CHARTING AHEAD

ANNUAL REPORT
2018/19

mapletree
commercial

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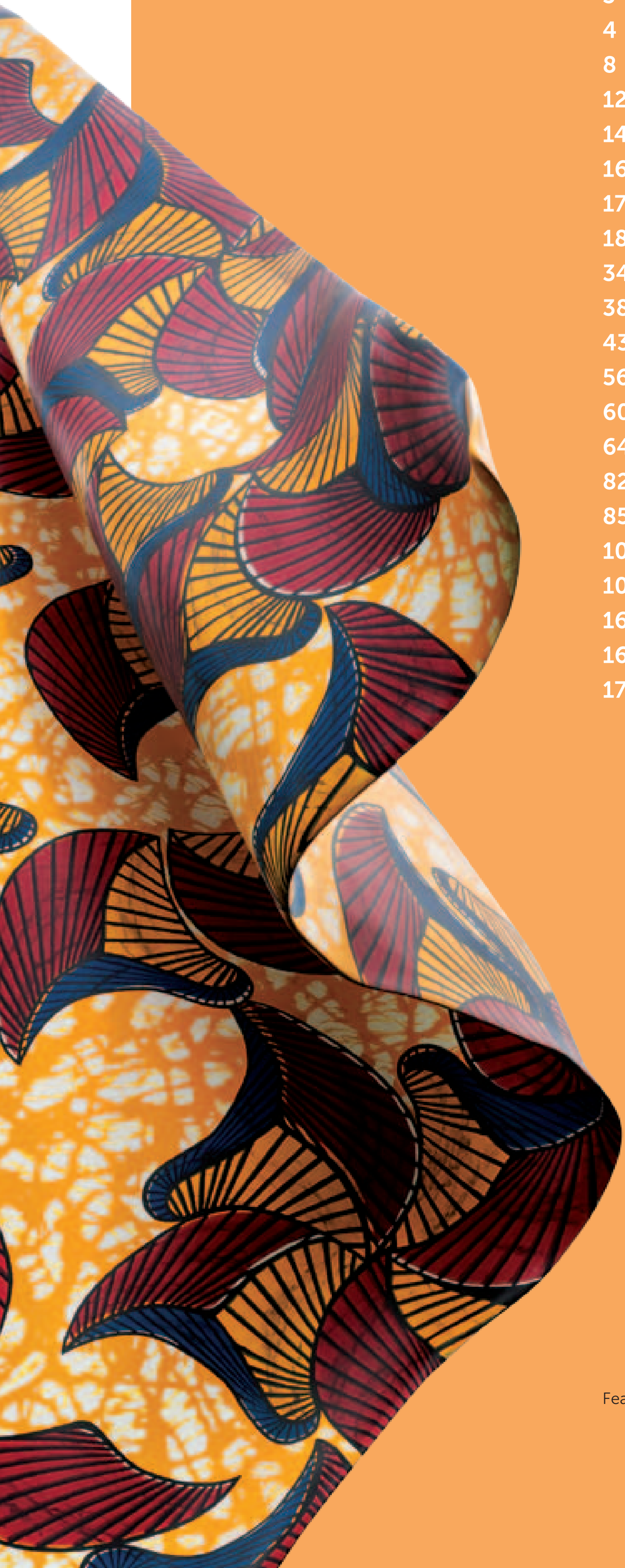


Featured art piece on cover: *Wind Sculpture I* by *Yinka Shonibare MBE*

KEY HIGHLIGHTS

DISTRIBUTABLE INCOME

S$264.0 million ▲ 1.4%

DISTRIBUTION PER UNIT

9.14 cents ▲ 1.1%

MARKET CAPITALISATION

S$5.5 billion ▲ 20.8%

INVESTMENT PROPERTIES

S$7.0 billion ▲ 5.3%

NET ASSET VALUE PER UNIT

S$1.60 ▲ 7.4%

GEARING RATIO

33.1% ▼ 1.4p.p

CREDIT RATING (MOODY'S INVESTORS SERVICES)

Baa1 (Stable) UNCHANGED

PORTFOLIO COMMITED OCCUPANCY

98.5% ▼ 1.0p.p

VIVOCITY SHOPPER TRAFFIC

55.2 million ▲ 0.5%

VIVOCITY TENANT SALES

S$939.1 million ▼ 2.0%

CORPORATE **OVERVIEW**


VivoCity


Mapletree Business City I

Mapletree Commercial Trust ("MCT") is a Singapore-focused real estate investment trust ("REIT") established with the principal investment objective of investing on a long-term basis, directly or indirectly, in a diversified portfolio of income-producing real estate used primarily for office and/or retail purposes, whether wholly or partially, in Singapore, as well as real estate-related assets.

MCT was listed on the Singapore Exchange Securities Trading Limited ("SGX-ST") on 27 April 2011 and is the third REIT sponsored by Mapletree Investments Pte Ltd ("MIPL" or the "Sponsor"), a leading real estate development, investment, capital and property management company headquartered in Singapore.

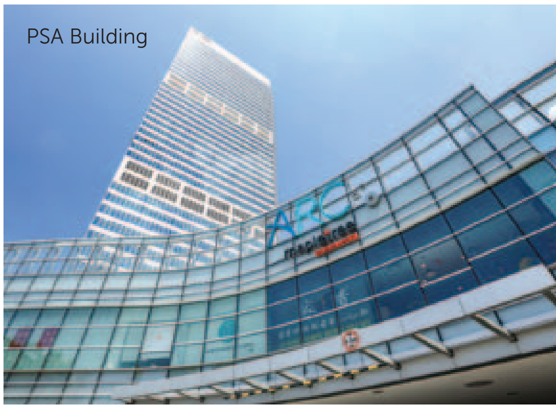
As at 31 March 2019, MCT's portfolio comprised five properties located in Singapore, namely:

- **VIVOCITY**, Singapore's largest mall located in the HarbourFront Precinct;
- **MAPLETREE BUSINESS CITY I** ("MBC I"), a large-scale integrated office and business park complex with Grade-A building specifications, located in the Alexandra Precinct;
- **PSA BUILDING**, an established integrated development with a 40-storey office block and a three-storey retail centre known as the Alexandra Retail Centre ("ARC"), located in the Alexandra Precinct;
- **MAPLETREE ANSON**, a 19-storey premium office building located in Singapore's Central Business District ("CBD"); and
- **BANK OF AMERICA MERRILL LYNCH HARBOURFRONT** ("MLHF"), a premium office building located in the HarbourFront Precinct.

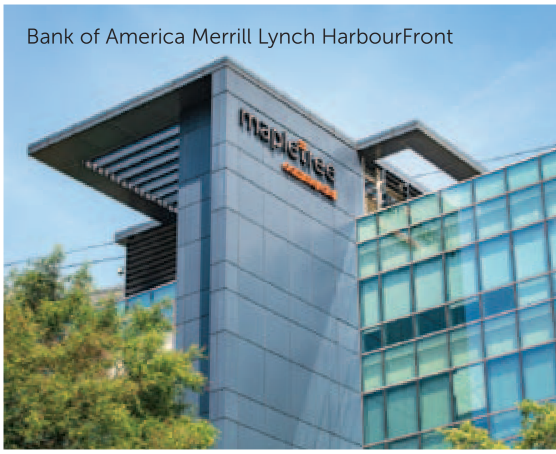
The portfolio has a total Net Lettable Area ("NLA") of 3.9 million square feet, valued at S$7,039 million[1].

MCT is managed by Mapletree Commercial Trust Management Ltd. ("MCTM" or the "Manager"), a wholly-owned subsidiary of MIPL. The Manager aims to provide unitholders of MCT ("Unitholders") with a relatively attractive rate of return on their investment through regular and steady distributions, and to achieve long-term stability in Distribution per Unit ("DPU") and Net Asset Value ("NAV") per Unit, while maintaining an appropriate capital structure for MCT.

1 Based on the independently appraised values by Knight Frank Pte Ltd ("Knight Frank") and CBRE Pte Ltd ("CBRE") as at 31 March 2019 as disclosed in MCT's announcement dated 23 April 2019.


PSA Building

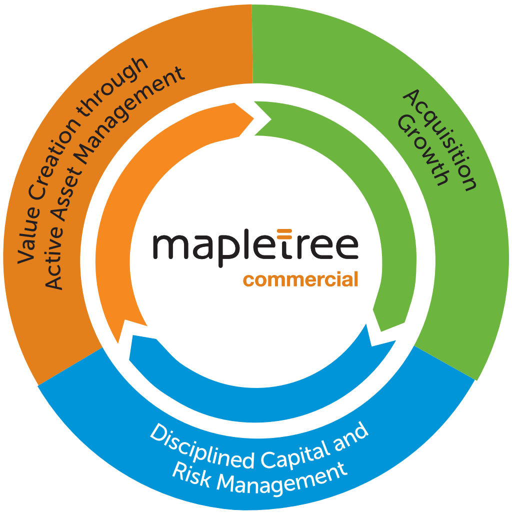

Mapletree Anson


Bank of America Merrill Lynch HarbourFront

STRATEGY

KEY OBJECTIVES

The Manager's key objectives are to provide unitholders of MCT with a relatively attractive rate of return on their investment through regular and steady distributions, and to achieve long-term stability in DPU and NAV per unit, while maintaining an appropriate capital structure for MCT.



KEY STRATEGIES

VALUE CREATION THROUGH ACTIVE ASSET MANAGEMENT

The Manager's strategy for organic growth is to actively manage the portfolio and foster strong understanding and relationships with tenants. Through such active asset management, the Manager seeks to maintain high occupancy levels and stable rental income. The Manager also seeks to improve efficiency and manage costs through various aspects of its operations.

The Manager aims to improve the performance of the properties through the following measures:

- Improving rentals while maintaining healthy occupancy rates and sustainable occupancy costs;
- Achieving high tenant retention, particularly for the office portfolio;
- Optimising tenant mix, particularly for the retail portfolio;
- Rejuvenating and reconfiguring retail space;
- Maximising yields through selective asset enhancements; and
- Improving overall costs and operational efficiencies.

ACQUISITION GROWTH

The Manager will pursue potential asset acquisitions that will provide attractive cash flows and yields relative to MCT's weighted average cost of capital, and opportunities for future income and capital growth.

In evaluating acquisition opportunities for MCT, the Manager will focus primarily on the following investment criteria:

- Value accretions;
- Yield thresholds; and
- Quality of the asset, including
  - Location;
  - Asset enhancement potential;
  - Building and facilities specification; and
  - Tenant mix and occupancy characteristics.

The Manager intends to hold acquired properties on a long-term basis. However, where the Manager considers that any property has reached a stage that offers limited scope for income contribution or growth in the future, the Manager may consider selling it and use the sales proceeds for other purposes, such as alternative investments in properties that meet its investment criteria.

DISCIPLINED CAPITAL AND RISK MANAGEMENT

The Manager will endeavour to:

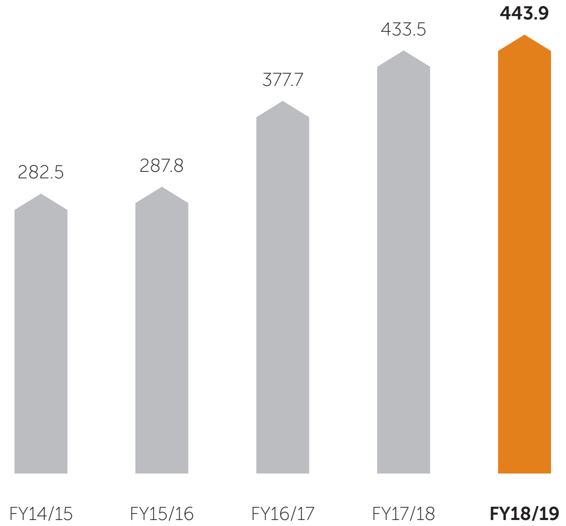
- Maintain a strong balance sheet;
- Employ an appropriate mix of debt and equity in financing acquisitions;
- Secure diversified funding sources to access both financial institutions and capital markets;
- Optimise its cost of debt financing; and
- Adopt appropriate interest rates hedging strategies to manage exposure to market volatility.

FINANCIAL HIGHLIGHTS

GROSS REVENUE

S$443.9 million

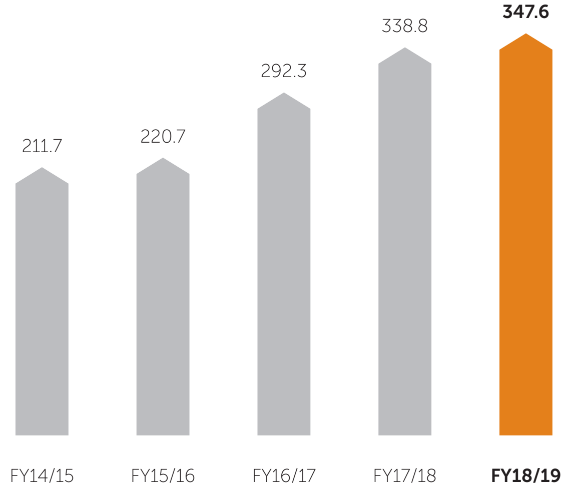
Year-on-year ▲ 2.4%



NET PROPERTY INCOME

S$347.6 million

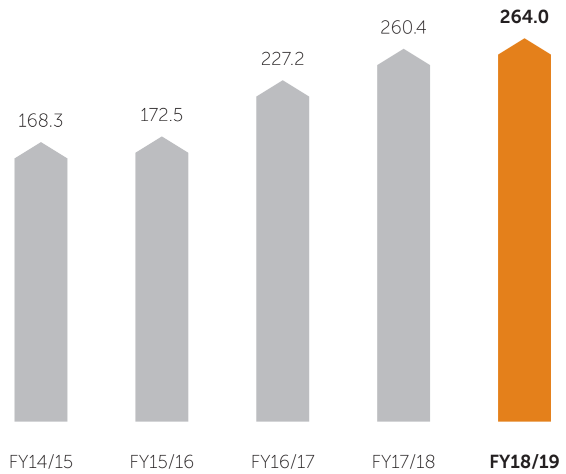
Year-on-year ▲ 2.6%



DISTRIBUTABLE INCOME

S$264.0 million

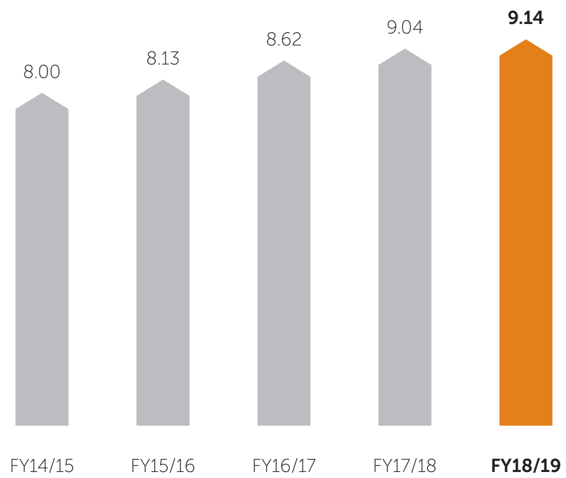
Year-on-year ▲ 1.4%



DISTRIBUTION PER UNIT

9.14 cents

Year-on-year ▲ 1.1%



DELIVERED HEALTHY RETURNS ON INVESTMENT TO UNITHOLDERS SINCE IPO

114.8%
Capital Appreciation

70.5%
Total Distributions

185.3%
Total Return[1]

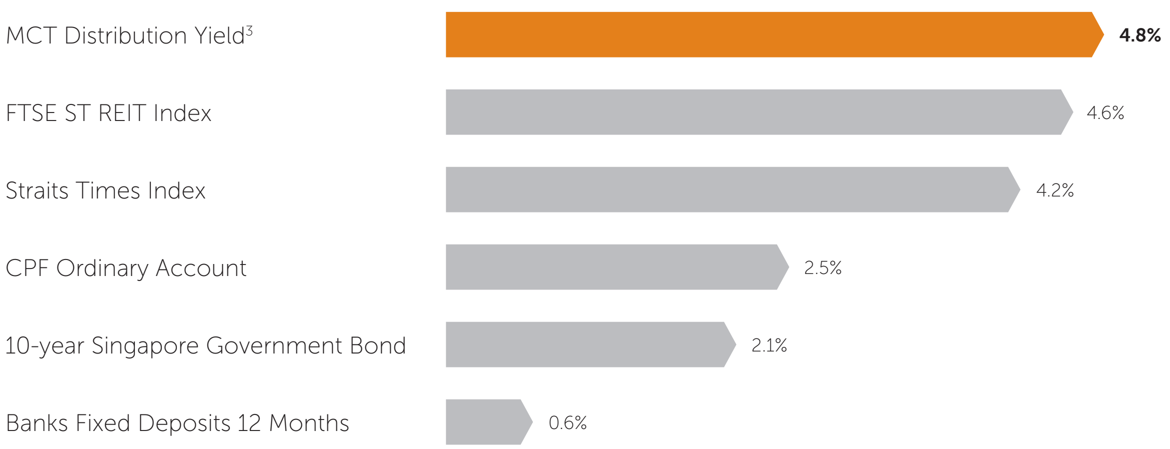
SELECTED FINANCIAL INFORMATION

As at 31 March	2015	2016	2017	2018	2019
Total Assets (S$ million)	4,262.8	4,415.2	6,405.7	6,740.8	**7,100.8**
Investment Properties (S$ million)	4,199.0	4,341.8	6,337.0	6,682.0	**7,039.0**
Total Debt Outstanding (S$ million)	1,550.5	1,550.5	2,327.6	2,327.6	**2,349.0**
Unitholders' Funds (S$ million)	2,617.0	2,764.0	3,957.5	4,283.4	**4,616.0**
NAV per Unit (S$)	1.24	1.30	1.38	1.49	**1.60**
Market Capitalisation (S$ million)	3,379.1	3,003.3	4,392.8	4,521.8	**5,461.5**

KEY FINANCIAL INDICATORS

As at 31 March	2015	2016	2017	2018	2019
% of Fixed Rate Debt	68.2%	73.8%	81.2%	78.9%	**85.0%**
Gearing Ratio	36.4%	35.1%	36.3%	34.5%	**33.1%**
Interest Coverage Ratio (times)	5.3	5.0	4.9	4.8	**4.5**
Average Term to Maturity of Debt (years)	3.6	3.4	4.0	3.9	**3.6**
Weighted Average All-in Cost of Debt (per annum)	2.28%	2.52%	2.66%	2.75%	**2.97%**

YIELD COMPARISONS[2]



1 Based on unit issue price at IPO of S$0.88 and closing unit price of S$1.89 as at 31 March 2019, as well as total DPU of 62.06 Singapore cents paid out since IPO.
2 As at 31 March 2019. Sources: Bloomberg, Central Provident Fund ("CPF") Board (for the Ordinary Account's yield) and the Monetary Authority of Singapore (for the 10-year Singapore Government Bond Yield and Banks Fixed Deposit 12 Months Rate).
3 Based on closing unit price of S$1.89 as at 31 March 2019 and DPU of 9.14 Singapore cents for FY18/19.

ASTUTE NAVIGATION

Our continuous pursuit of excellence is guided by the management's clear vision and steadfast leadership. With a capable and dedicated team at the helm, MCT has successfully navigated changing landscapes and remained at the forefront of the industry.

LETTER TO UNITHOLDERS

Dear Unitholders,

On behalf of the Board and management, we thank you for your unyielding support in FY18/19.

Year by year, by harnessing our collective strength and experience, we have made sound progress in delivering value to our stakeholders. In our last letter to you, we shared how the Manager's stewardship has guided MCT through structural shifts and economic uncertainties. Capitalising on new opportunities that had arisen from the changing landscape, our ventures have borne fruit – MCT emerged stronger and delivered a noteworthy set of results in FY18/19.

OUTSTANDING PERFORMANCE IN AN EVOLVING MARKET

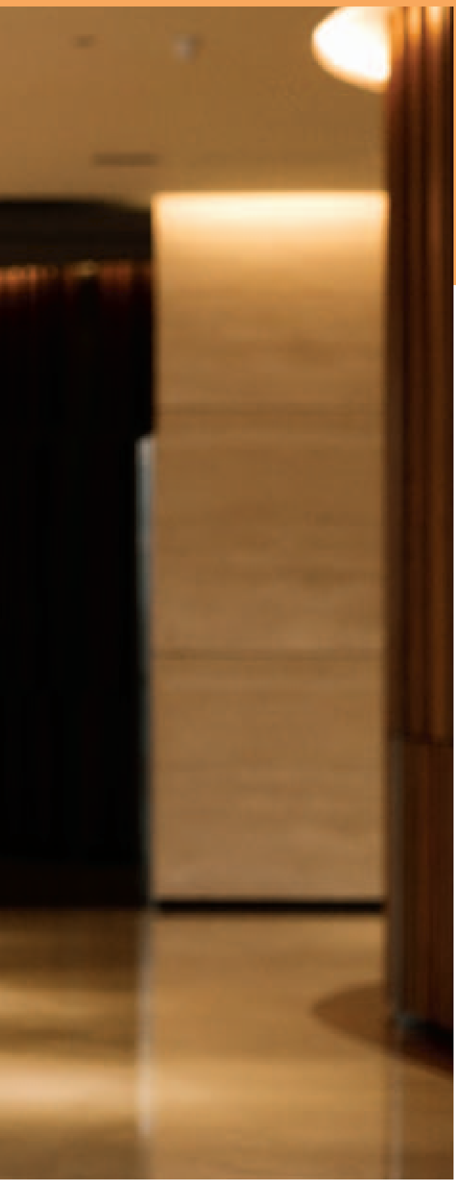
We are pleased to report a record DPU of 9.14 Singapore cents for the full year, up 1.1% from the previous year. This was driven by higher contribution from VivoCity, MBC I, PSA Building and MLHF.

