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

ANNOUNCEMENT

ISSUE AND LISTING OF NEW UNITS UNDER THE DISTRIBUTION REINVESTMENT PLAN

9 March 2016 - Mapletree Commercial Trust Management Ltd., as manager (the "**Manager**") of Mapletree Commercial Trust ("**MCT**") wishes to announce that it will issue 7,064,007 new units in MCT ("**Units**") at an issue price of S$1.2904 per new Unit pursuant to MCT's distribution reinvestment plan ("**DRP**") in respect of MCT's distribution for the Third Quarter Financial Year 2015/2016 from 1 October 2015 to 31 December 2015 ("**3Q FY15/16 Distribution**") on 10 March 2016.

The new Units will be credited by 10 March 2016 to securities accounts of MCT unitholders ("**Unitholders**") who have elected to participate in the DRP. The new Units will commence trading on the Main Board of Singapore Exchange Securities Trading Limited (the "**SGX-ST**") at 9:00 a.m. on 10 March 2016.

The new Units will rank *pari passu* in all respects with the existing Units.

Following the issue of the new Units, the total number of MCT Units in issue has increased from 2,122,938,887 to 2,130,002,894.

Unitholders who did not elect or partially elected to participate in the DRP and overseas Unitholders who did not provide registered addresses in Singapore to The Central Depository (Pte) Limited, will receive their respective entitlements to the 3Q FY15/16 Distribution in cash on 10 March 2016.

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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Co. Reg. No. 200708826C

A subsidiary of mapletree

Important Notice

The value of units in MCT ("**Units**") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, Mapletree Commercial Trust Management Ltd., as Manager of MCT (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 MCT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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

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