

MANULIFE US REAL ESTATE INVESTMENT TRUST
Unaudited Financial Statements Announcement
for the First Quarter Ended 31 March 2017

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DBS Bank Ltd. was the Sole Financial Adviser and Issue Manager for the initial public offering of Manulife US Real Estate Investment Trust (“**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.

MANULIFE US REAL ESTATE INVESTMENT TRUST

Unaudited Financial Statements Announcement

for the First Quarter Ended 31 March 2017

Introduction

Manulife US Real Estate Investment Trust (“**Manulife US REIT**” or the “**Group**”) is a Singapore real estate investment trust constituted by the Trust Deed dated 27 March 2015 (as amended and restated) between Manulife US Real Estate Management Pte. Ltd. as the Manager of Manulife US REIT (the “**Manager**”) and DBS Trustee Limited as the Trustee of Manulife US REIT (the “**Trustee**”).

Manulife US REIT was listed on the Main Board of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) on 20 May 2016 (the “**Listing Date**”). Manulife US REIT’s strategy is to invest, directly or indirectly, in a portfolio of income-producing office real estate in key markets in the United States of America (“**U.S.**” or “**United States**”), as well as real estate-related assets. Manulife US REIT’s key objectives are to provide unitholders of Manulife US REIT (“**Unitholders**”) with regular and stable distributions and to achieve long-term growth in distribution per unit (“**DPU**”) and net asset value (“**NAV**”) per unit, while maintaining an appropriate capital structure for Manulife US REIT.

The acquisition of the initial portfolio was completed on the Listing Date. Manulife US REIT was dormant from 27 March 2015 (being the date of its constitution) to the Listing Date.

The Manulife US REIT portfolio comprises of the following three office properties (the “**Properties**”) in the United States, with an aggregate net lettable area of 1,783,948 square feet (“**sq ft**”), as follows:

- Figueroa is a 35-storey Class A office building with 695,403 sq ft of net lettable area, located in the South Park district of Downtown Los Angeles, two blocks away from a variety of entertainment venues;
- Michelson is a 19-storey, Trophy office building with 532,603 sq ft of net lettable area, located in Irvine, Orange County, within the Greater Los Angeles market; and
- Peachtree is a 27-storey Class A office building with 555,942 sq ft of net lettable area, located in the heart of Midtown, Atlanta.

Manulife US REIT is presenting its financial results for the first quarter ended 31 March 2017 (“**1Q 2017**”).

Distribution Policy

Manulife US REIT intends to make distributions to the Unitholders on a semi-annual basis. Manulife US REIT’s distribution policy is to distribute 100% of distributable income for the financial year from 1 January 2017 to 31 December 2017. Thereafter, Manulife US REIT will distribute at least 90% of its annual distributable income for each subsequent financial year. The actual level of distribution will be determined at the discretion of the Board of Directors of the Manager.

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SUMMARY OF MANULIFE US REIT GROUP RESULTS

	1Q 2017 ⁽¹⁾		
	Actual US\$'000	Projection ⁽²⁾ US\$'000	Change %
Gross Revenue ⁽³⁾	19,833	20,090	(1.3)
Net Property Income ⁽⁴⁾	12,763	12,431	2.7
Net Income for the period ⁽⁵⁾	8,505	7,757	9.6
Income available for distribution to Unitholders ⁽⁶⁾	10,413	9,703	7.3
Distribution per Unit ("DPU") (cents)⁽⁶⁾	1.65	1.52	8.6

Footnotes:

- (1) No comparative for Consolidated Statement of Comprehensive Income and Distribution Statement, Statement of Cash Flows and Statements of Changes in Unitholders' Funds are provided as Manulife US REIT was dormant from its date of constitution (27 March 2015) to the Listing Date.
- (2) Projected results for 1Q 2017 were derived by pro-rating the projected figures for the year from 1 January 2017 to 31 December 2017 as disclosed in the Prospectus.
- (3) Gross revenue was below projection due to lower recoveries income. Recoveries income from tenants is recognised when applicable recoverable property operating expenses are incurred. Since recoverable property operating expenses were lower than projection, recoveries income was also lower than projection.
- (4) Net property income of US\$12.8 million was ahead of projection by 2.7% largely due to higher rental and other income. The higher rental and other income were largely due to rental escalations and higher car park income.
- (5) Net income was ahead of projection by 9.6% mainly due to higher net property income and lower finance expenses.
- (6) No distribution has been declared for the quarter ended 31 March 2017. Manulife US REIT will be declaring distributions on a semi-annual basis.