MCT's gross portfolio revenue grew 2.4% year-on-year to S$443.9 million for FY18/19. NPI was S$347.6 million, surpassing last year's record high by 2.6%. Correspondingly, distributable income grew 1.4% year-on-year to S$264.0 million.

Given the upward independent revaluation of the portfolio as at 31 March 2019, MCT's total investment properties increased 5.3% to S$7.0 billion. NAV per unit rose 7.4% to S$1.60 as compared to a year ago.

Since MCT's public listing on 27 April 2011 at S$0.88 per unit, we have paid out a total distribution of 62.06 Singapore cents per unit. Given

MCT's gross portfolio revenue grew 2.4% year-on-year to S$443.9 million for FY18/19. NPI was S$347.6 million, surpassing last year's record high by 2.6%. Correspondingly, distributable income grew 1.4% year-on-year to S$264.0 million.



Left:
Tsang Yam Pui
Non-Executive Chairman and Director

Right:
Sharon Lim
Executive Director and Chief Executive Officer

MCT's closing unit price of S$1.89 as at 31 March 2019, Unitholders who have invested in MCT since day one would have received a total return exceeding 185%.

VIVOCITY – OUR CROWN ASSET SHINING THROUGH

Our crown asset, VivoCity, continues to preserve its shine into the 12th year of operations. It registered robust performance in FY18/19, growing 3.0% in revenue and 3.6% in NPI year-on-year. Full year shopper traffic reached 55.2 million in spite of transitory impact and downtime from enhancement works including the creation of concept stores and a public library, expansion of Basement 1 and changeover of the hypermarket.

VivoCity's continued success is derived from a multitude of factors. Located within the southern corridor of Singapore, the country's biggest mall offers more than a million square feet of NLA, which houses a complete trade mix and features an extensive waterfront promenade. With the HarbourFront MRT station nestled against Basement 2, the Sentosa Express Monorail VivoCity Station located on Level 3, direct linkages to the Singapore Cruise Centre@HarbourFront, and proximity to the Sentosa Island, VivoCity enjoys unrivalled connectivity and generous shopper catchments.

Notwithstanding its fine physical attributes, we have methodically undertaken several asset enhancement initiatives ("AEIs") throughout the years. VivoCity's first AEI in 2015 created 15,000 square feet of retail space on Basement 1, allowing us to capitalise on the shopper traffic passing between the MRT station and VivoCity's main atrium. A year later, we increased the number of food kiosks from 13 to 21 on Basement 2, improved the line of sight for some restaurants, and introduced a popular hotpot restaurant on Level 3. Then in 2017, we converted approximately 9,200 square feet of anchor space on Level 1 and Level 2 into higher-yielding specialty space for existing tenants who were expanding as well as new-to-mall brands.

Most recently, we completed VivoCity's fourth AEI to add a public library and to extend Basement 1. Being the largest scale AEI to date, the whole project required meticulous planning and execution. The AEI started in 3Q FY17/18 when the Community/Sports Facilities Scheme ("CSFS") allowed 32,000 square feet of commercial space on Level 3 to be converted into Singapore's largest library in a shopping mall in return for bonus GFA. The bonus GFA was then used to extend the existing Basement 1 of VivoCity, adding on seamlessly to the entire Basement 1 shopping experience. To improve vertical connectivity and mobility within the mall, we took the opportunity to add a fresh stack of escalators connecting Basement 2 and Level 1 through the new Basement 1 space. The completion of this set of initial works was marked by the June 2018 opening of the Basement 1 extension, which houses ten exciting lifestyle and

LETTER TO **UNITHOLDERS**

athleisure brands spanning 24,000 square feet of NLA.

We finally welcomed the library, library@harbourfront, into VivoCity on 12 January 2019. Designed to serve all ages and integrated with the latest interactive technology, this community asset is a meaningful addition to the mall. By fostering a culture of learning and reading, it highly complements VivoCity's positioning as a family-centric destination mall and also encourages repeat visits. Its official launch concludes VivoCity's fourth AEI that delivered over 10% of annual return on investment[1] on a stabilised basis.

In October 2018, we announced that VivoMart would be replaced by Singapore's leading grocer and multi-format retailer, NTUC FairPrice. We are pleased that the changeover of the former VivoMart space on Level 1 and Basement 2 has made good progress since 1 April 2019. FairPrice has started fit-out works for its integrated space of 91,000 square feet. Specifically designed to cater to the varied needs of today's shoppers, the new store comprises a FairPrice Xtra hypermarket, a Unity pharmacy and a Cheers convenience store. Meanwhile, about 24,000 square feet of remaining anchor space from VivoMart on Level 1 and Basement 2 has been recovered and fully committed by tenants including Uniqlo, who is expanding its footprint in VivoCity, as well as new lifestyle and mid-range food & beverage ("F&B") offerings. Scheduled for completion by 2Q FY19/20, the entire changeover is expected to contribute approximately 40% of annual return on investment on a stabilised basis[2], in addition to the positive rental uplift from the new grocer. Collectively, these changes will further enhance VivoCity's retail offerings and appeal.

To stay ahead of the competition, the management diligently keeps abreast of market transformation and seizes suitable opportunities. A long-standing retail trend – consolidation – remains a force. This has prompted retailers to consolidate their footprints into efficient networks of stores in high quality locations in order to maximise efficiency. VivoCity, as an outstanding destination mall, has been a beneficiary of this consolidation. During the year, established retailers such as Zara, Pull & Bear, Superdry as well as Marks & Spencer have decided to expand in VivoCity to establish their larger format concept stores. On top of these, we continued our rigorous approach in tenant mix management to bring in a wide variety of well-loved brands such as Bath & Body Works, Beauty in the Pot, Da Paolo Gastronomia and Hans Im Glück.

Beyond physical upgrades and tenant remixing, VivoCity's success is also buttressed by its curated mix of fun and shopper-centric activities that drive footfall and sales. A key event was the collaboration with the Walt Disney Company to present the "VivoCity x Disney Tsum Tsum Mid-Autumn: A Celebration of Love" campaign from 30 August 2018 to 30 September 2018. VivoCity Sky Park was filled with more than 2,000 Disney Tsum Tsum lanterns and a record-setting 10-metre tall Mickey and Minnie Mouse lantern installation. The month-long festivity was overwhelmingly received by shoppers of all ages and widely covered by the local, international and social media. On 21 December 2018, VivoCity held its inaugural Christmas Late Night Shopping, with over 100 retailers extending their operating hours till 2 a.m.. The Christmas celebrations also included an outdoor skating rink from 7 to 25 December 2018.

Shoppers today are driven by convenience. To us, this means providing a shopping experience that saves them time and effort. In July 2018, we rolled out the VivoCity SG mobile application, a free one-stop portal for shoppers. By downloading the app and becoming a VivoRewards member, shoppers can easily browse through the mall's directory, find out about the latest promotions and events in the mall, check available parking spaces in advance, manage their membership statuses, and earn VivoRewards with minimum hassle.

OFFICE AND BUSINESS PARK ASSETS EXHIBITING ROBUSTNESS

Our portfolio also consists of four quality office and business park assets, namely MBC I, PSA Building, Mapletree Anson and MLHF.

MBC I stands out as a best-in-class integrated office and business park complex given its size, Grade-A building specifications, proximity to the CBD, complete suite of facilities and amenities, as well as its lush greenery. Its premium offerings have attracted a list of established tenants such as HSBC, the Info-Communications Media Development Authority, Unilever and Samsung. With its strong attributes and solid tenant base, MBC I has continued to give MCT a stable anchor. Mainly driven by higher rental income from new leases and the effects of step-up rents in existing leases, MBC I posted 0.9% and 0.4% year-on-year growth in FY18/19 revenue and NPI respectively.

Our consistent approach in retaining quality tenants and engaging them early to secure renewals with an emphasis on preserving cashflows has paid off. In FY18/19, our office and business park properties contributed S$231.0 million of

1 Based on capital expenditure of approximately S$16.0 million, including expenditure for related works such as addition of escalator and carpark deck, installation of solar panels for the new carpark shelter and various M&E upgrading works.
2 Based on estimated capital expenditure of approximately S$2.2 million.

revenue and S$185.4 million of NPI, up 1.8% and 1.7% respectively from a year ago, and further attained 8.7% rental uplift. MBC I and PSA Building closed the year with 98.1% and 96.4% committed occupancies respectively. Notwithstanding some tenant changeover, Mapletree Anson achieved 97.8% committed occupancy. MLHF maintained full occupancy.

FORTIFYING OUR CAPITAL STRUCTURE

In managing our balance sheet, our modus operandi has been to fortify the capital structure without losing sight of the overall cost of debt. In navigating today's volatile interest rate environment, this approach becomes even more relevant. Since FY16/17, we have been proactive in refinancing our debts with longer-term notes and bank borrowings.

During the year, we continued to take advantage of favourable opportunities to enhance our financial flexibility. In June 2018, we entered into two revolving credit facilities totalling S$150.0 million and increased our Multicurrency Medium Term Note ("MTN") Programme limit from S$1.0 billion to S$3.0 billion. We further secured term loan facilities aggregating S$345.0 million in July and August 2018 for refinancing. These concluded the refinancing of MCT's term loans due up till FY19/20.

MCT also kept ample debt headroom of approximately S$1.5 billion (based on the 45% regulatory limit) and the debt maturity profile stayed well-distributed with no more than 20% of debt due for refinancing in any financial year.

Given the upward revaluation of our portfolio and total debt at S$2,349.0 million, aggregate leverage was lowered to 33.1% (as at 31 March 2019) from 34.5% (as at 31 March 2018). As at 31 March 2019, approximately 85.0% of MCT's total debt was fixed by way of fixed rate debt or interest rate swaps ("IRS"), giving us sufficient certainty on interest expenses. We maintained a healthy interest cover ratio of approximately 4.5 times for FY18/19, and the all-in cost of debt stood at a reasonable 2.97% per annum. Moody's continued to endorse our assets' quality, operating strength and financial health by reaffirming MCT's Baa1 issuer rating with a stable outlook.

UPHOLDING OUR PLEDGE TO SUSTAINABILITY

We remain committed to upholding high corporate governance standards and integrating sustainability efforts into our daily operations.

At MCT, we endeavour to keep our environment, employees and community in good shape to ensure the success and sustainability of our business. Now, more so than ever, as these various stakeholders become more aware of their impact on the ecosystem, their diverse perspectives have taken more weight in shaping our sustainability plans and actions.

Our third Sustainability Report shares our ongoing practices, improvement efforts and achievements across key material environmental, social and governance factors. As we continue to refine our sustainability framework, we have decided to adopt seven new United Nations ("UN") Sustainable Development Goals ("SDGs") this year. These UN SDGs are long-term goals which allow companies to dovetail their sustainability strategies and operations so as to contribute towards global betterment.

STAYING THE COURSE

Singapore's economy improved by 3.1% in 2018 and has been forecast to grow at 1.5% to 2.5% in 2019[1]. However, there could be uncertainties and downside risks arising from weaker regional and global economies due to further escalations in the US-China trade war, a sharper-than-expected slowdown of the Chinese economy and a "no-deal" Brexit.

Retail consolidations will continue as retailers optimise their portfolios, adapt to e-commerce trends and adjust to the tightening labour market. On the other hand, we have also observed how online retailers are increasingly expanding into traditional stores to bolster their presence.

To that end, our game plan is to remain true to our fundamentals while charting our way forward. MCT, with a capable management at helm, has weathered tides and stayed the course to deliver consistent value to our Unitholders. Our stable fleet of assets, led by two best-in-class properties, VivoCity and MBC I, will continue to sail forward resiliently.

ACKNOWLEDGEMENTS

In closing, we would like to thank our Directors for their stewardship and guidance, and our staff for their industrious service and dedication. We would also like to welcome Mr Alvin Tay and Mr Wu Long Peng who were appointed as Independent Non-Executive Directors on 15 December 2018. We look forward to their invaluable counsel.

Finally, our appreciation goes out to you, our Unitholders, tenants, shoppers, financiers and business partners, for your continued confidence and resolute support.

TSANG YAM PUI
Non-Executive Chairman and Director

SHARON LIM
Executive Director and
Chief Executive Officer

1 Source: Ministry of Trade & Industry, Economic Survey of Singapore First Quarter 2019 dated 21 May 2019.

YEAR IN REVIEW

1

2

MAY 2018

- Zara reopened at VivoCity with a new 33,000 square feet concept store that carries its complete collections for women, men and kids.
- Participated in the REITs Symposium 2018, reaching out to more than 1,200 retail investors.

JUNE 2018

- As part of the mall's fourth AEI, VivoCity launched its Basement 1 extension that houses ten exciting lifestyle and athleisure brands spanning 24,000 square feet of NLA.
- VivoCity Kids Club celebrated its 1st Anniversary.
- Entered into two revolving credit facilities totalling S$150.0 million and increased MTN programme limit from S$1.0 billion to S$3.0 billion to enhance financial flexibility.

JULY 2018

- MCT held its 7th Annual General Meeting ("AGM") with Unitholders approving all resolutions tabled.
- Announced DPU of 2.23 Singapore cents for 1Q FY18/19.
- Secured term loan facilities aggregating S$260.0 million for refinancing.

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1 Zara's concept store sprawling 33,000 square feet of space
2 Outdoor skating rink at the Plaza during Christmas
3 Official opening of library@harbourfront
4 Lion dance performance during Lunar New Year
5 VivoCity x Disney Tsum Tsum Mid-Autumn: A Celebration of Love
6 VivoRewards Kiosk
7 VivoCity Kids Club 1st anniversary celebration

- Introduced the VivoCity SG mobile application, a free one-stop portal for shoppers to easily browse through the mall's directory, find out about the latest promotions and events, manage their membership statuses, and earn VivoRewards with minimum hassle.
- VivoCity continued to support Hair for Hope as venue sponsor and partner. This is the Children's Cancer Foundation's signature fundraising event where participants shave their heads in support for children with cancer.
- Partnered with Soles4Soul, a non-profit social enterprise that aims to create sustainable jobs and provide relief through the distribution of shoes and clothing around the world. During the period, two large collection boxes were placed in VivoCity for the public to donate their pre-loved footwear.

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AUGUST 2018

- Secured term loan facilities of S$85.0 million for refinancing.
- Completed refinancing of bank borrowings due in August 2018 and April 2019.
- Collaborated with the Walt Disney Company to organise the month-long "VivoCity x Disney Tsum Tsum Mid-Autumn: A Celebration of Love" campaign. VivoCity Sky Park was transformed into a dazzling wonderland that was filled with more than 2,000 Disney Tsum Tsum lanterns and a record-setting 10-metre tall Mickey and Minnie Mouse lantern installation.

SEPTEMBER 2018

- Moody's reaffirmed MCT's Baa1 (Stable) issuer rating.

OCTOBER 2018

- Announced the changeover of hypermarket at VivoCity.
- Declared DPU of 2.27 Singapore cents for 2Q FY18/19, up 1.3% year-on-year.

NOVEMBER 2018

- VivoCity celebrated Christmas with shoppers with a magnificent extravaganza, including Black Friday sales from 23 to 25 November 2018, VivoCity's inaugural Christmas Late Night Shopping event on 21 December 2018, as well as our first-ever outdoor skating rink at the Plaza from 7 to 25 December 2018.

DECEMBER 2018

- Mr Alvin Tay and Mr Wu Long Peng were appointed as Independent Non-Executive Directors for MCTM.

JANUARY 2019

- library@harbourfront, Singapore's largest shopping mall library, was officially opened in VivoCity, marking the successful completion of the mall's fourth AEI.
- VivoCity was voted and awarded 2nd place in the Expat Living Readers' Choice Awards 2019 for the Best Shopping Centre.
- VivoCity ushered in the Lunar New Year with the hallmark TANGS Chinese New Year Fair, exciting performances and beautiful decorations including a scenic floral garden at the outdoor Plaza.
- Declared DPU of 2.33 Singapore cents for 3Q FY18/19, up 1.3% year-on-year.

MARCH 2019

- Declared DPU of 2.31 Singapore cents for 4Q FY18/19, up 1.8% year-on-year. Full year DPU reached a record 9.14 Singapore cents, up 1.1% from FY17/18.
- MCT's portfolio of properties were valued at S$7.0 billion, up 5.3% from a year ago. Correspondingly, NAV per unit rose 7.4% to S$1.60.
- VivoCity and The Walt Disney Company jointly won the Silver award for the Best Event-Led PR Campaign at the PR Awards 2019 for the "VivoCity x Disney Tsum Tsum Mid-Autumn: A Celebration of Love" campaign.

UNIT PRICE **PERFORMANCE**

FY18/19 was a tumultuous year for the global financial market. The escalation in the US-China trade conflict, Brexit, global growth concerns, as well as rising interest rates and reduced monetary stimulus, took their toll on investor confidence. As a result, volatility picked up. Closer to home, Singapore's economy grew by 3.1% in 2018, a moderation from the 3.7% growth recorded in 2017.

Against this backdrop, the FTSE Straits Times Index retracted 6.3% during the financial year. The FTSE Straits Times REIT Index, on the other hand, gained 5.2% for the same period. MCT's unit price closed at S$1.89 on 31 March 2019, up 20.4% from the closing price of S$1.57 from a year ago. Taking into account total distribution of 9.14 cents paid out for FY18/19, MCT delivered a total return of 26.2% to Unitholders.

Driven by consistent and steady performance since IPO, MCT's unit price has gained 114.8% from the IPO price of S$0.88. Including total distribution of 62.02 cents paid, MCT has delivered 185.3% of total return to Unitholders. MCT's market capitalisation has also grown from S$1.6 billion at IPO to S$5.5 billion as at 31 March 2019. Over the same period, the FTSE Straits Times Index and the ST REIT Index were up 0.7% and 29.0% respectively.

