

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 ANNUAL GENERAL MEETING

(Please see notes overleaf before completing this Form)

IMPORTANT:

1. The Annual General Meeting ("AGM") of Manulife US Real Estate Investment Trust ("Manulife US REIT") is being convened, and will be held by way of electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. Printed copies of the Notice of AGM and this Proxy Form will be mailed to the unitholders of Manulife US REIT (the "Unitholders", each a "Unitholder"). Copies of the Notice of AGM and this Proxy Form will also be made available on Manulife US REIT's website at the URL <http://www.manulifeusreit.sg> and on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.
2. Alternative arrangements relating to (i) attendance at the AGM via electronic means (including arrangements by which the AGM can be electronically accessed via "live" audio-visual webcast and "live" audio-only stream); (ii) submission of questions to the Chairman of the AGM in advance of the AGM, addressing of substantial and relevant questions before or at the AGM; and (iii) voting by appointing the Chairman of the AGM as proxy at the AGM, are as set out in the accompanying Manulife US REIT's announcement released on the SGXNet on 6 April 2021. This announcement may be accessed at Manulife US REIT's website at the URL <http://www.manulifeusreit.sg> and will also be made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.
3. Due to the current COVID-19 situation in Singapore, Unitholders will not be able to attend the AGM in person. A Unitholder (whether individual or corporate) who wishes to exercise his/her/its voting rights at the AGM must appoint the Chairman of the AGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the AGM.
4. SRS investors who wish to appoint the Chairman of the AGM as proxy should contact their respective SRS Operators to submit their votes by 5.00 p.m. on Tuesday, 20 April 2021.
5. Prior to the AGM, Unitholders are encouraged to email their questions together with their full names, addresses and manner in which they hold Units in Manulife US REIT (e.g. SRS) to MUSTAGM@boardroomlimited.com.
6. Please read the notes to the Proxy Form which contain instructions on, inter alia, the appointment of the Chairman of the AGM as a Unitholder's proxy to attend, speak and vote on his/her/its behalf at the AGM.

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

of _____ (Address)

being a Unitholder/Unitholders of Manulife US Real Estate Investment Trust ("Manulife US REIT", and the units of Manulife US REIT, the "Units"), hereby appoint the Chairman of the Annual General Meeting ("AGM") as my/our proxy/proxies to attend and vote for me/us on my/our behalf at the AGM of Manulife US REIT to be convened and held by way of electronic means on **Friday, 30 April 2021 at 10.00 a.m. (Singapore time)** and at any adjournment thereof. I/We direct my/our proxy/proxies to vote for or against or abstain from voting on the Resolutions to be proposed at the AGM as indicated hereunder.

No.	Ordinary Resolutions	Number of Votes For ⁽¹⁾	Number of Votes Against ⁽¹⁾	Number of Votes Abstain ⁽¹⁾
ORDINARY BUSINESS				
1	To receive and adopt the Trustee's Report, the Manager's Statement and the Audited Financial Statements of Manulife US REIT for the financial year ended 31 December 2020 together with the Auditors' Report thereon.			
2	To re-appoint Ernst & Young LLP as the Auditors of Manulife US REIT and to authorise the Manager to fix the Auditors' remuneration.			
SPECIAL BUSINESS				
3	To authorise the Manager to issue Units and to make or grant convertible Instruments.			

- (1) Voting will be conducted by Poll. If you wish the Chairman of the AGM as your proxy 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 appointment of Chairman of the AGM as your proxy for that resolution will be treated as invalid.

