

# PROPOSED MERGER OF MAPLETREE COMMERCIAL TRUST AND MAPLETREE NORTH ASIA COMMERCIAL TRUST

## DEALINGS DISCLOSURE

### 1. INTRODUCTION

The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch (“**HSBC**”) refers to the joint announcement released on 31 December 2021 (the “**Joint Announcement**”) in connection with the proposed merger (the “**Merger**”) of Mapletree Commercial Trust (“**MCT**”) and Mapletree North Asia Commercial Trust (“**MNACT**”), which will be effected through the acquisition by MCT of all the issued and paid-up units of MNACT, by way of a trust scheme of arrangement in accordance with the Singapore Code on Take-overs and Mergers (the “**Code**”).

HSBC is the sole financial adviser to the manager of MNACT in respect of the Merger.

*All capitalised terms used and not defined herein shall have the same meanings given to them in the Joint Announcement.*

### 2. DISCLOSURE OF DEALINGS

Pursuant to Rule 12.1 of the Code and the Practice Statement on the Exemption of Connected Fund Managers and Principal Traders under the Code, HSBC wishes to announce the dealings by certain entities within the HSBC group in the relevant securities of **MCT** on **17 February 2022**, details of which are set out in the Schedule hereto.

Issued by

The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch  
Date of Submission: **18 February 2022**

**Schedule  
Dealings on 17 February 2022**

**Dealings in MCT Units**

| Date of dealing  | Name of dealing entity or if different, the ultimate beneficial owner or controller of the dealing entity | Description of Security | Nature of transaction |                             |                                                                                            | Number of units | (Where the dealing entity is an exempt principal trader)<br>Price per unit paid / received (S\$) |          | Total amount paid / received (S\$) | Resultant total number of units owned or controlled by the associate and by investment accounts under the discretionary management of the associate | % of resultant total number of units |
|------------------|-----------------------------------------------------------------------------------------------------------|-------------------------|-----------------------|-----------------------------|--------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------|----------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|                  |                                                                                                           |                         | Buy/Sell              | Nature of investment client | Nature of dealing                                                                          |                 | Highest                                                                                          | Lowest   |                                    |                                                                                                                                                     |                                      |
| 17 February 2022 | Global Markets of the Hongkong and Shanghai Banking Corporation Limited                                   | Trust units             | Buy                   | Discretionary               | Hedging of Delta 1 products created as a result of wholly unsolicited client-driven orders | 14,300          | SGD 1.84                                                                                         | SGD 1.83 | SGD 26,278                         | 15,200,679                                                                                                                                          | 0.45%                                |

**For Dealings in Derivatives in respect of MCT Units**

| Date of dealing  | Name of dealing entity          | Description of derivative | Nature of transaction       |                                                                                                                                                                                                                                                              | Number of shares to which the derivative relates | Maturity [date]/[period] | Closing out date (if applicable) | Reference price (\$\$) | Total amount paid / received (\$\$) |
|------------------|---------------------------------|---------------------------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------|----------------------------------|------------------------|-------------------------------------|
|                  |                                 |                           | Nature of investment client | Nature of dealing                                                                                                                                                                                                                                            |                                                  |                          |                                  |                        |                                     |
| 17 February 2022 | Global Markets of HSBC Bank plc | Delta 1 Product           | Discretionary               | Closing / flattening / unwinding of proprietary positions arising from unsolicited client-driven dealings. I confirm this was done no later than the close of the morning trading session on the trading day following the originating client-driven dealing | 14,300                                           | 08 February 2023         | 17 February 2022                 | SGD 1.837622           | SGD 26,277.99                       |