(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 14 February 2013 (as amended))

ANNOUNCEMENT

ANNOUNCEMENT PURSUANT TO RULE 704(17)(C) OF THE LISTING MANUAL OF THE SGX-ST

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Mapletree Greater China Commercial Trust dated 28 March 2018 titled "The Proposed Acquisition of the Japan Portfolio" (the "**Acquisition Announcement**").*

Further to the Acquisition Announcement and pursuant to Rule 704(17)(c) of the Listing Manual, Mapletree Greater China Commercial Trust Management Ltd., in its capacity as manager of Mapletree Greater China Commercial Trust ("**MGCCT**", and the manager of MGCCT, the "**Manager**"), wishes to announce the completion of the acquisition of the sole ordinary share comprising 100.0% of the total issued share capital of SGCo1, which wholly-owns SGCo2 and also holds 100.0% of the common shares of Tsubaki TMK, for a consideration of S$1.00 following the satisfaction of the conditions precedent to the Share Purchase Agreement. SGCo2 has also repaid in full to MJOA the outstanding shareholder's loan of JPY1,050,000,000 (approximately S$12.9 million)[1] plus interest accrued thereon and SGCo2 has reimbursed MJOA the sum of JPY2,339,000 (approximately S$29,000) being the initial set-up costs incurred by MJOA on behalf of SGCo2 in connection with the Proposed Acquisition. Accordingly, SGCo1 and SGCo2 are now subsidiaries of MGCCT.

The Manager will make the necessary announcements in accordance with its obligations under the Listing Manual as and when there are any material developments to the Proposed Acquisition and when the Proposed Acquisition is completed.

By order of the Board

Wan Kwong Weng
Joint Company Secretary
Mapletree Greater China Commercial Trust Management Ltd.
(Company Registration No. 201229323R)
As manager of Mapletree Greater China Commercial Trust

11 May 2018

1 The shareholder's loan of JPY1.05 billion was extended by MJOA to SGCo2 for the purpose of investment into Tsubaki GK as part of the TK Investment to be contributed by SGCo2 into Tsubaki GK for purposes of the application of the status of a Qualified Institutional Investor by SGCo2. For illustrative purposes, Japanese Yen amounts in this announcement have been translated into Singapore dollars based on the exchange rate of JPY 81.595 = S$1.00.

Important Notice

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, 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 MGCCT may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The past performance of MGCCT is not necessarily indicative of the future performance of MGCCT.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

The securities referred to herein have not been and will not be registered under the Securities Act, and may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act or under the securities laws of any state or other jurisdiction of the United States, and any such new Units may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.