

ANNOUNCEMENT

REDEMPTION OF S\$250,000,000 3.50% FIXED RATE PERPETUAL SECURITIES (ISIN NO. SGXF49184645)

8 May 2026 - In accordance with Condition 5(d) of the S\$250,000,000 3.50% fixed rate perpetual securities (the “**Securities**”), irrevocable notice is hereby given to the holders of the Securities that DBS Trustee Limited (in its capacity as trustee of Mapletree North Asia Commercial Trust (“**MNACT**”)) (the “**Issuer**”) has elected to, and will, redeem all of the outstanding Securities on 8 June 2026 (the “**Redemption Date**”). The Securities will be subsequently cancelled and then de-listed from the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) pursuant to the procedures of the SGX-ST. Terms used and not defined in this Notice of Redemption are used with the same meanings ascribed thereto in the terms and conditions of the Securities.

The redemption price (the “**Redemption Price**”) for the Securities will be at 100 per cent. of the nominal amount the Securities, as set out in the pricing supplement dated 31 May 2021 in respect of the Securities, being an amount equal to S\$250,000 per Calculation Amount, together with distribution accrued to (but excluding) the Redemption Date.

On the Redemption Date, the Issuer shall make or cause to be made payment of the redemption moneys to The Central Depository (Pte) Limited (“**CDP**”) for the account of the holders of the Securities. Such redemption moneys will be paid to the persons who, as at the date falling five business days before the Redemption Date, are shown in the records of CDP as holders of a particular amount of the Securities, via the payment method as previously agreed between themselves and CDP.

This Notice of Redemption is issued by MPACT Management Ltd. (in its capacity as manager of MNACT) (the “**Manager**”) on behalf of the Issuer.¹

¹ Pursuant to a trust scheme of arrangement, Mapletree North Asia Commercial Trust merged with Mapletree Commercial Trust to form Mapletree Pan Asia Commercial Trust (“**MPACT**”) on 21 July 2022. Following the merger, MPACT Management Ltd. is the manager of the combined trust, and announcements in respect of the Issuer are accordingly made under MPACT.

By order of the Board
Wan Kwong Weng
Joint Company Secretary
MPACT Management Ltd.
(Company Registration No. 200708826C)

Important Notice

The value of units in MPACT ("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 MPACT 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 MPACT is not necessarily indicative of the future performance of MPACT.

MPACT Management Ltd.

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