(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

29 July 2026 – MPACT Management Ltd., as manager of Mapletree Pan Asia Commercial Trust ("MPACT", and manager of MPACT, the "Manager"), wishes to announce that MPACT's subsidiaries have today entered into a S$150,000,000 multi-currency facility (the "Facility"). The Facility is guaranteed by DBS Trustee Limited in its capacity as trustee of MPACT.

For purpose of disclosure under Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "SGX-ST"), the Facility contains 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 lender of the Facility;

(b) the replacement manager is not appointed in accordance with the terms of the trust deed constituting MPACT; and/or

(c) the Manager or 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 Facility (assuming the Facility is fully drawn) and existing outstanding borrowings of MPACT that may be affected is approximately S$5,822.0 million[1] (excluding interest).

1 This amount takes into account that the proceeds of the Facility shall be used to refinance and reduce the existing borrowings of MPACT by an equivalent amount.

As at the 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