(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 25 August 2005 (as amended))

ANNOUNCEMENT

CLARIFICATION OF INFORMATION PROVIDED IN THE CIRCULAR

*Capitalised terms used herein, but not otherwise defined, shall having the meanings ascribed to them in the circular of Mapletree Commercial Trust dated 5 July 2016 (the "**Circular**").*

15 July 2016 – Mapletree Commercial Trust Management Ltd. (the "**Manager**"), in its capacity as manager of MCT, refers to the Circular dated 5 July 2016 which was issued to unitholders of MCT ("**Unitholders**").

Due to a clerical error, it was stated in paragraph 8.1 on page 47 of the Circular that the Concert Party Group holds, in aggregate, 831,540,375 units in MCT ("**Units**") representing 38.96% of the voting rights of MCT as at the Latest Practicable Date. The Manager would like to clarify that the relevant number of Units should be 834,586,104 instead of 831,540,375 and that the relevant percentage should be 39.10% instead of 38.96%.

Accordingly, the table found in paragraph 8.1 on page 48 of the Circular, and which sets out certain unitholding figures and percentages, should also be amended. The revised table, which should be read in conjunction with the assumptions detailed in the Circular, is set out below:

	Before the Acquisition[(1)]	**Immediately after the Acquisition and the Issuance of the New Units and the Acquisition Fee Units**
Issued Units	2,134,250,876	2,847,432,124
Number of Units held by the Sponsor, the Manager and parties acting in concert with them	834,586,104	1,115,320,993
Number of Units held by Unitholders, other than the Sponsor, the Manager and parties acting in concert with them	1,299,664,772	1,732,111,131
% of issued Units held by the Sponsor, the Manager and parties acting in concert with them	39.10	39.17
% of issued Units held by Unitholders, other than the Sponsor, the Manager and parties acting in concert with them	60.90	60.83

Note:

(1) As at the Latest Practicable Date

By order of the Board

Wan Kwong Weng
Joint Company Secretary
Mapletree Commercial Trust Management Ltd.
(Company Registration No. 200708826C)
As Manager of Mapletree Commercial Trust

Important Notice

The value of units in MCT ("**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 MCT may only deal in their Units through trading on the 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 MCT and the Manager is not necessarily indicative of the future performance of MCT and the Manager.

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.