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))

PROXY FORM

EXTRAORDINARY GENERAL MEETING

(Please see notes overleaf before completing this Form)

IMPORTANT:

1. The Extraordinary General Meeting ("**EGM**") of Manulife US Real Estate Investment Trust ("**Manulife US REIT**") is being convened, and will be held in a wholly physical format. There will be no option for the unitholders of Manulife US REIT (the "**Unitholders**", each a "**Unitholder**") to participate virtually. Printed copies of the Notice of EGM and this Proxy Form will be mailed to the Unitholders. Copies of the Notice of EGM and this Proxy Form will also be made available 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.
2. Arrangements relating to attendance at the EGM, submission of questions to the Chairman of the Meeting in advance of, or at the EGM, addressing of substantial and relevant questions in advance of, or at the EGM, and voting at the EGM by the Unitholder or his/her/its duly appointed proxy(ies), are set out in the Notice of EGM dated 23 November 2026.
3. This Proxy Form is for use by Unitholders wishing to appoint a proxy(ies) for the EGM. Please read the notes overleaf which contain instructions on, inter alia, the appointment of proxy(ies).
4. For persons who hold units of Manulife US REIT (the "**Units**", each a "**Unit**") through relevant intermediaries, this Proxy Form is not valid for use and shall be ineffective for all intents and purposes if used or purported to be used by such persons. All persons who hold Units through relevant intermediaries should contact the relevant intermediary through which the Units are held as soon as possible to make the necessary arrangements to ensure their participation and ability to vote at the EGM.
5. SRS investors may:
   (a) vote at the EGM 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 **Friday, 4 December 2026**, being at least seven (7) working days before the date of the EGM, to ensure their votes are submitted.

For the avoidance of doubt, SRS investors will not be able to use the Proxy Forms and appoint third party proxy(ies) to vote at the EGM on their behalf. Please read the notes overleaf at paragraph 4 for instructions on how SRS investors may vote.

I/We, _____ (Name(s) and NRIC/Passport/Company Registration Number(s))

of _____ (Address)

being a Unitholder/Unitholders of Manulife US REIT, hereby appoint:

Name	**NRIC/Passport No.**	**Proportion of Unitholdings**	
		No. of Units	**%**
Address:			

and/or (delete as appropriate)

Name	**NRIC/Passport No.**	**Proportion of Unitholdings**	
		No. of Units	**%**
Address:			

or, both of whom failing, the Chairman of the EGM as my/our proxy/proxies to attend, speak and vote for me/us on my/our behalf at the EGM of Manulife US REIT to be held in a wholly physical format at Stephen Riady Auditorium @ NTUC, NTUC Centre, Level 7, One Marina Boulevard, Singapore 018989 on **Tuesday, 15 December 2026 at 10.30 a.m. (Singapore time)**, and at any adjournment thereof.

I/We direct my/our proxy/proxies to vote (i) for, (ii) against or (iii) abstain from voting on, the resolutions to be proposed at the EGM as indicated hereunder[1]. If no specific direction as to voting is given, the proxy will vote or abstain from voting at his/her discretion, as he/she may on any other matter arising at the EGM. In the event the Unitholder does not indicate any name above or the individual named by the Unitholder does not turn up at the EGM, the Chairman of the EGM will be the proxy and will vote or abstain from voting based on the directions indicated hereunder and if no specific direction as to voting is given, the Chairman of the EGM will vote or abstain from voting at his/her discretion, as he/she may on any other matter arising at the EGM.

No.	**Resolutions**	**Number of Votes For**[2]	**Number of Votes Against**[2]	**Number of Votes Abstain**[2]
ORDINARY RESOLUTION				
1	To approve the proposed Renewal of the Disposition Mandate to authorise the disposal of the Existing Properties			
2	To approve the proposed Renewal of the Acquisition Mandate to authorise acquisitions and investments within the investment mandate of Manulife US REIT			
EXTRAORDINARY RESOLUTION				
3	To approve the Proposed Trust Deed Amendment in relation to distributions			

1 You should specifically direct the proxy(ies) on how he/she is to vote for, vote against, or abstain from voting on, the resolutions.

2 Voting will be conducted by poll. If you wish your proxy/proxies to exercise all your Units "For" or "Against" or "Abstain", please tick (✓) within the relevant boxes provided in respect of that resolution. Alternatively, please indicate the number of Units "For" or "Against" or "Abstain", as appropriate, in the respective boxes provided in respect of that resolution. **In the absence of specified directions in respect of a resolution, the proxy/proxies may vote or abstain as the proxy/proxies deem fit on any of the above resolutions, and on any other matter arising at the EGM.**

Dated this _____ day of _____ 2026

Total number of Units held

_____

Signature(s) of Unitholder(s)/Common Seal of Corporate Unitholder(s)

Glue all sides firmly. Stapling and spot sealing are disallowed.

Glue all sides firmly. Stapling and spot sealing are disallowed.

