



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

ANNOUNCEMENT

VALUATION OF PROPERTIES IN MAPLETREE GREATER CHINA COMMERCIAL TRUST

23 April 2015 – In compliance with the Monetary Authority of Singapore "Code on Collective Investment Schemes Appendix 6 – Property Funds" and pursuant to Rule 703 of the SGX-ST Listing Manual, Mapletree Greater China Commercial Trust Management Ltd. ("MGCCTM" or the "Manager"), the Manager of Mapletree Greater China Commercial Trust ("MGCCT" or the "Trust"), wishes to announce that an independent valuation of the properties in MGCCT ("Valuation") was conducted as at 31 March 2015.

Owner	DBS Trustee Limited (as Trustee of Mapletree Greater China Commercial Trust)
Date of Valuation	31 March 2015
Valuer	Cushman & Wakefield Valuation Advisory Services (HK) Ltd

Description of Property	Address	Valuation
Festival Walk	No. 80 Tat Chee Avenue, Kowloon, Hong Kong	S\$ 4,078 million ¹ (HK\$ 22,930 million)
Gateway Plaza	No. 18 Xiaguangli, East 3rd Ring Road North, Chaoyang District, Beijing, The People's Republic of China	S\$ 1,271 million ¹ (RMB 5,675 million)

¹ Based on exchange rates S\$1: HK\$5.623 and S\$1: RMB 4.463

Copies of the Valuation reports will be available for inspection by prior appointment at MGCCTM's registered office during business hours for three months from 23 April 2015.

For enquires and inspection appointments, please contact:

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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