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

ANNOUNCEMENT

NOTICE OF BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Unitholders of Mapletree Greater China Commercial Trust ("**MGCCT**") will be closed at **5.00pm** on **Friday, 5 May 2017** for the purpose of determining Unitholders' entitlement of MGCCT's distribution. MGCCT has announced distribution of 3.731 cents (SGD) per unit for the period from 1 October 2016 to 31 March 2017 (the "**Distribution**").

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units in MGCCT as at 5.00pm on 5 May 2017 will be entitled to the Distribution that will be paid on **Monday, 29 May 2017.**

The Distribution will comprise two components:
(a) distribution out of tax-exempt income (the "**tax-exempt income component**") of 2.961 cents (SGD); and
(b) distribution out of capital (the "**capital component**") of 0.770 cents (SGD).

The tax-exempt income component of the Distribution is exempt from tax in the hands of all Unitholders. No tax will be deducted at source from this component.

The capital component of the Distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For Unitholders who hold the Units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their Units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the Units.

Mapletree Greater China Commercial Trust Management Ltd.
10 Pasir Panjang Road, #13-01 Mapletree Business City, Singapore 117438
Tel 65 6377 6111 **Fax** 65 6273 2753 www.mapletreegreaterchinacommercialtrust.com
Co. Reg No. 201229323R

IMPORTANT DATES AND TIMES

Date / Deadline	Event
9.00am, Wednesday 3 May 2017	Units will be traded ex-dividend
5.00pm, Friday 5 May 2017	Closure of MGCCT's Transfer Books and Register of Unitholders
Monday 29 May 2017	Payment of Distribution

Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact:-

Elizabeth LOO Suet Quan
Vice President, Investor Relations
Tel: +65 6377 6705
Email: elizabeth.loo@mapletree.com.sg

Or visit MGCCT's website: www.mapletreegreaterchinacommercialtrust.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

26 April 2017

Important Notice

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

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