

PROXY FORM
15TH ANNUAL GENERAL MEETING

IMPORTANT

1. CPF and SRS investors:
 - (i) may participate at the AGM if they are appointed as proxies by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators if they have any queries regarding their appointment as proxies; or
 - (ii) may appoint the Chairman of the AGM as proxy to vote on their behalf at the AGM, in which case they should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 2.30 p.m. on Monday, 20 July 2026, being seven working days before the date of the AGM.
2. By submitting an instrument appointing a proxy(ies) and/or representative(s), a unitholder of MPACT accepts and agrees to the personal data privacy terms set out in the Notice of AGM dated 30 June 2026.
3. **Please read the notes overleaf which contain instructions on, *inter alia*, the appointment of a proxy(ies).**

I/We _____

_____ (Name(s) and NRIC/Passport/Company Registration Number(s))

of _____ (Address)

being a Unitholder/Unitholders of MPACT, hereby appoint:

| Name | NRIC/Passport Number | Proportion of Unitholdings | |
|---------|----------------------|----------------------------|---|
| | | No. of Units | % |
| Address | | | |

and/or (delete as appropriate)

| Name | NRIC/Passport Number | Proportion of Unitholdings | |
|---------|----------------------|----------------------------|---|
| | | No. of Units | % |
| Address | | | |

or, failing which, the Chairman of the AGM as my/our proxy/proxies to attend, to speak and to vote for me/us on my/our behalf at the AGM of MPACT to be held at 2.30 p.m. on Wednesday, 29 July 2026 at 20 Pasir Panjang Road, Mapletree Business City, Town Hall – Auditorium, Singapore 117439 and at any adjournment thereof. I/We direct my/our proxy/proxies to vote for or against or abstain from voting on the resolutions to be proposed at the AGM as indicated hereunder. If no specific direction as to voting is given, the proxy/proxies will vote or abstain from voting at his/her/their discretion, as he/she/they may on any other matter arising at the AGM.

| No. | Resolutions | For* | Against* | Abstain* |
|--------------------------|--|------|----------|----------|
| ORDINARY BUSINESS | | | | |
| 1. | To receive and adopt the Trustee’s Report, the Manager’s Statement, the Audited Financial Statements of MPACT for the financial year ended 31 March 2026 and the Auditors’ Report thereon. (Ordinary Resolution) | | | |
| 2. | To re-appoint KPMG LLP as Auditors of MPACT and to authorise the Manager to fix their remuneration. (Ordinary Resolution) | | | |
| SPECIAL BUSINESS | | | | |
| 3. | To authorise the Manager to issue Units and to make or grant instruments convertible into Units. (Ordinary Resolution) | | | |
| 4. | To approve the renewal of the Unit Buy-Back Mandate. (Ordinary Resolution) | | | |

* Voting will be conducted by poll. If you wish your proxy/proxies to exercise all your votes “For” or “Against”, please tick (✓) within the box provided in respect of that resolution. Alternatively, please indicate the number of Units in respect of that resolution. If you wish your proxy/proxies to abstain from voting on a resolution, please indicate with a (✓) in the “Abstain” box provided in respect of that resolution. Alternatively, please indicate the number of Units that your proxy/proxies is directed to abstain from voting in the “Abstain” box in respect of that resolution. In any other case, the proxy/proxies may vote or abstain as the proxy/proxies deems fit on any of the above resolutions if no voting instruction is specified, and on any other matter arising at the AGM.

Dated this _____ day of _____ 2026

| |
|-----------------------------------|
| Total number of Units held |
| |

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

Postage will
be paid by
addressee.
For posting in
Singapore only.

**BUSINESS REPLY SERVICE
PERMIT NO. 08742**



**The Company Secretary
MPACT Management Ltd.**
(as Manager of Mapletree Pan Asia Commercial Trust)
c/o Boardroom Corporate & Advisory Services Pte. Ltd.
1 Harbourfront Avenue
#14-07 Keppel Bay Tower
Singapore 098632

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**IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM BELOW
Notes to Proxy Form**

1. A unitholder of Mapletree Pan Asia Commercial Trust ("**MPACT**", and unitholder of MPACT, "**Unitholder**") entitled to attend and vote at the AGM, who is not a relevant intermediary (as defined in Section 181 of the Companies Act 1967), is entitled to appoint one or two proxies to attend and vote in his/her/its stead. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless he/she/it specifies the proportion of his/her/its unitholding (expressed as a percentage of the whole) to be represented by each proxy.
2. A Unitholder who is a relevant intermediary entitled to attend and vote at the AGM is entitled to appoint more than one proxy to attend and vote instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different unit in MPACT ("**Unit**") or Units held by such Unitholder. Where such Unitholder appoints more than one proxy, it should annex to the instrument appointing a proxy or proxies (the "**Proxy Form**") the list of proxies, setting out, in respect of each proxy, the name, address, NRIC/Passport Number and proportion of unitholding (number of Units and percentage) in relation to which each proxy has been appointed. For the avoidance of doubt, a CPF Agent Bank/SRS Operator who intends to appoint CPF/SRS investors as its proxies shall comply with this Note. The appointments shall be invalid unless the Unitholder specifies the number of Units in relation to which each proxy has been appointed in the Proxy Form.

"**Relevant Intermediary**" has the meaning ascribed to it in Section 181 of the Companies Act 1967.
3. A proxy need not be a Unitholder. The Chairman of the AGM, as proxy, need not be a Unitholder.
4. CPF and SRS Investors:
 - (i) may participate at the AGM if they are appointed as proxies by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators if they have any queries regarding their appointment as proxies; or
 - (ii) may appoint the Chairman of the AGM as proxy to vote on their behalf at the AGM, in which case they should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 2.30 p.m. on Monday, 20 July 2026, being seven working days before the date of the AGM.

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5. The Proxy Form must be submitted in the following manner:
 - (i) if submitted by post, be lodged at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632; or
 - (ii) if submitted via electronic mail, to attach a clear, signed and scanned PDF copy of the Proxy Form to the Unit Registrar at srs.proxy@boardroomlimited.com, in any case, by 2.30 p.m. on Sunday, 26 July 2026, being 72 hours before the time fixed for the AGM.A Unitholder who wishes to submit an instrument of proxy must complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.
6. A Unitholder should insert the total number of Units held in the Proxy Form. If the Unitholder has 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 Units. If the Unitholder has Units registered in his/her/its name in the Register of Unitholders of MPACT, he/she/it should insert that number of Units. If the Unitholder has 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 Units. If no number is inserted, the Proxy Form will be deemed to relate to all the Units held by the Unitholder.
7. The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form 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.
8. Where the Proxy Form 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 Manager) be lodged with the Proxy Form, failing which the Proxy Form may be treated as invalid.
9. The Manager shall be entitled to reject a Proxy Form 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 on the Proxy Form. In addition, in the case of Units entered in the Depository Register, the Manager may reject a Proxy Form if the Unitholder, being the appointor, is not shown to have Units entered against his/her/its name in the Depository Register as at 72 hours before the time appointed for holding the AGM, as certified by CDP to the Manager.
10. Any reference to a time of day is made by reference to Singapore time.