SECURITIES AND FUTURES ACT (CAP. 289)
SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN

FORM **3** (Electronic Format)

Explanatory Notes

1. Please read the explanatory notes carefully before completing the notification form.

2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").

3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).

4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").

5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.

6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.

7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.

8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.

9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.

10. In this form, the term "Listed Issuer" refers to -

    (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;

    (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange,such listing being a primary listing;

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(c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;

(d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or

(e) a collective investment scheme that is a trust, that invests primarily in real estate and real estate-related assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").

11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

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Part I - General

1. Name of Listed Issuer:

Mapletree Commercial Trust

2. Type of Listed Issuer:

- ☐ Company/Corporation
- ☐ Registered/Recognised Business Trust
- ☑ Real Estate Investment Trust

Name of Trustee-Manager/Responsible Person:

MPACT Management Ltd.

3. Is more than one Substantial Shareholder/Unitholder giving notice in this form?

- ☐ No *(Please proceed to complete Part II)*
- ☑ Yes *(Please proceed to complete Parts III & IV)*

4. Date of notification to Listed Issuer:

02-Aug-2022

Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

Substantial Shareholder/Unitholder A

1. Name of Substantial Shareholder/Unitholder:

Temasek Holdings (Private) Limited ("Temasek")

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

- ☐ Yes
- ☑ No

3. Notification in respect of:

- ☐ Becoming a Substantial Shareholder/Unitholder
- ☑ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
- ☐ Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

29-Jul-2022

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (*if different from item 4 above, please specify the date*):

29-Jul-2022

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

Temasek does not have any direct interest in voting units of the Listed Issuer ("Units"). Temasek is deemed interested in Units through Mapletree Investments Pte Ltd ("MIPL"), DBS Group Holdings Ltd ("DBSH") and Fullerton Fund Management Company Ltd ("Fullerton"). MIPL, DBSH and Fullerton are independently managed Temasek portfolio companies. Temasek is not involved in their businesses or operating decisions, including those regarding their positions in the Units.

7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	*Direct Interest*	*Deemed Interest*	*Total*
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	2,122,527,213	2,122,527,213
As a percentage of total no. of voting shares/u:	0	48.83	48.83
Immediately after the transaction	*Direct Interest*	*Deemed Interest*	*Total*
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	2,931,858,529	2,931,858,529
As a percentage of total no. of voting shares/u:	0	56.03	56.03

8. Circumstances giving rise to deemed interests (*if the interest is such*):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Temasek does not have any direct interest in Units.

Temasek is filing this notification form to report a change in the percentage level of its deemed interest in Units from 48.83% to 56.03%, as a result of
(i) the allotment and issuance of 885,734,587 new Units to unitholders of Mapletree North Asia Commercial Trust ("MNACT") as part of the consideration for the Merger of the Listed Issuer and MNACT by way of a trust scheme of arrangement as announced by the Listed Issuer on 29 July 2022; and
(ii) the receipt of the scheme consideration of 809,331,316 new Units in aggregate by Mapletree North Asia Property Management Limited, Mapletree North Asia Commercial Trust Management Ltd., Kent Assets Pte. Ltd. ("Kent Assets") and Suffolk Assets Pte. Ltd. (collectively the "subsidiaries of MIPL") .

Temasek has a deemed interest in Units through MIPL, DBSH and Fullerton.

(1) Temasek's deemed interest via MIPL — 55.5496%
- (i) HarbourFront Place Pte. Ltd. ("HarbourFront Place") holds 8.4639% of Units.
- (ii) HarbourFront Eight Pte Ltd ("HarbourFront Eight") holds 6.7321% of Units.
- (iii) HarbourFront Place and HarbourFront Eight are wholly owned subsidiaries of The HarbourFront Pte Ltd ("The HarbourFront"). The HarbourFront itself holds 2.6317% of Units.
- (iv) Sienna Pte. Ltd. ("Sienna") holds 20.1796% of Units.
- (vi) Kent Assets holds 8.8768% of Units.
- (vi) The HarbourFront, Sienna and Kent Assets are wholly owned subsidiaries of MIPL.
- (vii) MIPL through other wholly owned subsidiaries has a deemed interest in a further 8.6652% of Units.
- (viii) MIPL is a subsidiary of Fullerton Management Pte Ltd ("FMPL"), which is in turn a subsidiary of Temasek.

(2) Temasek's deemed interest via DBSH — 0.3898%
- (i) DBS Bank Ltd. ("DBS Bank") has an interest in 0.3898% of Units.
- (ii) DBS Bank is a wholly owned subsidiary of DBSH.
- (iii) Temasek has a more than 20% interest in DBSH.

(3) Temasek's deemed interest via Fullerton — 0.0957%
- (i) Fullerton has an interest in 0.0957% of Units as investment manager for various funds, including funds in which Temasek through a subsidiary has an interest.
- (ii) Fullerton is an indirect subsidiary of Temasek.

Total deemed interest of Temasek — 56.03%

MIPL, DBSH and Fullerton are independently managed Temasek portfolio companies. Temasek is not involved in their businesses or operating decisions, including those regarding their positions in Units.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form:
[You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Temasek Holdings (Private) Limited is the holding company of Fullerton Management Pte Ltd.

10. Attachments (*if any*):

(The total file size for all attachment(s) should not exceed 1MB.)

11. If this is a **replacement** of an earlier notification, please provide:

(a) SGXNet announcement reference of the **first** notification which was announced on SGXNet (*the "Initial Announcement"*):

(b) Date of the Initial Announcement:

(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

12. Remarks (*if any*):

The percentage of interest immediately before the change is calculated on the basis of 4,346,430,021 Units

The percentage of interest immediately after the change is calculated on the basis of 5,232,164,608 Units.

