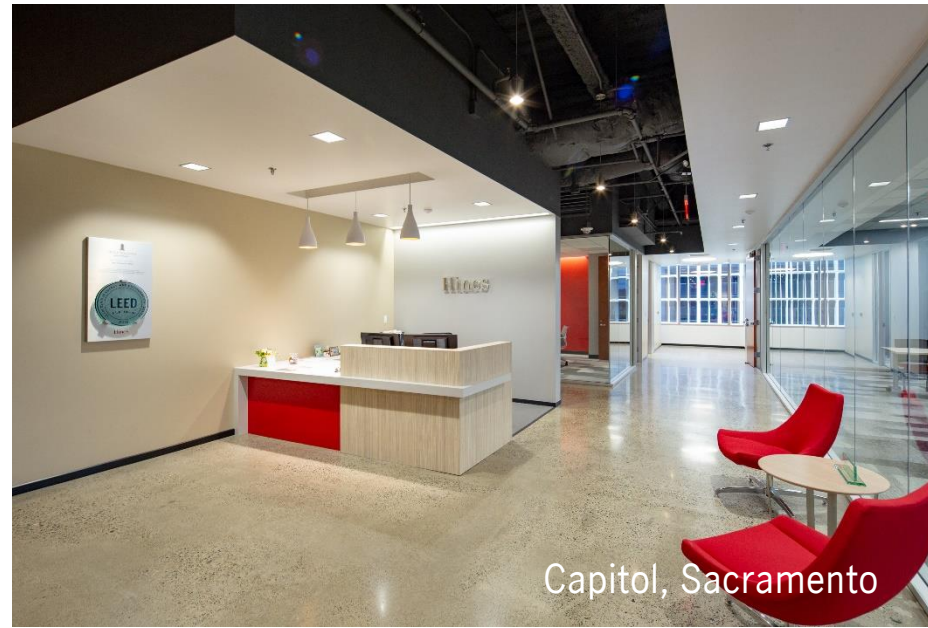
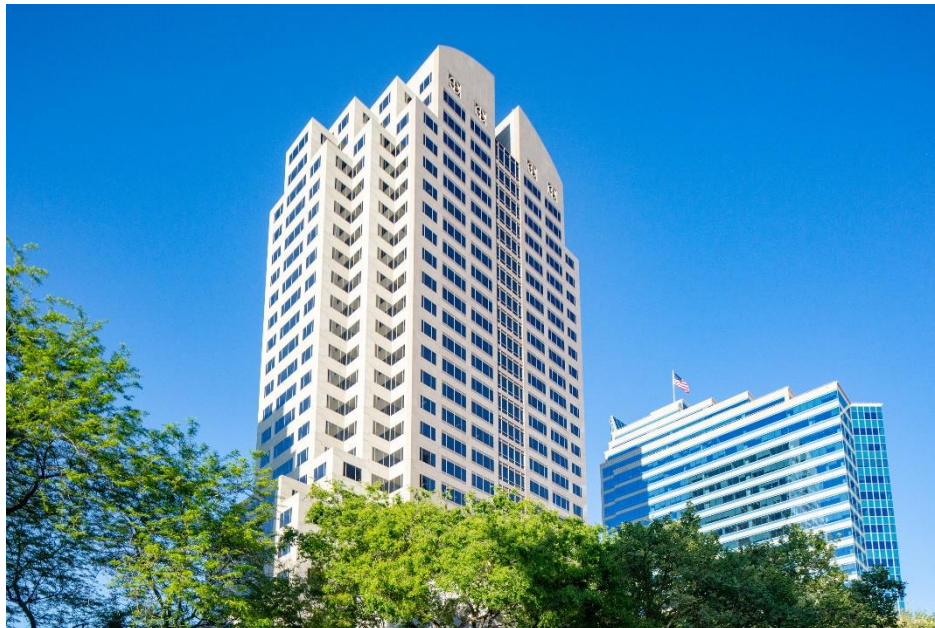


Scan for property videos

(1) Data as at 30 June 2021
(2) Based on closing price of US\$0.73 as at 15 Nov 2021

02

3Q 2021 Portfolio and Financial Updates



Capitol, Sacramento

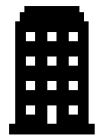


3Q 2021 overview



Maintained high occupancy **90.9%**

Occupancy increased to **91.6%¹** post 3Q 2021



Executed **~149,000 sq ft** leases in 3Q 2021

~453,000 sq ft executed YTD Sep 2021 (9.7% of portfolio)
at **+1.3%** rental reversion



Michelson occupancy's **87.2%²**

As compared to 80.4% in 2Q 2021



Long WALE of **5.1 years**



GRESB

- Real Estate Assessment:
5 Star

- Public Disclosure:
'A' Rating



Launched '**MUST Go Green**' thought leadership ESG initiative

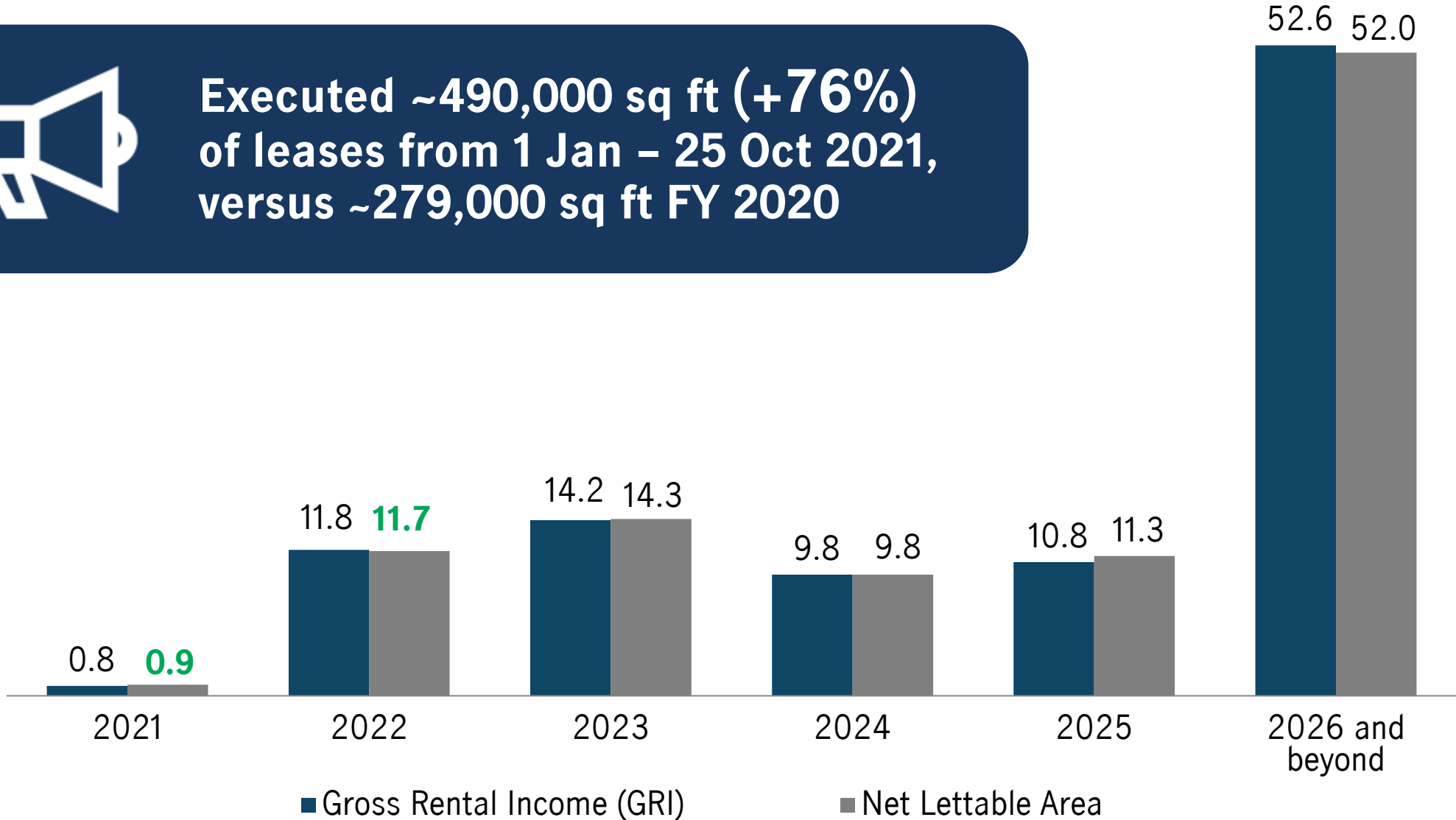
Engaged ~160 media, analysts
and investors

