SECURITIES AND FUTURES ACT (CAP. 289)
SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/ UNITHOLDER(S) IN RESPECT OF INTERESTS IN SECURITIES

FORM **3** (Electronic Format)

Explanatory Notes

1. Please read the explanatory notes carefully before completing the notification form.

2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").

3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/ Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).

4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").

5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.

6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.

7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.

8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.

9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.

10. In this form, the term "Listed Issuer" refers to -

    (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;

    (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange,such listing being a primary listing;

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(c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;

(d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or

(e) a collective investment scheme that is a trust, that invests primarily in real estate and real estate-related assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing (''Real Estate Investment Trust'').

11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under ''Regulations and Financial Stability'', ''Regulations, Guidance and Licensing'', ''Securities, Futures and Fund Management'', ''Forms'', ''Disclosure of Interests'').

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Part I - General

1. Name of Listed Issuer:

Mapletree Greater China Commercial Trust

2. Type of Listed Issuer:

- ☐ Company/Corporation
- ☐ Registered/Recognised Business Trust
- ☑ Real Estate Investment Trust

Name of Trustee-Manager/Responsible Person:

Mapletree Greater China Commercial Trust Management Ltd.

3. Is more than one Substantial Shareholder/Unitholder giving notice in this form?

- ☐ No *(Please proceed to complete Part II)*
- ☑ Yes *(Please proceed to complete Parts III & IV)*

4. Date of notification to Listed Issuer:

30-Nov-2015

Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

Substantial Shareholder/Unitholder A

1. Name of Substantial Shareholder/Unitholder:

Temasek Holdings (Private) Limited

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

- ☐ Yes
- ☑ No

3. Notification in respect of:

- ☐ Becoming a Substantial Shareholder/Unitholder
- ☑ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
- ☐ Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

26-Nov-2015

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (*if different from item 4 above, please specify the date*):

26-Nov-2015

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/ warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/ Unitholder before and after the transaction:

Immediately before the transaction	*Direct Interest*	*Deemed Interest*	*Total*
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	0	957,227,692	957,227,692
As a percentage of total no. of voting shares/ units:	0	34.93	34.93
Immediately after the transaction	*Direct Interest*	*Deemed Interest*	*Total*
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	966,052,719	966,052,719
As a percentage of total no. of voting shares/ units:	0	35.14	35.14

8. Circumstances giving rise to deemed interests (*if the interest is such*):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Temasek Holdings (Private) Limited ("Temasek") does not have any direct interest in the units of the Listed Issuer.

However, Temasek is filing this notification form to report a change in deemed interest in the Listed Issuer from 34.93% to 35.14% due to the issuance of an aggregate of 8,825,027 new units by the Listed Issuer to Mapletree Greater China Commercial Trust Management Ltd. ("Manager") and Mapletree Greater China Property Management Limited ("MGCPM") as payment of base fee and property management fee for the period ended 30 September 2015 (the "Transaction")

The filing of Temasek's deemed interest arises from the deemed interest held by DBS Group Holdings Ltd ("DBSH") and Mapletree Investments Pte Ltd. ("MIPL").

(A) Temasek's deemed interest through DBSH — 0.99%
- (i) DBS Bank Ltd. ("DBS Bank") has a direct interest in 0.99% of units of the Listed Issuer.
- (ii) DBS Bank is a wholly owned subsidiary of DBSH.
- (iii) Temasek has a more than 20% interest in DBSH, an independently managed Temasek portfolio company.

(B) Temasek's deemed interest through MIPL — 34.15%
- (i) Kent Assets Pte. Ltd. ("Kent Assets") has a direct interest in 26.1460% of the units of the Listed Issuer.
- (ii) Suffolk Assets Pte. Ltd. ("Suffolk Assets") has a direct interest in 4.8418% of the units of the Listed Issuer.
- (iii) MGCPM has a direct interest in 1.0565% of the units of the Listed Issuer.
- (iv) The Manager has a direct interest in 2.1061% of the units of the Listed Issuer.
- (v) MIPL is the ultimate holding company of Kent Assets, Suffolk Assets, MGCPM and the Manager.
- (vi) Temasek indirectly owns 100% of MIPL, an independently managed Temasek portfolio company.

Total deemed interest of Temasek after the Transaction — 35.14%

DBSH and MIPL are independently managed Temasek portfolio companies. Temasek is not involved in their business or operating decisions, including those regarding their positions in the units of the Listed Issuer.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form:
[You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/ Unitholders]

Temasek Holdings (Private) Limited is the holding company of Fullerton Management Pte Ltd.

10. Attachments (*if any*):

(The total file size for all attachment(s) should not exceed 1MB.)

11. If this is a **replacement** of an earlier notification, please provide:

(a) SGXNet announcement reference of the **first** notification which was announced on SGXNet (*the "Initial Announcement"*):

(b) Date of the Initial Announcement:

(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

12. Remarks (*if any*):

The percentage of interest immediately before the Transaction is calculated on the basis of 2,739,815,998 issued voting units of Listed Issuer.

The percentage of interest immediately after the Transaction is calculated on the basis of 2,748,641,025 issued voting units of Listed Issuer.