UNIT PRICE AND TRADING VOLUME

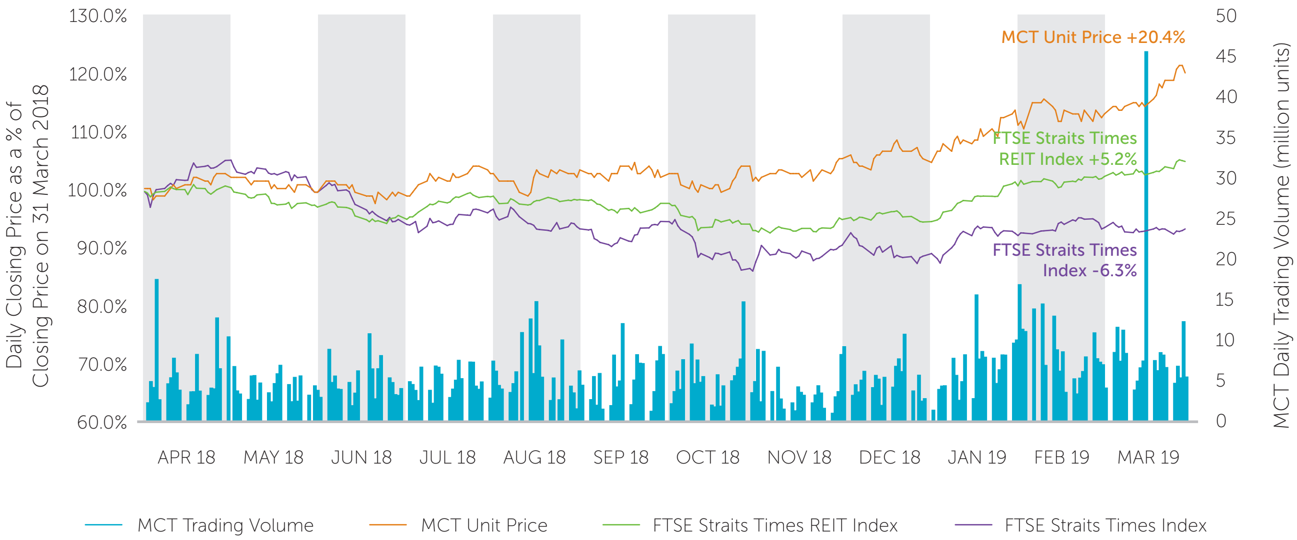
	FY18/19	FY17/18
Closing price on the last trading day prior to the period (S$)	**1.570**	1.530
Highest closing price (S$)	**1.910**	1.690
Lowest closing price (S$)	**1.540**	1.510
Volume weighted average price (S$)	**1.669**	1.572
Closing price for the period (S$)	**1.890**	1.570
Average trading volume (million units)	**5.91**	5.63
Total trading volume (million units)	**1,478**	1,402

RETURN ON INVESTMENT

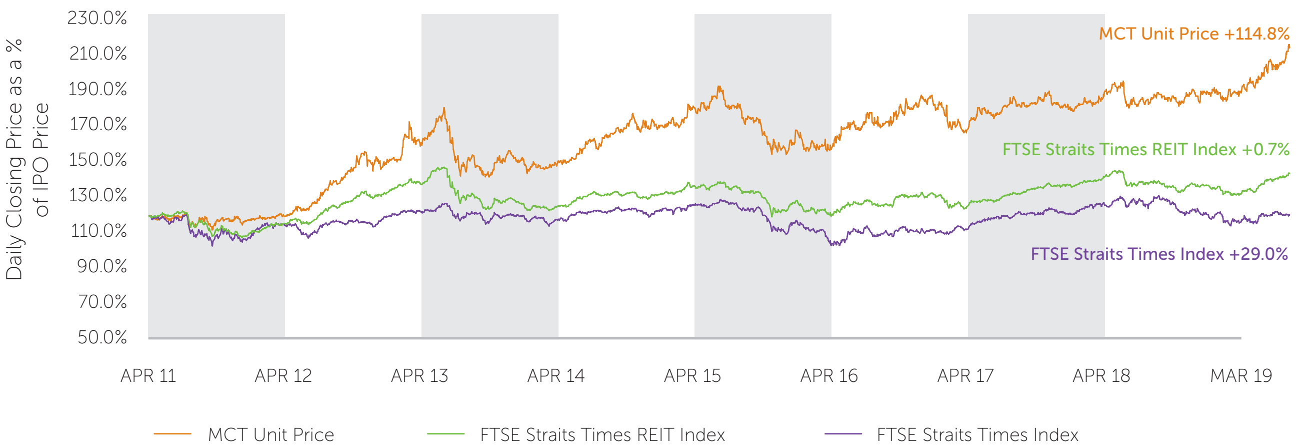
	1-year from 1 April 2018	3-year from 1 April 2016	5-year from 1 April 2014	Since Listing on 27 April 2011
Total return as at 31 March 2019 (%)	**26.2**[1]	53.0[1]	90.1[1]	185.3[2]
Capital appreciation (%)	**20.4**	34.0	54.9	114.8
Distribution yield (%)	**5.8**	19.0	35.2	70.5
Closing price on the last trading day prior to the period/Unit issue price at listing (S$)	**1.570**	1.410	1.220	0.880

1 Sum of distributions and capital appreciation for the period over the closing unit price on the last trading day prior to the commencement of the period.
2 Sum of distributions and capital appreciation for the period over the unit issue price at listing.
Source: Bloomberg

TRADING VOLUME OF MCT AND COMPARATIVE TRADING PERFORMANCE



COMPARATIVE TRADING PERFORMANCE SINCE LISTING



Source: Bloomberg

MCT is a constituent of these key indices[1]

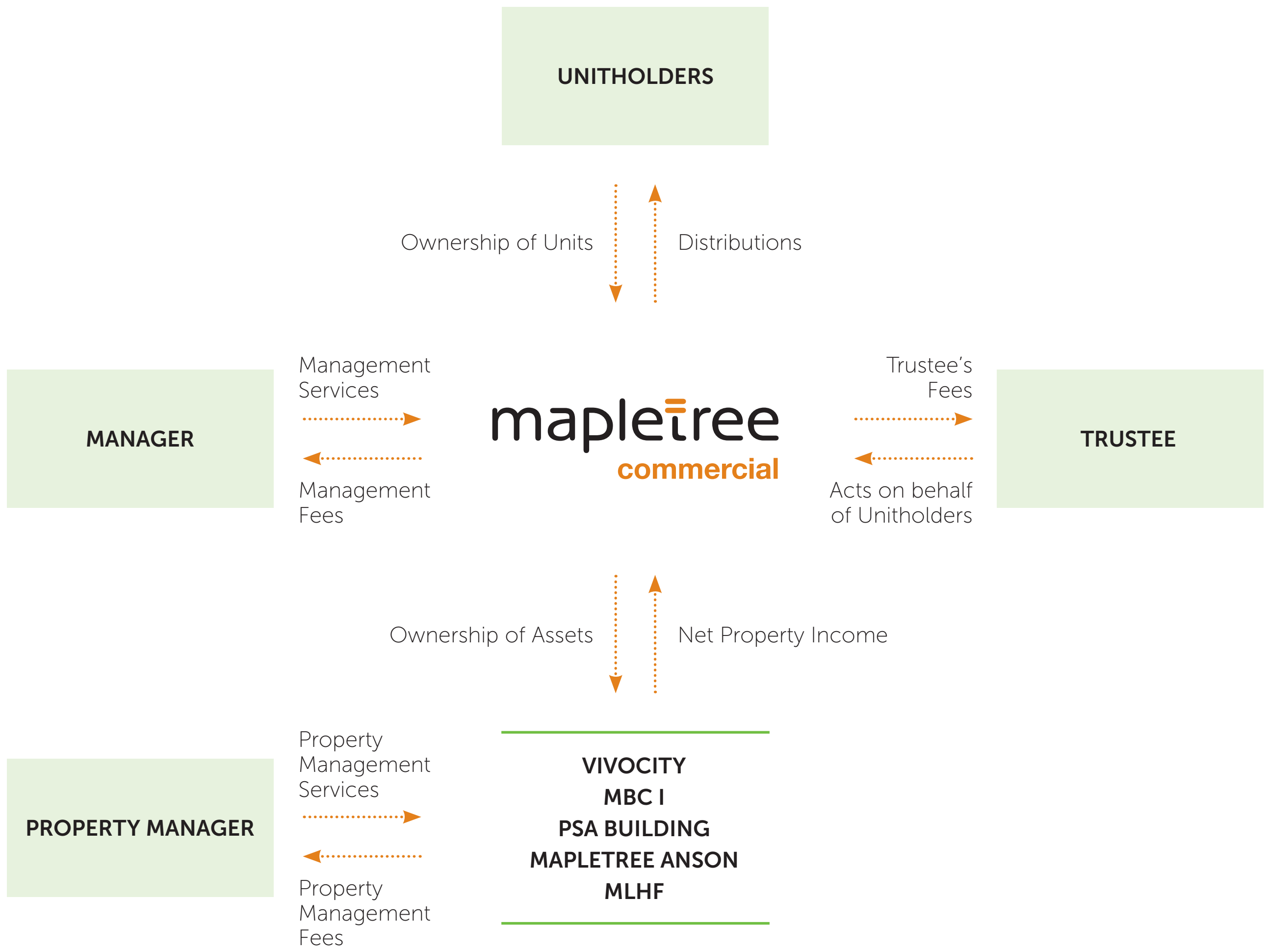
Bloomberg Asia Pacific Financial Index	FTSE EPRA Nareit Developed Asia Index	iEdge APAC ex Japan Dividend Leaders REIT Index
Bloomberg Asia Pacific World Index	FTSE EPRA Nareit Singapore Index	iEdge SG Real Estate 20 Index
Bloomberg Asia REIT Index	FTSE Global Equity Index Series	iEdge S-REIT Index
Bloomberg World Financial Index	FTSE ST All-Share	iEdge S-REIT 20 Index
Bloomberg World Index	FTSE ST Real Estate Index	MSCI Singapore Small Cap Index
Bloomberg World REIT Index	FTSE ST REIT Index	S&P Developed REIT Index
Dow Jones Global Select REIT Index	FTSE ST Financials Index	S&P Global BMI
FTSE ASEAN All-Share Index	GPR General (World) Index	S&P Global REIT USD Index
FTSE Developed Asia Pacific All Cap	GPR General ex-US Index	S&P Pan Asia REIT Index
FTSE EPRA Nareit Developed Index	GPR General Singapore Index	S&P Pan Asia Ex Japan REIT Index

1 The list of key indices is not exhaustive.

TRUST STRUCTURE

Mapletree Commercial Trust Management Ltd. is the Manager of MCT. The Manager has general powers of management over the assets of MCT. The Manager's main responsibility is to manage MCT's assets and liabilities for the benefit of Unitholders. The Manager will set the strategic direction of MCT and give recommendations to the Trustee on acquisitions, divestments, developments and/or enhancements of the assets of MCT in accordance with its stated investment strategy. The Manager is a wholly-owned subsidiary of the Sponsor.

Mapletree Commercial Property Management Pte. Ltd. is the property manager of MCT (the "Property Manager"). The Property Manager is responsible for providing property management, lease management, project management, marketing and administration of property tax services for the properties in MCT's portfolio. The Property Manager is a wholly-owned subsidiary of the Sponsor. The following diagram illustrates the relationship between MCT, the Manager, the Property Manager, the Trustee and the Unitholders.



ORGANISATION STRUCTURE

BOARD OF DIRECTORS

Mr Tsang Yam Pui
Non-Executive Chairman and Director

Ms Kwa Kim Li
Lead Independent Non-Executive Director

Mrs Jennifer Loh
Independent Non-Executive Director

Mr Kan Shik Lum
Independent Non-Executive Director

Mr Koh Cheng Chua
Independent Non-Executive Director

Mr Premod P. Thomas
Independent Non-Executive Director

Mr Alvin Tay
Independent Non-Executive Director

Mr Wu Long Peng
Independent Non-Executive Director

Mr Hiew Yoon Khong
Non-Executive Director

Mr Wong Mun Hoong
Non-Executive Director

Ms Amy Ng
Non-Executive Director

Ms Sharon Lim
Executive Director and Chief Executive Officer

AUDIT AND RISK COMMITTEE

Mrs Jennifer Loh
Chairperson

Mr Koh Cheng Chua

Mr Premod P. Thomas

NOMINATING AND REMUNERATION COMMITTEE

Ms Kwa Kim Li
Chairperson

Mr Kan Shik Lum

Mr Hiew Yoon Khong

CHIEF EXECUTIVE OFFICER

Ms Sharon Lim

JOINT COMPANY SECRETARIES

Mr Wan Kwong Weng
Ms See Hui Hui

FINANCE

Ms Janica Tan
Chief Financial Officer

INVESTMENTS & ASSET MANAGEMENT

Mr Koh Wee Leong
Head

FINANCE

Ms Regina Ong
Vice President

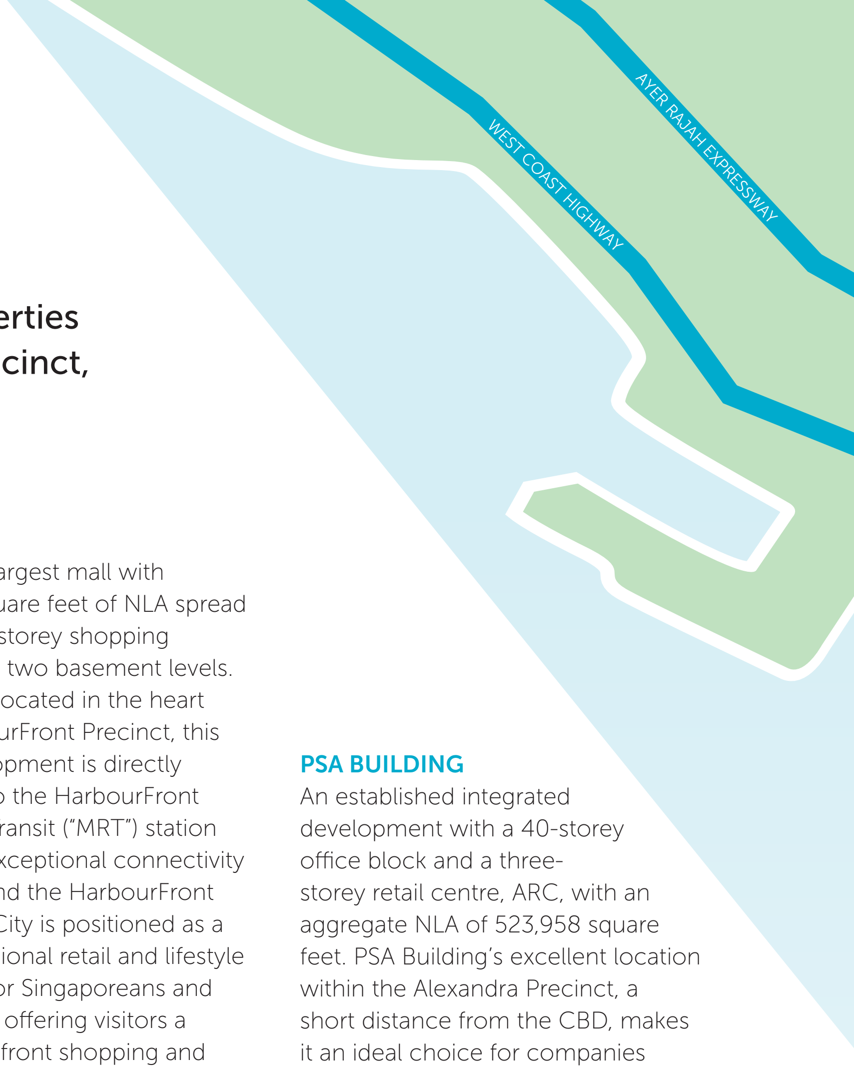
INVESTOR RELATIONS

Ms Teng Li Yeng
Vice President

INVESTMENTS & ASSET MANAGEMENT

Ms Goh Peck Cheng
Vice President

PROPERTY **OVERVIEW**



MCT's portfolio comprises five properties located in Singapore's Alexandra Precinct, HarbourFront Precinct and the CBD.

PORTFOLIO NET LETTABLE AREA

3.9 million sq ft

PORTFOLIO APPRAISED VALUE

S$7,039 million

VIVOCITY

Singapore's largest mall with 1,078,789 square feet of NLA spread over a three-storey shopping complex and two basement levels. Strategically located in the heart of the HarbourFront Precinct, this iconic development is directly connected to the HarbourFront Mass Rapid Transit ("MRT") station and enjoys exceptional connectivity to Sentosa and the HarbourFront Centre. VivoCity is positioned as a multi-dimensional retail and lifestyle destination for Singaporeans and tourists alike, offering visitors a unique waterfront shopping and dining experience. For the year ended 31 March 2019, VivoCity attracted 55.2 million visitors and S$939.1 million of tenant sales.

MBC I

An outstanding and large-scale integrated business hub located in the Alexandra Precinct with an aggregate NLA of 1,707,202 square feet. Completed in April 2010, MBC I comprises four blocks of office and business park spaces with Grade-A specifications. The user-friendly features, recreational facilities and amenities, as well as wide public spaces and lush greenery, makes MBC I a complete "work and play" environment. MBC I is conveniently located within an approximate ten-minute drive from the CBD and enjoys excellent linkages to the adjacent PSA Building, Mapletree Business City II, as well as the Labrador Park MRT Station. Its environmentally sustainable design and features have garnered several local and international awards, including the Green Mark Platinum Award from Singapore's Building and Construction Authority ("BCA").

PSA BUILDING

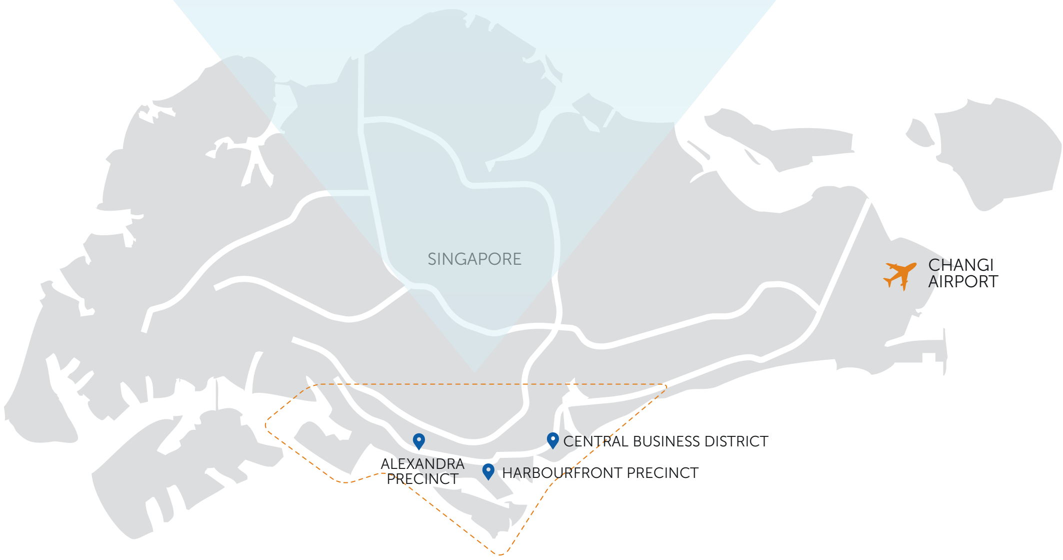
An established integrated development with a 40-storey office block and a three-storey retail centre, ARC, with an aggregate NLA of 523,958 square feet. PSA Building's excellent location within the Alexandra Precinct, a short distance from the CBD, makes it an ideal choice for companies who prefer a quality office location outside the CBD. ARC further offers a wide range of amenities and F&B offerings to the working population in the vicinity.

MAPLETREE ANSON

A 19-storey premium office building located in the Tanjong Pagar micro market of the CBD with an NLA of 328,912 square feet. Mapletree Anson was completed in 2009 with Grade-A specifications and is one of the first buildings in Singapore to be awarded the Green Mark Platinum certification by the BCA. It is conveniently located within a two-minute walk from the Tanjong Pagar MRT Station and connected to major arterial roads and expressways.

MLHF

A premium six-storey office building with an NLA of 215,734 square feet. Completed in August 2008, MLHF features modern office specifications such as large and efficient column-free rectangular floor plates of approximately 46,000 sq ft and integrated suspended ceiling and raised floors.



MAP ZOOMED OUT

PROPERTY
OVERVIEW

VIVOCITY

MCT's crown asset, VivoCity, continues to shine into its 12th year of operations. Stemming from our proactive management efforts, VivoCity has withstood the test of time and remains one of Singapore's most outstanding destination malls. Its consistently solid performance further stands out in today's changing landscape.

FY18/19 revenue and NPI grew 3.0% and 3.6% respectively to reach S$212.9 million and S$162.3 million. In spite of transitory impact and downtime from VivoCity's fourth AEI, including the changeover of the hypermarket, that were implemented in FY18/19, VivoCity welcomed 55.2 million shoppers during the year.

GROSS REVENUE

S$212.9 million

NET PROPERTY INCOME

S$162.3 million

COMMITTED OCCUPANCY

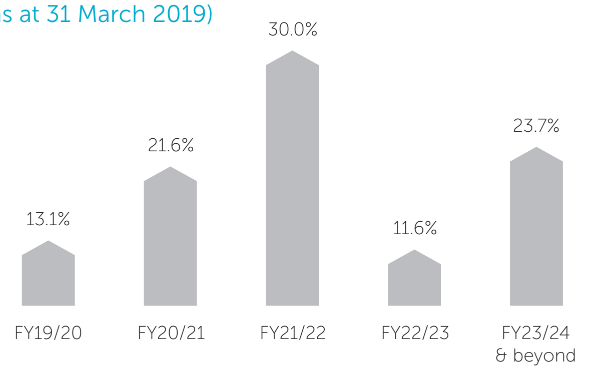
99.9%

A three-storey shopping complex with two basement levels and an eight-storey annexe carpark

Net Lettable Area	1,078,789 square feet
Number of Leases	354
Car Park Lots	2,183
Title	Leasehold 99 years commencing from 1 October 1997
Gross Revenue	S$212.9 million
Net Property Income	S$162.3 million
Market Valuation	S$3,200 million
Committed Occupancy[1]	99.9%
Key Tenants	VivoMart, Tangs, Zara, H&M, Golden Village
Awards and Accolades	Expat Living Readers' Choice Awards 2019 – Best Shopping Centre (2nd Place) PR Awards 2019 Southeast Asia by Marketing Magazine – Best Event-Led PR Campaign for "Disney x Tsum Tsum Mid-Autumn: A Celebration of Love" Campaign (Silver Award)

1 Actual occupancy was 99.4%.

Lease Expiry Profile by Gross Rental Income
(as at 31 March 2019)



Number of Leases				
60	91	135	41	27

Trade Mix by Gross Rental Income
(as at 31 March 2019)

Food & Beverage	31.1%
Fashion	20.4%
Fashion Related	10.8%
Hypermarket / Departmental Store	9.4%
Beauty	6.2%
Lifestyle	5.5%
Sports	5.4%
Electronics	4.7%
Entertainment	2.9%
Others[2]	3.6%

2 Others includes Optical, Retail Bank, Education, Services, Medical and Convenience.

Data are as at 31 March 2019. Gross revenue and NPI are for the financial year ended 31 March 2019.