Strong leasing momentum driving occupancy

Lease expiry profile as at 30 Sep 2021 (%)



Executed ~490,000 sq ft (+76%)
of leases from 1 Jan – 25 Oct 2021,
versus ~279,000 sq ft FY 2020



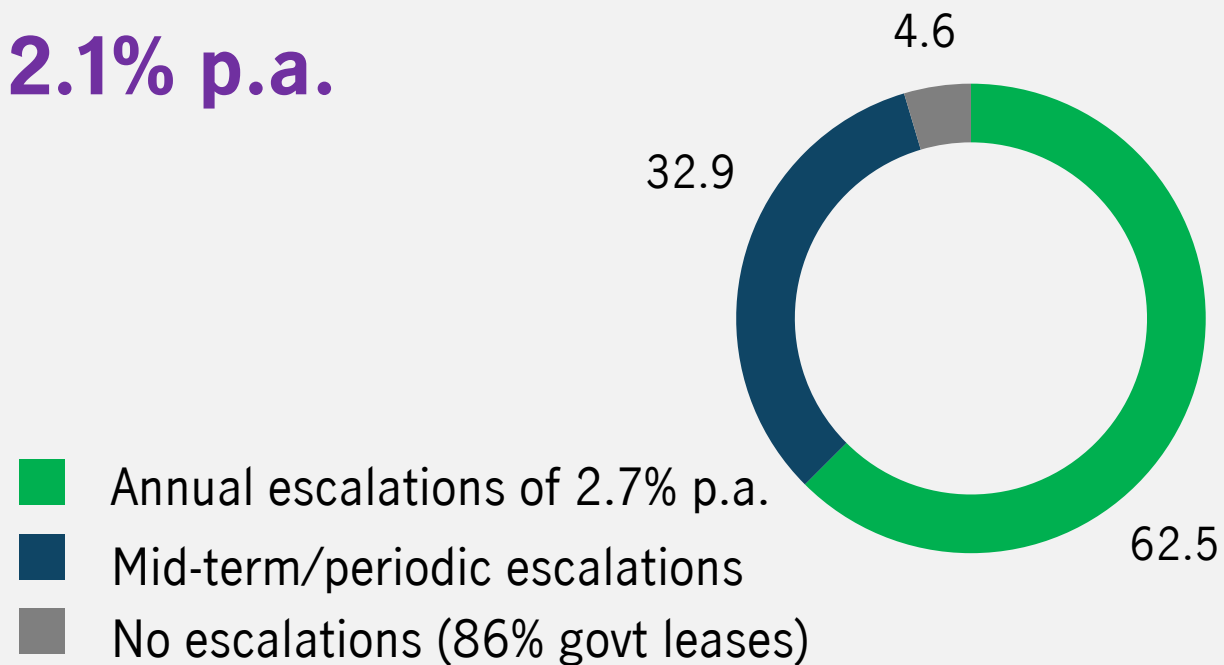
YTD 2021 portfolio
occupancy > 90%
- Positive trajectory

- 1Q21: 92.0%
- 2Q21: 91.7%
- 3Q21: 90.9%
- As at 25 Oct:
91.6%

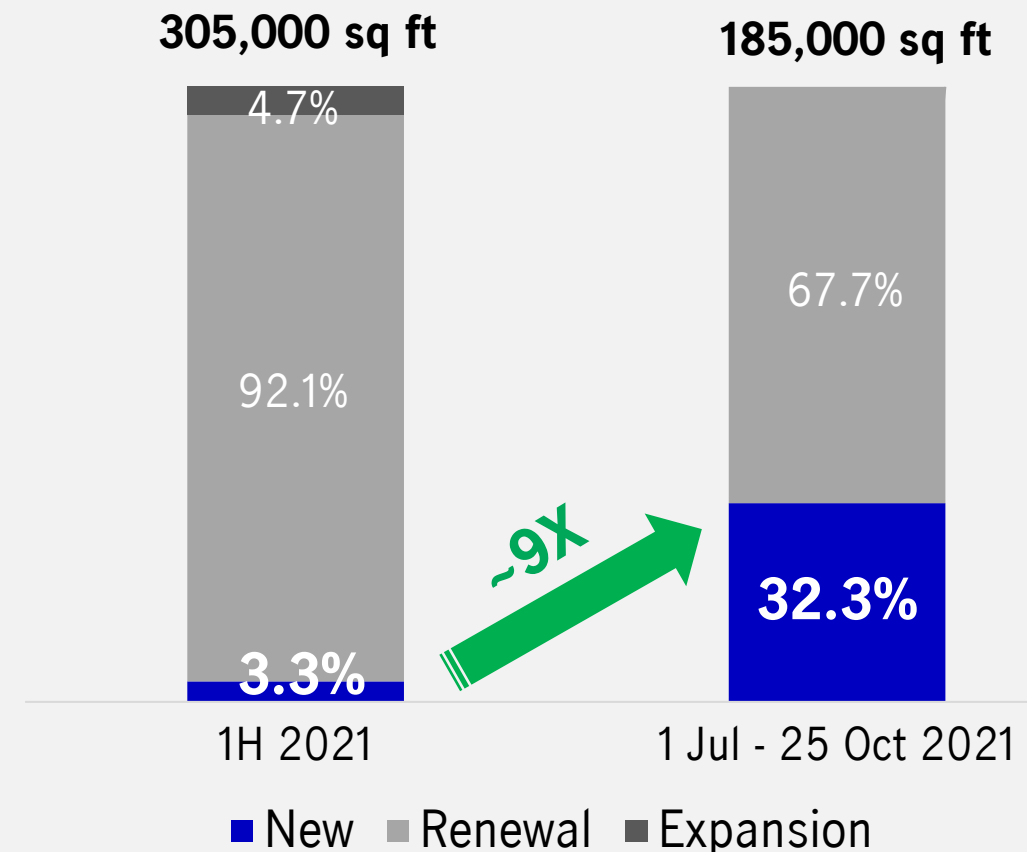
Corporate confidence reflected in *surge* of new leases

In-place rental escalations (%)¹

2.1% p.a.



