(Constituted in the Republic of Singapore pursuant to a trust deed dated 25 August 2005 (as amended))

ANNOUNCEMENT

NOTICE OF DATE OF FIRST COURT HEARING

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1. INTRODUCTION

The board of directors of Mapletree Commercial Trust Management Ltd., as manager of Mapletree Commercial Trust ("**MCT**", and as manager of MCT, the "**MCT Manager**" or the "**Manager**"), refers to the joint announcements dated 31 December 2021 and 28 January 2022 (the "**Joint Announcements**") issued by the MCT Manager and Mapletree North Asia Commercial Trust Management Ltd., as manager of Mapletree North Asia Commercial Trust ("**MNACT**" and the manager of MNACT, the "**MNACT Manager**"), in relation to the proposed merger of MCT and MNACT (the "**Merger**"), to be effected through the acquisition by MCT of all the issued and paid-up units of MNACT (the "**MNACT Units**") by way of a trust scheme of arrangement (the "**Trust Scheme**") in accordance with the Singapore Code on Take-overs and Mergers (the "**Code**").

Unless otherwise defined, all capitalised terms used and not defined herein shall have the same meanings given to them in the Joint Announcements.

2. NOTICE OF DATE OF FIRST COURT HEARING

As stated in the Joint Announcements, the Trust Scheme is required to be approved by the MNACT Unitholders at a Trust Scheme Meeting to be convened.

The MNACT Manager has today issued an announcement (the "**MNACT Notice of Date of First Court Hearing**") notifying the MNACT Unitholders that the Court has directed that the application for leave to convene the Trust Scheme Meeting be fixed for hearing at 2.30 p.m. on 18 February 2022.

Please refer to the MNACT Notice of Date of First Court Hearing, a copy of which is set out in the **Appendix** to this Announcement, for further details of the Court's directions.

3. RESPONSIBILITY STATEMENT

The directors of the MCT Manager ("**MCT Directors**") (including those who may have delegated detailed supervision of this Announcement) have taken all reasonable care to ensure that the facts stated and opinions expressed in this Announcement which relate to MCT and/or the MCT Manager (excluding those relating to MNACT and/or the MNACT Manager) are fair and accurate and that there are no other material facts not contained in this Announcement, the omission of which would make any statement in this Announcement misleading. The MCT Directors jointly and severally accept responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources or obtained from a named source (including MNACT and/or the MNACT Manager), the sole responsibility of the MCT Directors has been to ensure through reasonable enquiries that such information is accurately extracted from such sources or, as the case may be, reflected or reproduced in this Announcement. The MCT Directors do not accept any responsibility for any information relating to MNACT and/or the MNACT Manager or any opinion expressed by MNACT and/or the MNACT Manager.

By Order of the Board
Wan Kwong Weng
Joint Company Secretary
Mapletree Commercial Trust Management Ltd.
(Company Registration No. 200708826C)
As Manager of Mapletree Commercial Trust

4 February 2022

Any queries relating to this Announcement, the Merger or the Trust Scheme should be directed to one of the following:

Mapletree Commercial Trust Management Ltd.
Teng Li Yeng
Director, Investor Relations
Tel: +65 6377 6836
Email: teng.liyeng@mapletree.com.sg

DBS Bank Ltd.
Tel: +65 6878 4649

Appendix

MNACT Notice of Date of First Court Hearing

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

ANNOUNCEMENT

NOTICE OF DATE OF FIRST COURT HEARING

1. INTRODUCTION

Mapletree North Asia Commercial Trust Management Ltd., as manager of Mapletree North Asia Commercial Trust ("**MNACT**" and the manager of MNACT, the "**MNACT Manager**"), refers to the joint announcements dated 31 December 2021 and 28 January 2022 (the "**Joint Announcements**") issued by Mapletree Commercial Trust Management Ltd., as manager of Mapletree Commercial Trust ("**MCT**"), and the MNACT Manager, in relation to the proposed merger (the "**Merger**") of MCT and MNACT, to be effected through the acquisition by MCT of all the issued and paid-up units of MNACT (the "**MNACT Units**") by way of a trust scheme of arrangement in accordance with the Singapore Code on Take-overs and Mergers.

Unless otherwise defined, all capitalised terms used and not defined herein shall have the same meanings given to them in the Joint Announcements.

2. FIRST COURT HEARING DATE

As stated in the Joint Announcements, the Trust Scheme is required to be approved by the MNACT Unitholders at a Trust Scheme Meeting to be convened.

Leave of Court is required to convene the Trust Scheme Meeting. In this regard, an application in HC/OS 109/2022 (the "**Trust Scheme Application**") has been filed with the Court for leave to convene the Trust Scheme Meeting, in the manner set out in the Trust Scheme Application or such other manner as the Court deems fit.

The MNACT Manager wishes to inform the MNACT Unitholders that the Court has directed that the Trust Scheme Application be fixed for hearing at 2.30 p.m. on 18 February 2022.

The Court has also directed as follows:

(a) any party who objects to the Trust Scheme Application is to file an affidavit by 4 p.m. on 10 February 2022 and the MNACT Manager and the MNACT Trustee is to file their reply affidavit, if any, by 4 p.m. on 14 February 2022. All affidavits are to be served by email followed by e-service; and

(b) submissions and bundle of authorities which are to be exchanged and tendered to Court, are to be tendered to Court by 4 p.m. on 15 February 2022.

3. DOCUMENTS FOR INSPECTION

A copy of the Trust Scheme Application will be made available for inspection[1] during normal business hours at the office of the MNACT Manager at 10 Pasir Panjang Road, #13-01 Mapletree Business City, Singapore 117438, from the date hereof until (and including) 18 February 2022.

4. RESPONSIBILITY STATEMENT

The directors of the MNACT Manager (including those who may have delegated detailed supervision of this Announcement) have taken all reasonable care to ensure that the facts stated and opinions expressed in this Announcement are fair and accurate and that there are no other material facts not contained in this Announcement, the omission of which would make any statement in this Announcement misleading. The directors of the MNACT Manager jointly and severally accept responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the directors of the MNACT Manager has been to ensure through reasonable enquiries that such information is accurately extracted from such sources or, as the case may be, reflected or reproduced in this Announcement.

By Order of the Board
Wan Kwong Weng
Joint Company Secretary
Mapletree North Asia Commercial Trust Management Ltd.
(Company Registration No. 201229323R)
As Manager of Mapletree North Asia Commercial Trust

4 February 2022

Any queries relating to this Announcement, the Merger or the Trust Scheme should be directed to:

Mapletree North Asia Commercial Trust Management Ltd.

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

The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch
Tel: +65 9784 9209

[1] Prior appointment with the MNACT Manager is required. Please contact MNACT Investor Relations (Tel: 6377 6111) during normal business hours.