VIVOCITY

1

2

3

4

1 First-ever makerspace for children in a public library
2 VivoCity Sky Park filled with more than 2,000 Disney Tsum Tsum lanterns and record-setting lantern installation
3 Vibrant outdoor play area
4 Spacious atrium for exclusive shoppers events
5 New Basement 1 extension with ten new exciting brands
6 New and refreshing concepts introduced in FY18/19
7 Exclusive world of fun for VivoCity Kids Club members

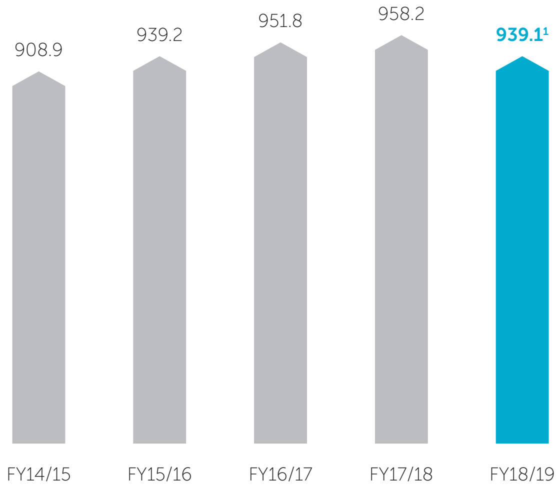
5

6


7

TENANT SALES

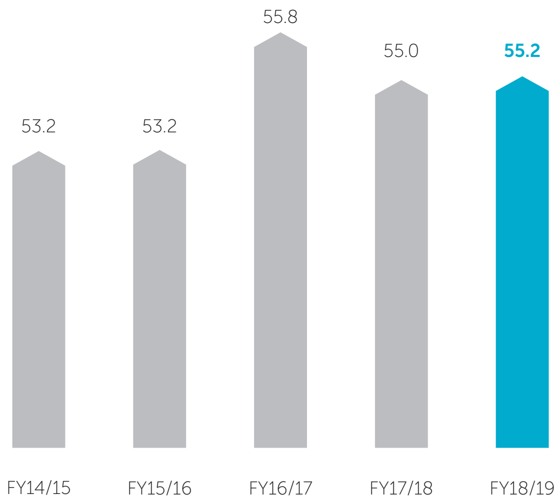
S$939.1 million



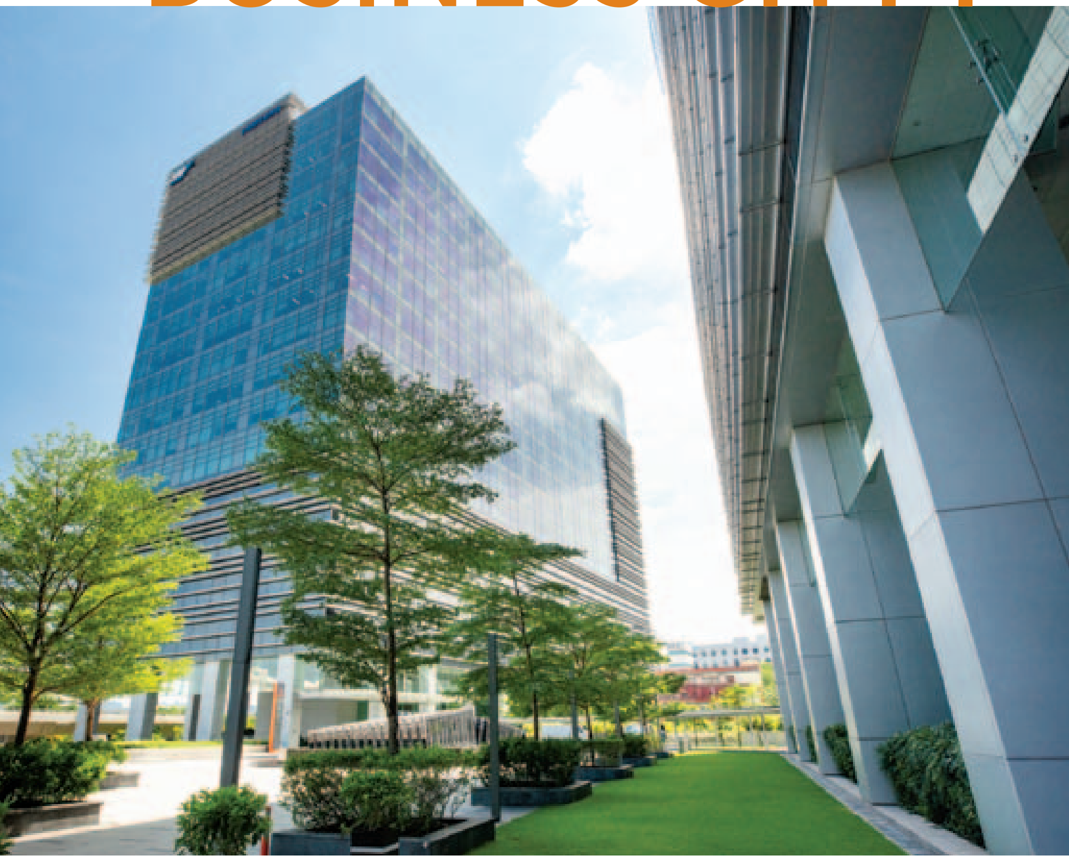
1 Due to transitory impact from AEI, changeover of hypermarket and rigorous management of tenant mix during FY18/19.

SHOPPER TRAFFIC

55.2 million



MAPLETREE BUSINESS CITY I



GROSS REVENUE

S$127.1 million

NET PROPERTY INCOME

S$104.2 million

COMMITTED OCCUPANCY

98.1%

MBC I has been lauded as a best-in-class integrated office and business park complex. Conveniently located in the Alexandra Precinct, it enjoys close proximity to the CBD. Furnished with Grade-A building specifications, full suite of facilities and amenities, as well as lush greenery, MBC I has attracted a list of well-established tenants.

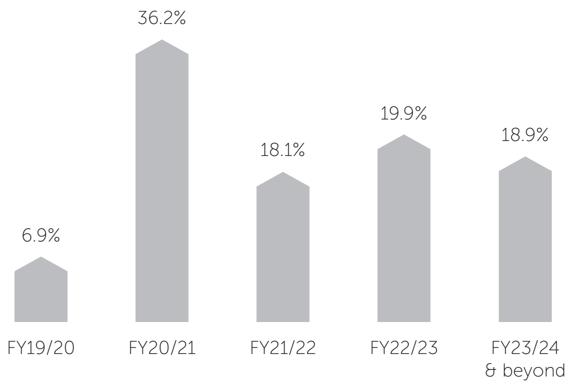
Mainly driven by higher rental income from new leases and the effects of step-up rents in existing leases, MBC I posted 0.9% and 0.4% year-on-year growth in FY18/19 revenue and NPI respectively. With its strong attributes and solid tenant base, MBC I will continue to be a stable anchor for MCT's long-term performance.

An integrated office and business park development comprising one 18-storey office tower (MBC 10) and three business park blocks (MBC 20E, MBC 20W and MBC 30)

Net Lettable Area	1,707,202 square feet
Number of Leases	37
Title	Strata Lease commencing from 25 August 2016 to 29 September 2096
Gross Revenue	S$127.1 million
Net Property Income	S$104.2 million
Market Valuation	S$2,018.0 million
Committed Occupancy[1]	98.1%
Purchase Price	S$1,780.0 million
Date of Purchase	25 August 2016
Key Tenants	The Hongkong And Shanghai Banking Corporation Limited, Info-Communications Media Development Authority, SAP Asia Pte. Ltd., Unilever Asia Private Limited

1 Actual occupancy was 97.8%.

Lease Expiry Profile by Gross Rental Income
(as at 31 March 2019)



Number of Leases				
5	11	7	9	5

Trade Mix by Gross Rental Income[2]
(as at 31 March 2019)

Banking & Financial Services	24.9%
Government Related	16.0%
Consumer Goods	13.4%
Electronics	10.8%
IT Services & Consultancy	9.7%
Shipping Transport	7.4%
Pharmaceutical	5.8%
Real Estate	4.2%
Energy	4.1%
Others[3]	3.8%

2 Total does not add up to 100% due to rounding.
3 Others include F&B, Education, Medical and Fitness.

Data are as at 31 March 2019. Gross revenue and NPI are for the financial year ended 31 March 2019.

PSA BUILDING

GROSS REVENUE

S$50.5 million

NET PROPERTY INCOME

S$38.5 million

COMMITTED OCCUPANCY

96.4%

Situated in the Alexandra Precinct, PSA Building remains an attractive asset that is recognised by many tenants to be a quality alternative to a CBD office.

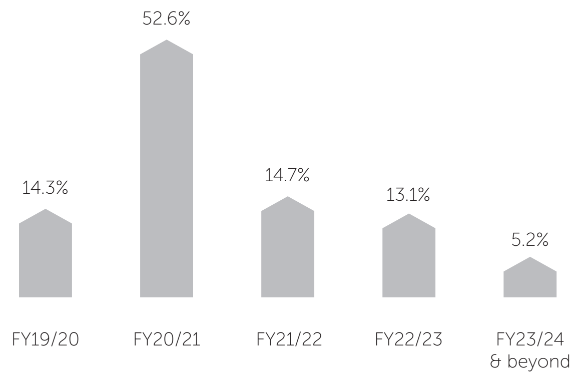
Its retail podium, ARC, provides a wide range of F&B, convenience and services offerings to the working population in the vicinity.

An integrated development comprising a 40-storey office building and a three-storey retail centre

Net Lettable Area	523,958 square feet
Number of Leases	118
Car Park Lots	749
Title	Leasehold 99 years commencing from 1 October 1997
Gross Revenue	S$50.5 million
Net Property Income	S$38.5 million
Market Valuation	S$763.0 million
Committed Occupancy[1]	96.4%
Purchase Price	$477.2 million
Date of Purchase	27 April 2011
Key Tenants	**Office:** PSA Corporation Limited, Mapletree Investments Pte Ltd, Casino Regulatory Authority **Retail:** FairPrice, McDonald's, Auntie Kim's Korean Restaurant, Ichiban Sushi

1 Actual occupancy was 96.4%.

Lease Expiry Profile by Gross Rental Income[2]
(as at 31 March 2019)



Number of Leases				
27	37	38	12	4

Trade Mix by Gross Rental Income
(as at 31 March 2019)

Shipping Transport	34.1%
Government Related	14.7%
Food & Beverage	12.2%
Trading	11.6%
Real Estate	6.3%
Banking & Financial Services	4.7%
Energy	2.4%
IT Services & Consultancy	2.3%
Others[3]	11.7%

2 Total does not add up to 100% due to rounding.
3 Others includes Hypermarket / Departmental Store, Education, Medical, Insurance, Sports, Retail Bank, Beauty, Lifestyle, Fashion Related, Convenience, Electronics, Optical and Consumer Services.

Data are as at 31 March 2019. Gross revenue and NPI are for the financial year ended 31 March 2019.

MAPLETREE ANSON

Mapletree Anson is an attractive quality office building situated in the Tanjong Pagar micro-market. Featuring Grade-A building specifications such as large floor-plate of over 20,000 square feet per floor, Mapletree Anson has attracted a solid tenant base comprising quality and reputable MNCs.

Mapletree Anson was 97.8% committed as at 31 March 2019. The Manager will continue to pursue a proactive leasing strategy including early engagements to retain quality tenants and attract new ones.

GROSS REVENUE

S$33.6 million

NET PROPERTY INCOME

S$26.9 million

COMMITTED OCCUPANCY

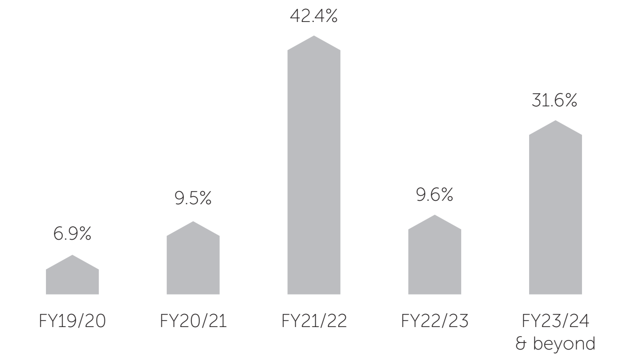
97.8%

A 19-storey office building in the CBD with Grade-A building specifications

Net Lettable Area	328,912 square feet
Number of Leases	22
Car Park Lots	80
Title	Leasehold 99 years commencing from 22 October 2007
Gross Revenue	S$33.6 million
Net Property Income	S$26.9 million
Market Valuation	$728.0 million
Committed Occupancy[1]	97.8%
Purchase Price	$680.0 million
Date of Purchase	4 February 2013
Key Tenants	J. Aron & Company (Singapore) Pte., Yahoo! Southeast Asia Pte. Ltd., Allied World Assurance Company, Ltd., WeWork Singapore Pte Ltd

1 Actual occupancy was 96.8%.

Lease Expiry Profile by Gross Rental Income
(as at 31 March 2019)



Number of Leases				
2	3	10	3	4

Trade Mix by Gross Rental Income[2]
(as at 31 March 2019)

Trading	26.4%
IT Services & Consultancy	26.2%
Banking & Financial Services	20.3%
Insurance	8.0%
Real Estate	6.7%
Electronics	5.3%
Energy	2.1%
Others	5.1%

2 Total does not add up to 100% due to rounding.
Data are as at 31 March 2019. Gross revenue and NPI are for the financial year ended 31 March 2019.

BANK OF AMERICA MERRILL LYNCH HARBOURFRONT ("MLHF")

GROSS REVENUE

S$19.7 million

NET PROPERTY INCOME

S$15.8 million

OCCUPANCY

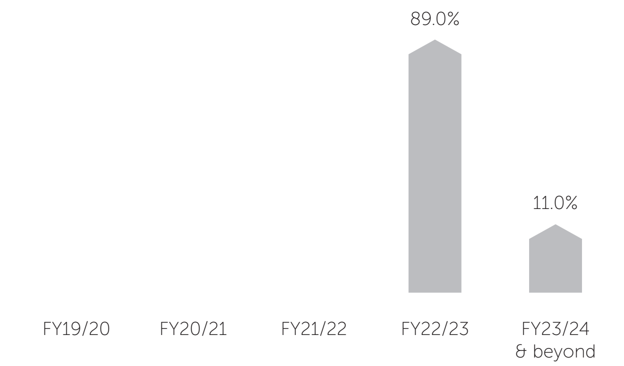
100.0%

MLHF continued to perform well in FY18/19. With its full occupancy by three esteemed tenants, it registered 7.6% and 9.4% year-on-year growth in full year revenue and NPI respectively, and will continue to deliver steady returns.

A six-storey office building with a basement carpark

Net Lettable Area	215,734 square feet
Number of Leases	3
Car Park Lots	94
Title	Leasehold 99 years commencing from 1 October 1997
Gross Revenue	S$19.7 million
Net Property Income	S$15.8 million
Market Valuation	$330.0 million
Purchase Price	$311.0 million
Date Of Purchase	27 April 2011
Occupancy	100.0%
Key Tenant	Merrill Lynch Global Services Pte. Ltd.

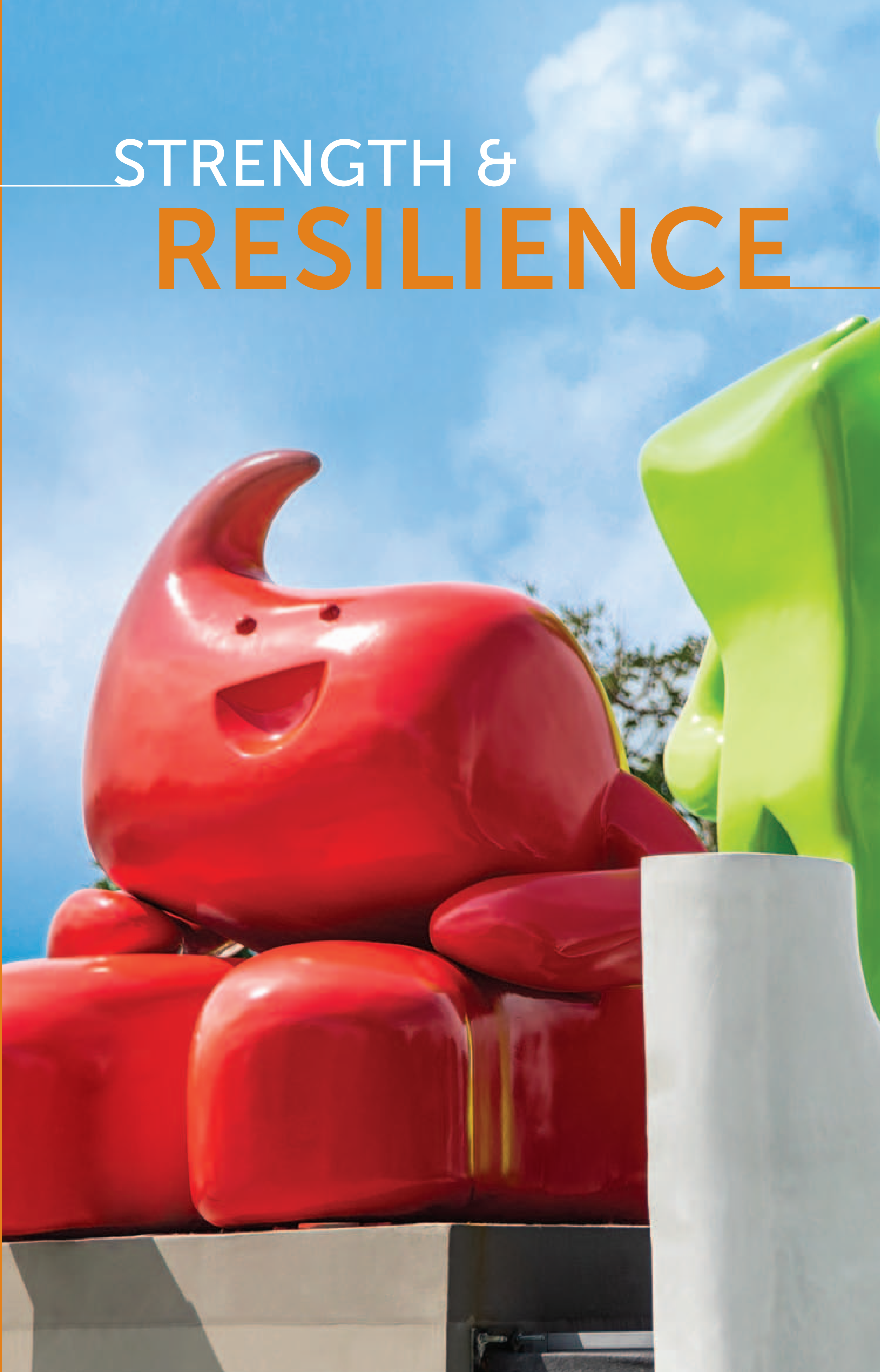
Lease Expiry Profile by Gross Rental Income
(as at 31 March 2019)



Number of Leases				
–	–	–	2	1

Data are as at 31 March 2019. Gross revenue and NPI are for the financial year ended 31 March 2019.

STRENGTH & RESILIENCE



We are focused on optimising MCT's portfolio to enhance value for our stakeholders. What drives our ongoing effort in lifting our assets' performance is our sharp focus on meeting the needs of our tenants and shoppers. Through proactive and forward-looking asset management, we strive to constantly add resilience and strength to our portfolio.

OPERATIONS REVIEW

PORTFOLIO PERFORMANCE

Demonstrating the underlying strength of our asset management effort and portfolio, MCT continued to generate steady growth in gross revenue, NPI and valuation in FY18/19. MCT's portfolio gross revenue increased 2.4% year-on-year to S$443.9 million while portfolio NPI grew 2.6% to S$347.6 million, with overall NPI margin at a healthy level of 78.3%. As at 31 March 2019, the committed occupancy of the portfolio remained high at 98.5%. Driven by strong asset performance and robust market sentiments, the total value of MCT's investment properties grew 5.3% to S$7.0 billion as at 31 March 2019.

ACTIVE ASSET MANAGEMENT AND LEASING

Increasing Vibrancy at VivoCity

FY18/19 marked another exciting year for MCT as we witnessed the fruition of VivoCity's 4th and largest scale AEI to date. The year-long, multi-phased AEI largely consisted of the conversion of about 32,000 square feet of retail space on Level 3 into a public library under the National Library Board through the CSFS and decanting the retail space from Level 3 to create an extension of the existing Basement 1 retail space.

The Basement 1 extension was launched in June 2018, adding approximately 24,000 square feet of new NLA that houses ten exciting lifestyle and athleisure brands. In addition, a new set of escalators connecting Basement 2 to Level 1 was added to enhance vertical connectivity within the mall. Other works carried out with this AEI included the addition of solar panels on the new roof-top carpark shelter, addition of toilets on Basement 1 and upgrading of the water feature at the outdoor Plaza.

The much anticipated library@harbourfront was officially launched by Mr S. Iswaran, Minister for Communications and Information, on 12 January 2019. The 32,000 square feet library, the largest shopping mall library in Singapore, is designed to suit all ages and is integrated with interactive technology. The library complements VivoCity's positioning with its focus on families with children, and this well-placed addition is expected to encourage repeat visits to VivoCity and strengthen its attractiveness as a destination mall.

On a stabilised basis, this AEI which cost approximately S$16.0 milllion, delivered an annual return on investment of over 10%.