New leases jumped from 3.3% in 1H 2021 to 32.3% from 1 Jul - 25 Oct 2021



5.7 years²

Executed leases WALE

99.6%³

Strong collections

Note: Amounts may not sum to 100.0% due to rounding

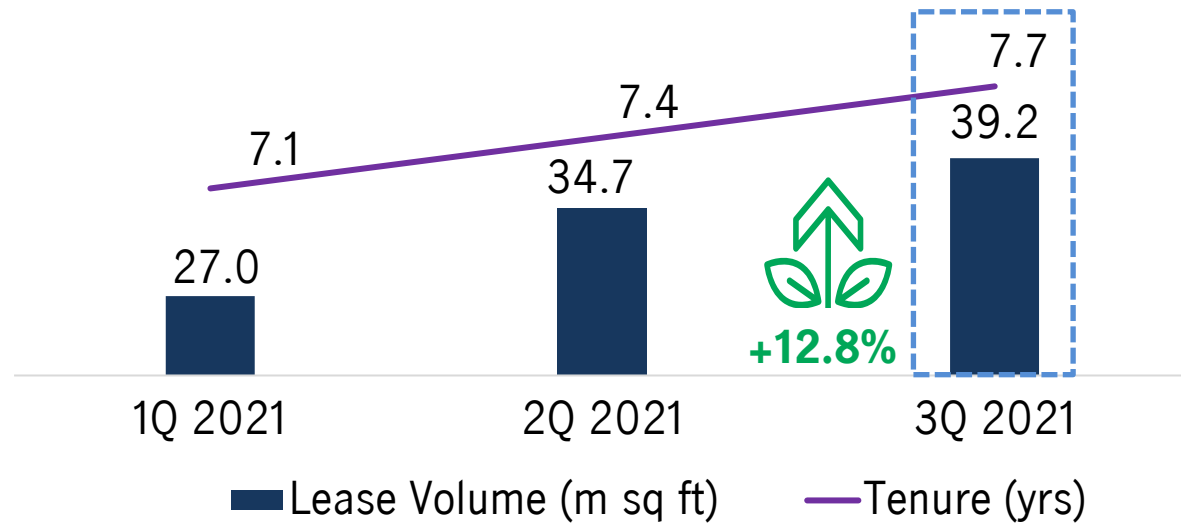
(1) Data as at 30 Sep 2021

(2) WALE of executed leases from 1 Jul – 25 Oct 2021

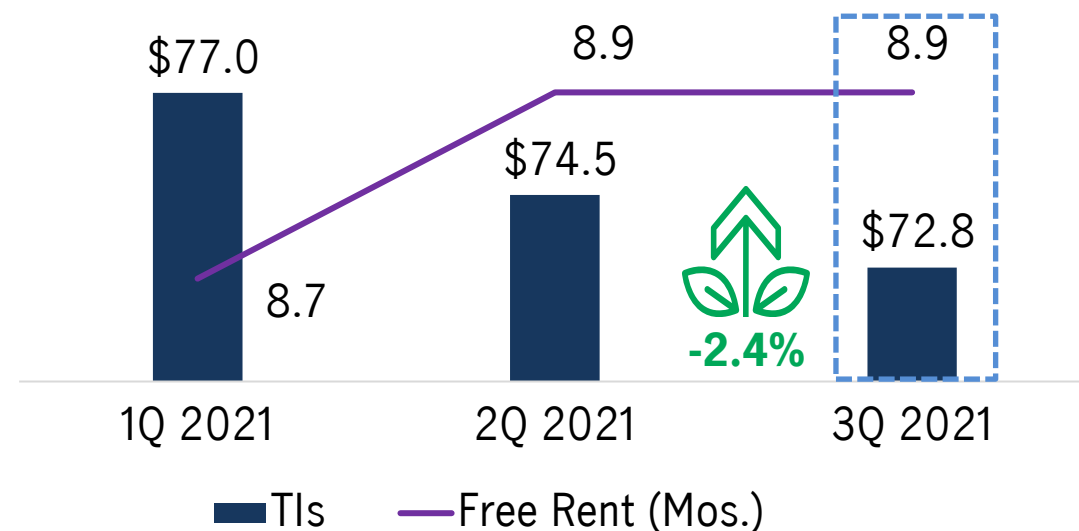
(3) Data as at 25 Oct 2021

U.S. office *green shoots* growing strongly

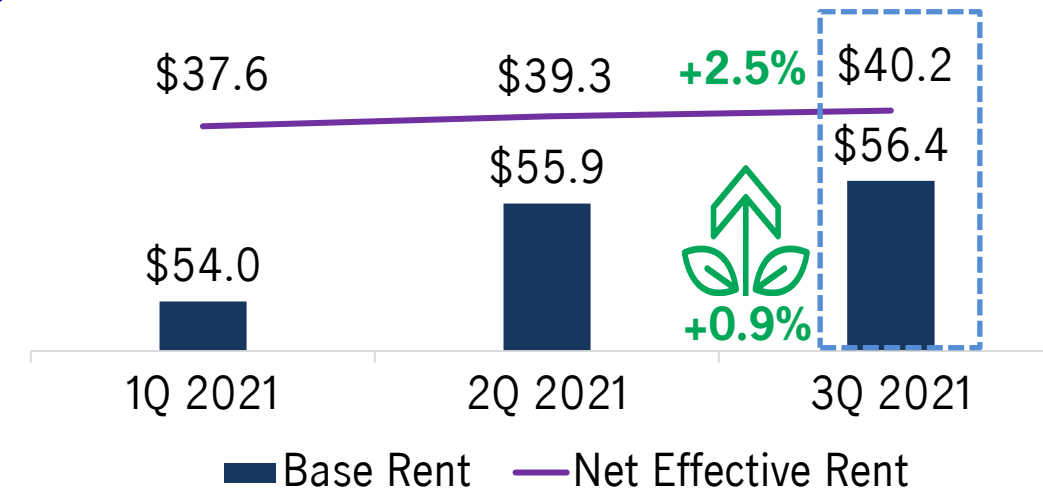
1 Higher leasing volume and longer tenure



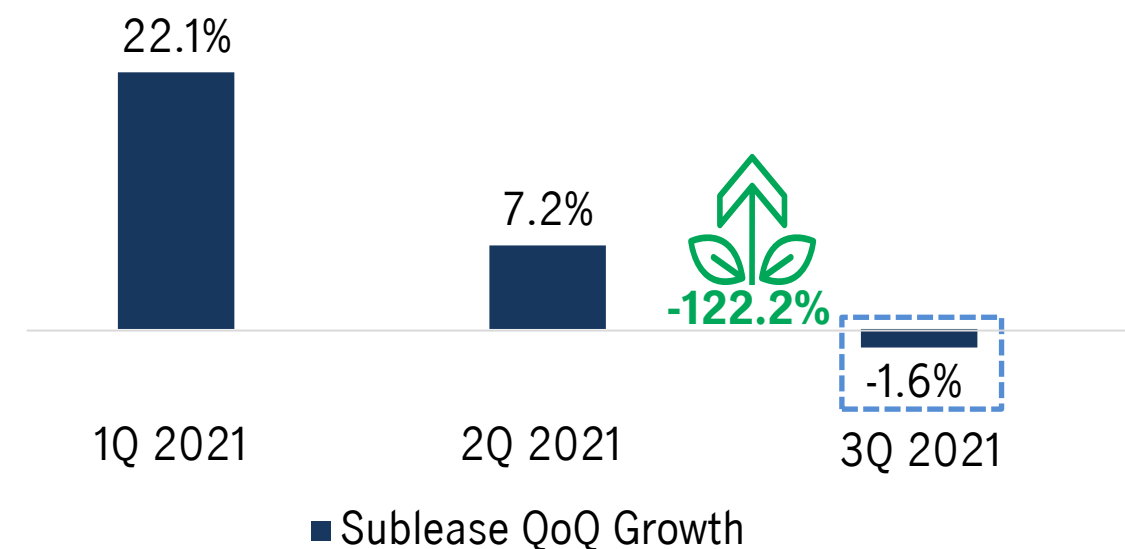
2 TIs and Free Rent starting to ease



3 Base Rents and Net Effective Rents increasing



4 Subleasing declined first time since COVID-19



Limited supply, improving 12m rent growth in MUST's markets

MUST's markets projected 12 months rent growth (0.4%), versus Jul 2021 (1.2%) and Apr 2021 (2.5%)

Class A Market	RBA (m sq ft)	Vacancy (%)	Gross Asking Rent (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)	Delivery Year
Downtown Los Angeles	45.4	18.3	42.36	(269.4)	0.0	(0.1)	0.0	0.0	NA
Irvine, Orange County	15.2	19.4	34.51	(111.7)	0.0	(3.1)	(0.4)	0.0	NA
Buckhead Atlanta	17.3	22.6	39.86	(164.0)	0.0	1.4	0.0	365.0	2022 ²
Midtown Atlanta	21.4	15.2	44.10	1,670.2	1,429.2	0.8	0.0	0.0	NA
Meadowlands ³	3.5	21.0	35.53	13.5	0.0	(2.4)	(2.1)	0.0	NA
Hudson Waterfront ⁴	19.0	17.2	44.16	(156.8)	0.0	(2.3)	(2.1)	0.0	NA
Washington, D.C.	31.2	19.2	57.95	(279.7)	0.0	(0.2)	0.7	480.0 ⁵	2022
Fairfax Center	4.5	21.6	32.75	(67.8)	0.0	(1.2)	0.4	0.0	NA
Downtown Sacramento	10.5	6.0	39.85	375.0	360.0	(0.1)	1.1	0.0	NA

Source: All Submarket and Market Data as at 1 Oct 2021 from CoStar Market Analysis & Forecast Reports

(1) All building classes

(2) As per Simon Property Group One Phipps Plaza leasing sheet

(3) Secaucus is within the Meadowlands submarket

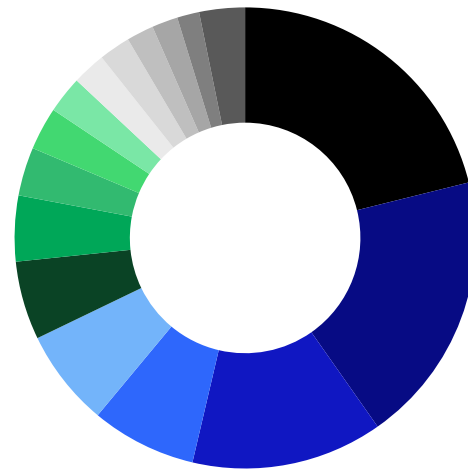
(4) Jersey City is within the Hudson Waterfront submarket

(5) Comprises Trophy asset which is not comparable to Penn

Well-diversified tenant base; top 10 tenants going strong with 100% rental collection, majority *HQ/listed/govt*

Trade sector by gross rental income (GRI) (%)

■ Legal	21.1
■ Finance and insurance	19.1
■ Retail trade	13.4
■ Real estate	7.4
■ Information	6.8
■ Public administration	5.5
■ Consulting	4.6
■ Grant giving	3.4
■ Accounting	3.0
■ Health care	2.6
■ Arts, entertainment, and recreation	2.4
■ Advertising	2.2
■ Architectural and engineering	1.9
■ Transportation and warehousing	1.8
■ Administrative and support services	1.6
■ Others	3.2



