

PROXY FORM

11TH ANNUAL GENERAL MEETING

IMPORTANT

- The Annual General Meeting ("AGM") of Mapletree Commercial Trust ("MCT") will be held physically pursuant to the COVID-19 (Temporary Measures) (Control Order) Regulations 2020 (the "Physical Meeting") and by way of electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the "Virtual Meeting").
- CPF and SRS investors:
 - may vote live via electronic means at the AGM if they are appointed as proxies by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators if they have any queries regarding their appointment as proxies; or
 - may appoint the Chairman of the AGM as proxy to vote on their behalf at the AGM, in which case they should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 11.00 a.m. on Wednesday, 20 July 2022, being seven working days before the date of the AGM.
- By submitting an instrument appointing a proxy(ies) and/or representative(s), a unitholder of MCT accepts and agrees to the personal data privacy terms set out in the Notice of AGM dated 7 July 2022.
- Please read the notes overleaf which contain instructions on, *inter alia*, the appointment of a proxy(ies).

I/We _____

(Name(s) and NRIC/Passport/Company Registration Number(s))

of _____ (Address)

being a Unitholder/Unitholders of MCT, hereby appoint:

Name	Address	NRIC/Passport Number	Email Address **	Proportion of Unitholdings	
				No. of Units	%

and/or (delete as appropriate)

Name	Address	NRIC/Passport Number	Email Address **	Proportion of Unitholdings	
				No. of Units	%

or, both of whom failing, the Chairman of the AGM as my/our proxy/proxies to attend, to speak and to vote for me/us on my/our behalf at the AGM of MCT to be held at 20 Pasir Panjang Road, Mapletree Business City, Town Hall – Auditorium, Singapore 117439 and by way of electronic means at 11.00 a.m. on Friday, 29 July 2022 and at any adjournment thereof. I/We direct my/our proxy/proxies to vote for or against or abstain from voting on the resolutions to be proposed at the AGM as indicated hereunder. If no specific direction as to voting is given, the proxy/proxies will vote or abstain from voting at his/her/their discretion, as he/she/they may on any other matter arising at the AGM.

No.	Ordinary Resolutions	For *	Against *	Abstain *
ORDINARY BUSINESS				
1.	To receive and adopt the Trustee's Report, the Manager's Statement, the Audited Financial Statements of MCT for the financial year ended 31 March 2022 and the Auditor's Report thereon.			
2.	To re-appoint PricewaterhouseCoopers LLP as the Auditor of MCT and to authorise the Manager to fix the Auditor's remuneration.			
SPECIAL BUSINESS				
3.	To authorise the Manager to issue Units and to make or grant instruments convertible into Units.			

* Voting will be conducted by poll. If you wish your proxy/proxies to exercise all your votes "For" or "Against", please tick (v) within the box provided in respect of that resolution. Alternatively, please indicate the number of votes in respect of that resolution. If you wish your proxy/proxies to abstain from voting on a resolution, please indicate with a (v) in the "Abstain" box provided in respect of that resolution. Alternatively, please indicate the number of Units that your proxy/proxies is directed to abstain from voting in the "Abstain" box in respect of that resolution. In any other case, the proxy/proxies may vote or abstain as the proxy/proxies deems fit on any of the above resolutions if no voting instruction is specified, and on any other matter arising at the AGM.

** Compulsory for registration purposes. Only provided email address in the submitted Proxy Form will receive Confirmation Email for the Physical Meeting or Virtual Meeting.

Dated this _____ day of _____ 2022

Total number of Units held

Signature(s) of Unitholder(s) / Common Seal of Corporate Unitholder

Postage will be paid by addressee. For posting in Singapore only.