To keep the mall relevant in a rapidly changing retail environment, VivoCity introduced a number of new and exciting retail concepts during the year. New and larger format concept stores by existing tenants, Zara, Superdry and Pull & Bear, opened in 1Q FY18/19, further defining VivoCity's positioning as a key destination mall. Marks & Spencer also expanded its footprint to introduce a food hall concept. Amongst the popular new brands that were introduced to the mall include 6ixty8ight, Bath & Body Works, Beauty In The Pot, Hans Im Glück and Paradise Teochew Restaurant.

We were also delighted that NTUC FairPrice, Singapore's leading grocer and multi-format retailer, will enter VivoCity with a new integrated hypermarket concept by 2Q FY19/20. At 91,000 square feet, this will be NTUC FairPrice's largest hypermarket in Singapore, featuring a new integrated concept designed to cater to the varied needs of today's shoppers. It will house a FairPrice Xtra hypermarket, a Unity pharmacy, and a Cheers convenience store.

Together with the changeover of the hypermarket operator, 24,000 square feet of space will be recovered and converted into specialty shops. The recovered space on Basement 2 and Level 1 of the former hypermarket area has been fully committed by tenants including Uniqlo, an existing tenant which is doubling its footprint in VivoCity, as well as new lifestyle and mid-range F&B offerings.

While shopper traffic for FY18/19 grew 0.5% year-on-year to 55.2 million, tenant sales dipped 2.0% year-on-year to S$939.1 million due to the transitory impact from the AEI, changeover of hypermarket and rigorous management of tenant mix during the year. Occupancy cost remained at a sustainable level of 20.5%. Overall, VivoCity achieved a positive 3.4% rental uplift, with 29.8% of the mall's NLA being renewed or re-let.

Record-Setting Lantern Installation at VivoCity Sky Park

As part of our ongoing effort to curate fun and shopper-centric events to drive footfall, VivoCity partnered with The Walt Disney Company to present the "VivoCity x Disney Tsum Tsum Mid-Autumn: A Celebration of Love" campaign. The collaboration transformed VivoCity Sky Park into a lantern wonderland that was filled with more than 2,000 Disney Tsum Tsum lanterns as well as a 10-metre tall Mickey and Minnie Mouse installation that set the Asia Book of Records for the largest lantern sculpture. Held from 30 August to 30 September 2018, the event was overwhelmingly received by shoppers of all ages and widely-covered by the local, international and social media. The event also clinched the Silver award for the Best Event-Led PR Campaign at the PR Awards 2019 Southeast Asia, an annual awards programme organised by the Marketing-Interactive Magazine to recognise the efforts of PR practitioners on both the client and agency side.

Steady Performance by Office and Business Park Assets

MCT's focus on retaining quality tenants and engaging them early to secure renewals enabled its office and business park assets to perform steadily. In FY18/19, the office and business parks assets achieved 8.7% rental uplift, largely due to the short-term extension of a major tenant at PSA Building.

MBC I closed the year with occupancy of 97.8% and committed occupancy of 98.1%. The property continued to be an anchor to MCT's stable and sustainable performance with revenue and NPI increasing 0.9% and 0.4% respectively year-on-year.

PSA Building maintained better than market occupancy of 96.4%. The completion of the upgrading of common areas and toilets at the office floors in FY18/19 added to the continued attractiveness of the building.

Notwithstanding some tenant changeover, Mapletree Anson achieved 97.8% committed occupancy. MLHF continued to contribute to MCT's portfolio stability and maintained full occupancy throughout FY18/19.

SUMMARY OF LEASES COMMITTED IN FY18/19

The retention rate of our tenants in FY18/19 was 67.3%, largely reflecting our proactive lease management to constantly refresh the tenant mix to keep VivoCity relevant in a rapidly changing retail environment. Key changes during the year included the replacement of the hypermarket operator to NTUC Fairprice.

On a portfolio basis, rental rates for renewed and new leases in FY18/19 saw an average increase of 5.4% against preceding fixed rents at the end of the expiring leases (including the effect of rent review of a key tenant at MBC I).

	Number of Leases Committed	Retention Rate (by NLA)	% Change in Fixed Rents[1]
Retail	169	60.0%	3.5%[2]
Office/Business Park	23	73.8%	10.3%
• Including rent review[3]	–	–	8.7%
MCT Portfolio	**192**	**67.3%**	**5.5%**
MCT Portfolio • Including rent review[3]	**–**	**–**	**5.4%**

1 Based on the average of the fixed rents over the lease period of the new leases divided by the preceding fixed rents of the expiring leases. Rent reviews are typically not included in the calculation of rental reversions.

2 Includes the effect of trade mix changes and units subdivided and/or amalgamated.

3 Includes the effect of rent review of a key tenant at MBC I for approximately 195,000 square feet of space.

OPERATIONS
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PORTFOLIO OCCUPANCY

As a result of our active asset management and proactive leasing strategy, the portfolio maintained a high committed occupancy of 98.5% as at 31 March 2019.

	As at 31 March 2015	As at 31 March 2016	As at 31 March 2017	As at 31 March 2018	As at 31 March 2019	
					Actual	Committed
VivoCity	97.5%	99.6%	99.0%	93.1%[1]	99.4%[1]	99.9%[1]
MBC I	–	–	99.0%	99.4%	97.8%	98.1%
PSA Building	95.4%	92.8%	98.3%	96.1%	96.4%	96.4%
Mapletree Anson	87.5%	91.0%	100.0%	86.6%	96.8%	97.8%
MLHF	100.0%	100.0%	79.2%	100.0%	100.0%	100.0%
MCT Portfolio	**95.7%**	**96.6%**	**97.9%**	**96.1%**	**98.1%**	**98.5%**

1 Based on VivoCity's enlarged NLA mainly resulting from the added public library on Level 3 and bonus GFA from the CSFS deployed to extend Basement 1. The Basement 1 extension was opened in June 2018, while the public library was opened in January 2019.

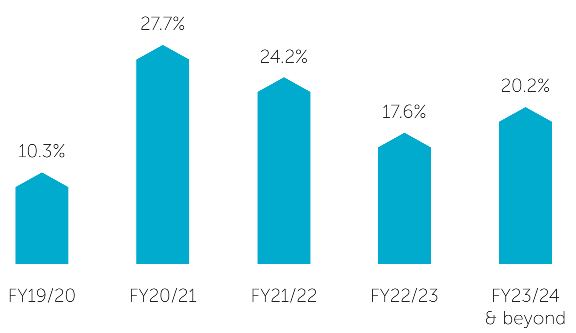
LEASE EXPIRY PROFILE

As at 31 March 2019, the lease expiry profile for MCT remained well balanced with a portfolio weighted average lease expiry ("WALE") on a committed basis of 2.9 years. With a typical retail lease term of three years, the WALE for the retail leases was 2.8 years. The office/business park WALE was healthy at 3.0 years largely contributed by the defensive lease profiles at MBC I and the long-term leases at MLHF.

Based on the date of commencement of leases, MCT's portfolio WALE was 2.1 years as at 31 March 2019.

MCT's portfolio has a total of 534 committed leases, of which 10.3% of gross rental income would be expiring in FY19/20.

LEASE EXPIRY PROFILE BY GROSS RENTAL INCOME (AS AT 31 MARCH 2019)



Number of Leases				
94	142	190	67	41

The leases entered into in FY18/19 contributed 25.2% of gross revenue as at 31 March 2019 and had a WALE of 3.8 years.

TENANT PROFILE

MCT's top ten tenants contributed 25.5% of gross rental income as at 31 March 2019. With both the retail and office/business park assets, MCT's tenants come from a wide variety of trade sectors thus providing good diversification. No single trade segment accounted for more than 16.0% of MCT's gross rental income.

BREAKDOWN OF TENANTS IN MCT'S PORTFOLIO (AS AT 31 MARCH 2019)

Property	Number of Tenants
VivoCity	311
MBC I	31
MLHF	3
PSA Building	114
Mapletree Anson	20
Total	**451[2]**

2 Total does not add up due to common tenants across properties.

MCT'S TOP TEN TENANTS BY GROSS RENTAL INCOME (AS AT 31 MARCH 2019)

	Tenant	% of Gross Rental Income
1	Merrill Lynch Global Services Pte. Ltd.	3.7%
2	The Hongkong and Shanghai Banking Corporation Limited	3.4%
3	PSA Corporation Limited	2.8%
4	Info-Communications Media Development Authority	2.7%
5	SAP Asia Pte. Ltd.	2.3%
6	Cold Storage Singapore (1983) Pte Ltd	2.3%
7	Unilever Asia Private Limited	2.3%
8	Government Technology Agency	2.1%
9	Samsung Asia Pte. Ltd.	2.1%
10	Mapletree Investments Pte Ltd	2.0%
	Total	**25.5%[1]**

1 Total may not add up due to rounding differences.

MCT'S TRADE MIX BY GROSS RENTAL INCOME (AS AT 31 MARCH 2019)

	Trade Mix	% of Gross Rental Income[2]
1	Food & Beverage	16.0%
2	Banking & Financial Services	13.1%
3	Fashion	9.5%
4	Government Related	6.5%
5	Shipping Transport	6.4%
6	IT Services & Consultancy	5.1%
7	Fashion Related	5.1%
8	Hypermarket/Departmental Store	4.6%
9	Consumer Goods	4.0%
10	Electronics	3.6%
11	Beauty	3.4%
12	Trading	3.3%
13	Lifestyle	2.6%
14	Sports	2.6%
15	Real Estate	2.5%
16	Electronics – Retail	2.2%
17	Others[3]	9.5%

2 Total may not add up to 100% due to rounding differences.
3 Others includes Pharmaceutical, Energy, Entertainment, Retail Bank, Insurance, Optical, Education, Consumer Services, Medical, Services and Convenience.

	FY18/19 (S$'000)	FY17/18 (S$'000)	Variance %
Gross revenue	443,893	433,525	2.4
Property operating expenses	(96,266)	(94,680)	(1.7)
Net property income	**347,627**	**338,845**	**2.6**
Finance income	666	403	65.3
Finance expenses	(70,014)	(64,329)	(8.8)
Manager's management fees			
- Base fees	(16,972)	(16,087)	(5.5)
- Performance fees	(13,905)	(13,554)	(2.6)
Trustee's fees	(829)	(794)	(4.4)
Other trust expenses	(1,104)	(1,160)	4.8
Net foreign exchange gain	574	1,618	(64.5)
Net change in fair value of financial derivatives	(359)	(1,573)	77.2
Profit before tax and fair value change in investment properties	**245,684**	**243,369**	**1.0**
Adjustments			
- Unrealised foreign exchange gain	(574)	(1,618)	64.5
- Net change in fair value of financial derivatives	359	1,573	(77.2)
- Net effect of other non-tax deductible items and other adjustments	18,558	17,035	8.9
Income available for distribution to Unitholders	**264,027**	**260,359**	**1.4**
DPU (Singapore cents)	**9.14**	**9.04**	**1.1**

GROSS REVENUE

S$443.9 million

2.4%

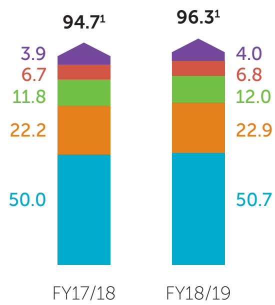
(S$ million)

PROPERTY OPERATING EXPENSES

S$96.3 million

1.7%

(S$ million)

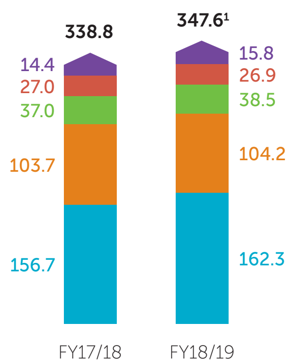


NET PROPERTY INCOME

S$347.6 million

2.6%

(S$ million)



VivoCity | MBC I | PSA Building | Mapletree Anson | MLHF

1 Total may not add up due to rounding differences.

GROSS REVENUE

Gross revenue of S$443.9 million for FY18/19 was 2.4% higher compared to FY17/18. This was mainly due to higher contribution from all properties except Mapletree Anson.

Revenue for VivoCity was S$6.3 million higher than FY17/18 driven mainly by higher rental income from new and renewed leases achieved together with the completed AEI, the effects of step-up rents in existing leases and higher other revenue. This was in spite of the downtime resulting from spaces vacated to make way for the public library on Level 3 and to create concept stores on Level 1 during 1Q FY18/19, and the rigorous management of tenant mix in 3Q FY18/19.

Revenue for PSA Building was S$1.6 million higher mainly due to higher rental income from renewed leases and higher other revenue.

Revenue for MLHF was S$1.4 million higher mainly due to full occupancy in FY18/19.

Revenue for MBC I was higher by S$1.1 million mainly due to higher rental income from new leases and the effects of the step-up rents in existing leases.

Revenue for Mapletree Anson was marginally lower mainly due to lower occupancy in FY18/19, partially offset by the effects of the step-up rents in existing leases and compensation sums received.

PROPERTY OPERATING EXPENSES

Property operating expenses of S$96.3 million for FY18/19 were higher by 1.7% as compared to FY17/18 mainly due to compensation paid to terminate leases, higher staff costs, marketing and promotion expenses and property management fees, partially offset by lower utilities expenses.

NET PROPERTY INCOME AND PROFIT BEFORE TAX AND FAIR VALUE CHANGE IN INVESTMENT PROPERTIES

Accordingly, NPI increased by 2.6% to S$347.6 million for FY18/19.

The higher NPI was offset by higher finance expenses and higher Manager's management fees. Accordingly, profit before tax and fair value change in investment properties increased to S$245.7 million for FY18/19.

FINANCE EXPENSES

Finance expenses of S$70.0 million for FY18/19 were 8.8% higher as compared to FY17/18 mainly due to the refinancing of bank borrowings with fixed rate MTNs issued in FY17/18 and new term loans drawn down in 2Q FY18/19, additional loans drawn down during the financial year as well as higher interest rates on floating rate borrowings and higher percentage of fixed rate debt.

INCOME AVAILABLE FOR DISTRIBUTION AND DISTRIBUTION PER UNIT

Income available for distribution of S$264.0 million for FY18/19 was 1.4% higher compared to FY17/18. Correspondingly, the DPU of 9.14 cents for FY18/19 was 1.1% higher than the DPU achieved in FY17/18 of 9.04 cents.

The table below shows MCT Group's total operating expenses in absolute terms and as a percentage of MCT's NAV as at end of the financial year.

	As at 31 March 2019	As at 31 March 2018
Total Operating Expenses[1] (S$'000)	129,076	126,275
Net Assets Attributable to Unitholders (S$'000)	4,615,979	4,283,373
Total Operating Expenses as a Percentage of NAV	2.8%	2.9%

1. Includes property operating expenses, Manager's management fees, trustee's fees and other trust expenses.

Breakdown of the DPU in Singapore cents for FY18/19 as compared to FY17/18 are as follows:

Financial Year	1Q	2Q	3Q	4Q	Full Year
FY18/19	2.23	2.27	2.33	2.31	9.14
FY17/18	2.23	2.24	2.30	2.27	9.04

FINANCIAL REVIEW & CAPITAL MANAGEMENT

PROJECT MANAGEMENT FEES

During the financial year, project management fees of S$555,000 for the completed AEIs at VivoCity and PSA Building, payable to the Property Manager, were capitalised in the investment properties.

The AEI at VivoCity included the conversion of 32,000 square feet of commercial space on Level 3 into a public library, decanting and using the space to extend the existing Basement 1, injecting a new stack of escalators to connect Basement 2 and Level 1 through the Basement 1 extension, as well as related works such as adding a carpark deck, installation of solar panels as shelter for the new carpark and various M&E upgrading works. The AEI at PSA Building included the upgrading of toilets and lift lobbies. The project management fees payable represent 3% of the total construction costs of the AEIs. The quantum of the project management fee is within market norms and reasonable range as assessed by WT Partnership (S) Pte Ltd in its opinion issued on 10 May 2018. The fee and disclosure are in accordance to the Manager's undertaking as disclosed in the MCT IPO prospectus.

VALUATION OF ASSETS

As at 31 March 2019, MCT's properties were valued at S$7,039.0 million, mainly due to compression of capitalisation rates and discount rates and better operating performance at VivoCity.

	Valuation as at 31 March 2019[1]			Valuation as at 31 March 2018
	S$ million	S$ per sq ft NLA	Capitalisation Rate (%)	S$ million
VivoCity	3,200.0	2,966 psf	4.60%	3,028.0
MBC I	2,018.0	1,182 psf	Office: 4.00% Business Park: 5.10%	1,892.0
PSA Building	763.0	1,456 psf	Office: 4.10% Retail: 4.85%	740.0
Mapletree Anson	728.0	2,213 psf	3.60%	701.0
MLHF	330.0	1,530 psf	4.00%	321.0
MCT Portfolio	**7,039.0**			**6,682.0**

1 The valuation for VivoCity was conducted by CBRE while the valuations for MBC I, PSA Building, Mapletree Anson and MLHF were undertaken by Knight Frank.

NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

	As at 31 March 2019	As at 31 March 2018	Change %
Total Assets	**7,100,765**	6,740,813	5.3
Total Liabilities	**2,484,786**	2,457,440	1.1
Net Assets Attributable to Unitholders	**4,615,979**	4,283,373	7.8
NAV per Unit (S$)	**1.60**	1.49	7.4

Total assets increased by 5.3% to S$7,100.8 million as at 31 March 2019 as compared to S$6,740.8 million as at 31 March 2018, largely due to the increase in valuation of the investment properties.

Investment properties increased from S$6,682.0 million as at 31 March 2018 to S$7,039.0 million as at 31 March 2019 taking into account capital expenditures of S$20.5 million incurred during the financial year and the higher appraised values of the properties by independent valuers as at 31 March 2019.

Correspondingly, net assets attributable to Unitholders increased by 7.8% to S$4,616.0 million over the previous financial year ended 31 March 2018, reflecting a higher NAV per unit of S$1.60 as at 31 March 2019. The adjusted NAV per unit (after excluding the distributable income payable for 4Q FY18/19) was S$1.57.

ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Singapore Financial Reporting Standards (International) ("SFRS(I)") issued by the Accounting Standards Council (Singapore), relevant requirements of the Code on Collective Investment Schemes (the "CIS Code") issued by the Monetary Authority of Singapore ("MAS") and the provisions of the Trust Deed.

MAS has granted the Group a waiver from complying with the requirement under Paragraph 4.3 of Appendix 6 to the CIS Code to prepare its financial statements in accordance with the Singapore Financial Reporting Standards. The Group has adopted SFRS(I) on 1 April 2018 and the financial statements of the Group for the financial year ended 31 March 2019 have been prepared in accordance with SFRS(I).

CAPITAL MANAGEMENT

The Manager continues to actively manage MCT's capital structure and takes a disciplined approach in addressing funding requirements and managing refinancing and interest rate risks.

To enhance financial flexibility, MCT entered into two RCFs totalling S$150.0 million and increased its MTN Programme limit from S$1.0 billion to S$3.0 billion.

In FY18/19, MCT drew on S$345.0 million of the term loans facilities executed in July and August 2018 to refinance S$144.0 million of bank borrowings due in August 2018 and S$197.6 million of bank borrowings ahead of its maturity in April 2019.

As part of the Manager's active capital management approach, IRS of notional S$280.0 million and forward start IRS of notional S$65.0 million were executed to replace those that were expiring during FY18/19 and S$270.0 million that would expire in April 2019. As at 31 March 2019, approximately 85.0% of the gross debt was fixed by way of IRS and fixed rate debt.

As at 31 March 2019, MCT's total gross debt was S$2,349.0 million. With the upward revaluation of the investment properties, the aggregate leverage ratio decreased from 34.5% as at 31 March 2018 to 33.1% as at 31 March 2019 based on total assets and was 50.9% based on net assets. For the financial year ended 31 March 2019, MCT achieved a healthy interest coverage ratio of approximately 4.5 times and a prudent average all-in cost of debt of 2.97% per annum.

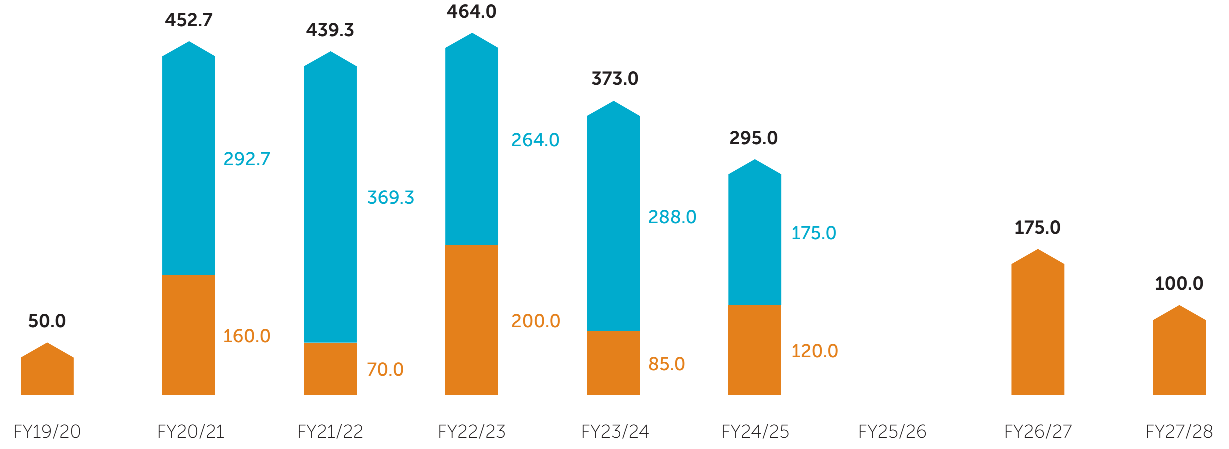
Overall, MCT has maintained a well-distributed debt maturity profile with no more than 20% of debt due for refinancing in any financial year.

