

INVITATION TO THE MAPLETREE NORTH ASIA COMMERCIAL TRUST VIRTUAL INFORMATION SESSION

Dear unitholders of Mapletree North Asia Commercial Trust (“**MNACT Unitholders**”),

On 31 December 2021, 28 January 2022 and 21 March 2022, the respective managers of Mapletree Commercial Trust (“**MCT**”) and Mapletree North Asia Commercial Trust (“**MNACT**”) jointly announced the proposed merger (the “**Merger**”) of MCT and MNACT to create a flagship commercial REIT in Asia, which will be named “**Mapletree Pan Asia Commercial Trust**” (“**MPACT**”). The Merger shall be effected through the acquisition by MCT of all the issued and paid-up units of MNACT (“**MNACT Units**”) by way of a trust scheme of arrangement (“**Trust Scheme**”).

Further details of the Merger can be found in the scheme document issued by Mapletree North Asia Commercial Trust Management Ltd., as manager of MNACT (the “**MNACT Manager**”), to MNACT Unitholders dated 29 April 2022 (the “**Scheme Document**”)¹.

You are cordially invited to participate in the virtual information session held by the MNACT Manager in respect of the Merger and the Trust Scheme for MNACT Unitholders (the “**Virtual Information Session**”), with Securities Investors Association (Singapore) (“**SIAS**”) as the moderator, to be held at **6.00 p.m. on Monday, 9 May 2022**.

As a precautionary measure due to the constantly evolving COVID-19 situation in Singapore, the Virtual Information Session will be conducted electronically and can be accessed via a live audio-visual webcast or live audio-only stream.

Facilitated and moderated by:



Attended and presented by:



Ms. Cindy Chow, Executive Director and Chief Executive Officer of the MNACT Manager, will deliver a presentation on the Merger during the Virtual Information Session.

There will be a live Q&A session following the presentation, during which Ms. Chow will address your questions ahead of MNACT’s Extraordinary General Meeting (the “**EGM**”) and meeting to approve the Trust Scheme (the “**Trust Scheme Meeting**”) which will be held on **Monday, 23 May 2022**. Details of the EGM and the Trust Scheme Meeting are included in the Scheme Document, which has been uploaded on the website of the Singapore Exchange Securities Trading Limited at www.sgx.com/securities/company-announcements.

The session will be moderated by Mr. David Gerald, Founder, President & CEO, SIAS.

DETAILS OF THE VIRTUAL INFORMATION SESSION

Date/Day: **Monday, 9 May 2022**

Time: **6.00 p.m. to 7.00 p.m.**
(Participants may log in starting from 5:45 p.m.)

Kindly pre-register online via the web link below, latest by **12.00 p.m. on Sunday, 8 May 2022** (the “**Virtual Information Session Registration Deadline**”).

www.sias.org.sg/mnact-vis

Pre-registration will be accepted on a first come, first served basis, as limited slots are available. Pre-registration is compulsory and any pre-registration received after the Virtual Information Session Registration Deadline will not be accepted.

A confirmation email will be sent to you latest by **12.00 p.m. on Monday, 9 May 2022**. Kindly note that this webcast is exclusive to MNACT Unitholders only. Please refer to the important notes on the reverse page for more information.

MNACT Unitholders are encouraged to raise their questions (if any) as early as possible in advance of the Virtual Information Session. MNACT Unitholders can raise their questions (if any) at the Virtual Information Session during the live Q&A segment by typing in and submitting their questions via an online platform which will be accessible by participants during the Virtual Information Session. MNACT Unitholders may also submit any questions² they have by post to the office of MNACT’s Unit Registrar, via the pre-registration website for the Virtual Information Session, or via email to the MNACT Manager in accordance with the instructions set out in the Notice of EGM and the Notice of Trust Scheme Meeting dated 29 April 2022 (as the case may be).

¹ All capitalised terms not defined herein shall have the same meanings as given to them in the Scheme Document. Any reference to a time of day is made by reference to Singapore time.

