

ANNOUNCEMENT

DESPATCH OF NOTICES OF ELECTION AND TAX DECLARATION FORMS PURSUANT TO THE DISTRIBUTION REINVESTMENT PLAN FOR 4Q FY2015/16 DISTRIBUTION PERIOD

11 May 2016 - Further to the announcement dated 26 April 2016 and 5 May 2016 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 2.02 Singapore cents per unit in MCT (“**Unit**”) for the Fourth Quarter Financial Year 2015/16 from 1 January 2016 to 31 March 2016 (the “**4Q FY2015/16 Distribution**”), the Manager wishes to announce that the Notices of Election¹ and Tax Declaration Forms² have been despatched to all eligible persons registered as unitholders of MCT (“**Unitholders**”) in the Depository Register as at 5.00 p.m. on the book closure date of 5 May 2016 (“**Eligible Unitholders**”).

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 29 April 2016 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Forms, if applicable) must be received by the Unit Registrar by **5.00 p.m. on 23 May 2016**, and may not be withdrawn or cancelled upon receipt.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 23 May 2016 will not be processed.

The 4Q FY2015/16 Distribution will be paid on 3 June 2016. 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 3 June 2016. Eligible Unitholders who did not elect to participate in the **DRP** and Overseas Unitholders who did not provide registered addresses in Singapore to **CDP** within the stipulated time will receive all of their respective entitlements to the 4Q FY2015/16 Distribution in cash.

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.

As stated in the announcement dated 26 April 2016, the Manager will discontinue the application of the DRP after the 4Q FY2015/16 Distribution.

Important Dates

Date	Event
Wednesday, 11 May 2016	Despatch of Notice of Election and Tax Declaration Forms
5.00pm, Monday, 23 May 2016	Unitholders and depository agents must have completed and returned the "Notice of Election" to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd.
Friday, 3 June 2016	Payment of distribution Credit of new Units to Unitholders' securities accounts / Expected date for new Units to be listed 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

11 May 2016

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