(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 25 August 2005 (as amended))

ANNOUNCEMENT

DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

23 September 2025 – MPACT Management Ltd., as manager of Mapletree Pan Asia Commercial Trust ("MPACT", and manager of MPACT, the "Manager"), wishes to announce that a joint venture of MPACT has entered into a facilities agreement of KRW269,000,000,000[1] (the "Facilities") today. The Facilities are proportionately guaranteed by DBS Trustee Limited in its capacity as trustee of MPACT and the joint venture partner.

For purpose of disclosure under Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "SGX-ST"), the Facilities contain conditions where a mandatory prepayment event ("Prepayment Event") may occur if:

(a) the Manager resigns or is removed as a manager of MPACT without the prior consent in writing of the lenders of the Facilities;
(b) the replacement manager is not appointed in accordance with the terms of the trust deed constituting MPACT; and/or
(c) the Manager or the replacement manager is not a direct or indirect wholly-owned subsidiary of Mapletree Investments Pte Ltd, sponsor of MPACT.

Should any Prepayment Event occur, the aggregate level of the Facilities (assuming the Facilities are fully drawn) and existing outstanding borrowings of MPACT that may be affected is approximately S$5,936.5 million[2] (excluding interest).

1 Equivalent to approximately S$248,132,091 based on exchange rate of S$1 = KRW1,084.1.
2 This amount takes into account that the proceeds of the Facilities shall be used to refinance and reduce the existing borrowings of MPACT by an equivalent amount.

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As at date of this announcement, none of the conditions described above have been breached.

By order of the Board
Wan Kwong Weng
Joint Company Secretary
MPACT Management Ltd.
(Company Registration No. 200708826C)
As Manager of Mapletree Pan Asia Commercial Trust

Important Notice

The value of units in MPACT ("Units") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of MPACT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of MPACT is not necessarily indicative of the future performance of MPACT.