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1 (a)(i) Consolidated Statement of Comprehensive Income and Distribution Statement

	Note	Group
		1Q 2017⁽¹⁾
		US\$'000
<u>Consolidated Statement of Comprehensive Income</u>		
Gross revenue		19,833
Property operating expenses		(7,070)
Net property income		12,763
Manager's base fee	a	(1,041)
Trustee's fee		(37)
Other trust expenses	b	(320)
Finance expenses	c	(1,943)
Net income before tax and fair value change in investment properties		9,422
Fair value change in investment properties	d	(593)
Net income for the period before tax		8,829
Tax expense	e	(324)
Net income for the period		8,505
<u>Distribution Statement</u>		
Net income for the period		8,505
Distribution adjustments	f	1,908
Income available for distribution to Unitholders		10,413

Footnotes:

- (1) No comparative figures have been presented as Manulife US REIT was dormant from its date of constitution to the Listing Date.

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Notes to Consolidated Statement of Comprehensive Income and Distribution Statement

a. Manager's base fees

The Manager has elected to receive its base fees in the form of units for the period from Listing Date to the end of 2017.

b. Other trust expenses

Other trust expenses consist of audit, tax compliance and other expenses.

c. Finance expenses

Finance expenses comprise of the following:

	Group
	1Q 2017⁽¹⁾
	US\$'000
Interest expense on loans and borrowings	1,819
Amortisation of upfront debt-related transaction costs ⁽²⁾	95
Accrued dividends on preferred units	16
Commitment fees	13
Finance expenses	1,943

d. Fair value change in investment properties

The fair value loss of US\$0.6 million largely relates to straight line rent accounting adjustments.

e. Tax expense

Tax expense consists of current tax and deferred tax expenses. Current tax expense comprises any withholding tax on ordinary dividends paid by Hancock S-REIT Parent Corp. to Manulife US REIT Alpha (Singapore) Pte. Ltd.

Deferred tax is recognised in respect of temporary differences between the carrying amounts used, mainly derived for financial reporting purposes, and the amounts used for taxation purposes. Tax expense of US\$0.3 million related mainly to deferred tax expenses arising from tax depreciation.

Footnotes:

(1) No comparative figures have been presented as Manulife US REIT was dormant from its date of constitution to the Listing Date.

(2) Upfront debt-related transaction costs are amortised over the life of the loans and borrowings.

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f. Distribution adjustments

	Group
	1Q 2017⁽¹⁾
	US\$'000
<u>Distribution adjustments</u>	
Property related non-cash items ⁽²⁾	(593)
Amortisation of upfront debt-related transaction costs ⁽³⁾	95
Manager's base fee paid/payable in units	1,041
Property Management fee paid/payable in units	448
Trustee's fee	37
Fair value change in investment properties	593
Deferred tax expense	324
Others	(37)
Distribution adjustments	1,908

Footnotes:

- (1) No comparative figures have been presented as Manulife US REIT was dormant from its constitution to the Listing Date.
- (2) This includes amortisation of tenant improvement allowance, leasing commissions and free rent incentives, and straight line rent adjustments.
- (3) Upfront debt-related transaction costs are amortised over the life of the loans and borrowings.

