

ANNOUNCEMENT

NOTICE OF BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of unitholders of Mapletree North Asia Commercial Trust (“MNACT”) will be closed at **5.00pm** on **Tuesday, 5 November 2019** for the purpose of determining unitholders’ entitlement of MNACT’s distribution. MNACT has announced distribution of 1.937 cents (SGD) per unit for the period from 1 July 2019 to 30 September 2019 (the “**Distribution**”).

Unitholders, whose securities accounts with The Central Depository (Pte) Limited are credited with units in MNACT as at 5.00pm on 5 November 2019, will be entitled to the Distribution that will be paid on **Friday, 22 November 2019**.

The Distribution will comprise two components:

- (a) distribution out of tax-exempt income (the “**tax-exempt income component**”) of 1.516 cents (SGD); and
- (b) distribution out of capital (the “**capital component**”) of 0.421 cents (SGD).

The tax-exempt income component of the Distribution is exempt from tax in the hands of all unitholders. No tax will be deducted at source from this component.

The capital component of the Distribution represents a return of capital to unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For unitholders who hold the units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the units.

IMPORTANT DATES AND TIMES

Date / Deadline	Event
9.00am, Monday 4 November 2019	Units will be traded ex-distribution
5.00pm, Tuesday 5 November 2019	Closure of MNACT's Transfer Books and Register of unitholders
Friday, 22 November 2019	Payment of Distribution

Should unitholders have any queries in relation to these procedures, please do not hesitate to contact Elizabeth Loo (*Director, Investor Relations, Mapletree North Asia Commercial Trust Management Ltd.*) at +65 6377 6705 or email her at elizabeth.loo@mapletree.com.sg. Alternatively, please visit MNACT's website: www.mapletreenorthasiacommercialtrust.com.

By Order of the Board
Wan Kwong Weng
Joint Company Secretary
Mapletree North Asia Commercial Trust Management Ltd.
(Company Registration No. 201229323R)
As Manager of Mapletree North Asia Commercial Trust

25 October 2019

Important Notice

The value of units in MNACT ("**Units**") and the income derived from them may fall as well as rise. Units are not obligations of deposits in, or guaranteed by, Mapletree North Asia Commercial Trust Management Ltd., as Manager of MNACT (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 MNACT 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 MNACT is not necessarily indicative of the future performance of MNACT.