

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

ANNOUNCEMENT

AMENDMENTS TO THE TRUST DEED

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the circular of Mapletree Greater China Commercial Trust dated 6 April 2018 (the “**Circular**”).*

24 May 2018 – Mapletree Greater China Commercial Trust Management Ltd., as manager of Mapletree Greater China Commercial Trust (“**MGCCT**”, and in such capacity, the “**Manager**”), wishes to announce that a second supplemental deed (the “**Second Supplemental Deed**”) has been entered into on 24 May 2018 between the Manager and DBS Trustee Limited, in its capacity as trustee of MGCCT (the “**Trustee**”), to amend the Deed of Trust dated 14 February 2013 constituting MGCCT, as amended, varied or supplemented from time to time (the “**Trust Deed**”) as follows:

- (a) to set out amendments on provisions regarding electronic communications for notices or documents, given, sent or served to unitholders of MGCCT (the “**Unitholders**”) where permissible by applicable laws and regulations as well as the SGX-ST Listing Manual; and
- (b) further to announcements made on 28 March 2018, 6 April 2018, 7 April 2018 and 24 April 2018 and the Circular dated 6 April 2018 relating to the proposed acquisition of a portfolio of six freehold commercial real estate assets located in Tokyo, Chiba and Yokohama, Japan (the “**Proposed Acquisition**”), to reflect that subject to and upon completion of the Proposed Acquisition, MGCCT shall be renamed “Mapletree North Asia Commercial Trust”.

The amendments made pursuant to the Second Supplemental Deed are not subject to the approval of the Unitholders as the Trustee has certified in writing pursuant to Clause 28.2.1 of the Trust Deed that, where applicable, such amendments to the Trust Deed do not materially prejudice the interests of the Unitholders and do not operate to release to any material extent the Trustee or the Manager from any responsibility to the Unitholders.

Mapletree Greater China Commercial Trust Management Ltd.

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Co. Reg No. 201229323R

Moving forward, pursuant to these amendments, the Manager shall dispense with the printing and mailing out of CD-Roms for Annual Reports, commencing from the Annual Report for financial year 2017/2018. Instead, each Unitholder shall be sent a letter which will notify the hyperlink address to MGCCT's website where the relevant Annual Report can be downloaded. Unitholders shall be given an option to request for a printed copy of the relevant Annual Report.

The Trust Deed will be available for inspection, during office hours and subject to prior appointment, at the registered office of the Manager for as long as MGCCT is in existence.

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

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, 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.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

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

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

The securities referred to herein have not been and will not be registered under the Securities Act, and may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act or under the securities laws of any state or other jurisdiction of the United States, and any such new Units may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.