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1 (b)(i) Consolidated Statements of Financial Position

	Note	Group		Trust	
		As at 31 Mar 2017 US\$'000	As at 31 Dec 2016 US\$'000	As at 31 Mar 2017 US\$'000	As at 31 Dec 2016 US\$'000
Current assets					
Cash and cash equivalents		27,596	38,433	4,020	4,085
Prepaid expenses		488	683	12	8
Trade and other receivables		2,241	2,307	525	13,056
		30,325	41,423	4,557	17,149
Non-current assets					
Investment properties	a	834,244	833,800	-	-
Investment in subsidiaries		-	-	478,824	488,086
		834,244	833,800	478,824	488,086
Total assets		864,569	875,223	483,381	505,235
Current liabilities					
Trade and other payables		10,233	9,824	507	301
Security deposits		177	136	-	-
Rent received in advance		811	66	-	-
		11,221	10,026	507	301
Non-current liabilities					
Loans and borrowings		294,282	294,186	-	-
Security deposits		1,234	1,208	-	-
Preferred units		407	407	-	-
Deferred tax liabilities		22,715	22,391	-	-
		318,638	318,192	-	-
Total liabilities		329,859	328,218	507	301
Net assets attributable to Unitholders		534,710	547,005	482,874	504,934
Represented by:					
Unitholders' funds		534,710	547,005	482,874	504,934
Net assets attributable to Unitholders		534,710	547,005	482,874	504,934

Notes to Consolidated Statements of Financial Position

a. Investment properties

Investment properties are stated at fair value based on 31 December 2016 appraisals conducted by CBRE, Inc. ("CBRE") and after capitalisation of capital expenditures, tenant improvement allowances and leasing costs.

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1 (b)(ii) Aggregate amount of loans and borrowings, and debt securities for Manulife US REIT Group

	Group	
	As at 31 Mar 2017 US\$'000	As at 31 Dec 2016 US\$'000
<u>Secured loans and borrowings</u>		
Amount repayable after one year	296,000	296,000
Less: Unamortised upfront debt-related transaction costs ⁽¹⁾	(1,718)	(1,814)
Total secured loans and borrowings	294,282	294,186

Footnotes:

- (1) Upfront debt-related transaction costs are amortised over the life of the loans and borrowings.

Details of loans and borrowings, and collaterals

Property Financing

Manulife US REIT has loan facilities of US\$327.8 million consisting of an initial funding of US\$296.0 million as well as good news facilities of up to US\$31.8 million ("Mortgage Facilities").

The Mortgage Facilities are secured by, among other collateral: (i) a first mortgage on each Figueroa, Michelson and Peachtree, respectively (the "**Property**"); (ii) an assignment of the Sub-U.S. REIT's rights, title and interest in present and future leases, subleases, licenses and all other agreements relating to the management, leasing and operation of the respective Property; and (iii) an assignment of each of the Sub-U.S. REIT's right to all goods, building and other materials, supplies, inventory, equipment, machinery, fixtures, furniture and other personal property, together with all payments and other rents and security deposits in respect of the respective Property.

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1 (c) Consolidated Statement of Cash Flows

	Group
	1Q 2017⁽¹⁾
	US\$'000
Cash flows from operating activities	
Net income before tax for the period	8,829
Adjustments for:	
Amortisation	(593)
Finance expenses	1,943
Manager's base fee paid/payable in Units	1,041
Property Manager's management fee paid/payable in Units	448
Fair value change in investment properties	593
Unrealised translation gain effect of foreign exchange	(50)
Operating income before working capital changes	12,211
Changes in working capital:	
Trade and other receivables	66
Prepaid expenses	195
Trade and other payables	(271)
Security deposits	67
Rent received in advance	745
Cash generated from operating activities	13,013
Interest paid	(1,175)
Net cash generated from operating activities	11,838
Cash flows from investing activity	
Payment for capital expenditure and other costs related to investment properties	(444)
Net cash used in investing activity	(444)
Cash flows from financing activity	
Distributions to Unitholders	(22,289)
Net cash used in financing activity	(22,289)
Net decrease in cash and cash equivalents	(10,895)
Cash and cash equivalents at beginning of the period	38,433
Effect of exchange rate fluctuations on cash held in foreign currency	58
Cash and cash equivalents at end of the period	27,596

Footnote:

- (1) No comparative figures have been presented as Manulife US REIT was dormant since its constitution to the Listing Date.