Dated this _____ day of _____ 2021

Total number of Units held

Signature of Unitholder(s)
or, Common Seal of Corporate Unitholder

* Delete where inapplicable

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MANULIFE US REAL ESTATE MANAGEMENT PTE. LTD.
(as Manager of Manulife US Real Estate Investment Trust)
C/O Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place #32-01
Singapore Land Tower
Singapore 048623

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IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM BELOW

Notes:

1. Due to the current COVID-19 situation in Singapore, Unitholders will not be able to attend the AGM in person. Any Unitholder seeking to attend the AGM physically in person will be declined. A Unitholder (whether individual or corporate) who wishes to exercise his/her/its voting rights at the AGM must appoint the Chairman of the AGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the AGM by completing and submitting this Proxy Form. Where a Unitholder appoints the Chairman of the AGM as proxy, the Unitholder must give specific instructions as to voting (whether to vote in favour of or against, or abstain from voting) in respect of a resolution in the Proxy Form, failing which, the appointment of the Chairman of the AGM as proxy for that resolution will be treated as invalid.
2. SRS Investors who wish to appoint the Chairman of the AGM as their proxy should approach their respective SRS Operators to submit their votes by 5.00 p.m. on Tuesday, 20 April 2021, being 7 working days before the date of the AGM.
3. A Unitholder should insert the total number of Units entered against his/her name in the Depository Register maintained by The Central Depository (Pte) Limited ("CDP"). If no number is inserted, this proxy form will be deemed to relate to all the Units held by the Unitholder.
4. This Proxy Form appointing the Chairman of the AGM as proxy must be submitted in the following manner:
 - (a) If submitted by post, be submitted to the registered office of Manulife US REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place #32-01 Singapore Land Tower, Singapore 048623; or
 - (b) If submitted electronically, be submitted via email to Manulife US REIT's Unit Registrar at MUSTAGM@boardroomlimited.com.

in either case, by 10.00 a.m. on Tuesday, 27 April 2021, being not less than seventy-two (72) hours before the time appointed for holding the AGM.

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.

In view of the current COVID-19 situation, Unitholders are strongly encouraged to submit completed Proxy Forms electronically via email.

5. The Chairman of the AGM, as proxy, need not be a Unitholder.
6. The Proxy Form must be executed under the hand of the appointor or of his attorney duly authorised in writing or if the appointer is a corporation, it must be executed either under its common seal or under the hand of an officer or attorney so authorised.
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) be deposited with the Proxy Form, failing which the Proxy Form may be treated as invalid.

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8. A corporation which is a Unitholder may by resolution of its directors or other governing body authorise the Chairman of the AGM as it thinks fit to act as its representative at the AGM and the person so authorised shall upon production of a copy of such resolution certified by a director of the corporation to be a true copy, be entitled to exercise the powers on behalf of the corporation so represented as the corporation could exercise in person if it were an individual.
9. The Manager shall be entitled to reject a Proxy Form which is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on the Proxy Form. In addition, in the case of Units entered in the Depository Register, the Manager may reject a Proxy Form if the Unitholder, being the appointor, is not shown to have Units entered against his/her name in the Depository Register as at seventy-two (72) hours before the time appointed for holding the AGM, as certified by The Central Depository (Pte) Limited to the Manager.
10. All Unitholders will be bound by the outcome of the AGM regardless of whether they have attended or voted at the AGM.
11. At any meeting, a resolution put to the vote of the meeting shall be decided on a poll.
12. On a poll, every Unitholder who is present in person or by proxy shall have one vote for every Unit of which he or she is the Unitholder. There shall be no division of votes between a Unitholder who is present in person and voting at the AGM and his or her proxy(ies). A person entitled to more than one vote need not use all his or her votes or cast them the same way.
13. SRS Approved Nominees acting on the request of the SRS investors who wish to appoint the Chairman as their proxy are requested to submit in writing, a list with details of the SRS investors' names, NRIC/Passport numbers, addresses and number of Units held. The list (to be signed by an authorised signatory of the SRS Approved Nominee) shall if submitted by post, reach Manulife US REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623 or if submitted electronically, must be submitted via email to Manulife US REIT's Unit Registrar at MUSTAGM@boardroomlimited.com in either case not later than 10.00 a.m. on Tuesday, 27 April 2021, being not less than seventy-two (72) hours before the time appointed for holding the AGM.

PERSONAL DATA PRIVACY:

By submitting an instrument appointing the Chairman of the AGM as proxy, the Unitholder accepts and agrees to the personal data privacy terms set out in the Notice of AGM dated 6 April 2021.