All borrowings continue to be unsecured with minimal financial covenants.

FINANCIAL REVIEW & CAPITAL MANAGEMENT

DEBT MATURITY PROFILE (AS AT 31 MARCH 2019)

Gross Debt (S$ million)



% of Total Debt								
2%	19%	19%	20%	16%	13%	–	7%	4%

Bank Debt MTN

KEY FINANCIAL INDICATORS

	As at 31 March 2019	As at 31 March 2018
Total Debt Outstanding (S$ million)[1]	2,349.0	2,327.6
% of Fixed Rate Debt	85.0%	78.9%
Gearing Ratio	33.1%	34.5%
Interest Coverage Ratio	4.5 times	4.8 times
Average Term to Maturity of Debt (years)	3.6	3.9
Weighted Average All-In Cost of Debt (per annum)	2.97%	2.75%
Unencumbered Assets as % of Total Assets	100%	100%
MCT Corporate Rating (by Moody's)	Baa1 (Stable)	Baa1 (Stable)

1 Reflects total gross debt after taking into account the CCIRS taken to hedge the JPY8.7 billion floating rate MTN.

INDEPENDENT MARKET OVERVIEW | BY CBRE PTE LTD

1. THE SINGAPORE ECONOMY

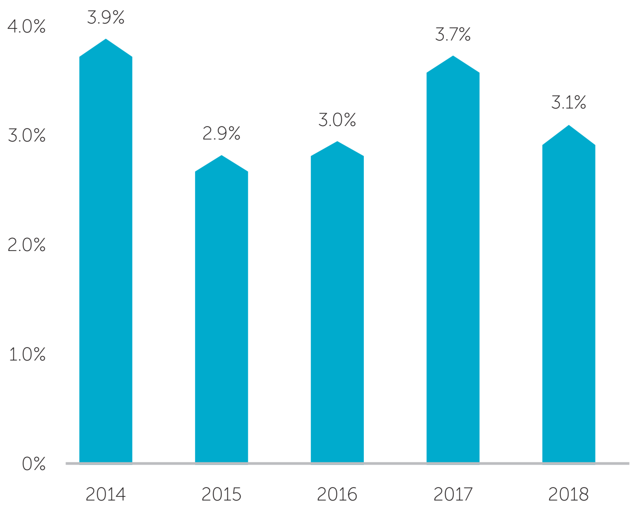
1.1 Economic Overview

According to the Ministry of Trade & Industry ("MTI"), Singapore's economy grew by 3.1% in 2018, easing from the 3.7% expansion recorded in the previous year. Growth was primarily driven by the manufacturing sector. Supported by the electronics, transport engineering and biomedical manufacturing clusters, the manufacturing sector expanded by 7.0% in 2018. The services sector expanded by 2.9% with strong performance from the information & communications, finance & insurance and business services sectors. In contrast, the construction sector shrank by 3.7% in 2018, weighed down by public sector construction activities.

Headline inflation eased from 0.6% in 2017 to 0.4% in 2018. Meanwhile, core inflation averaged at 1.7% in 2018. The latest Monetary Authority of Singapore Economic Survey expects core inflation to be 1.4% in 2019.

Economic growth is projected to moderate in 2019 due to a weaker external demand outlook and ongoing trade tensions. According to official forecasts, the 2019 economic growth is likely to come in between 1.5% to 2.5%.

Chart 1: Singapore GDP Growth Rate in Chained (2015) Prices



Sources: MTI & CBRE

2. THE OFFICE MARKET

2.1 Existing Office Supply

In 1Q 2019, the total islandwide office stock tracked by CBRE rose by 2.2% year-on-year to 60.8 million sf. This was largely due to the completions of Paya Lebar Quarter (870,170 sf) and Frasers Tower (663,000 sf).

Core CBD (made up of Raffles Place, Shenton Way, Marina Centre and Marina Bay), the most sought-after prominent location for large corporate office occupiers to house their businesses' front office functions and headquarters, accounted for close to half (49.9% or 30.3 million sf) of the islandwide stock. The remaining 26.9% and 23.2% of the total islandwide office stock is distributed in the Fringe CBD and Decentralised submarkets respectively.

Tanjong Pagar and HarbourFront/Alexandra Micro-markets

The office stock in the Tanjong Pagar[1] and HarbourFront/Alexandra[2] micro-markets stood at 5.6 million sf and 3.6 million sf respectively as at 1Q 2019. The Tanjong Pagar micro-market commands 9.2% of the overall market while the HarbourFront/Alexandra micro-market occupies 5.9% market share of the islandwide office stock.

Both the Tanjong Pagar and HarbourFront/Alexandra micro-markets are characterised by a diverse set of assets with a wide range of age and specifications.

2.2 Future Office Supply

The office pipeline supply for the next three years (2Q 2019 to 2021 inclusive) is approximately 3.4 million sf. Around 49.4% of the future office supply is in the Core CBD submarket. By contrast, the Fringe CBD and Decentralised submarkets accounted for 20.8% and 29.8% of the pipeline supply.

An estimated 1.2 million sf of office space is scheduled to be completed for the remaining of 2019. HD 139 (83,958 sf) is the only notable new supply in the Core CBD submarket. On the other hand, the two redevelopment projects (9 Penang Road and Funan) will inject a combined 585,000 sf of new office space to the Fringe CBD submarket. Woods Square will add approximately 534,400 sf of office space to the Decentralised stock in 2019.

1 For confidentiality reasons, CBRE cannot provide the full list of buildings in the particular basket. The key projects in the Tanjong Pagar basket are Guoco Tower, 79 Anson Road, AXA Tower, Mapletree Anson and Twenty Anson among others.
2 For confidentiality reasons, CBRE cannot provide the full list of buildings in the particular basket. The key projects in the HarbourFront/Alexandra basket are HarbourFront Tower 1 and 2, HarbourFront Centre, MLHF, Keppel Bay Tower, the office component of MBC I, PSA Building, and Fragrance Empire Building among others.

The 2020 office pipeline is expected to increase slightly from the previous year. Majority (73.5%) of the 2020 office supply is in Core CBD submarket. This includes ASB Tower (514,000 sf), Oxley@Raffles (312,853 sf) and Afro-Asia I-Mark (153,526 sf). Other new office completions include Centrium Square (107,041 sf) and St James Power Station (118,392 sf) in the Decentralised submarket.

New office supply is projected to taper to just under 900,000 sf in 2021. This includes the expected completion of CapitaSpring (635,000 sf) in the Core CBD submarket and Rochester Commons in the Decentralised submarket. Dubbed to be the first shared Executive Learning Centre in Singapore with a mix of office, F&B and hospitality components, Rochester Commons provides approximately 264,781 sf of new office space.

Tanjong Pagar and HarbourFront/Alexandra Micro-markets
The redevelopment of Hub Synergy Point is the only enbloc office development scheduled for completion in the Tanjong Pagar micro-market. It will add around 128,456 sf of office space to the micro-market when completed in 2020.

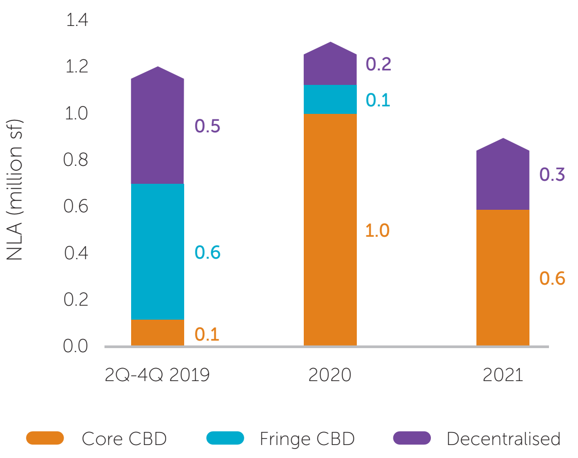
Furthermore, the scheduled completion of St James Power Station in 2020 will contribute 118,392 sf of office space in the HarbourFront/Alexandra micro-market.

2.3 Demand & Occupancy

Total islandwide office net absorption continued to exhibit growth in 2018, coming in at 1.6 million sf. The islandwide office leasing activities were well supported by strong office demand from various sectors including financial and insurance, information and technology, shipping, as well as business services sectors. Demand for office space in 2018 has been largely spearheaded by firms in the finance, technology and co-working sectors. The islandwide net absorption for 1Q 2019 was 137,936 sf.

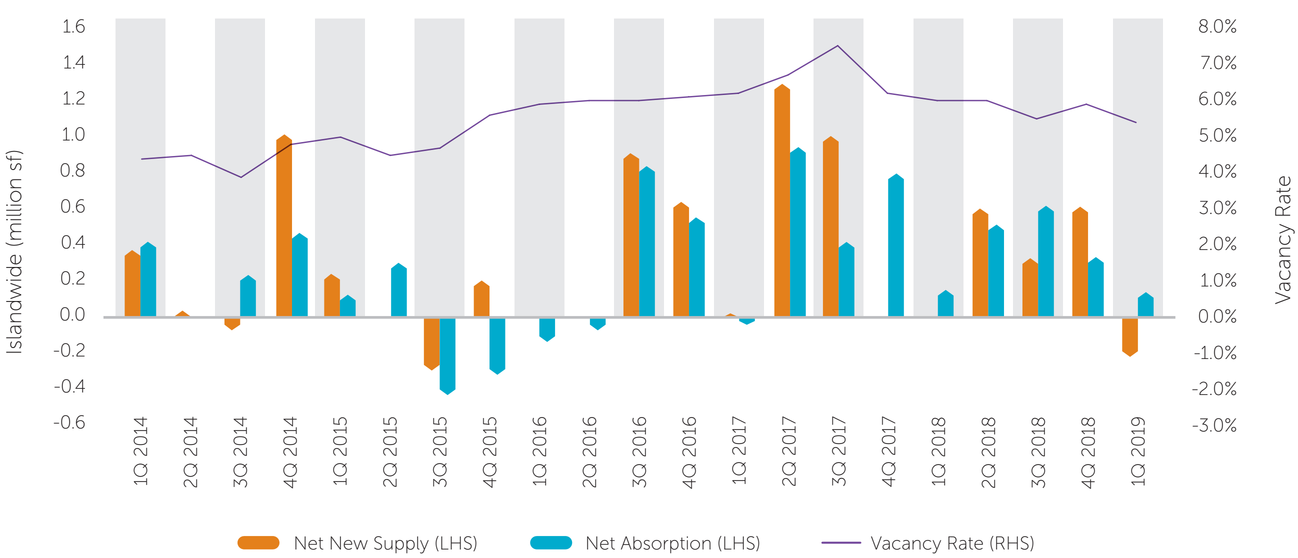
The appetite for growth among agile space operators remained strong in 2018 and into 1Q 2019. WeWork announced its launch of three new offices in Suntec City Tower, City House and 8 Cross Street. This translates to approximately 2,500 desks in total for the three offices.

Chart 2: Islandwide Future Office Supply



Sources: CBRE

Chart 3: Islandwide Office Supply, Demand & Vacancy



Sources: CBRE

Meanwhile, JustCo will open its latest space at China Square Central in 4Q 2019. Competition is set to intensify further with the entrance of Campfire Collective, a Hong Kong-based co-working firm. Based on CBRE estimates, the total amount of office space occupied by co-working operators has doubled over the year to 1.4 million sf in 2018.

Tanjong Pagar and HarbourFront/Alexandra Micro-markets
The introduction of Guoco Tower in 2016 to the Tanjong Pagar micro-market has helped to bring up the area's overall branding and positioning, contributing positively to the overall appeal of the micro-market.

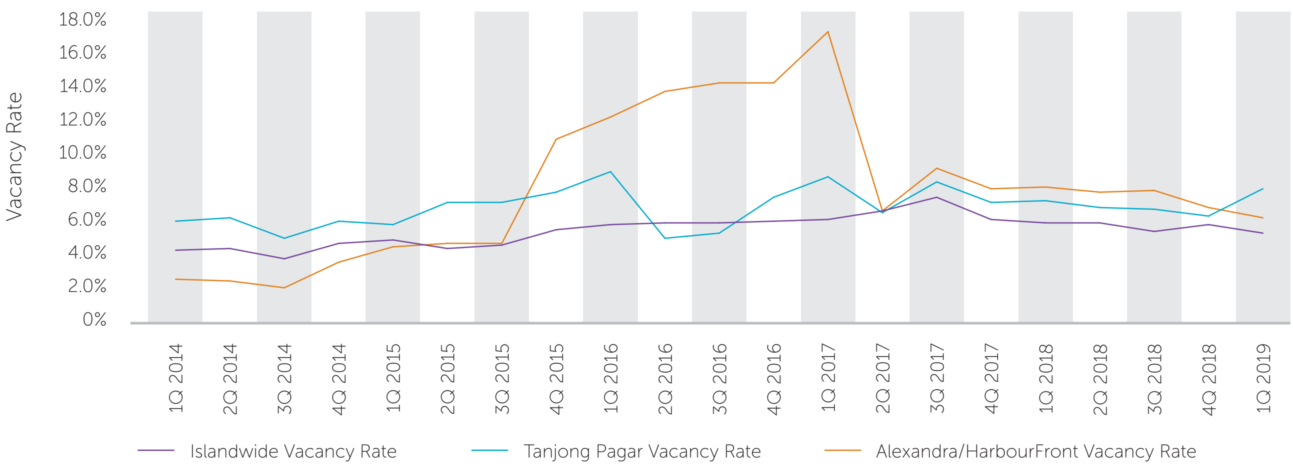
The HarbourFront/Alexandra micro-market is located in the city fringe and offers an attractive alternative for occupiers. The introduction of the office component at MBC I and MLHF has increased the quality of offices in the area and attracted demand by tenants who are drawn to the relatively reasonable pricing and large floor plates.

The recently unveiled URA Draft Master Plan 2019 envisaged the central area to be a vibrant lifestyle destination with a wider diversity of land uses. Furthermore, the HarbourFront/Alexandra micro-market will be the key business node within the Greater Southern Waterfront.

2.4 Office Vacancy
The islandwide office vacancy rate compressed by 0.6%-point over the year to 5.3% in 1Q 2019 following a steady decline over the preceding few quarters amid a broad recovery in the office market.

Tanjong Pagar and HarbourFront/Alexandra Micro-markets
Vacancy rate in the Tanjong Pagar micro-market rose by 0.7%-point from 1Q 2018 to 7.9% in 1Q 2019. Over the same period, vacancy rate in the HarbourFront/Alexandra micro-market tightened by 1.8%-point to 6.2% in 1Q 2019 due to stronger take-up of office space at Fragrance Empire Building.

Chart 4: Office Vacancy Rate



Sources: CBRE

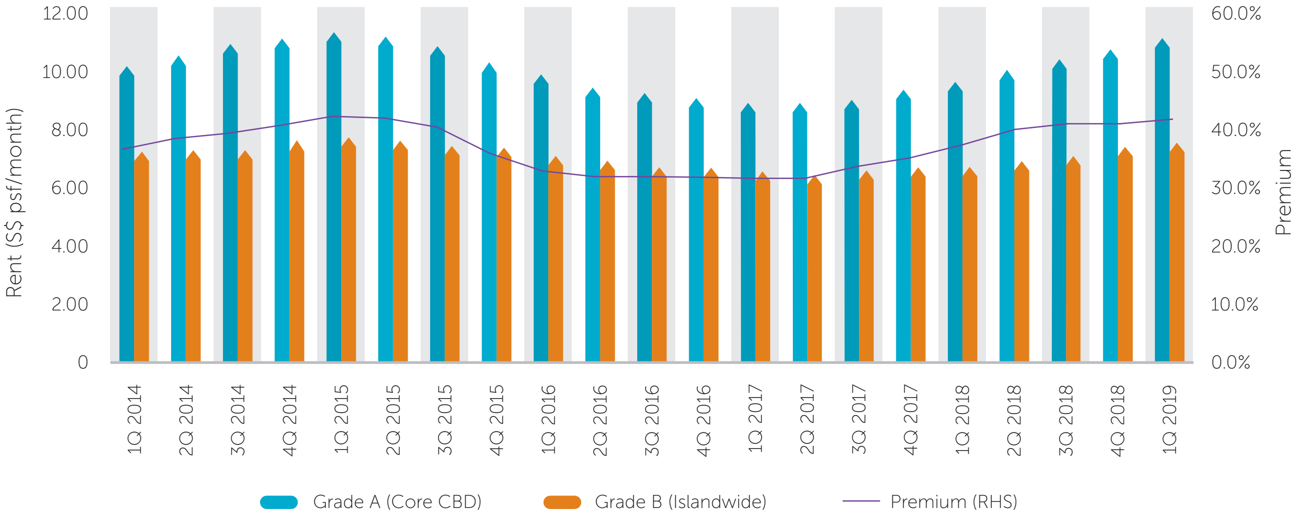
2.5 Office Rents
Office rents have risen in tandem with improving occupancy. Rents of Grade A (Core CBD) office grew for the seventh consecutive quarters to S$11.15 psf/month in 1Q 2019. Rents of Grade A office grew strongly by 14.9% year-on-year. On the other hand, Grade B (Islandwide) office rents grew by 11.3% year-on-year to S$7.90 psf/month in 1Q 2019. With a tightening availability of prime office space, potential tenants could widen their location search for suitable premises. This may drive up leasing demand for well-located Grade B offices.

Table 1: Monthly Office Rents

	1Q 2019 (S$ psf/month)	Year-on-year	Quarter-on-quarter
Grade A (CBD Core)	S$11.15	+14.9%	+3.2%
Grade B (Islandwide)	S$7.90	+11.3%	+2.6%

Sources: CBRE

Chart 5: Office Rents



Sources: CBRE

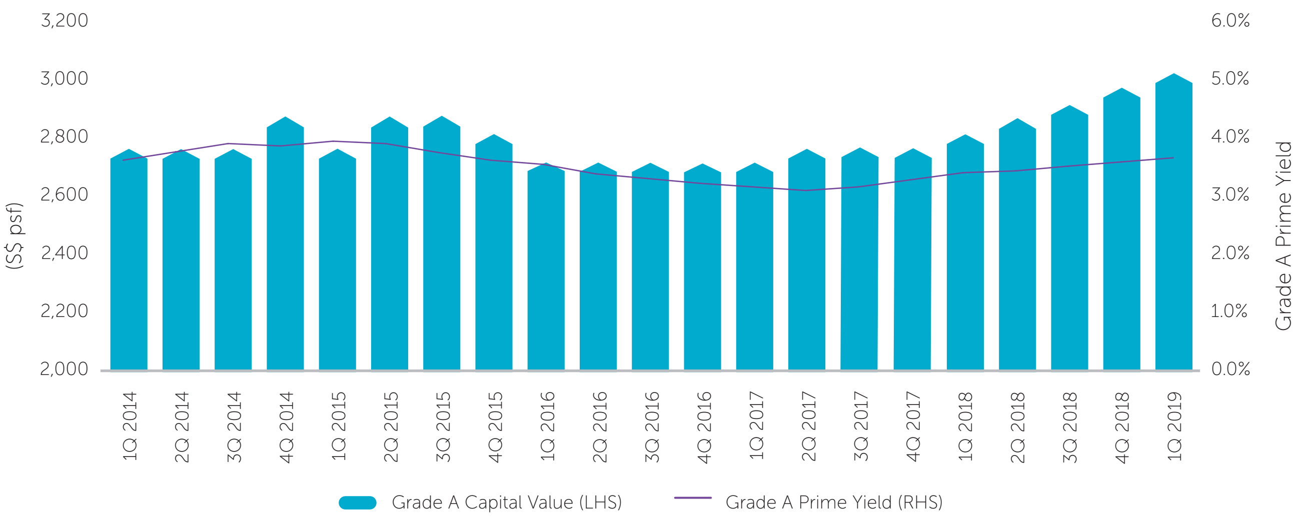
In general, the Tanjong Pagar micro-market experienced lower volatility relative to the overall market due to its higher concentration of non-banking and financial services tenants. A two-tier state exists in the area as newer development with better building specifications command higher rents relative to older developments.