Top 10 tenants by gross rental income (GRI)

Tenant	Sector	Property, Location	Lease Expiry	NLA (sq ft)	% of GRI
The William Carter	Retail trade	Phipps, Atlanta	Apr 2030	277,920	6.0
TCW Group	Finance and ins	Figuerroa, LA	Dec 2023	188,835	4.2
Kilpatrick Townsend	Legal	Peachtree, Atlanta	Jul 2025	184,653	3.8
The Children's Place	Retail trade	Plaza, Secaucus	May 2029	197,949	3.4
United Nations	Grant giving	Penn, Wash	Dec 2028	94,988	3.4
US Treasury	Public admin	Penn, Wash	Jan 2022	120,324	3.3
Quinn Emanuel Trial	Legal	Figuerroa, LA	Aug 2023	135,003	3.2
Hyundai Capital America	Finance and ins	Michelson, Irvine (CA)	Apr 2030	97,587	3.2
Amazon Corp.	Retail trade	Exchange, Jersey	Apr 2025	129,259	3.1
ACE American Ins. Co.	Finance and ins	Exchange, Jersey	Dec 2029	101,858	2.6

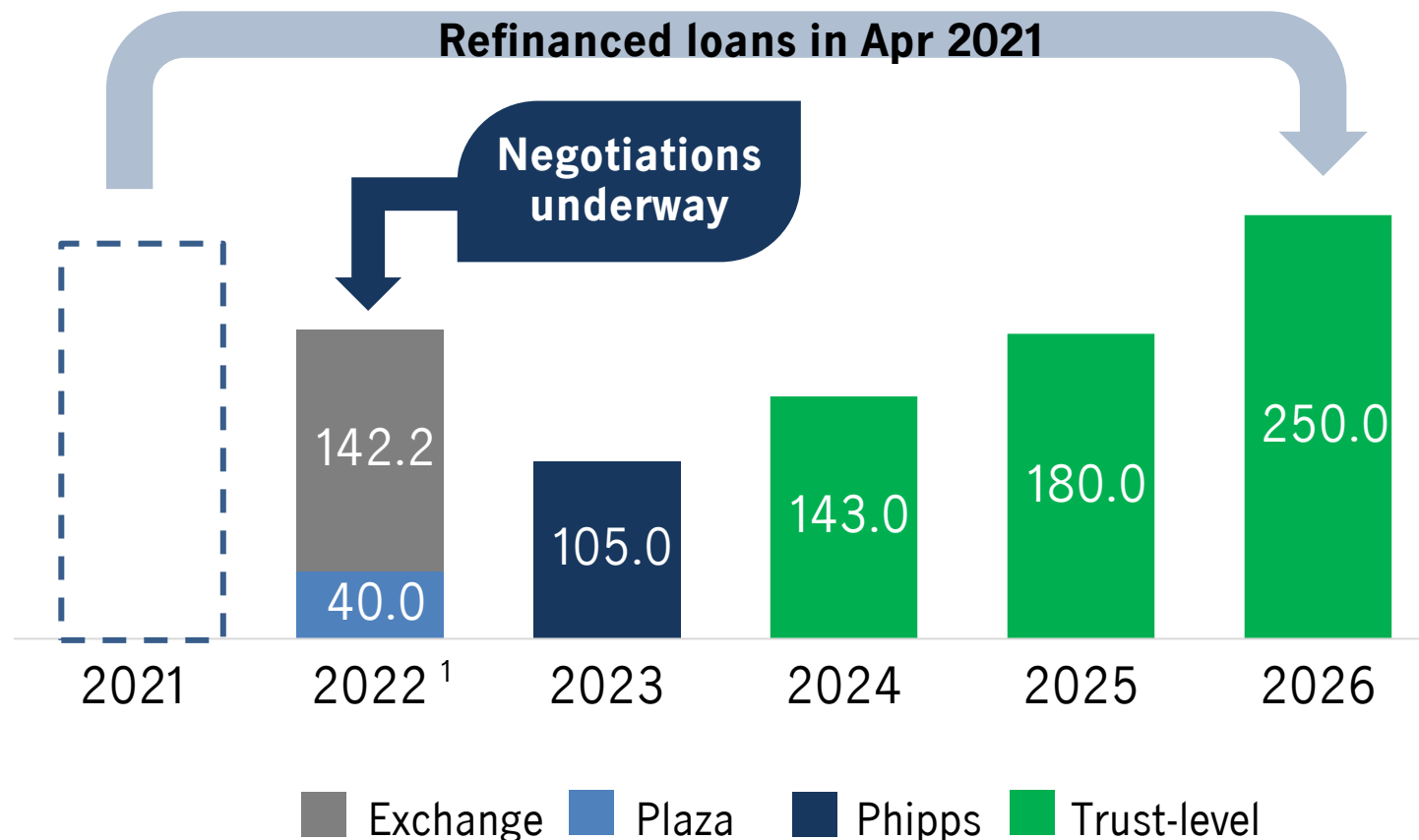
Total

1,528,376 36.2

Proactive capital management

Well spread maturity; 2022 refinancing provides further cost-saving opportunities

Debt maturity profile as at 30 Sep 2021 (US\$ m)



(1) Loans are due in 2H 2022

(2) Based on gross borrowings as a percentage of total assets

(3) Computed by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), by the trailing 12 months interest expense and borrowing-related fees as set out in the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore

	30 Sep 2021	30 Jun 2021
Weighted Average Interest Rate	3.01%	2.99%
Weighted Average Debt Maturity	2.9 years	3.2 years
Portfolio Unencumbered	66.7%	66.7%
Gearing ²	42.0%	42.1%
Fixed Rate Loans	98.0%	96.3%
Interest Coverage ³	3.3 times	3.3 times

Our ESG Journey



MUST's ESG *journey* - Key milestones

2020/2021

- Aligned to Manulife's Net Zero & 80% GHG reduction targets by 2050¹
- First green loan in 2020, first sustainability-linked loan in 2021
- 20 ESG funds invested in MUST
- All staff pay linked to sustainability performance
- Hired ESG specialist
- 50% female independent directors

2019

- ~90% of portfolio is green-certified: 5th LEED certification, 7/9 Energy Star
- Strengthened governance with additional policies

2018

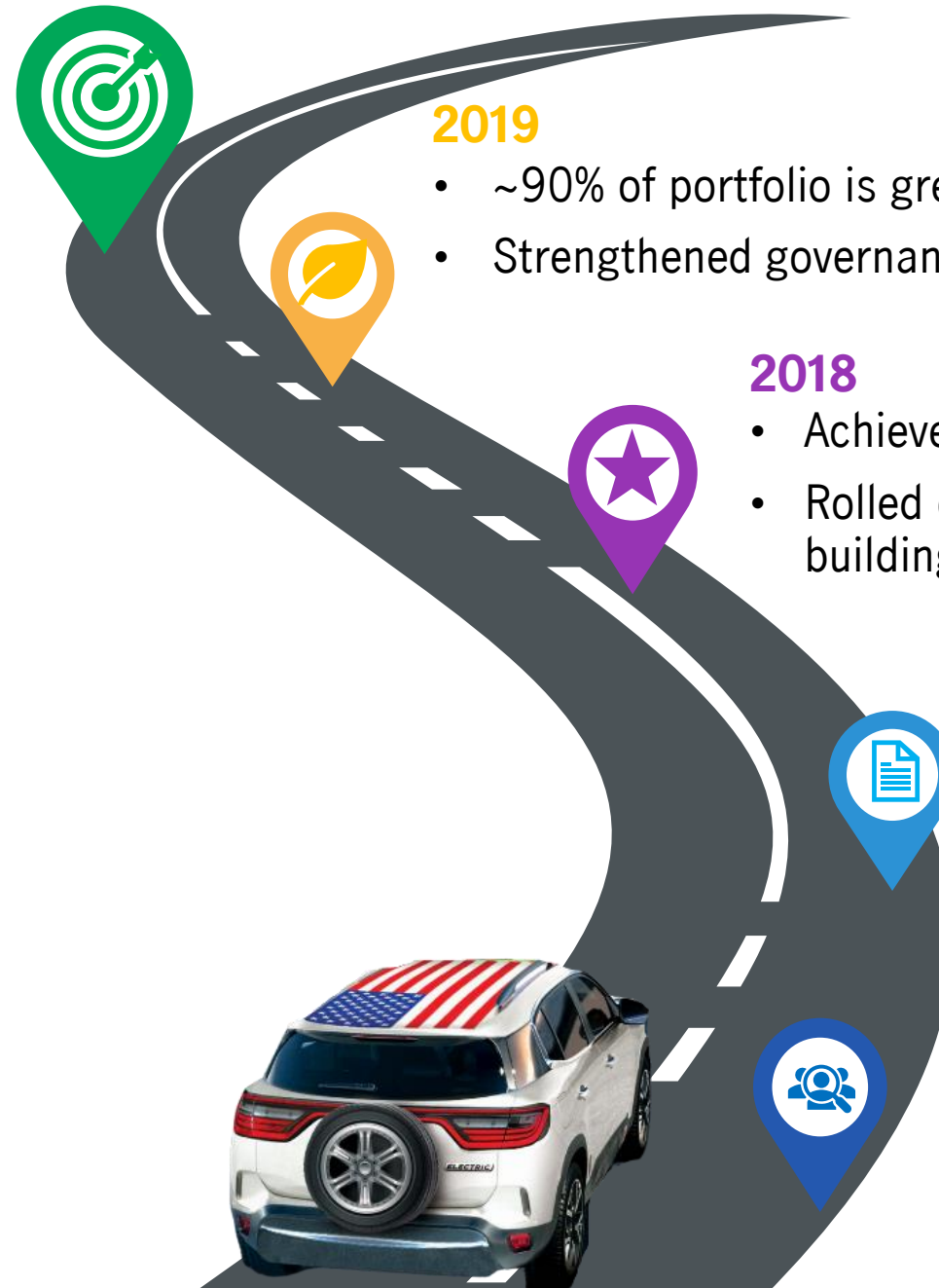
- Achieved 5 Star in GRESB Assessment
- Rolled out Sustainable Building Standards to benchmark building performance

