

MAPLETREE NORTH ASIA COMMERCIAL TRUST

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

NOTE: This Proxy Form A (EGM) is available on the website of the SGX-ST at www.sgx.com/securities/company-announcements and on MNACT's website at www.mapletreenorthasiacommercialtrust.com.

Printed copies of this Proxy Form A (EGM) have been despatched to MNACT Unitholders.

Personal Data Privacy

By submitting an instrument appointing the Chairman of the EGM as proxy, the MNACT Unitholder accepts and agrees to the personal data privacy terms set out in the Notice of EGM dated 29 April 2022.

PROXY FORM A (EGM)

IMPORTANT:

1. The Extraordinary General Meeting ("EGM") will be held at **2.30 p.m. on Monday, 23 May 2022 (Singapore time)** by way of electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020.
2. As a precautionary measure due to the constantly evolving COVID-19 situation in Singapore, **holders of units of Mapletree North Asia Commercial Trust ("MNACT", and the holders of units of MNACT, "MNACT Unitholders") and persons (including CPFIS Investors and SRS Investors) who hold units in MNACT ("MNACT Units") through a Relevant Intermediary (as defined below) will not be able to physically attend the EGM in person.**
3. Alternative arrangements relating to attendance at the EGM via electronic means (including arrangements by which the meeting can be electronically accessed via live audio-visual webcast or live audio-only stream), submission of questions to the Chairman of the EGM in advance of the EGM or by submitting text-based questions during the EGM via the online chat box, addressing of such substantial and relevant questions submitted in advance of the EGM, or during the EGM, and voting by appointing the Chairman of the EGM as proxy at the EGM, are set out in the Notice of EGM.
4. A MNACT Unitholder (whether individual or corporate) must appoint the Chairman of the EGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the EGM if such MNACT Unitholder wishes to exercise his/her/its voting rights at the EGM.
5. For persons (including CPFIS Investors and SRS Investors) who hold MNACT Units through a Relevant Intermediary, this Proxy Form A (EGM) is not valid for use and shall be ineffective for all intents and purposes if used or purported to be used by them. Such persons should approach their respective Relevant Intermediary as soon as possible to specify voting instructions. CPFIS Investors and SRS Investors who wish to vote at the EGM should approach their respective CPF Agent Banks or SRS Agent Banks to submit their votes by **2.30 p.m. on Tuesday, 10 May 2022**, being seven (7) working days before the date of the EGM.
6. Unless otherwise defined herein, all capitalised terms used in this Proxy Form A (EGM) shall have the same meanings ascribed to them in the scheme document dated 29 April 2022 issued by the MNACT Manager to MNACT Unitholders.
7. **Please read the notes overleaf which contain instructions on, *inter alia*, the appointment of the Chairman of the EGM as a MNACT Unitholder's proxy to attend, speak and vote on his/her/its behalf at the EGM.**

I/We, _____ (Name),

_____ (NRIC/Passport/Company Registration Number)

of _____ (Address)

being a MNACT Unitholder/MNACT Unitholders, hereby appoint the Chairman of the EGM as my/our proxy to attend, speak and vote for me/us on my/our behalf at the EGM to be convened and held by way of electronic means at **2.30 p.m. on Monday, 23 May 2022 (Singapore Time)**, and at any adjournment thereof.

I/We direct the Chairman of the EGM as my/our proxy to vote for or against, or to abstain from voting on, the MNACT Trust Deed Amendments Resolution to be proposed at the EGM as indicated hereunder.

(Voting will be conducted by poll. If you wish to appoint the Chairman of the EGM as your proxy to cast all your votes "For" or "Against" the MNACT Trust Deed Amendments Resolution, please indicate with a "✓" in the space provided under "For" or "Against". If you wish to appoint the Chairman of the EGM as your proxy to abstain from voting on the MNACT Trust Deed Amendments Resolution, please indicate with a "✓" in the space provided under "Abstain". Alternatively, please indicate the number of MNACT Units that the Chairman of the EGM as your proxy is directed to vote "For" or "Against" or to abstain from voting. **In the absence of specific directions in respect of the MNACT Trust Deed Amendments Resolution, the appointment of the Chairman of the EGM as your proxy for the MNACT Trust Deed Amendments Resolution will be treated as invalid.**)

No.	Resolution	For	Against	Abstain
1.	To approve the MNACT Trust Deed Amendments			

Dated this _____ day of _____ 2022

Total Number of MNACT Units Held

Signature(s) of MNACT Unitholder(s)/Common Seal of Corporate MNACT Unitholder

IMPORTANT: PLEASE READ NOTES TO THIS PROXY FORM A (EGM) ON THE REVERSE PAGE

NOTES TO PROXY FORM A (EGM):

1. As a precautionary measure due to the constantly evolving COVID-19 situation in Singapore, **MNACT Unitholders and persons (including CPFIS Investors and SRS Investors) who hold MNACT Units through a Relevant Intermediary (as defined below) will not be able to physically attend the EGM in person.** If a MNACT Unitholder (whether individual or corporate) wishes to exercise his/her/its voting rights at the EGM, he/she/it must appoint the Chairman of the EGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the EGM. This Proxy Form A (EGM) is available on MNACT's website at www.mapletruenorthasiacommercialtrust.com and on the website of the Singapore Exchange Securities Trading Limited at www.sgx.com/securities/company-announcements. Printed copies of this Proxy Form A (EGM) have been sent to MNACT Unitholders.

