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

ANNOUNCEMENT

VALUATION OF PROPERTIES IN MAPLETREE GREATER CHINA COMMERCIAL TRUST

21 April 2014 – In compliance with Appendix 6 (Investment: Property Funds) of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore and for the purpose of financial reporting (Singapore GAAP Financial Reporting Standard 40), Mapletree Greater China Commercial Trust Management Ltd. ("MGCCTM" or the "Manager"), the Manager of Mapletree Greater China Commercial Trust ("MGCCT" or the "Trust"), wishes to announce that an independent valuation of the properties in MGCCT ("Valuation") was conducted as at 31 March 2014.

Owner	DBS Trustee Limited (as Trustee of Mapletree Greater China Commercial Trust)
Date of Valuation	31 March 2014
Valuer	Cushman & Wakefield Valuation Advisory Services (HK) Ltd

Description of Property	**Address**	**Valuation**
Festival Walk	No. 80 Tat Chee Avenue, Kowloon Tong, Kowloon, Hong Kong	S$ 3,611 million[1] (HKD 22,100 million)
Gateway Plaza	No. 18 Xiaguangli, East 3rd Ring Road North, Chaoyang District, Beijing, The People's Republic of China	S$ 1,111 million [1] (RMB 5,371 million)

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.

[1] Based on exchange rates S$1: HKD 6.12 and S$1: RMB 4.83

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Co. Reg No. 201229323R

Copies of the Valuation reports will be available for inspection by prior appointment at MGCCTM's registered office during business hours for three months from 21 April 2014.

For enquires and inspection appointments, please contact:

Elizabeth Loo
Investor Relations
DID: +65 6377 6705
Email: elizabeth.loo@mapletree.com.sg

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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