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

ANNOUNCEMENT

PAYMENT OF BASE FEE, PERFORMANCE FEE & PROPERTY MANAGEMENT FEE BY WAY OF ISSUE OF NEW UNITS IN MAPLETREE GREATER CHINA COMMERCIAL TRUST ("MGCCT")

26 May 2015 – Mapletree Greater China Commercial Trust Management Ltd. (the "**Manager**"), as the Manager of Mapletree Greater China Commercial Trust, wishes to announce that a total of 11,493,640 new units in MGCCT (**"Units"**) have been issued on 26 May 2015 at S$1.0352 per unit for the following purposes:

1. 8,643,550 Units issued to the Manager as payment of the Base Fee (as defined in the Trust Deed) for the period from 1 January 2015 to 31 March 2015 and Performance Fee (as defined in the Trust Deed) for the period from 1 April 2014 to 31 March 2015.

2. 2,850,090 Units issued to Mapletree Greater China Property Management Limited (the **"Property Manager**") as payment of 100% Property Management Fee (as defined in the Trust Deed) for the period from 1 January 2015 to 31 March 2015.

The issue price of the Units is based on the 10-day volume weighted average price for the Units up to 31 March 2015.

This issuance of Units is in accordance with the disclosure in the IPO prospectus of MGCCT dated 27 February 2013. In the said disclosure, the Manager has elected to receive 100% of the Base Fee and Performance Fee in the form of Units and the Manager has elected to pay the Property Manager the Property Management Fee in the form of Units, for the period from Listing Date to 31 March 2015.

Following this issuance, the Manager holds 47,996,398 Units and the Property Manager holds 22,821,036 Units. Total number of Units in issue as at 26 May 2015 is 2,732,526,434.

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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