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1 (d)(i) Consolidated Statements of Changes in Unitholders' Funds

Group	1Q 2017 ⁽¹⁾		
	Units in issue and to be issued US\$'000	Retained earnings US\$'000	Total US\$'000
At beginning of the period	495,331	51,674	547,005
Operations			
Net income for the period	-	8,505	8,505
Net increase in net assets resulting from operations	-	8,505	8,505
Unitholders' transactions			
Manager's base fee paid/payable in Units	1,041	-	1,041
Property Manager's management fees paid/payable in Units	448	-	448
Distributions	(10,234)	(12,055)	(22,289)
Net decrease in net assets resulting from Unitholders' transactions	(8,745)	(12,055)	(20,800)
At end of the period	486,586	48,124	534,710

Trust	1Q 2017 ⁽¹⁾		
	Units in issue and to be issued US\$'000	Accumulated losses US\$'000	Total US\$'000
At beginning of the period	495,331	9,603	504,934
Operations			
Net loss for the period	-	(1,260)	(1,260)
Net decrease in net assets resulting from operations	-	(1,260)	(1,260)
Unitholders' transactions			
Manager's base fee paid/payable in Units	1,041	-	1,041
Property Manager's management fees paid/payable in Units	448	-	448
Distributions	(10,234)	(12,055)	(22,289)
Net decrease in net assets resulting from Unitholders' transactions	(8,745)	(12,055)	(20,800)
At end of the period	486,586	(3,712)	482,874

Footnote:

(1) No comparative figures have been presented as Manulife US REIT was dormant since its date of constitution to the Listing Date.

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1 (d)(ii) Details of any changes in the units

	Group and Trust
	1Q 2017⁽¹⁾
	Units
Units in issue:	
At beginning of the period	627,862,659
Manager's base fee paid in Units	1,171,541
Property Manager's management fees paid in Units	576,588
Total issued Units as at end of the period	629,610,788
Units to be issued:	
Manager's base fee payable in Units ⁽²⁾	1,242,547
Property Manager's management fees payable in Units ⁽²⁾	534,568
Total issuable Units as at end of the period	1,777,115
Total units issued and to be issued as at end of the period	631,387,903

Footnotes:

- (1) No comparative figures have been presented as Manulife US REIT was dormant from its constitution to the Listing Date.
- (2) There are 1,777,115 units to be issued in satisfaction of the Manager's management fee and Property Manager's management fee for the period ended 31 March 2017 based on the volume weighted average price for the last 10 Business Days immediately preceding 31 March 2017 of US\$0.8381. Actual units from payment of property management fees may be different as it will be based on the higher of (i) volume weighted average price for last 10 Business Days immediately preceding 31 March 2017 or (ii) the closing price on the day of issuance of units in payment of property management fees.

1 (d)(iii) To show the total number of issued units excluding treasury shares at the end of the current financial period, and as at the end of the immediately preceding year

Manulife US REIT does not hold any treasury units as at 31 March 2017. The total number of issued units in Manulife US REIT was 629,610,788.

1 (d)(iv) A statement showing all sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial period reported on

Not applicable.

1 (d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on

Not applicable.

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2. **Whether the figures have been audited or reviewed, and in accordance with which standard (e.g. the Singapore Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity”, or an equivalent standard)**

The figures have not been audited or reviewed by the auditors.

3. **Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter)**

Not applicable.

4. **Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied**

The Group has applied the same accounting policies and methods of computation consistent with those used in the audited financial statements for the financial period ended 31 December 2016 in the preparation of the consolidated financial statements for the current reporting period except for the adoption of revised International Financial Reporting Standards (“IFRS”) (including its consequential amendments) and interpretations effective for the financial period beginning 1 January 2017.

5. **If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change**

The Group adopted the revised IFRS and interpretations that are effective for application from 1 January 2017. The adoption of these revised IFRS and interpretations did not result in material changes to the Group’s accounting policies and has no material effect on the amounts reported for the current financial period.

