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

ANNOUNCEMENT

PAYMENT OF 40% OF MANAGER'S MANAGEMENT FEES BY WAY OF ISSUE OF UNITS IN MAPLETREE PAN ASIA COMMERCIAL TRUST

12 February 2026 – MPACT Management Ltd., as manager of Mapletree Pan Asia Commercial Trust ("MPACT" and as manager of MPACT, the "Manager"), wishes to announce that 3,168,325 new units in MPACT ("Units") have been issued to the Manager on 12 February 2026 at S$1.4527 per Unit.

These Units have been issued as payment of 40% of the base fee component of the management fee payable to the Manager for the period from 1 October 2025 to 31 December 2025 (both dates inclusive).[1] The balance of the management fees is paid in cash.

The issue price is based on the volume weighted average price for the Units for 10 trading days up to 31 December 2025.

Following this issuance, the Manager now holds 157,491,639 Units and the total number of Units in issue is 5,281,156,140.

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] In relation to MPACT's office buildings in Japan (the "Japan Properties"), the asset management services are provided by Mapletree Investments Japan Kabushiki Kaisha (the "Japan Asset Manager"). In consideration of the asset management services provided, the Japan Asset Manager is entitled to receive a fee amounting to 10.0% per annum of distributable income derived from the Japan Properties (the "Japan Asset Management Fee"). For as long as the Manager and the Japan Asset Manager are wholly-owned by Mapletree Investments Pte Ltd and the Japan Asset Manager continues to receive the Japan Asset Management Fee, the Manager will offset the amount equivalent to the Japan Asset Management Fee from the base fee. Accordingly, there will be no double payment for services provided.

Important Notice

The value of units in MPACT ("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 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.

The past performance of MPACT is not necessarily indicative of the future performance of MPACT.