

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

ANNOUNCEMENT

COMPLETION OF DIVESTMENT OF OFFICE COMPONENT OF FESTIVAL WALK

2 February 2026 – Further to the press release dated 10 December 2025 with regard to the divestment of the office component of Festival Walk in Hong Kong, MPACT Management Ltd., as manager of Mapletree Pan Asia Commercial Trust (“MPACT” and as manager of MPACT, the “Manager”), wishes to announce that the divestment has been completed today.

MPACT retains 100% ownership and operations of Festival Walk’s retail mall which has 588,890 square feet of lettable area.

Following this divestment, MPACT’s portfolio comprises 15 commercial properties, with a total lettable area of 10.2 million square feet independently valued at S\$15.5 billion.¹

By Order of the Board

Wan Kwong Weng

Joint Company Secretary

MPACT Management Ltd.

(Company Registration No. 200708826C)

As Manager of Mapletree Pan Asia Commercial Trust

¹ Based on independent valuations of properties and exchange rates as at 31 March 2025, except for The Pinnacle Gangnam which was based on independent valuation and exchange rate as at 30 September 2025. MPACT holds a 50% effective interest in The Pinnacle Gangnam. Lettable area includes the total lettable area of The Pinnacle Gangnam.

Important Notice

The value of units in MPACT (“**Units**”) and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by the Manager, or any of its affiliates. An investment in the 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 MPACT 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 have regard to your specific investment objectives, financial situation or particular needs. This Announcement does not constitute an offer or solicitation of an offer to sell, or invitation to subscribe for, acquire or purchase any Units. The past performance of MPACT and the Manager is not necessarily indicative of the future performance of MPACT or the Manager.