6. **Earnings per Unit (“EPU”) and Distribution per Unit (“DPU”)**

	1Q 2017⁽¹⁾
EPU⁽²⁾	
Weighted average number of Units in issue	628,523,385
Basic and diluted EPU ⁽²⁾⁽³⁾ (cents)	1.35
DPU⁽⁴⁾	
Number of Units in issue at end of period	629,610,788
DPU ⁽⁴⁾ (cents)	1.65

Footnotes:

- (1) No comparative figures have been presented as Manulife US REIT was dormant since its date of constitution to the Listing Date.
- (2) The computation of basic EPU is based on the weighted number of units for the respective reporting period. This is comprised of:
- (i) The weighted average number of units in issue for the respective reporting period; and
 - (ii) The estimated weighted average number of units issuable as payment of Manager’s base fees and property manager’s management fees for the respective reporting period.
- (3) The diluted EPU is the same as the basic EPU as there are no dilutive instruments in issue at the end of the period.
- (4) The computation of DPU is based on number of units in issue as at end of the period.

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7. Net Asset Value (“NAV”) per Unit and Net Tangible Asset (“NTA”) per Unit

	Group		Trust	
	As at 31 Mar 2017	As at 31 Dec 2016	As at 31 Mar 2017	As at 31 Dec 2016
Number of Units in issue and to be issued at end of period	631,387,903	629,619,003	631,387,903	629,619,003
NAV and NTA per Unit ⁽¹⁾ (US\$)	0.85	0.87	0.76	0.80
Adjusted NAV and NTA per Unit (excluding Distributable Income) (US\$)	0.83	0.83	0.75	0.77

Footnote:

(1) The computation of NAV and NTA is based on number of units in issue and to be issued as at 31 March 2017 of 631,387,903. NAV and NTA is the same as there is no intangible asset as at 31 March 2017.

8. Review of the performance for the period from 1 January 2017 to 31 March 2017

Please refer to Section 9 on the review of the actual results for the 1Q 2017 against the projection as disclosed in the Prospectus.

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9. Variance between Actual and Projection

Consolidated Statement of Comprehensive Income and Distribution Statement

	1Q 2017 ⁽¹⁾		Change
	Actual ⁽¹⁾	Projection ⁽²⁾	
	US\$'000	US\$'000	%
<u>Consolidated Statement of Comprehensive Income</u>			
Gross revenue	19,833	20,090	(1.3)
Property operating expenses	(7,070)	(7,659)	(7.7)
Net property income	12,763	12,431	2.7
Manager's base fee	(1,041)	(970)	7.3
Trustee's fee	(37)	(41)	(9.8)
Other trust expenses	(320)	(365)	(12.3)
Finance expenses	(1,943)	(2,314)	(16.0)
Net income before tax and fair value change in investment properties	9,422	8,741	7.8
Fair value change in investment properties	(593)	(654)	(9.3)
Net income for the period before tax	8,829	8,087	9.2
Tax expense	(324)	(330)	(1.8)
Net income for the period	8,505	7,757	9.6
<u>Distribution Statement</u>			
Net income for the period	8,505	7,757	9.6
Distribution adjustments	1,908	1,946	(2.0)
Income available for distribution to Unitholders	10,413	9,703	7.3

(1) No comparative figures have been presented as Manulife US REIT was dormant since its date of constitution to the Listing Date.

(2) Projected results for 1Q 2017 were derived by pro-rating the projected figures for the year from 1 January 2017 to 31 December 2017 as disclosed in the Prospectus.

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9. Variance between Actual and Projection (continued)

Gross revenue of US\$19.8 million was 1.3% below projection due to lower recoveries income, partially offset by higher rental and other income. Excluding recoveries income, gross revenue was 1.0% ahead of projection due to higher rental and other income. The higher rental and other income were largely due to rental escalations and higher car park income. Recoveries income from tenants is recognised when applicable recoverable property operating expenses are incurred. Since recoverable property operating expenses were lower than projection, recoveries income was also accordingly lower than projection.

Property operating expenses of US\$7.1 million was 7.7% below projection largely due to lower property taxes, utilities expenses and certain projected expenses that have not incurred yet.