3rd fold and glue all sides firmly overleaf. Do not staple.

Postage will be paid by addressee. For posting in Singapore only.

BUSINESS REPLY SERVICE
PERMIT NO. 09326

MANULIFE US REAL ESTATE MANAGEMENT PTE. LTD.
(as Manager of Manulife US Real Estate Investment Trust)
c/o Boardroom Corporate & Advisory Services Pte. Ltd.
1 Harbourfront Avenue
#14-07 Keppel Bay Tower
Singapore 098632

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IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM BELOW

Notes:

1. A Unitholder who wishes to submit an instrument of proxy must complete and sign the Proxy Form, before submitting it in the following manner:
   (a) A Unitholder, who is not a relevant intermediary, is entitled to appoint not more than two proxies to attend, speak and vote at the EGM in his/her/its stead. Where such Unitholder's Proxy Form appoints more than one proxy, the proportion of his/her/its unitholding to be represented by each proxy shall be specified in the Proxy Form.
   (b) A Unitholder, who is a relevant intermediary, is entitled to appoint more than two proxies to attend, speak and vote at the EGM instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder's Proxy Form appoints two or more proxies, the number of Units held in relation to which each proxy has been appointed shall be specified in the Proxy Form.

   "**Relevant intermediary**" means
   (i) a banking corporation licensed under the Banking Act 1970, or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
   (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001, and who holds Units in that capacity; or
   (iii) the Central Provident Fund Board ("**CPF Board**") established by the Central Provident Fund Act 1953, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.
2. A proxy need not be a Unitholder of Manulife US REIT.
3. A Unitholder who wishes to submit an instrument of proxy must complete and sign the Proxy Form, before submitting it in the following manner:
   (a) 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.
   (b) If submitted electronically via email, be submitted 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.

   in either case, by **10.30 a.m.** on **Saturday, 12 December 2026**, being not less than seventy-two (72) hours before the time appointed for holding the EGM.

   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. For the avoidance of doubt, persons holding Units through relevant intermediaries, including SRS investors, should not submit the Proxy Form in the manner stated above and should instead contact the relevant intermediary through which they hold such Units as soon as possible in order for the necessary arrangements to be made for their participation and voting at the EGM.

   Unitholders are strongly encouraged to submit completed Proxy Forms electronically via email.

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4. SRS investors may:
   (a) vote at the EGM 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 **Friday, 4 December 2026**, being at least seven (7) working days before the date of the EGM, to ensure their votes are submitted.

   For the avoidance of doubt, SRS investors will not be able to use the Proxy Forms and appoint third party proxy(ies) to vote at the EGM on their behalf.
5. A Unitholder should insert the total number of Units held in the Proxy Form. If the Unitholder has Units entered against his/her name in the Depository Register maintained by The Central Depository (Pte) Limited, he/she should insert that number of Units. If the Unitholder has Units registered in his/her/its name in the Register of Unitholders of Manulife US REIT, he/she/it should insert that number of Units. If the Unitholder has Units entered against his/her/its name in the Depository Register and Units registered in his/her/its name in the Register of Unitholders, he/she/it should insert the aggregate number of Units. If no number is inserted, the Proxy Form will be deemed to relate to all the Units held by the Unitholder.
6. The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.
7. Where the Proxy Form is signed on behalf of the appointor by an attorney or a duly appointed officer, the power of attorney or other authority (if any) under which it is signed or a notarially certified copy of such power of attorney must (failing previous registration), if the Proxy Form is submitted by post, be lodged with the Proxy Form, or, if the Proxy Form is submitted electronically via email, be emailed with the Proxy Form, failing which the Proxy Form may be treated as invalid.
8. Completion and submission of an instrument appointing a proxy(ies) by a Unitholder will not prevent him/her from attending, speaking and voting at the EGM if he/she so wishes. The appointment of the proxy(ies) for the EGM shall be deemed to be revoked if the Unitholder attends the EGM in person, and in such event, the Manager reserves the right to refuse to admit any person or persons appointed under the relevant instrument appointing a proxy(ies) to the EGM.
9. Any reference to a time of day is made by reference to Singapore time.
10. All Unitholders will be bound by the outcome of the EGM regardless of whether they have attended or voted at the EGM.
11. At any meeting, a resolution put to the vote of the meeting shall be decided on a poll.
12. Manulife US REIT shall be entitled to reject this Proxy Form if it is incomplete, improperly completed, or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified in the Proxy Form. In the case of Unitholders whose Units are entered against their names in the Depository Register, Manulife US REIT may reject any Proxy Form if such Unitholders are not shown to have the corresponding number of Units in Manulife US REIT entered against their names in the Depository Register as at 72 hours before the time appointed for holding the EGM or the adjourned meeting, as appropriate.

PERSONAL DATA PRIVACY:

By submitting an instrument appointing the Chairman of the EGM as proxy, the Unitholder accepts and agrees to the personal data privacy terms set out in the Notice of EGM dated 23 November 2026.