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

ANNOUNCEMENT

CLARIFICATION TO QUERY ON RULE 1207(6)(b) RELATING TO ANNUAL REPORT FOR THE PERIOD FROM LISTING DATE OF 7 MARCH 2013 TO 31 MARCH 2014 ("ANNUAL REPORT")

15 July 2014 – The Board of Directors (the "Board") of Mapletree Greater China Commercial Trust Management Ltd. (the "**Manager**"), as the Manager of Mapletree Greater China Commercial Trust ("**MGCCT**"), wishes to provide the following clarification to SGX-ST's query on the following in connection with MGCCT's Annual Report.

Compliance with Rule 1207(6)(b)

Pursuant to Rule 1207(6)(b), we wish to confirm that we have obtained the opinion of our Audit & Risk Committee that, upon a review of all the non-audit services provided by the auditors, the Audit & Risk Committee is of the view that the non-audit services provided do not affect the independence of the auditors. The non-audit services are for tax compliance and the amount of non-audited services at S$15,000 is stated on Page 47 of the Annual Report.

Citigroup Global Markets Singapore Pte. Ltd., DBS Bank Ltd., Goldman Sachs (Singapore) Pte. and The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch were the Joint Global Coordinators, Underwriters and Issue Managers for the Initial Public Offering ("IPO") and listing of MGCCT.

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

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