² By Post: 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632
By Pre-registration website for the Virtual Information Session: www.sias.org.sg/mnact-vis
By Email: enquiries_mnact@mapletree.com.sg.

Important Notes:

- **Pre-registration is compulsory.** Any registration received after the Virtual Information Session Registration Deadline will not be accepted.
- MNACT Unitholders are required to **submit an electronic copy of their latest proof of their unitholdings in MNACT (“MNACT Unitholdings”)** for verification purposes when they pre-register, failing which, they will not be provided with the login details for the live audio-visual webcast or the live audio-only stream of the Virtual Information Session.
- Once all the required information for verification purposes are provided, a confirmation email will be sent to the MNACT Unitholder. The login details to the live audio-visual webcast or the live audio-only stream will be provided in the confirmation email. Each set of login details will only allow **one person to log in during the live audio-visual webcast or the live audio-only stream.** Multiple logins using the same set of login details will not be allowed. SIAS reserves the **right to deny, without notice**, any unauthorised access to the Virtual Information Session, and prevent any other breach of security.
- MNACT Unitholders are **not permitted to appoint a proxy** to join the Virtual Information Session on their behalf.
- MNACT Unitholders who hold MNACT Units through nominee accounts are required to **submit an electronic copy of their latest proof of their MNACT Unitholdings** for verification purposes when they pre-register (for example, a letter from the nominee bank), failing which, they will not be provided with the login details for the live audio-visual webcast or the live audio-only stream for the Virtual Information Session.
- A MNACT Unitholder who is **a corporation may appoint one representative by submitting an authorisation letter (on the corporation’s letterhead)** authorising its named representative to attend the Virtual Information Session on its behalf and indicate the details as required during the pre-registration process for the Virtual Information Session. A MNACT Unitholder who is a corporation is also required to **submit an electronic copy of its latest proof of its MNACT Unitholdings** for verification purposes when it pre-registers for the Virtual Information Session, failing which, it will not be provided with the login details for the live audio-visual webcast or the live audio-only stream for the Virtual Information Session.
- For the best viewing experience, MNACT Unitholders are encouraged to join the Virtual Information Session using **a desktop/laptop with a stable Wi-Fi or cellular data connection.**
- MNACT Unitholders who have pre-registered by the Virtual Information Session Registration Deadline but have not received the confirmation email by **12.00 p.m. on Monday, 9 May 2022** should immediately contact SIAS at +65 6227 2683 (during office hours) or at admin@sias.org.sg.

By providing your contact details to us, you agree that your personal data may be collected, used and disclosed by SIAS, MNACT, the MNACT Manager and their service providers, agents and authorised representatives for the purpose of administering and facilitating the Virtual Information Session (including providing any communications in relation to the session) and other purposes in connection with the implementation and administration of the Merger, as well as for investor relations communications, and in order for SIAS, MNACT, the MNACT Manager and their service providers, agents and authorised representatives to comply with any applicable laws, listing rules, regulations and/or guidelines.

The directors of the MNACT Manager (including those who may have delegated detailed supervision of this letter) have taken all reasonable care to ensure that the facts stated and opinions expressed in this letter are fair and accurate and that there are no other material facts not contained in this letter, the omission of which would make any statement in this letter misleading. The directors of the MNACT Manager jointly and severally accept responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the directors of the MNACT Manager has been to ensure through reasonable enquiries that such information is accurately extracted from such sources or, as the case may be, reflected or reproduced in this letter.

If you have any questions regarding the Merger, you may contact:

The Hong Kong and Shanghai Banking Corporation Limited, Singapore Branch
Telephone: +65 9784 9209
*Operating hours: 9.00 a.m. to 5.00 p.m.,
Monday to Friday*

Mapletree North Asia Commercial Trust Management Ltd.
Ms. Elizabeth Loo
Director, Investor Relations
Email: elizabeth.loo@mapletree.com.sg
Telephone: +65 6377 6705
*Operating hours: 9.00 a.m. to 5.00 p.m.,
Monday to Friday*