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

ANNOUNCEMENT

DESPATCH OF NOTICES OF ELECTION AND TAX DECLARATION FORMS PURSUANT TO THE DISTRIBUTION REINVESTMENT PLAN FOR 2Q FY2014/15 DISTRIBUTION PERIOD

7 November 2014 - Further to the announcement dated 24 October 2014 and 3 November 2014 by Mapletree Commercial Trust Management Ltd., as manager of Mapletree Commercial Trust ("**MCT**" and as manager of MCT, the "**Manager**"), in relation to the application of a distribution reinvestment plan (the "**DRP**") to the distribution of 1.97 Singapore cents per unit in MCT ("**Unit**") for the Second Quarter Financial Year 2014/15 from 1 July 2014 to 30 September 2014 (the "**2Q FY2014/15 Distribution**"), the Manager wishes to announce that the Notices of Election[1] and Tax Declaration Forms[2] have been despatched to all eligible persons registered as unitholders of MCT ("**Eligible Unitholders**") in the Depository Register as at 5.00 p.m. on the book closure date of 3 November 2014 and with registered mailing addresses in Singapore.

Unitholders with registered addresses outside Singapore ("**Overseas Unitholders**") who did not provide any address in Singapore for the services of notices and documents by notifying The Central Depository (Pte) Limited ("**CDP**") by 28 October 2014 will not receive the Notice of Election.

Eligible Unitholders who wish to participate in the DRP must complete, sign and return the Notices of Election (and Tax Declaration Forms, if applicable) to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (the "**Unit Registrar**") at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623 (Telephone number: +65 6536 5355).

The Notices of Election (and Tax Declaration Forms, if applicable) must be received by the Unit Registrar by **5.00 p.m. on 20 November 2014**, and may not be withdrawn or cancelled upon receipt. Notices of Election (and Tax Declaration Forms, if applicable) received after 5.00 p.m. on 20 November 2014 will not be processed.

The 2Q FY2014/15 Distribution will be paid on 4 December 2014. The new Units issued pursuant to the DRP (the "**New Units**") are expected to be listed on the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") on 4 December 2014. Eligible Unitholders who do not elect to participate in the DRP and Overseas Unitholders who do not provide registered addresses in Singapore to CDP will receive all of their respective entitlements to the 2Q FY2014/15 Distribution in cash.

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1 "**Notice of Election**" means the one or more notices of election (in such form as the Manager may approve) which the Manager will, at its discretion, send to each Unitholder and through which each Unitholder may indicate whether they wish to participate in the Distribution Reinvestment Plan.

2 "**Tax Declaration Forms**" means the "Declaration for Singapore Tax Purposes Form A and Form B (and its annexes)" which are sent to all Unitholders except individual Unitholders.

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Co. Reg. No. 200708826C

Replacement Notice of Election and Tax Declaration Forms may be obtained from the Unit Registrar. More information about the DRP can be found on www.mapletreecommercialtrust.com/drp.

Important Dates

Date	**Event**
Friday, 7 November 2014	Despatch of Notices of Election and Tax Declaration Forms
Thursday, 20 November 2014, 5.00 pm	Unitholders and depository agents must have completed and returned the "Notice of Election" to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd.
Thursday, 4 December 2014	Payment of cash distribution Credit of new Units to Unitholders' securities accounts and listing of new units on the SGX-ST

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

7 November 2014

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, Mapletree Commercial Trust Management Ltd., as Manager of MCT (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.

The past performance of MCT is not necessarily indicative of the future performance of MCT