2017

- Formed Sustainability Steering Committee
- Published first Sustainability Report
- Adopted UN Sustainable Development Goals (SDGs)
- Achieved 4 Star in first GRESB Assessment

2016

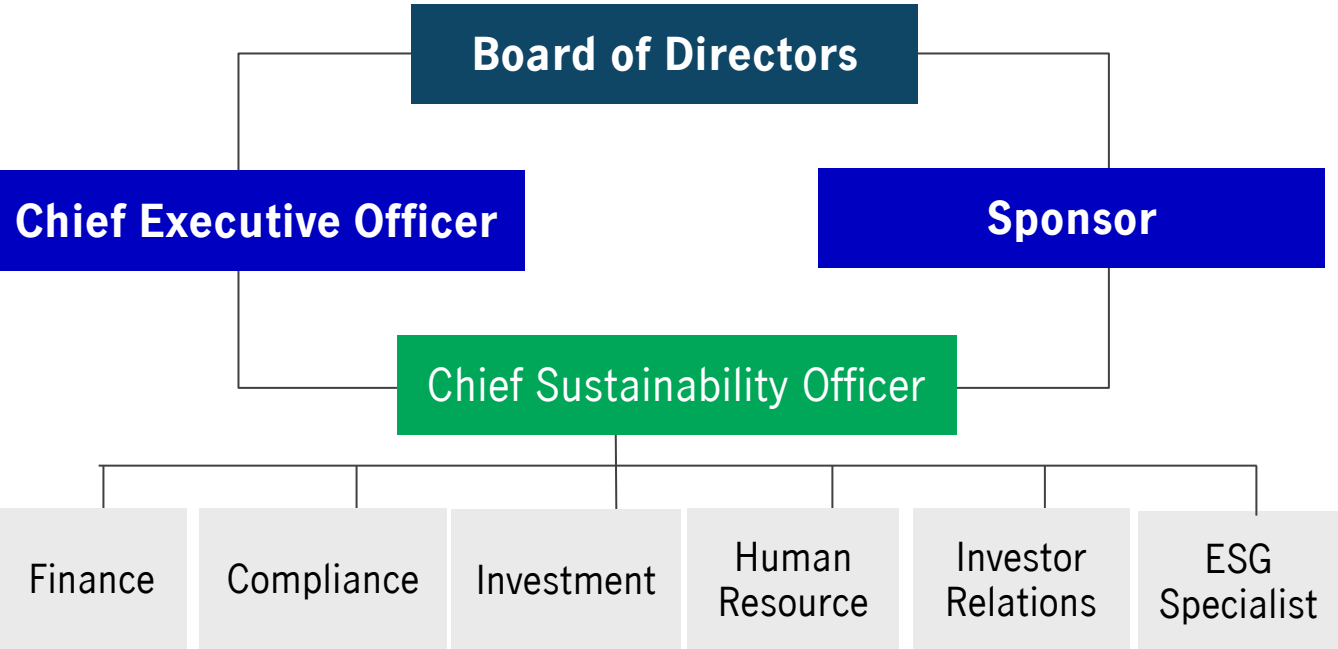
- Dedicated CSR section in Annual Report
- 3 ESG funds invested in MUST



Our ESG structure and approach

Sustainability Steering Committee

Established in 2017 to drive sustainability strategies/action plans, set targets, oversee monitoring processes and review performance



Our sustainability focus



Sustainable properties

Create value for tenants and unitholders by reducing the environmental impact of our properties



External relations

Understand and meet the needs of the investment, tenant and local communities through regular and effective engagement initiatives



Human capital

Attract and retain talent, cultivating a positive work environment, promoting diversity, equal opportunities, training, health and wellness



Ethical corporate behaviour

Adherence to rules/regulations through highest standards of governance and best practices

Guided by UN SDGs:



~90% of MUST's properties are *green*

In U.S. major cities, only 13.8%¹ of buildings are green

**LEED™ Platinum
and Energy Star**



Capitol



**LEED™ Gold,
and Energy Star**



Exchange



Penn



Phipps



**LEED™ Gold,
Energy Star
and Fitwel²**



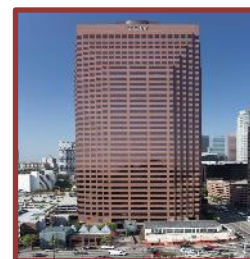
Michelson



Energy Star



Figuerroa



Peachtree



Plaza



- **LEED™**
Most widely used global green building rating system to recognise healthy and highly efficient green buildings
- **ENERGY STAR®**
Awarded to the top 25% commercial buildings for meeting strict energy performance standards
- **Fitwel**
World's leading certification for healthy building performance

Note: Data as at 31 Dec 2020

(1) CBRE, U.S. Green Building Adoption Index for Office Buildings | 2019, An Investment, Occupancy and City Planning Guide, 2019.

Based on 4,879 commercial office buildings across the 30 largest U.S. office markets

(2) Attained in 2021

Sustainable properties

E

Objectives

Create value for tenants and unitholders by reducing the environmental impact of our properties

2021 Performance



Reduced energy, GHG and water intensities by 23.2%, 30.7% and 36.6% respectively, in 2020



Preparation for TCFD 2022: Assessed physical climate risks



Obtained 1st sustainability-linked **loan** of US\$250 m



5 Star in GRESB Real Estate Assessment for 4th year running

Key targets



- Achieve 100% green certification for all nine properties in 2022
- Develop 2035 and 2050 GHG reduction targets
- Utilise smart building technology and clean energy
- Influence tenants to decarbonise through green leases

Showcasing our *award-winning* high-quality properties

Michelson, Irvine, California

Awarded certification

- Fitwel is the leading global building certification, that evaluates the physical, mental and emotional health/productivity of tenants:
 - ✓ Indoor air quality, fitness amenities, access to green spaces, accessibility and alternative transportation
- In 3Q 2021, Manulife's real estate arm achieved **Fitwel® Viral Response Module** (address the spread of infectious respiratory diseases within buildings) certification with distinction



Figueroa, Los Angeles

Winner - The Outstanding Building of the Year (TOBY) award 2021, 500 k to 1 m sq ft category by BOMA Greater LA

- Honours outstanding office buildings & excellence in building management includes tenant & community programmes, amenities, evacuation procedures, accessibility, building standards and overall exceptional service



Engaging our stakeholders

S

Objectives

Understand and meet the needs of the investment, tenant and local communities through regular and effective engagement initiatives

2021 Performance



Raised ESG awareness through MUST Go Green 2021, a week long thought leadership initiative



Enhance digital communication through launch of LinkedIn



All staff and independent directors underwent ESG and materiality training



Fuel up Fridays to support the physical and mental well-being of staff through the pandemic

Key targets

- Organise ≥ 2 thought leadership conferences and webinars a year
- Conduct topical/ESG training for all staff and independent directors
- Support social enterprises through socially-sourced corporate gifts and events
- Optimise tenant engagement with onsite and offsite digital platforms