**BUSINESS REPLY SERVICE
PERMIT NO. 08742**



**The Company Secretary
Mapletree Commercial Trust Management Ltd.**

(as Manager of Mapletree Commercial Trust)
c/o Boardroom Corporate & Advisory Services Pte. Ltd.
1 Harbourfront Avenue
#14-07 Keppel Bay Tower
Singapore 098632

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IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM BELOW

Notes to Proxy Form

1. Due to the constantly evolving COVID-19 situation in Singapore, the Manager may restrict the number of in-person attendees at the Physical Meeting taking into account any regulations, directives, measures or guidelines that may be issued by any government and regulatory agency in light of the COVID-19 situation from time to time.
2. A Unitholder of Mapletree Commercial Trust ("MCT", and unitholder of MCT, "Unitholder") entitled to attend and vote at the AGM, who is not a relevant intermediary (as defined in Section 181 of the Companies Act 1967), is entitled to appoint one or two proxies to attend and vote in his/her stead. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless he/she/it specifies the proportion of his/her unitholding (expressed as a percentage of the whole) to be represented by each proxy.
3. A Unitholder who is a relevant intermediary entitled to attend and vote at the AGM is entitled to appoint more than one proxy to attend and vote instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different unit in MCT ("Unit") or Units held by such Unitholder. Where such Unitholder appoints more than one proxy, it should annex to the instrument appointing a proxy or proxies (the "Proxy Form") the list of proxies, setting out, in respect of each proxy, the name, address, email address, NRIC/Passport Number and proportion of unitholding (number of units and percentage) in relation to which each proxy has been appointed. For the avoidance of doubt, a CPF Agent Bank/SRS Operator who intends to appoint CPF/SRS investors as its proxies shall comply with this Note. The appointments shall be invalid unless the Unitholder specifies the number of Units in relation to which each proxy has been appointed in the Proxy Form.
"Relevant Intermediary" means:
 - (i) a banking corporation licensed under the Banking Act 1970 or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
 - (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001, and who holds Units in that capacity; or
 - (iii) the Central Provident Fund Board established by the Central Provident Fund Act 1953, in respect of Units purchased under the subsidiary legislation made under the Central Provident Fund Act 1953 providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the Central Provident Fund Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.
4. A proxy need not be a Unitholder of MCT. The Chairman of the AGM, as proxy, need not be a Unitholder of MCT.
5. CPF and SRS Investors:
 - (i) may vote live via electronic means at the AGM if they are appointed as proxies by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators if they have any queries regarding their appointment as proxies; or
 - (ii) may appoint the Chairman of the AGM as proxy to vote on their behalf at the AGM, in which case they should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 11.00 a.m. on Wednesday, 20 July 2022, being seven working days before the date of the AGM.

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6. The Proxy Form must be submitted in the following manner:
 - (i) if submitted by post, be lodged at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
 - (ii) if submitted via electronic mail, attach clear scanned and signed PDF copy of the Proxy Form to the Unit Registrar at srs.teamd@boardroomlimited.com; or
 - (iii) (only applicable for individuals who hold Units directly with The Central Depository (Pte) Limited) if submitted via pre-registration website at <https://go.lumiengage.com/mctagm2022>, to attach and upload a clear scanned and signed PDF copy of the Proxy Form via the pre-registration website, in either case, by 11.00 a.m. on Tuesday, 26 July 2022, being 72 hours before the time fixed for the AGM.
 A Unitholder who wishes to submit an instrument of proxy must complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.
Unitholders are strongly encouraged to submit completed Proxy Forms electronically via email or via the pre-registration website.
7. A Unitholder should insert the total number of Units held in the Proxy Form. If the Unitholder has Units entered against his/her name in the Depository Register maintained by The Central Depository (Pte) Limited ("CDP"), he/she should insert that number of Units. If the Unitholder has Units registered in his/her name in the Register of Unitholders of MCT, he/she should insert that number of Units. If the Unitholder has Units entered against his/her name in the said Depository Register and registered in his/her name in the Register of Unitholders, he/she should insert the aggregate number of Units. If no number is inserted, the Proxy Form will be deemed to relate to all the Units held by the Unitholder.
8. The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.
9. Where the Proxy Form is signed on behalf of the appointor by an attorney or a duly authorised officer, the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power or authority must (failing previous registration with the Manager) be lodged with the Proxy Form, failing which the Proxy Form may be treated as invalid.
10. The Manager shall be entitled to reject a Proxy Form which is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on the Proxy Form. In addition, in the case of Units entered in the Depository Register, the Manager may reject a Proxy Form if the Unitholder, being the appointor, is not shown to have Units entered against his/her name in the Depository Register as at 72 hours before the time appointed for holding the AGM, as certified by CDP to the Manager.
11. Any reference to a time of day is made by reference to Singapore time.

Fold here. Glue all sides firmly. Stapling and spot sealing are disallowed.

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