In appointing the Chairman of the EGM as his/her/its proxy, a MNACT Unitholder must give specific instructions as to voting, or abstention from voting, in respect of the MNACT Trust Deed Amendments Resolution in this Proxy Form A (EGM), failing which the appointment of the Chairman of the EGM as proxy for the MNACT Trust Deed Amendments Resolution will be treated as invalid.

A "Relevant Intermediary" means: (a) A banking corporation licensed under the Banking Act 1970 of Singapore or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds MNACT Units in that capacity; (b) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001 of Singapore, and who holds MNACT Units in that capacity; or (c) the Central Provident Fund Board established by the Central Provident Fund Act 1953 of Singapore, in respect of MNACT Units purchased under the subsidiary legislation made under the Central Provident Fund Act 1953 of Singapore providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the Central Provident Fund Board holds those MNACT Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

2. For persons (including CPFIS Investors and SRS Investors) who hold MNACT Units through a Relevant Intermediary, this Proxy Form A (EGM) is not valid for use and shall be ineffective for all intents and purposes if used or purported to be used by them. Such persons should approach their respective Relevant Intermediary as soon as possible to specify voting instructions. CPFIS Investors and SRS Investors who wish to vote at the EGM should approach their respective CPF Agent Banks or SRS Agent Banks to submit their votes by **2.30 p.m. on Tuesday, 10 May 2022**, being seven (7) working days before the date of the EGM.
3. The Chairman of the EGM, as proxy, need not be a MNACT Unitholder.
4. This Proxy Form A (EGM) appointing the Chairman of the EGM as proxy must be submitted in the following manner:
 - (a) if submitted by post, lodged at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
 - (b) if submitted electronically, be submitted via email to srs.teamd@boardroomlimited.com,in either case, no later than **2.30 p.m. on Friday, 20 May 2022**, being 72 hours before the time fixed for the EGM.

A MNACT Unitholder who wishes to submit this Proxy Form A (EGM) must first download, complete and sign the Proxy Form A (EGM), before submitting it by post to the address of the Unit Registrar provided above, or before scanning and sending it by email to the email address provided in paragraph 4(b).

MNACT Unitholders are strongly encouraged to submit completed Proxy Forms A (EGM) electronically via email.

5. A MNACT Unitholder should insert the total number of MNACT Units held in the Proxy Form A (EGM). If the MNACT Unitholder has MNACT Units entered against his/her/its name in the Depository Register maintained by The Central Depository (Pte) Limited ("**CDP**"), he/she/it should insert that number of MNACT Units. If the MNACT Unitholder has MNACT Units registered in his/her/its name in the Register of Unitholders of MNACT, he/she/it should insert that number of MNACT Units. If the Unitholder has MNACT Units entered against his/her/its name in the said Depository Register and registered in his/her/its name in the Register of Unitholders, he/she/it should insert the aggregate number of MNACT Units. If no number is inserted, this Proxy Form A (EGM) will be deemed to relate to all the MNACT Units held by the MNACT Unitholder.
6. This Proxy Form A (EGM) must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where Proxy Form A (EGM) is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.
7. Where Proxy Form A (EGM) is signed on behalf of the appointor by an attorney or a duly authorised officer, the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power or authority must (failing previous registration with the MNACT Manager), if Proxy Form A (EGM) is submitted by post, be lodged with Proxy Form A (EGM) or, if Proxy Form A (EGM) is submitted electronically via email, be emailed with Proxy Form A (EGM), failing which the submitted Proxy Form A (EGM) may be treated as invalid.
8. The MNACT Manager shall be entitled to reject this Proxy Form A (EGM) which is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified in this Proxy Form A (EGM) (including any related attachment). In addition, in the case of MNACT Units entered in the Depository Register, the MNACT Manager shall be entitled and may:
 - (a) reject this Proxy Form A (EGM) that is lodged or submitted if the MNACT Unitholder, being the appointor, is not shown to have MNACT Units entered against his/her name in the Depository Register as at 72 hours before the time appointed for holding the EGM, as certified by CDP to the MNACT Manager; and
 - (b) accept as the maximum number of votes which the proxy appointed by the MNACT Unitholder is able to cast on a poll a number which is the number of MNACT Units entered against the name of that MNACT Unitholder in the Depository Register as at 72 hours before the time of the EGM as certified by CDP to the MNACT Manager, whether that number is greater or smaller than that specified in this Proxy Form A (EGM) executed by or on behalf of that MNACT Unitholder.
9. Any reference to a time of day is made by reference to Singapore time.