Engaging our stakeholders through new initiatives in 2021

S

Investment community

- Launched MUST Go Green 2021
 - A week long thought leadership initiative to raise awareness of ESG through conferences, meetings and media interviews
 - ✓ ~160 analysts, media, institutional and retail investors participated



Deepening engagement

- Launched MUST **LinkedIn** corporate page
 - ✓ Enhanced transparency and communication through digital means

Staff and local communities

- Engaged isolated elderly with virtual leather craft making workshop
- All staff attended ESG and materiality reporting in July 2021



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Ethical corporate behaviour

G

Objectives

Adherence to rules/regulations through highest standards of governance and best practices

2021 Performance

- Remained on SGX Fast Track since 2018
- GRESB Public Disclosure 2021: 'A' rating
- Sustainalytics: Ranked top 2% globally with negligible risk
- MSCI ESG: 'A' rating - top 25% for corporate governance
- 100% employees' pay linked to sustainability

Key targets

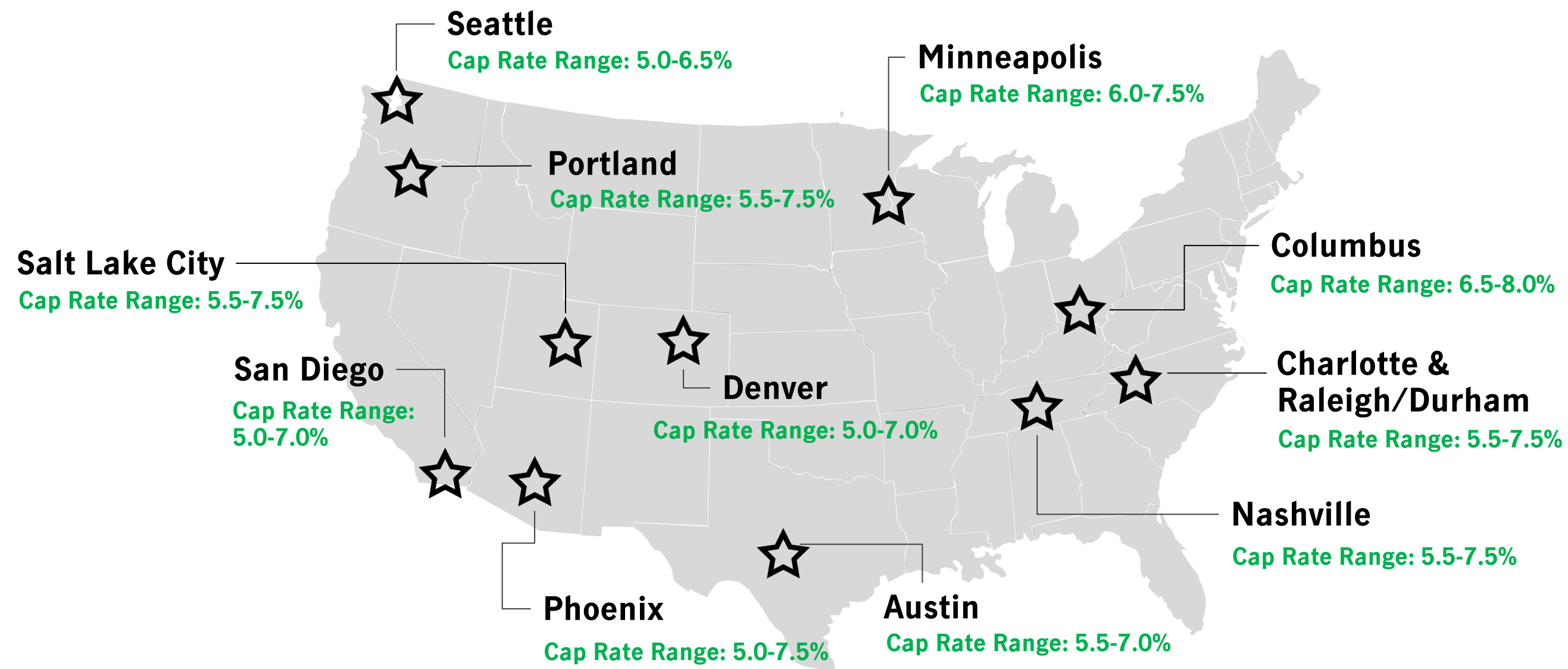
- Zero incidents of non-compliance and corruption
- Compulsory ESG training for independent directors
- Strengthen disclosures, aiming for internal/external assurance
- Increase transparency with international frameworks and benchmarks including TCFD, CDP and SASB

Looking Forward



Transactional volumes picking up +46.4% QoQ¹; Seeking *accretive* deals with 6.5% - 7.5% cap rates

Growth around tech, health care, demographics, cost-of-living/doing business



U.S. road to recovery - *onwards*



What Delta? All states remain open

- ~68% in U.S. over the age of 12 fully vaccinated, ~80% received at least one dose¹
- Delta spike – not limiting business, travel and social activities



Positive unemployment⁴ trend continues

- Registered lowest unemployment rate for October 2021 at 4.6%, lowest rate since March 2020 at 4.4%



Economic recovery continues

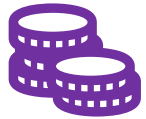
- 3Q 2021 GDP +2.0% despite Delta spike; FY 2021 GDP forecast 6.0%²
- US\$1.0 t infrastructure stimulus package passed; social package still being negotiated; further US\$555 b spending plan to combat climate change³



Inflation concerns?

- Supply chain disruption and energy and consumer price increases causing inflation worries
- Fed commencing tapering, interest rates expect to remain low through 2022

Green shoots propelling *growth* opportunities



Laser focused on leasing and income

- Strengthen performance through new leasing
- Maintain high portfolio occupancy - target >90% by year end
- Conserve spending and hold gearing



Size matters: Seizing growth opportunities

- Seek accretive acquisitions in sunbelt/magnet cities with growth tenants
- Explore JV, M&A, capital recycling for growth
- Pro-active stakeholder engagement to strengthen investor base



Net Zero by 2050

- ~90% green portfolio well-placed to attract ESG like-minded tenants
- 80% GHG reduction by 2050¹ - track progress with interim targets
- Obtain green financing - target to lower borrowing cost
- Improve disclosure to strengthen governance



“If we ignore or pay lip service to ESG, we will end up with stranded assets that deplete property values and returns for investors, causing brand erosion”

*To create value for
stakeholders through
continuous sustainability
efforts based on the principle
“A life is worth living
through giving”*



Thank You!

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Appendix



Exchange, Jersey City



World's largest economy *bouncing back*

2.0%¹

**3Q 2021
GDP growth**

1.4m²

**3Q 2021
jobs gained**

4.8%²

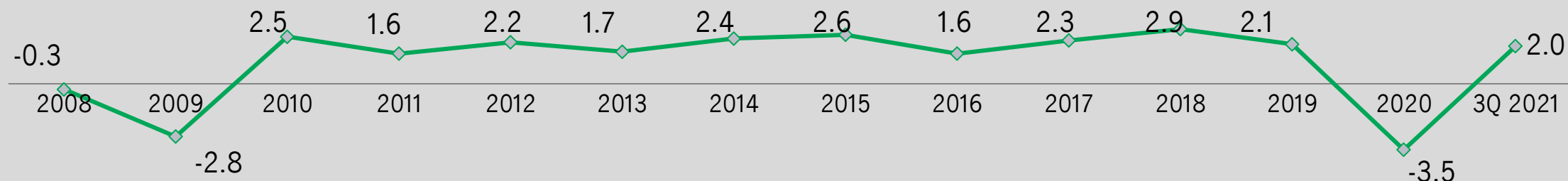
Unemployment

194k²

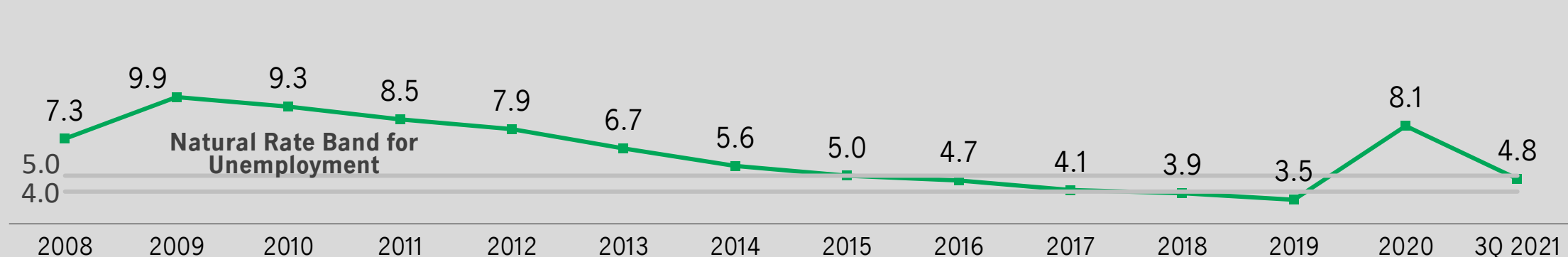
**Jobs
added in September**

- 3Q 2021 GDP +2.0% despite Delta spike
- Registered lowest unemployment rate for September 2021 at 4.8%, lowest rate since March 2020 at 4.4%