2.6 The Office Investment Market and Capital Values

Office assets were sought after by investors in 2018. Office investment sales stood at S$5.9 billion for whole of 2018. Notable examples of enbloc office transactions in 2018 include the sale of the office component of OUE Downtown 1 and 2 (S$908.0 million), Robinson 77 (S$710.0 million), 78 Shenton Way (S$680.0 million) and Manulife Centre (S$555.5 million). The increasing number of new office investors in 2018 was a testament of investors' confidence in Singapore's market. These include Gaw Capital's purchase of Robinson 77, ARA-Chelsfield's joint purchase of Manulife Centre and Kenedix Inc's purchase of a 25.0% stake in Capital Square. Following three consecutive quarters of increase, office investment volume dipped by 91.4% over the quarter to S$258.5 million in 1Q 2019 with the first quarter of the year typically being quieter.

Grade A office capital values increased by 7.1% year-on-year to reach S$3,000 psf in 1Q 2019. Yields rose by 0.25%-point to 3.55% in 1Q 2019.

Chart 6: Office Capital Values and Net Yield



Sources: CBRE

The office investment market is expected to remain firm. With office rental projected to remain on an upward trajectory, Singapore's commercial sector emerged favourable among property funds.

Within the Tanjong Pagar micro-market, Twenty Anson was sold to a private equity fund for S$516.0 million in 2Q 2018. No enbloc office transaction was recorded for the HarbourFront/Alexandra micro-market in 2018.

2.7 Office Outlook

The economic outlook for Singapore in 2019 is expected to slow down when compared with 2018. Growth in outward-oriented services sector are projected to taper in tandem with moderating growth in advanced and regional economies. MTI has forecast the 2019 GDP growth at 1.5% to 2.5% .

The general outlook of the office market remains largely sanguine with stabilising demand and moderating pipeline supply. Leasing interests for upcoming developments appears to be healthy. Banking and finance, technology, co-working and shipping companies are expected to be the key leasing drivers of office space in 2019. In particular, co-working operators have been fervent in their pursuit of gaining more market share and are aggressive in taking up office spaces. The technology sector is expected to continue growing as domestic digitisation efforts gain increasing importance. However, there is some level of concern about the depth of office demand and its over-reliance on the co-working and technology sectors.

Office vacancy is projected to continue to decline in the near future with a thinning pipeline of supply. Office rents are expected to improve albeit at a more measured pace.

3. THE RETAIL MARKET

3.1 Existing Retail Supply

The islandwide private retail stock increased by 1.7% year-on-year to 49.7 million sf in 1Q 2019. The Suburban Area accounted for most of the retail stock at 26.4%. This was followed by Fringe Area (26.3%), Rest of Central (18.7%), Orchard Road (14.8%) and Downtown Core (13.8%).

There were several new completions of retail space in 2018. Jewel Changi Airport received its temporary occupation permit in the final quarter of 2018, adding around 576,000 sf of of retail space to the Suburban Area. Other notable new retail completions include Wisteria Mall (77,500 sf), City Gate (76,300 sf) and the retail component at Outpost Hotel Sentosa & Village Hotel Sentosa (37,100 sf). A number of AEI to existing retail centres were also completed in 2018. Prime examples include Century Square (211,000 sf) and the Basement 1 extension at VivoCity (24,000 sf). Approximately 168,755 sf of new retail space were completed in 1Q 2019 including the AEI at TripleOne Somerset (71,800 sf).

HarbourFront/Alexandra Micro-market

The HarbourFront/Alexandra precinct is mainly anchored by landmark retail developments which comprise VivoCity, HarbourFront Centre and Resorts World Sentosa ("RWS"). They are further complemented by smaller developments such as 1) ARC, 2) the retail portion of Mapletree Business City ("MBC"), 3) Anchorpoint and 4) Alexandra Central, which cater to both the working and residential population in the vicinity.

VivoCity is complemented by HarbourFront Centre, a mixed-use development comprising of both office and retail offerings as well as an international cruise centre. Holistically, both developments are the only full-fledged retail development in the HarbourFront/Alexandra micro-market, enabling the area to establish a regional retail presence that attracts visitors and shoppers across Singapore.

Located on Sentosa Island, RWS comprises predominantly by F&B outlets as well as luxury boutique outlets catering to tourists. The recently announced expansion of RWS is expected to yield a new waterfront promenade, lined with both retail and F&B outlets over the next five years.

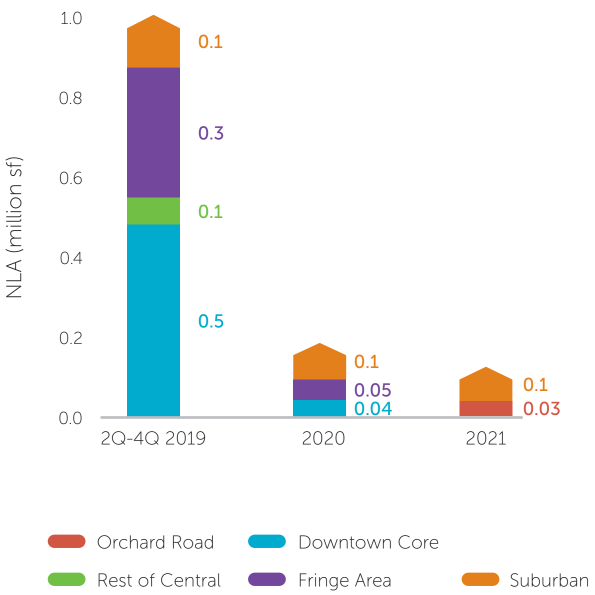
3.2 Future Retail Supply

The total projected islandwide retail supply over the next three years (2Q 2019 to 2021) is estimated at 1.3 million sf. Majority (79.4%) of the upcoming retail supply is expected to be completed in 2019 with significant tapering of retail supply projected in 2020 and 2021. Most of the future retail supply is in the Downtown Core (41.1%).

Approximately 1.0 million sf of retail space is slated for completion in 2019. Upcoming retail developments in the Downtown Core Area include Funan (325,000 sf) and the shopping arcade at Raffles Hotel (133,526 sf). The biggest injection of retail space in the Fringe Area is the PLQ Mall located in Paya Lebar (340,000 sf). Upcoming suburban retail supply include the retail component at the mix-used Woods Square (44,800 sf) development.

Retail supply is projected to tighten substantially to around 173,918 sf in 2020. New retail developments in the Suburban Area consist of the retail component at Stars of Kovan (20,182 sf) while Centrium Square and Artra will contribute approximately 27,179 sf and 21,528 sf of new retail space to the Fringe Area respectively.

Chart 7: Future Retail Supply



Sources: CBRE

The 2021 retail pipeline will taper further to 98,036 sf. Most of the new retail supply is concentrated in the Suburban Area: Le Quest (41,333 sf), and Changi Garden Homes (24,703 sf).

HarbourFront/Alexandra Micro-market

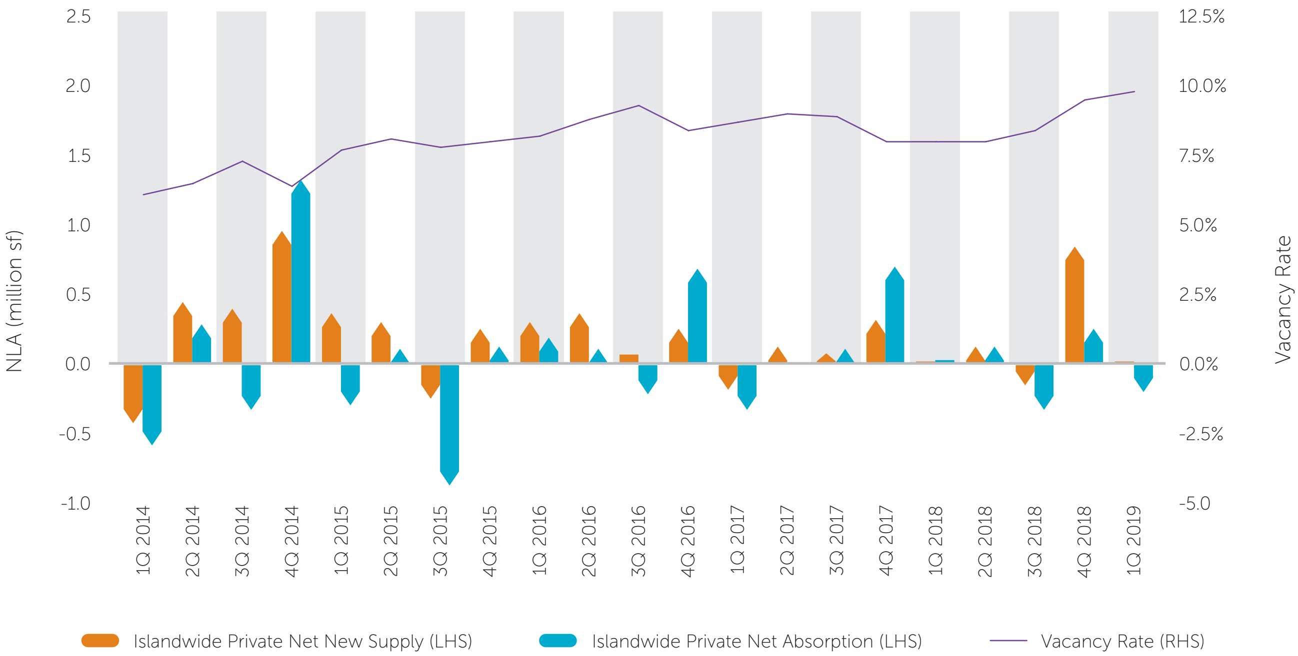
There is no planned retail supply to the HarbourFront/ Alexandra micro-market between 2019 and 2021.

3.3 Demand and Occupancy

The islandwide private net absorption of retail space was 64,600 sf in 2018, 87% below the 2017 figure. Activity-based tenants such as cooking studios and arcades were active in the leasing scene with landlords attempting to create a more engaging experience to draw shoppers. The booming health and wellness industry has generated leasing demand from multi-brand sporting goods retailers. F&B operators continued to be a key source of retail leasing demand in 2018. It was reported that the asset enhancement at Great World City will raise its lettable space allocation for F&B from 20% to 30%. In addition, 30% of the retailers at Jewel Changi Airport are F&B operators. Sporting goods and gyms remained one of the key drivers of leasing demand in 1Q 2019.

Islandwide retail vacancy rates hit a five-year peak of 9.9% in 1Q 2019 as the retail sector continue to face headwinds.

Chart 8: Islandwide Retail Demand And Vacancy

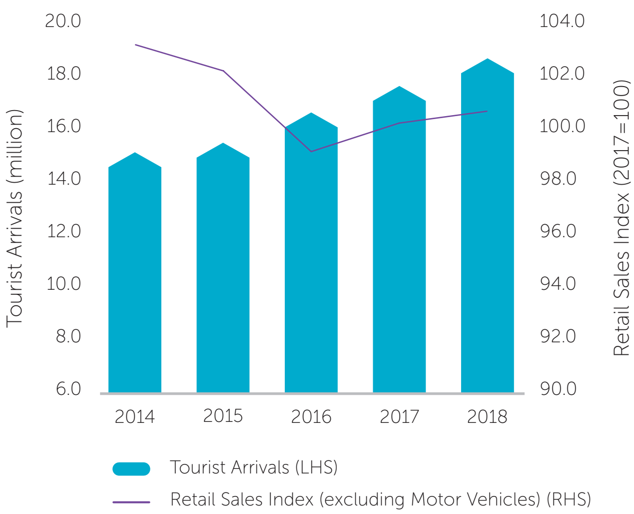


Sources: CBRE, URA

Retail sales performance moderated in 2018 with easing economic growth. The retail sales index based on Constant Prices (excluding motor vehicles) remained stable, having increased marginally by 0.5% year-on-year to 100.5 in 2018. Retail sales in 2018 were mainly driven by medical goods & toiletries, furniture & household equipment and wearing apparel & footwear.

While tourist arrivals and receipts in Singapore posted record highs for the third consecutive year in 2018, the pace of increase has moderated in the initial months of 2019. International visitor arrivals grew by 6.2% year-on-year to 18.5 million in 2018 with Singapore's top source markets for tourist arrivals, China, Malaysia, India and Indonesia, all exhibiting growth. Growth in Chinese visitorship figures was moderated from the 9.7% year-on-year growth in 1Q 2018 to 3.0% in 1Q 2019, possibly due to slower global growth. Tourism receipts have also failed to keep pace with the growth in visitorship in 2018.

Chart 9: Visitors Arrivals & Retail Sales Index (excluding Motor Vehicles)



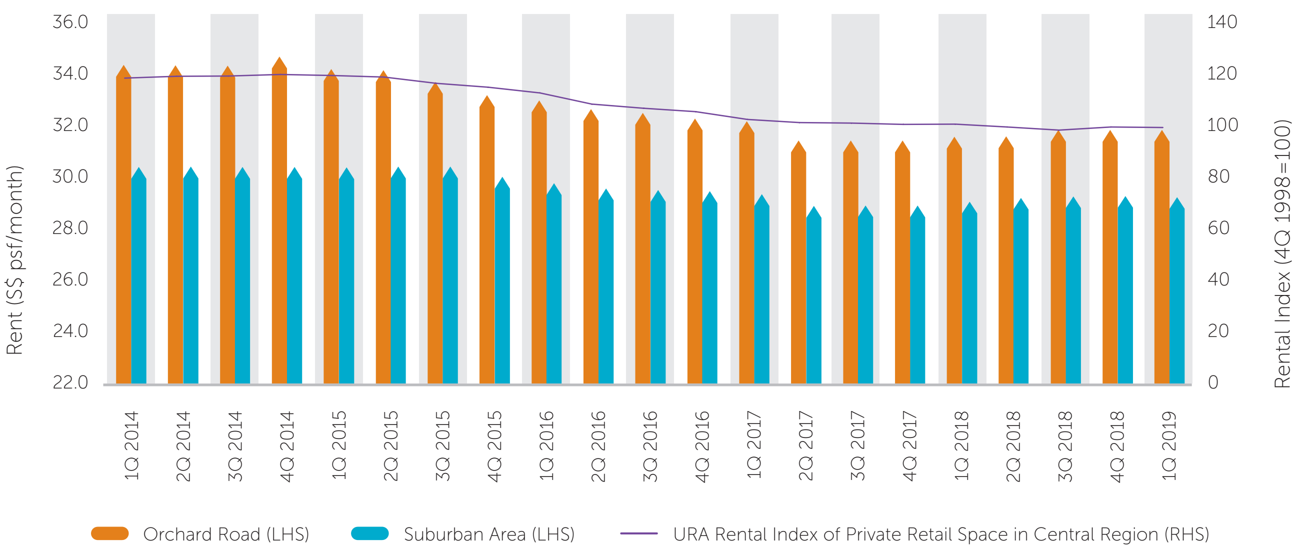
Sources: Singapore Tourism Board, Department of Statistics & CBRE

3.4 Retail Rents

Retail rents secured firmer footing in recent quarters. Since the recent low of S$31.30 psf/month recorded in Orchard Road in 4Q 2017, retail rents have recovered slightly by 1.3% to S$31.70 psf/month in 1Q 2019. Over the same period, retail rents in the Suburban Area have risen in an almost similar fashion by 1.2% year–on-year to S$29.15 psf/month in 1Q 2019. Suburban rents have generally exhibited greater resilience to rental compression and volatility as they are mostly supported by the domestic retail market.

The retail rental index for the Central Region, tracked by the Urban Redevelopment Authority ("URA"), stood at 98.0 in 1Q 2019.

Chart 10: Retail Rents



Sources: CBRE, URA

3.4 Retail Transactions

Investment activity in the retail market declined in 2018. After a robust growth in the previous year, the total retail transaction volume almost halved by 45.9% in 2018 to S$1.4 billion. Notable retail transactions in 2018 include the sale of a 70% stake in Westgate to CapitaLand Mall Trust for S$789.6 million and the purchase of the remaining 50% stake in Capitol Singapore by Perennial for S$514.0 million. Retail investment sales got off to an encouraging start in the new year with two enbloc retail transactions in 1Q 2019 – sale of Liang Court at S$400.0 million and Rivervale Mall at S$230.0 million.

Retail S-REITS participated more actively in the investment market in 2018. Apart from the purchase of the 70% stake in Westgate, CapitaLand Mall Trust has divested Sembawang Shopping Centre for S$248.0 million earlier in 2Q 2018. In the same quarter, SPH REIT acquired The Rail Mall for S$63.2 million.

No notable retail transactions were recorded in the HarbourFront/Alexandra micro-market for the whole of 2018 and 1Q 2019.

Table 2: Selected Retail Transactions in 2018 and 1Q 2019

Quarter	Property Name	Price (S$ million)	Price (S$ psf)	Land Tenure	Buyer	Seller
1Q 2019	Liang Court	400.0	1,492 on NLA	99 Years	CapitaLand - CDL	PGIM Real Estate Asia Retail Fund
1Q 2019	Rivervale Mall	230.0	2,833 on NLA	99 Years	SC Capital Partners	AEW Asia
4Q 2018	I12 Katong Mall (77.6 % stake)	279.4	1,739 on NLA	99 Years	DC REIT Holdings Pte Ltd	Divine (AMT) Limited
3Q 2018	Westgate (70% stake)	789.6	2,746 on NLA	99 Years	CapitaLand Mall Trust	CMA Singapore Investments (4) Pte Ltd (50%), CLJM Pte Ltd (20%)
2Q 2018	Sembawang Shopping Centre	248.0	1,727 on NLA	999 Years	Lian Beng-Apricot (Sembawang)	CapitaLand Mall Trust
2Q 2018	The Rail Mall	63.2	1,268 on NLA	99 Years	SPH REIT	Pulau Properties Pte Ltd
1Q 2018	Capitol Singapore (50% stake)	514.0	N/A	99 Years	Perennial (Capitol) Pte Ltd and New Capitol Pte Ltd	Chesham Properties Pte Ltd

Note: Transactions are recorded at the point of announcements.
Source: CBRE

3.5 Retail Outlook

The retail market is expected to continue to face headwinds amidst dampened market optimism and business sentiments. The medium-term rental outlook looks stable given the substantial tightening of supply pipeline after 2019. With online retailers gradually adopting an omni-channel retailing strategy, this could boost additional demand for physical retail space. Prime rents are expected to increase at a stable and sustainable pace over the next few years.

A strong rebound looks unlikely for the retail market as potential risks remain. Retailers continue to be hampered by high operating costs and labour shortage. The lowering of foreign worker quota for the services sector announced recently will further exacerbate the challenges of labour shortage. That said, these could create additional motivation for retailers and landlords to pursue productivity improvements and to adopt technological tools to mitigate the risks.

Primary malls are expected to be the prime beneficiary in this recovery. Growth is likely to be driven by prime properties while secondary corridors and floors may struggle with occupancy pressures.

The introduction of the Strategic Development Incentive Scheme is expected to lead to the rejuvenation and the unlocking of greater value for older retail assets in the Orchard Area.

4. THE BUSINESS PARK MARKET

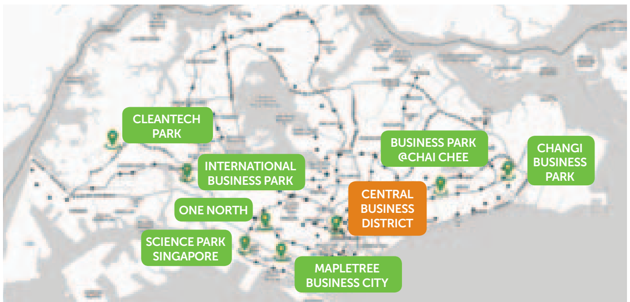
4.1 Existing Business Park Supply

Business Parks are campus-like business spaces that typically occupy at least five hectares of land. They are also part of the larger decentralisation efforts by the government to encourage businesses to consider operations that do not require a CBD address to relocate to the suburbs.

Singapore islandwide business park stock increased by 2.8% year-on-year to 23.7 million sf in 1Q 2019. New business park completions in 2018 include Alice@ Mediapolis and 22 Changi Business Park Central 2.

According to JTC Corporation ("JTC"), the lead agency in Singapore that spearheads the planning, promotion and development of industrial space, most of the Business Park space (58.5%) are distributed in the Central Region of Singapore, which comprises of one-north, MBC and Singapore Science Park. 24.1% of total stock is in the Eastern region and is anchored by Changi Business Park. International Business Park, located in the Western region, has the smallest share of 17.3% of total stock.

Figure 1: Key Business Park Clusters in Singapore



Source: OneMap and CBRE

Over time, some of the Business Parks have developed their own distinct identities. Changi Business Park is a reputed back-office hub for financial institutions such as Citibank, DBS and Standard Chartered. On the contrary, one-north is positioned as a Biomedical Sciences, Infocomm Technology and Media hub with tenants like Autodesk, GlaxoSmithKline, Novartis, Oracle and Lucasfilm.

International Business Park has been the base for knowledge-based activities with traditional technology and manufacturing tenants such as Creative Technology, Dell, Evonik, M1 and Sony. Singapore Science Park is home to mostly research and technology companies such as the Defence Science Organisation National Laboratories, Defence Science and Technology Agency, Avaya, Quintiles and Shimadzu.