Substantial Shareholder/Unitholder B

1. Name of Substantial Shareholder/Unitholder:

Fullerton Management Pte Ltd

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

- ☐ Yes
- ☑ No

3. Notification in respect of:

- ☐ Becoming a Substantial Shareholder/Unitholder
- ☑ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
- ☐ Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

26-Nov-2015

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (*if different from item 4 above, please specify the date*):

26-Nov-2015

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/ warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/ Unitholder before and after the transaction:

Immediately before the transaction	*Direct Interest*	*Deemed Interest*	*Total*
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	0	929,853,998	929,853,998
As a percentage of total no. of voting shares/ units:	0	33.93	33.93
Immediately after the transaction	*Direct Interest*	*Deemed Interest*	*Total*
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	938,679,025	938,679,025
As a percentage of total no. of voting shares/ units:	0	34.15	34.15

8. Circumstances giving rise to deemed interests (*if the interest is such*):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Fullerton Management Pte Ltd ("FMPL") does not have any direct interest in the units of the Listed Issuer.

However, FMPL is filing this notification form to report a change in deemed interest in the Listed Issuer from 33.93% to 34.15% due to the issuance of an aggregate of 8,825,027 new units by the Listed Issuer to Mapletree Greater China Commercial Trust Management Ltd. ("Manager") and Mapletree Greater China Property Management Limited ("MGCPM") as payment of base fee and property management fee for the period ended 30 September 2015 (the "Transaction").

The filing of FMPL's deemed interest arises from the deemed interest held by Mapletree Investments Pte Ltd. ("MIPL"): 34.15%

(i) Kent Assets Pte. Ltd. ("Kent Assets") has a direct interest in 26.1460% of the units of the Listed Issuer.
(ii) Suffolk Assets Pte. Ltd. ("Suffolk Assets") has a direct interest in 4.8418% of the units of the Listed Issuer.
(iii) MGCPM has a direct interest in 1.0565% of the units of the Listed Issuer.
(iv) The Manager has a direct interest in 2.1061% of the units of the Listed Issuer.
(v) MIPL is the ultimate holding company of Kent Assets, Suffolk Assets, MGCPM and the Manager.
(vi) Temasek indirectly owns 100% of MIPL, an independently managed Temasek portfolio company.

Total deemed interest of FMPL after the Transaction 34.15%

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MIPL is an independently managed Temasek portfolio company. FMPL is not involved in its business or operating decisions, including those regarding its position in the units of the Listed Issuer.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form:
[You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/ Unitholders]

Fullerton Management Pte Ltd is a wholly-owned subsidiary of Temasek Holdings (Private) Limited.

10. Attachments (*if any*):

(The total file size for all attachment(s) should not exceed 1MB.)

11. If this is a **replacement** of an earlier notification, please provide:

(a) SGXNet announcement reference of the **first** notification which was announced on SGXNet (*the "Initial Announcement"*):

(b) Date of the Initial Announcement:

(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

12. Remarks (*if any*):

The percentage of interest immediately before the Transaction is calculated on the basis of 2,739,815,998 issued voting units of Listed Issuer.

The percentage of interest immediately after the Transaction is calculated on the basis of 2,748,641,025 issued voting units of Listed Issuer.

Part IV - Transaction details

1. Type of securities which are the subject of the transaction *(more than one option may be chosen):*

- [x] Voting shares/units
- [ ] Rights/Options/Warrants over voting shares/units
- [ ] Convertible debentures over voting shares/units (*conversion price known*)
- [ ] Others (*please specify*):

2. Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:

An aggregate of 8,825,027 new units were issued as payment of base fee and property management fee.

3. Amount of consideration paid or received by Substantial Shareholders/Unitholders (*excluding brokerage and stamp duties*):

The 8,825,027 new units were issued at S$0.9210 per unit.

4. Circumstance giving rise to the interest or change in interest:

Acquisition of:

- [ ] Securities via market transaction
- [ ] Securities via off-market transaction (*e.g. married deals*)
- [ ] Securities via physical settlement of derivatives or other securities
- [ ] Securities pursuant to rights issue
- [ ] Securities via a placement
- [ ] Securities following conversion/exercise of rights, options, warrants or other convertibles

Disposal of:

- [ ] Securities via market transaction
- [ ] Securities via off-market transaction (*e.g. married deals*)

Other circumstances:

- [ ] Acceptance of take-over offer for the Listed Issuer
- [ ] Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (*please specify*):

- [x] Others (*please specify*):

On 26 November 2015, Mapletree Greater China Commercial Trust Management Ltd. ("Manager"), as manager of Mapletree Greater China Commercial Trust ("Listed Issuer") announced the payment of base fee and property management fees by way of the issue of 8,825,027 new units to the Manager and Mapletree Greater China Property Management Limited ("MGCPM").

Item 5 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholders/Unitholders.

5. Particulars of Individual submitting this notification form to the Listed Issuer:

(a) Name of Individual:

Christina Choo

(b) Designation (*if applicable*):

(c) Name of entity (*if applicable*):

Temasek Holdings (Private) Limited / Fullerton Management Pte Ltd

Transaction Reference Number (auto-generated):

3	0	6	5	4	3	4	2	3	3	1	8	6	3	3