In this Notice, figures are rounded down to the nearest 0.01% or 0.0001%, as the case may be. Any discrepancies in aggregated figures are due to rounding.

Substantial Shareholder/Unitholder B

1. Name of Substantial Shareholder/Unitholder:

Fullerton Management Pte Ltd ("FMPL")

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

- ☐ Yes
- ☑ No

3. Notification in respect of:

- ☐ Becoming a Substantial Shareholder/Unitholder
- ☑ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
- ☐ Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

29-Jul-2022

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (*if different from item 4 above, please specify the date*):

29-Jul-2022

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

FMPL does not have any direct interest in Units. FMPL's deemed interest in Units arises through MIPL. MIPL is an independently managed Temasek portfolio company. FMPL is a wholly-owned subsidiary of Temasek. Neither Temasek nor FMPL is involved in MIPL's business or operating decisions, including those regarding MIPL's position in Units.

7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	*Direct Interest*	*Deemed Interest*	*Total*
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	2,097,116,645	2,097,116,645
As a percentage of total no. of voting shares/u:	0	48.24	48.24
Immediately after the transaction	*Direct Interest*	*Deemed Interest*	*Total*
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	2,906,447,961	2,906,447,961
As a percentage of total no. of voting shares/u:	0	55.54	55.54

8. Circumstances giving rise to deemed interests (*if the interest is such*):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

FMPL does not have any direct interest in Units.

FMPL is filing this notification form to report a change in percentage level of its deemed interest in Units from 48.24% to 55.54%, as a result of
(i) the allotment and issuance of 885,734,587 new Units to unitholders of MNACT as part of the consideration for the Merger of the Listed Issuer and MNACT by way of a trust scheme of arrangement as announced by the Listed Issuer on 29 July 2022; and
(ii) the receipt of the scheme consideration of 809,331,316 new Units in aggregate by the subsidiaries of MIPL.

FMPL's deemed interest in Units arises through MIPL 55.54%

(i) HarbourFront Place holds 8.4639% of Units.
(ii) HarbourFront Eight holds 6.7321% of Units.
(iii) HarbourFront Place and HarbourFront Eight are wholly owned subsidiaries of The HarbourFront. The HarbourFront itself holds 2.6317% of Units.
(iv) Sienna holds 20.1796% of Units.
(vi) Kent Assets holds 8.8768% of Units.
(vi) The HarbourFront, Sienna and Kent Assets are wholly owned subsidiaries of MIPL.
(vii) MIPL through other wholly owned subsidiaries has a deemed interest in a further 8.6652% of Units.
(viii) MIPL is a subsidiary of FMPL, which is in turn a subsidiary of Temasek.

Total deemed interest of FMPL 55.54%

MIPL is an independently managed Temasek portfolio company. FMPL is not involved in MIPL's business or operating decisions, including those regarding MIPL's positions in Units.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form:
[You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Fullerton Management Pte Ltd is a wholly-owned subsidiary of Temasek Holdings (Private) Limited.

10. Attachments (*if any*):

(The total file size for all attachment(s) should not exceed 1MB.)

11. If this is a **replacement** of an earlier notification, please provide:

(a) SGXNet announcement reference of the **first** notification which was announced on SGXNet (*the "Initial Announcement"*):

(b) Date of the Initial Announcement:

(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

12. Remarks (*if any*):

The percentage of interest immediately before the change is calculated on the basis of 4,346,430,021 Units

The percentage of interest immediately after the change is calculated on the basis of 5,232,164,608 Units.

In this Notice, figures are rounded down to the nearest 0.01% or 0.0001%, as the case may be. Any discrepancies in aggregated figures are due to rounding.

Part IV - Transaction details

1. Type of securities which are the subject of the transaction *(more than one option may be chosen):*

- [x] Voting shares/units
- [ ] Rights/Options/Warrants over voting shares/units
- [ ] Convertible debentures over voting shares/units (*conversion price known*)
- [ ] Others (*please specify*):

2. Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:

809,331,316 Units

3. Amount of consideration paid or received by Substantial Shareholders/Unitholders (*excluding brokerage and stamp duties*):

S$2.0039 per Unit

4. Circumstance giving rise to the interest or change in interest:

Acquisition of:

- [ ] Securities via market transaction
- [ ] Securities via off-market transaction (*e.g. married deals*)
- [ ] Securities via physical settlement of derivatives or other securities
- [ ] Securities pursuant to rights issue
- [ ] Securities via a placement
- [ ] Securities following conversion/exercise of rights, options, warrants or other convertibles

Disposal of:

- [ ] Securities via market transaction
- [ ] Securities via off-market transaction (*e.g. married deals*)

Other circumstances:

- [ ] Acceptance of take-over offer for the Listed Issuer
- [ ] Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (*please specify*):

- [x] Others (*please specify*):

On 29 July 2022, 885,734,587 new Units were alloted and issued to unitholders of MNACT as part of the consideration for the Merger of the Listed Issuer and MNACT by way of a trust scheme of arrangement as announced by the Listed Issuer and the receipt of the scheme consideration of 809,331,316 new Units in aggregate by the subsidiaries of MIPL.

Item 5 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholders/Unitholders.

5. Particulars of Individual submitting this notification form to the Listed Issuer:

(a) Name of Individual:

Jason Norman Lee / Foo Hsiang Ming

(b) Designation (*if applicable*):

(c) Name of entity (*if applicable*):

Temasek Holdings (Private) Limited and Fullerton Management Pte Ltd

Transaction Reference Number (auto-generated):

3	1	4	4	3	7	4	4	7	3	2	2	4	5	3