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

ANNOUNCEMENT

PAYMENT OF 50% OF MANAGER'S MANAGEMENT FEES BY WAY OF ISSUE OF UNITS IN MAPLETREE COMMERCIAL TRUST

8 November 2016 – Mapletree Commercial Trust Management Ltd. ("MCTM" or the "Manager"), the manager of Mapletree Commercial Trust ("MCT"), wishes to announce that 1,030,181 new units in MCT ("Units") have been issued to the Manager on 8 November 2016 at S$1.5797 per unit.

These Units have been issued as payment of 50% of the base fee component of the management fee payable to the Manager for the period from 1 July 2016 to 30 September 2016 (both dates inclusive) and the issue price being based on the 10-day volume weighted average price for the Units up to 30 September 2016.

Following this issuance, the Manager now holds 51,183,501 Units and the total number of Units in issue is 2,869,721,674.

By order of the Board
Wan Kwong Weng
Joint Company Secretary
Mapletree Commercial Trust Management Ltd.
(Company Registration No. 200708826C)
As Manager of Mapletree Commercial Trust

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