U.S. GDP Growth (%)³



U.S. Unemployment (%)⁴



- (1) U.S. Department of Commerce, Bureau of Economic Analysis as at 28 Oct 2021, annualised rate
(2) U.S. Department of Labor, Bureau of Labor Statistics as at Oct 2021; All numbers listed are non-farm jobs
(3) U.S. Department of Commerce, Bureau of Economic Analysis
(4) U.S. Department of Labor, Bureau of Labor Statistics as at 8 Oct 2021

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

19.4%¹

3Q 2021 vacancy

+0.9%¹

QoQ direct
average market
base rent growth

2.1m³

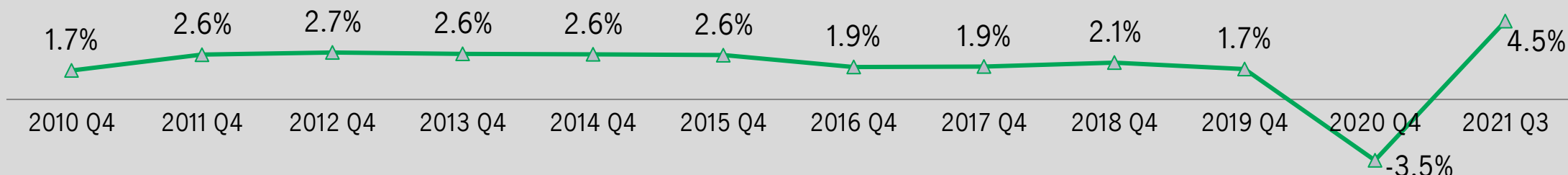
3Q 2021 net
absorption (sq ft)

14.0m³

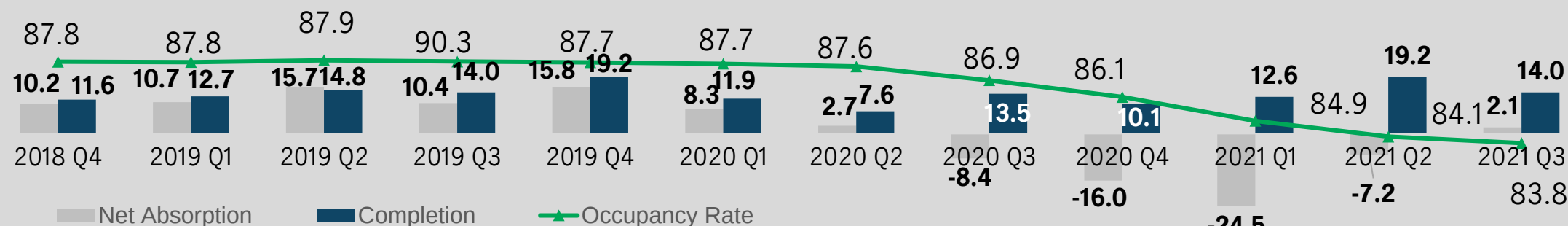
3Q 2021 new
supply delivered
(sq ft)

- Direct average market asking rents remain stable and showed modest gains of 0.9% QoQ¹
- Net effective rents continue to climb, but still down 13% relative to pre-COVID-19 levels¹

U.S. office employment YoY (%)²



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



(1) JLL U.S. Office Outlook 3Q 2021; 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

(3) CoStar Market Analysis & Forecast Reports for Class A Office

MUST's tax *update*

MUST's tax advantage

For illustrative purposes only

	US REIT	SREIT ¹	MUST
DPU Yield	5.9% ²	7.9%	7.9%³
U.S. Withholding Taxes	(1.0%)	-	-
Net Yield – Singapore Retail Investor	4.9%	7.9%	7.9%
Net Yield – Singapore Institutions	4.9%	6.6% ⁴	7.9%
Net Yield – Foreign Institutions	4.9%	7.1% ⁵	7.9%

- No U.S. corporate taxes (21%)
- No U.S. withholding taxes (30%)
- No Singapore corporate taxes on domestic institutions (17%) or Singapore withholding taxes (10%)
- Subject to limited tax

Source: Bloomberg

(1) Singapore REIT with Singapore assets only. For illustrative purposes, the DPU yield for SREIT is assumed to be the same as Manulife US REIT

(2) Weighted average of analyst consensus for FY 2020 distribution yield of 20 Office REITs listed in U.S. as at 29 Oct 2021

(3) Based on FY 2020 DPU of 5.64 US cents and closing price of US\$0.710 as at 29 Oct 2021

(4) Singapore institutions incur 17% corporate tax on the Singapore sourced income portion of the distribution

(5) Foreign institutions incur 10% corporate tax on the Singapore sourced income portion of the distribution

Global minimum tax

- Part of international tax reform endorsed by 136 countries and jurisdictions as at October 2021
- Introduces a minimum effective tax rate of at least 15%
- Effective date: 2023
- Threshold: Revenue of EUR 750 m (MUST's gross revenue for FY 2020 was US\$ 194.3 m)
- Likely to exclude investment funds, sovereign wealth funds and government-owned organisation
- Whether exclusion extends to REITs remains unknown

Post COVID-19 themes to provide *uplift* for MUST

MUST's investment criteria

- 01** Key Locations and Strong Fundamentals
- 02** Trophy and Class A Assets
- 03** Long WALE and High Occupancy
- 04** Live, Work, Play Environment



Post COVID-19 themes

- 01** Acceleration of Population and Company Migration
- 02** Growing Tech Sector
- 03** Strong Demand for Health Care
- 04** Fast Developing Knowledge Economy



**Stronger
MUST**

ESG: Regulatory *developments*

Singapore

- Singapore aiming for Net Zero as soon as viable by 2nd half of century¹
- Jan 2017: SGX mandated sustainability reporting
- Dec 2020: MAS mandated climate-risk disclosures (e.g. TCFD) for Financial Institutions (incl. REITs) from 2022
- Feb 2021: Singapore unveiled **2030 Green Plan²**
- **Singapore Green Building Master Plan, 80:80:80**
 - ✓ 80% of buildings to be green
 - ✓ 80% of new buildings to be Super Low Energy
 - ✓ 80% improvement (from 2005 levels) in energy efficiency for best in class green buildings
- Aug 2021: SGX proposed mandatory climate-related disclosures aligned with TCFD for all listed companies

U.S.

- U.S. has pledged to achieve Net Zero emissions by 2050
- Many states/local regulators are **incentivising energy efficient buildings** and **penalising high carbon emitters**
- NYC³:
 - ✓ Property tax exemptions for LEED-certified buildings
 - ✓ Fines of US\$268 per ton of emissions above their designated cap from 2024
- Washington State:
 - ✓ Buildings must disclose their Energy Star score, and energy improvement plans⁴
 - ✓ Failure to meet energy intensity targets may be subject to penalties of up to US\$5,000 plus US\$1 psf per year⁵

(1) National Climate Change Secretariat, Singapore's Long Term Low Emissions Development Strategy, 2020

(2) SG Green Plan, Our Targets, 22 Sep 2021, Building & Construction Authority, Singapore Green Building Masterplan

(3) Rockwell, "The New York City Climate Mobilization Act (CMA) demands more in energy efficiency from buildings", 13 Jun 2019, GTM, "After Pandemic, New York's Buildings Face Daunting Decarbonization Mandate", 23 Apr 2020, The Journal of the American Institute of Architects, "New York Passes Property Tax Exemption Legislation for LEED-Certified Projects", 2012

(4) Aquicore, State & Local Building Efficiency Regulations & Policies, 2021

(5) The National Law Review, "New Washington Legislation Drives Energy Conservation in Commercial Buildings", 10 Jul 2019

ESG glossary

CDP (formerly known as Carbon Disclosure Project)

CDP is a non-profit charity that runs a global environmental disclosure system that helps companies and cities manage their environmental impacts.

CDSB (Climate Disclosure Standards Board)

CDSB, managed by an international consortium of business and environmental non-governmental organisations is a framework for reporting environmental information with the same rigour as financial information.

