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

ANNOUNCEMENT

VALUATION OF PROPERTIES IN MAPLETREE GREATER CHINA COMMERCIAL TRUST

2 April 2018 – In compliance with the Monetary Authority of Singapore "Code on Collective Investment Schemes Appendix 6 – Property Funds" and pursuant to Rule 703 of the SGX-ST Listing Manual, Mapletree Greater China Commercial Trust Management Ltd. ("**MGCCTM**" or the "**Manager**"), the Manager of Mapletree Greater China Commercial Trust ("**MGCCT**"), wishes to announce that an independent valuation of the properties in MGCCT ("**Valuation**") was conducted as at 31 March 2018.

Owner	DBS Trustee Limited (as Trustee of Mapletree Greater China Commercial Trust)
Date of Valuation	31 March 2018
Valuer	CBRE Limited

Description of Property	**Address**	**Valuation**
Festival Walk	No. 80 Tat Chee Avenue, Kowloon Tong, Hong Kong SAR	S$4,514 million[1] (HKD 26,840 million)
Gateway Plaza	No. 18 Xiaguangli, East 3rd Ring Road North, Chaoyang District, Beijing, The People's Republic of China	S$ 1,340 million[1] (RMB 6,442 million)
Sandhill Plaza	Blocks 1 to 5 and 7 to 9, No.2290 Zuchongzhi Road, Pudong New District, Shanghai, The People's Republic of China	S$ 438 million[1] (RMB 2,103 million)

[1] Based on exchange rates S$1 = HK$ 5.9457 and S$1 = RMB 4.8065

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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 2 April 2018.

For enquires and inspection appointments, please contact:

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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