



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

ANNOUNCEMENT

PROPOSED ACQUISITION OF A PORTFOLIO OF SIX FREEHOLD COMMERCIAL REAL ESTATE ASSETS LOCATED IN TOKYO, CHIBA AND YOKOHAMA, JAPAN (THE “PROPOSED ACQUISITION”)

DESPATCH OF CIRCULAR

6 April 2018 – Further to its announcement made on 28 March 2018 in relation to the Proposed Acquisition, Mapletree Greater China Commercial Trust Management Ltd., in its capacity as manager of Mapletree Greater China Commercial Trust (“**MGCCT**”, and the manager of MGCCT, the “**Manager**”), wishes to announce that MGCCT has today issued a circular to unitholders of MGCCT (“**Unitholders**”) dated 6 April 2018 (the “**Circular**”) setting out the details of and other relevant information in relation to the Proposed Acquisition, together with a notice for convening an extraordinary general meeting of Unitholders (“**EGM**”) on **24 April 2018 (Tuesday) at 3.30 p.m. at 10 Pasir Panjang Road, Mapletree Business City, Town Hall – Auditorium, Singapore 117438**, for the purpose of seeking the approval of the Unitholders for the Proposed Acquisition.

The Circular will be despatched to Unitholders on or about 11 April 2018. A copy of the Circular has been uploaded on SGXNET today at www.sgx.com. An electronic copy of the Circular is also available on the website of MGCCT at www.mapletrgreaterchinacommercialtrust.com.

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

Mapletree Greater China Commercial Trust Management Ltd.

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Co. Reg No. 201229323R

Important Notice:

The value of units in MGCCT ("**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 MGCCT may only deal in their Units through trading on Singapore Exchange Trading Securities Limited ("**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

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

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act or under the securities laws of any state or other jurisdiction of the United States, and any such new Units may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.