DJSI (Dow Jones Sustainability Indices)

Created jointly by S&P Dow Jones Indices and the Sustainable Asset Management Group, DJSI is the first global sustainability benchmark that assesses leading companies based on ESG criteria. The indices also serve as creditable reference points in sustainability investing for investors globally.

ENERGY STAR

Run by the U.S. Environmental Protection Agency and U.S. Department of Energy that promotes energy efficiency, ENERGY STAR is awarded to the top 25% commercial buildings for meeting strict energy performance standards.

FTSE4Good (Financial Times Stock Exchange for Good)

FTSE4Good Index Series identifies companies demonstrating strong ESG policies and practices. To be included in this index, companies are independently assessed on more than 300 indicators, which are applied according to each company's unique ESG risk exposure.

Fitwel Certification

Fitwel is a world-leading certification system that is devoted to wellness within the design, development and operations of buildings and communities. It evaluates buildings based on design and operations across seven health impact categories, encompassing features such as indoor air quality, access to green spaces and alternative transportation, among others.

Green Champion

Sustainability leaders are appointed at each of MUST's buildings to lead the sustainability effort from the ground. Based on guidelines from the Sustainability Building Standards, Green Champions engage the tenants and strive to achieve their sustainability goals.

GRI (Global Reporting Initiative)

GRI Standards is the most widely adopted sustainability reporting standards developed with the intention of those standards being applied on a globally consistent basis, thus providing stakeholders with the ability to compare the impacts of organisations. The Standards are regularly reviewed to ensure they reflect the global best practice for sustainability reporting, helping organisations respond to emerging information demands from stakeholders and regulators.

ESG glossary

GHG (Greenhouse Gas) emissions

GHG are gases that trap heat in the atmosphere, contributing to global warming. The six main greenhouse gases in the atmosphere include Carbon Dioxide (CO₂), Methane (CH₄), Nitrous Oxide (N₂O), Hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs) and Sulphur hexafluoride (SF₆).

GIFT (Governance Index For Trusts)

GIFT is an assessment of the governance and business risks for real estate investment trusts and business trusts listed in Singapore. It was launched in 2017 by Associate Professor Mak Yuen Teen (NUS Business School) and Chew Yi Hong (active investor and keen observer of the corporate governance scene) in collaboration with governanceforstakeholders.com, with the support of the Singapore Exchange (SGX).

Green energy purchase

The purchase and use of renewable electricity directly from the power supplier. Renewable electricity sources may include solar, water, wind and geothermal energy resources.

Green loan

Green loans are any type of loan instrument whose proceeds can only be used for green projects (including other related and supporting expenditures such as R&D). All designated green projects should provide clear environmental benefits, which will be assessed, quantified, measured and reported by the borrower.

GRESB (Global Real Estate Sustainability Benchmark)

GRESB assesses and benchmarks the ESG performance of real estate and infrastructure assets worldwide, aligned with international reporting frameworks, such as the GRI, DJSI, among others. Companies are evaluated on indicators including leadership management and stakeholder engagement, asset portfolio performance, as well as efforts in addressing ESG issues in the design, construction and operation of buildings.

iEdge SG ESG Leaders Index

The iEdge SG ESG Indices comprise liquid SGX-listed stocks, and are screened in accordance with transparent ESG criteria. The indices are designed to identify SGX-listed companies that meet minimum sustainability reporting requirements and are considered ESG leaders with established and leading ESG practices. The SGX ESG Leaders Index is an ESG-factor index that measures the performance of stocks in the Leaders index with a weighting tilted towards the company's ESG rating as provided by Sustainalytics.

LEED (Leadership in Energy and Environmental Design)

LEED is one of the most widely used green building rating systems in the world. Available for virtually all building types, LEED provides a framework for healthy, highly efficient, and cost-saving green buildings. For more information, please visit <http://leed.usgbc.org/leed.html>

MSCI ESG

An MSCI ESG rating is designed to measure a company's resilience to long term industry material ESG risks and how well they manage those risks relative to their peers.

ESG glossary

Net Zero

Net Zero refers to the net amount of carbon emissions produced by any one entity, and is achieved when the amount emitted is offset by an equal amount absorbed from the atmosphere. Emissions emitted are largely from human activities such as the burning of fossil fuels for energy (e.g., electricity, heating and transportation activities). Emissions absorbed refers to the removal of carbon emissions from the atmosphere through reforestation, carbon capture and storage solutions, as well as the use of renewable energy which does not emit any emissions.

PRI (Principles for Responsible Investment)

PRI is a United Nations-supported international network of investors working together to implement its six aspirational principles, often referenced as "the Principles". The six Principles for Responsible Investment offer a menu of possible actions for incorporating ESG issues into investment practice to guide signatories in incorporating ESG into their investment strategies and policies. There are currently about 7,000 corporate signatories in 135 countries and it is the world's largest voluntary corporate sustainability initiative.

SASB (Sustainability Accounting Standards Board)

SASB is an ESG reporting standard that guides the disclosure of financially material sustainability information by companies to their investors. Available for 77 industries, the SASB Standards identify the subset of ESG issues most relevant to financial performance in each industry. SASB Standards are industry-specific because the issues that are mostly likely to impact financial performance vary by industry. SASB Standards are maintained under the auspices of the Value Reporting Foundation.

Scope 1 and Scope 2 emissions

Scope 1 emissions are direct GHG emissions that occur from sources that are controlled or owned by an organisation (e.g., emissions associated with fuel combustion in boilers, furnaces, vehicles).

Scope 2 emissions are indirect GHG emissions associated with the purchase of electricity, steam, heat, or cooling.

SGTI (Singapore Governance and Transparency Index)

A collaboration between CPA Australia, NUS Business School's Centre for Governance and Sustainability, and Singapore Institute of Directors, the SGTI is the leading index for assessing corporate governance disclosure and practices, as well as the timeliness, accessibility and transparency of financial results announcements of Singapore-listed companies. Companies are scored based on board responsibilities, rights of shareholders, engagement of stakeholders, accountability and audit, and disclosure and transparency. The aggregate of the bonuses and penalties is incorporated to arrive at the company's overall SGTI score.

SGX Fast Track programme

The SGX Fast Track programme aims to affirm listed issuers that have been publicly recognised for high corporate governance standards and have maintained a good compliance track record. SGX Fast Track issuers can expect prioritised clearance for their corporate action submissions to SGX RegCo. An issuer's eligibility for the programme will be continuously monitored and SGX RegCo has the discretion to exclude an issuer from the scheme at any time.

ESG glossary

Sustainable Building Standards

The Sustainable Building Standards are a set of internal standards developed by Manulife to enable benchmarking and target setting for Manulife's properties including MUST's properties. These standards consist of 13 guidelines covering our material sustainability aspects, and are aligned to the commitments in Manulife's Real Estate Sustainability Framework and industry best practices.

Sustainability-linked loan

Sustainability-linked loans are loans which incentivise the borrower's achievement of ambitious, predetermined sustainability performance objectives. Borrowers of sustainability-linked loans commit to certain sustainability performance targets and are awarded a reduction in the loan interest rate if these targets are met.

Sustainalytics

Sustainalytics, a Morningstar Company, provides high-quality, analytical ESG research, ratings and data to institutional investors and companies by measuring the size of an organisation's unmanaged ESG risk. This is measured by a unique set of material ESG issues, so it only considers issues which have a potentially substantial impact on the company's economic value. The rating scores the ESG performance of more than 12,000 companies, from negligible to severe risk.

TCFD (Task Force on Climate-Related Financial Disclosures)

TCFD was created in 2015 by the Basel-based Financial Stability Board to promote international financial stability after the 2008 global financial crisis. The TCFD's focus is on reporting on the impact an organisation has on the global climate by incorporating climate-related risks and opportunities into their risk management, strategic planning and decision-making processes. The TCFD reporting framework based on a set of disclosure recommendations span four different areas: governance, strategy, risk management, and metrics and targets.

UN SDGs (UN Sustainable Development Goals)

A set of sustainable development goals (SDGs) established by the United Nations in 2015, which 193 member countries have endorsed as part of the 2030 Agenda for Sustainable Development. These goals form the blueprint of the agenda to tackle the world's most pressing problems, such as poverty, inequality, climate change and access to education. There are 17 broad goals, each of which has multiple targets that must be met for the goal to be attained. In all, there are 169 targets.

VRF (Value Reporting Foundation)

VRF is a global non-profit organisation that offers a comprehensive suite of resources designed to help businesses and investors develop a shared understanding of enterprise value. The resources include Integrated Thinking Principles, the Integrated Reporting Framework, and SASB Standards.

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