Net property income of US\$12.8 million was 2.7% higher than projection due to higher rental and other income, and lower property expenses.

Finance expense of US\$1.9 million was lower than projection by 16.0% largely due to lower interest costs on refinanced loan facilities and lower amortisation of financing costs.

Fair value loss in investment properties of US\$0.6 million largely arose from straight line rent accounting adjustment.

Net income of US\$8.5 million was ahead of projection largely due to higher net property income and lower finance expenses.

Distributable income of US\$10.4 million was ahead of projection by 7.3% largely due to higher net property income and lower interest costs.

10. Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

The U.S. reported an annualised real GDP growth rate of 2.1% for the fourth quarter of 2016 and 1.6% for the full calendar year. The unemployment rate declined by 20 basis points ("bps") to 4.5% in March 2017 and the U.S. economy created 533,000 non-farm jobs in the first quarter of 2017. This rate of employment growth is supportive of continued healthy absorption in the office market.

While the Federal Reserve increased interest rates by 25 bps in December 2016 and its expectation is for two to three additional increases in 2017, the REIT's current borrowings were not impacted as all borrowings are at fixed interest rates with no refinancing required until 2019.

Office absorption during the current U.S. business cycle has been relatively strong, with demand exceeding new supply for most of the past six years. The national average vacancy rate decreased by 10 bps to 10.3% during the first quarter of 2017. Furthermore, the U.S. office market has generated more than 84 million square feet of net absorption over the last 12 months.

Market conditions continue to be generally favourable in the three markets that Manulife US REIT has invested in, with minimal new supply and rising market rents.

With a portfolio occupancy of 97.2% based on in-place leases, weighted average lease expiry of 5.6 years as at 31 March 2017 and a limited percentage of leases expiring in 2017, the Manager expects the portfolio to deliver a stable performance. Going forward, the Manager will continue to be focused on asset, lease and capital management and will be actively seeking investment opportunities that deliver long term value to Unitholders.

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11. Distribution

(a) Current financial period

Any distribution declared for the current period? No

(b) Corresponding period of the immediately preceding financial period

Any distribution declared for the corresponding period of the immediately preceding financial year? Not Applicable

(c) Date payable: Not applicable

(d) Books Closure Date: Not applicable

12. If no distribution has been declared/(recommended), a statement to that effect

No distribution for the current financial period was declared. Manulife US REIT will make distributions to the Unitholders on a semi-annual basis.

13. If the Group has obtained general mandate from unit holders for Interested Person Transactions (“IPT”), the aggregate value of such transactions are required under Rule 920(1)(a)(ii) If no IPT mandate has been obtained, a statement to that effect

The Group has not obtained a general mandate from Unitholders for interested person transactions.

14. Confirmation pursuant to Rule 705(5) of the Listing Manual

The Board of Directors of Manulife US Real Estate Management Pte. Ltd. (as manager of Manulife US Real Estate Investment Trust) (the “Manager”) hereby confirms that, to the best of their knowledge, nothing has come to the attention of the Board of Directors of the Manager which may render the unaudited first quarter financial results of Manulife US REIT for the period ended 31 March 2017, to be false or misleading, in any material aspect.

15. Confirmation pursuant to Rule 720(1) of the Listing Manual

The Manager confirms that it has procured undertakings from all its Directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

On behalf of the Board
MANULIFE US REAL ESTATE MANAGEMENT PTE. LTD.
AS MANAGER OF MANULIFE US REIT
(Company registration no. 201503253R)

Hsieh Tsun Yan
Director

Ho Chew Thim
Director

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Unaudited Financial Statements Announcement
for the First Quarter Ended 31 March 2017

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of office rental revenue, changes in operating expenses, property expenses, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.

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.

By Order of the Board

Victor Lai Kuan Loong
Company Secretary
MANULIFE US REAL ESTATE MANAGEMENT PTE. LTD.
AS MANAGER OF MANULIFE US REIT
(Company registration no. 201503253R)
2 May 2017