(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 14 February 2013)

ANNOUNCEMENT

PAYMENT OF BASE FEE, PERFORMANCE FEE & PROPERTY MANAGEMENT FEE BY WAY OF ISSUE OF NEW UNITS IN MAPLETREE GREATER CHINA COMMERCIAL TRUST ("MGCCT")

27 May 2016 – Mapletree Greater China Commercial Trust Management Ltd. (the "**Manager**"), as the Manager of Mapletree Greater China Commercial Trust, wishes to announce that a total of 13,704,545 new units in MGCCT (**"Units"**) have been issued on 27 May 2016 at S$0.9610 per unit for the following purposes:

1. 10,600,666 Units issued to the Manager as payment of the Base Fee (as defined in the Trust Deed) for the period from 1 January 2016 to 31 March 2016 and Performance Fee (as defined in the Trust Deed) for the period from 1 April 2015 to 31 March 2016.

2. 3,103,879 Units issued to Mapletree Greater China Property Management Limited (the **"Property Manager**") as payment of Property Management Fee (as defined in the Trust Deed) relating to Festival Walk and Gateway Plaza for the period from 1 January 2016 to 31 March 2016.

The issue price of the Units is based on the 10-day volume weighted average price for the Units up to 31 March 2016.

This issuance of Units is in accordance with the disclosure in the IPO prospectus of MGCCT dated 27 February 2013. The Manager has elected to receive 100% of the Base Fee and Performance Fee in the form of Units and the Manager has elected to pay the Property Manager the Property Management Fee relating to Festival Walk and Gateway Plaza in the form of Units. For Sandhill Plaza, the Manager has elected to pay the Property Manager the Property Management Fee in cash from the date of acquisition on 17 June 2015.

Following this issuance, the Manager holds 74,078,582 Units and the Property Manager holds 35,495,980 Units. Total number of Units in issue as at 27 May 2016 is 2,771,283,562.

Mapletree Greater China Commercial Trust Management Ltd.
10 Pasir Panjang Road, #13-01 Mapletree Business City, Singapore 117438
Tel 65 6377 6111 **Fax** 65 6273 2753 www.mapletreegreaterchinacommercialtrust.com
Co. Reg No. 201229323R

By order of the Board
Wan Kwong Weng
Joint Company Secretary
Mapletree Greater China Commercial Trust Management Ltd.
(Company Registration No. 201229323R)
As Manager of Mapletree Greater China Commercial Trust