MBC is one of the newest Business Parks in Singapore, featuring proximity to the CBD Core, Grade A specification buildings and integrated business hub features. The typical profile of tenants in MBC is different from those of traditional Business Parks as they appear to bear closer resemblance to the tenant profile of occupiers in the CBD Core, with tenants such as Google, Government Technology Agency, Info-Communications Media Development Authority, Motorola Solutions, Samsung, SAP and Unilever. Furthermore, there is a wide range of amenities within MBC including mid-range specialty restaurants, food courts, multipurpose auditorium, conference facilities, tennis and futsal courts, fitness club with lap pool amidst extensive gardens and greenery.

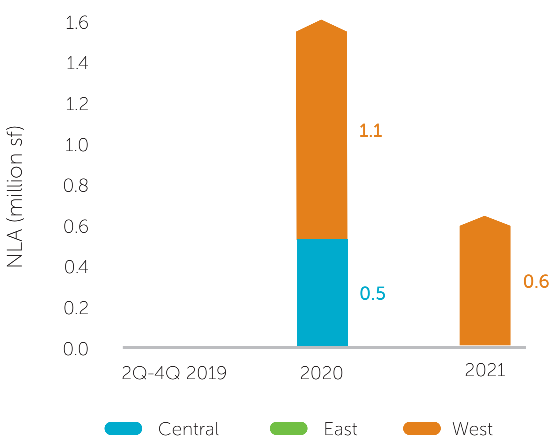
4.2 Future Business Park Supply

CBRE projects the islandwide Business Park supply over the next three years (2Q 2019 – 2021) to increase by approximately 2.2 million sf of NLA.

Approximately 73.0% (or 1.6 million sf) of future supply will enter the market in 2020. Key completions include Razer and Grab Headquarters, both of which are located in one-north. The estimated new supply of around 600,000 sf in 2021 is mainly attributed to the completion of Surbana Jurong Campus by M&G Real Estate. It is located at Cleantech Loop within the upcoming Jurong Innovation District which is envisaged to be a campus for advanced manufacturing R&D and training.

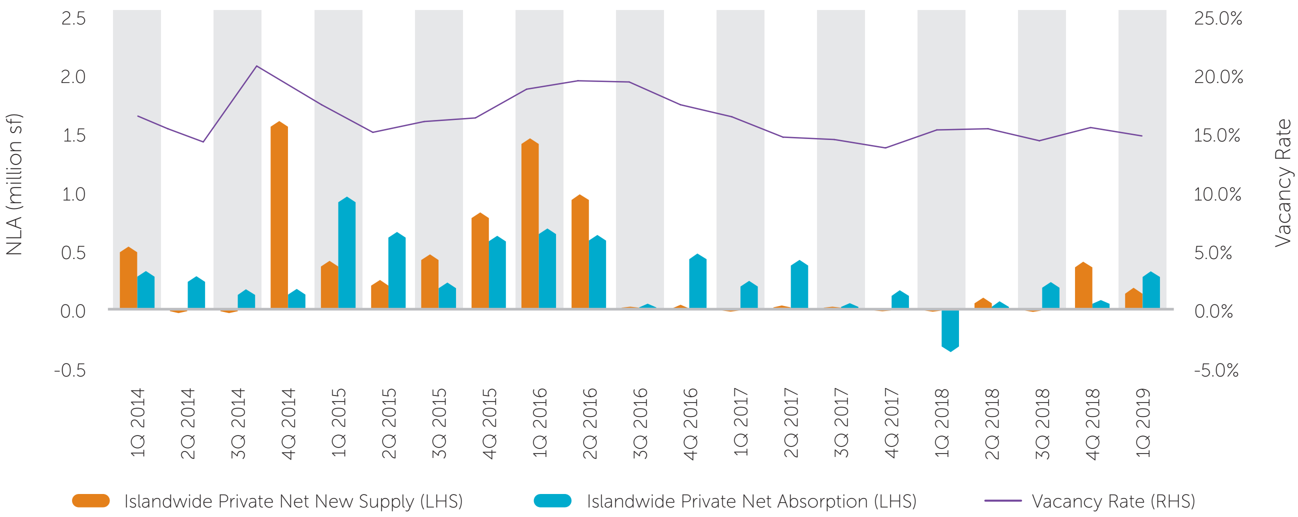
According to the URA Draft Master Plan 2019, a statutory land use plan that guides the medium-term physical development of Singapore, there are plans to build new Business Parks in Woodlands North Coast and Punggol Digital District.

Chart 11: Future Business Park Supply



Source: CBRE

Chart 12: Islandwide Business Park Supply, Demand & Vacancy



Source: CBRE, JTC

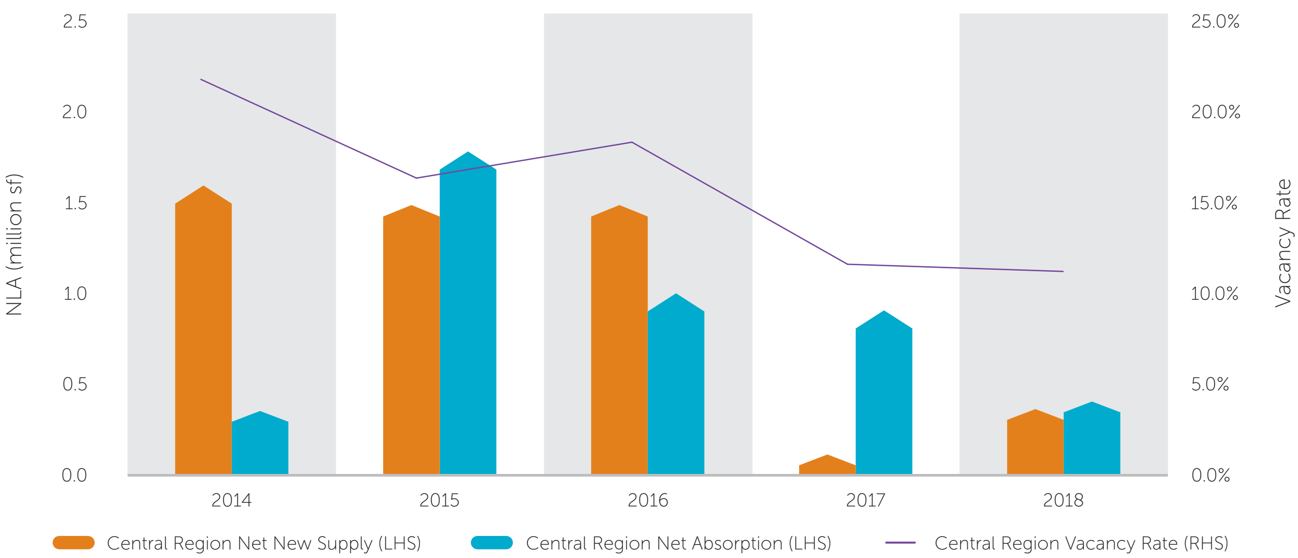
4.3 Demand and Occupancy

Business Park space typically features modern office-like specifications and tenants engaged in non-pollutive activities like advanced technology, research and development in high value-added and knowledge intensive industries, as well as back-office and headquarter type functions that meet the permissible usage requirements by URA.

According to JTC, islandwide net absorption for the Business Park market came in at 4,112 sf in 2018. Net new supply for the year stood at 466,507 sf. Technology firms were the primary demand driver of business parks space as they embarked on expansionary activities while co-working operators are selectively seeking out opportunities. Vacancy rate for Business Park space declined by 0.5%-point year-on-year to 14.4% in 1Q 2019.

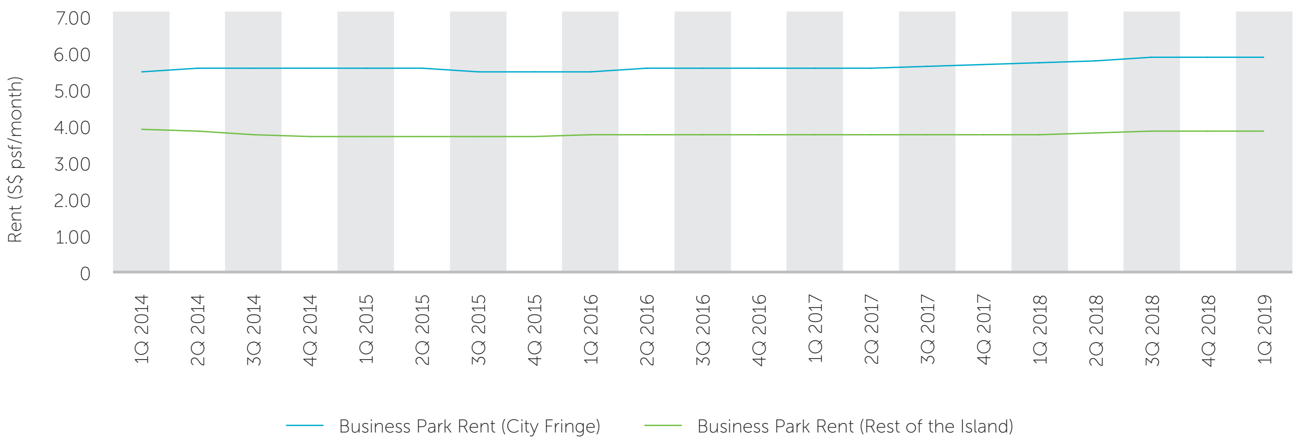
Firms in the infocomm, technology, biomedical and finance sectors are presently among the most prevalent tenants in Business Parks. Tenants generally exhibit preference for prime Business Park space in the central region. There is thus demand for Business Park spaces with good connectivity and quality specifications. Overall, leasing transactional activity seems fairly subdued although interest level in business parks continue to remain steady.

Chart 13: Central Region Business Park, Supply, Demand & Vacancy



Source: CBRE, JTC

Chart 14: Business Park Rents



Source: CBRE

4.4 Business Parks Rents

Business Park rents have generally been very resilient and stable. As at 1Q 2019, the City Fringe and Rest of the Island submarkets commanded rents of S$5.80 psf/month (+2.7% year-on-year) and S$3.80 psf/month (+2.7% year-on-year) respectively. MBC I is located within the City Fringe submarket.

City Fringe Business Parks space has always commanded a rental premium compared with those which are located at the Rest of the Island. This reflects the clear advantages in attracting occupiers who are drawn by the lower rental and yet can enjoy excellent locational attributes of being near the CBD.

4.5 Business Parks Transactions

The Business Park investment market has been relatively muted with no transactions recorded in 2018 and 1Q 2019.

4.6 Business Parks Outlook

Business park space is expected to continue to remain as a favourable option for qualified tenants who are seeking long term stability. Thus, prospects for the sector look stable. Tenants in this space include incubators and firms from the fintech & technology sector. The government has adopted a very calibrated approach towards the introduction of new business park space with the majority being built-to-suit projects for single-owner occupier use.

Occupiers have consistently exhibit preference for business parks with higher specifications and locational attributes, particularly those located in the City Fringe. These occupiers are selective and have not chosen to widen their space options to older and less well-located business parks despite tightening availability. A large proportion of vacant spaces are located in poorer and older assets which are unlikely to be filled easily. Henceforth, the two-tier business park market is likely to become more pronounced going forward with a widening in rental gap.

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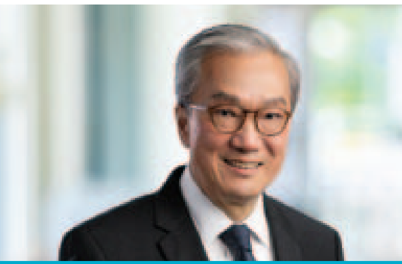
STAYING THE COURSE

At MCT, we are committed to staying the course in delivering stable and sustainable returns and our established track record speaks for itself. Leveraging on our collective experience and expertise, we will continue to purse strategies that will enhance returns from our assets and future-proof our long-term business.

BOARD OF DIRECTORS



TSANG YAM PUI
Non-Executive Chairman and Director

Mr Tsang Yam Pui is the Non-Executive Chairman and Director of the Manager.

Mr Tsang is also the Non-Executive Director and a Member of the Audit and Risk Committee of the Sponsor.

Mr Tsang is concurrently the Non-Executive Director of NWS Holdings Limited and a Non-Executive Director of Bolonia Company Limited. He was formerly the Chief Executive Officer and Executive Director of NWS Holdings Limited from June 2004 until his retirement on 31 December 2018.

Prior to Mr Tsang's appointment with NWS Holdings Limited, he served in the Hong Kong Police Force for 38 years where he held many key appointments before retiring as its Commissioner in 2003.

For his distinguished public service, Mr Tsang was awarded the Gold Bauhinia Star (Hong Kong SAR), the Order of the British Empire, the Queen's Police Medal and the Colonial Police Medal for Meritorious Service.

KWA KIM LI
Lead Independent Non-Executive Director
Chairperson, Nominating and Remuneration Committee

Ms Kwa Kim Li is the Lead Independent Non-Executive Director and the Chairperson of the Nominating and Remuneration Committee of the Manager.

Ms Kwa is concurrently the Managing Partner of the law firm, Lee & Lee, Advocates and Solicitors. Ms Kwa has been in active legal practice for over 30 years, and her areas of practice include real estate, banking, family trusts and cross border transactions.

In Singapore, she sits on the board of Jurong Town Corporation. She is a Trustee of the Singapore Cardiac Society and Honorary Advisor to the Real Estate Developers' Association of Singapore. Abroad in the United Kingdom, she sits on the board of Corus Hotel Ltd.

Ms Kwa holds a Bachelor of Laws degree from the National University of Singapore.

JENNIFER LOH
Chairperson, Audit and Risk Committee
Independent Non-Executive Director

Mrs Jennifer Loh is the Chairperson of the Audit and Risk Committee and an Independent Non-Executive Director of the Manager.

Mrs Loh previously worked with the CapitaLand group from 1991 to 2007 when she retired from full-time employment. Within the group, she had worked in different capacities in financial and general management, including serving as the Chief Financial Officer, Head of Group Tax, Corporate Services, and overseeing their investments in Australia. Mrs Loh also sat on the boards of subsidiaries, associates and joint venture companies of the CapitaLand group, including companies listed on the stock exchanges in Singapore, Malaysia and Australia.

Mrs Loh had served as a member of the Accounting Standards Committee of the Institute of Singapore Chartered Accountants.

Mrs Loh holds a Bachelor of Accountancy degree from the University of Singapore and is qualified as a Chartered Accountant in Australia.

KAN SHIK LUM
Independent Non-Executive Director
Member, Nominating and Renumeration Committee

Mr Kan Shik Lum is an Independent Non-Executive Director and a Member of the Nominating and Remuneration Committee of the Manager.

Mr Kan is also a member of the Mapletree Corporate Social Responsibility Board Committee.

Mr Kan worked with DBS Bank Ltd for over 33 years before he retired in 2015. He was the Managing Director, Capital Markets where he oversaw the equity fund raising in primary and secondary markets. He also helped to augment DBS Bank's capital markets franchise in Singapore and Hong Kong.

Mr Kan is currently an Independent Director of Azalea Asset Management Pte. Ltd. and its subsidiaries, Astrea III Pte. Ltd., Astrea IV Pte. Ltd. and Astrea V Pte. Ltd., all of which are involved in the investment into non-commercial real estate private equity funds. He is also a member of the Audit Committee of Azalea Asset Management Pte. Ltd..

Mr Kan holds a Master of Arts degree in Economics from the Queen's University at Kingston, Canada, and a Bachelor of Arts Honours (Magna Cum Laude) degree in Economics from McMaster University, Canada.

KOH CHENG CHUA
Independent Non-Executive Director
Member, Audit and Risk Committee

Mr Koh Cheng Chua is an Independent Non-Executive Director and a Member of the Audit and Risk Committee of the Manager.

Mr Koh is concurrently the Managing Director & Head of Group Credit – Commercial Credit in United Overseas Bank Limited ("UOB") where he oversees credit approval and risk management of mid-cap corporates and small to medium-sized enterprises in Singapore and the region. He is also a member of UOB's Group Credit Committee, Group Rating Committee and Group Anti-Money Laundering Committee. Prior to his current role, Mr Koh was Head of UOB's corporate banking business in Singapore. Before joining UOB in 2013, Mr Koh was with DBS Bank Ltd for over 25 years during which he held various senior management positions. He has more than 30 years of experience in corporate and investment banking and private equity.

In addition, Mr Koh is a member of the Advisory Committee of the School of Business Management in Nanyang Polytechnic and an Alternate Non-Executive Director of Orix Leasing Singapore Limited.

Mr Koh holds a Bachelor of Business Administration degree from the National University of Singapore. He also attended the International Management Programme at INSEAD Business School.

PREMOD P. THOMAS
Independent Non-Executive Director
Member, Audit And Risk Committee

Mr Premod P. Thomas is an Independent Non-Executive Director and a Member of the Audit and Risk Committee of the Manager.

He is concurrently the Managing Director and Head of Corporate Strategy at Clifford Capital Pte Ltd, a Singapore-based specialist project and asset-backed finance company. Mr Thomas is also the Founder and Chief Executive Officer of Capital Insights Pte. Ltd., an investment holding company which focuses on private investments and strategy consulting. Before this, he held various appointments in Bank of America, Standard Chartered Bank, Temasek Holdings (Private) Limited and the Hong Leong Group of Malaysia.

He is a member of the Singapore Institute of Directors and serves as an Independent Director and Chairman of the Risk Oversight Committee of Fullerton India Credit Company Ltd and an Independent Director of Gemstone Assets Holdings Pte. Ltd.. He is also an Independent Chairman of the Investment Committee of Mapletree Global Student Accommodation Private Trust, a private trust constituted in Singapore, to invest in student accommodation in the USA and UK.

Mr Thomas holds a Masters in Business Administration degree from the Indian Institute of Management, Ahmedabad, and a Bachelor of Commerce degree from Loyola College, Chennai.

BOARD OF DIRECTORS

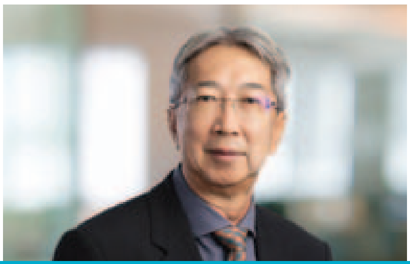
ALVIN TAY
Independent Non-Executive Director

Mr Alvin Tay is an Independent Non-Executive Director.

Mr Tay was previously the Managing Editor, English/Malay/Tamil Media Group at Singapore Press Holdings Limited before his retirement in February 2018. Prior to that, he was the Editor of The Business Times, a newspaper publication of Singapore Press Holdings Limited from 2002 to 2016.

Mr Tay is also a Non-Executive Director of The Rice Company Limited, a not-for-profit organisation involved in the promotion of arts and cultural activities in Singapore and Radion International Ltd., a charitable organisation focused on humanitarian work.

Mr Tay holds a Bachelor of Social Science (Honours) degree from the University of Singapore.



WU LONG PENG
Independent Non-Executive Director

Mr Wu Long Peng is an Independent Non-Executive Director.

Mr Wu was previously the Executive Director of Kuok (Singapore) Limited until 2017 and has more than 30 years of experience in finance and corporate affairs across various industries. Mr Wu is also a Non-Executive Director of Gamma Communications PLC, a company listed on the Alternative Investment Market in the United Kingdom.

Mr Wu is a Fellow Member of the Association of Chartered Certified Accountants, United Kingdom, and a Member of the Institute of Singapore Chartered Accountants.

HIEW YOON KHONG
Non-Executive Director
Member, Nominating And Remuneration Committee

Mr Hiew Yoon Khong is a Non-Executive Director of the Manager.

Mr Hiew is currently the Executive Director and Group Chief Executive Officer of the Sponsor. He is also a Non-Executive Director of Mapletree Logistics Trust Management Ltd. (the manager of Mapletree Logistics Trust), Mapletree Industrial Trust Management Ltd. (the manager of Mapletree Industrial Trust) and Mapletree North Asia Commercial Trust Management Ltd. (the manager of Mapletree North Asia Commercial Trust).

Mr Hiew joined the Sponsor in 2003 as Group Chief Executive Officer. He has since led the Mapletree Group from a Singapore-centric real estate company worth S$2.3 billion to a global company with total assets under management of more than S$55.7 billion.

From 2003 to 2011, Mr Hiew was concurrently Senior Managing Director (Special Projects) in Temasek Holdings (Private) Limited. His past directorships include serving as a member on the Board of Trustees of the National University of Singapore and Board member of Sentosa Development Corporation.

Mr Hiew holds a Master of Arts degree in Economics from the University of Warwick, UK, and a Bachelor of Arts degree in Economics from the University of Portsmouth, UK.

WONG MUN HOONG
Non-Executive Director

Mr Wong Mun Hoong is a Non-Executive Director of the Manager.

Mr Wong is currently the Group Chief Financial Officer of the Sponsor. He oversees the Finance, Tax, Treasury and Private Funds Management functions of the Sponsor. He is also a Non-Executive Director of Mapletree Logistic Trust Management Ltd. (the manager of Mapletree Logistic Trust), Mapletree Industrial Trust Management Ltd. (the manager of Mapletree Industrial Trust) and Singapore Cruise Centre Pte. Ltd.. In addition, he serves as the Chairman of the SMU Real Estate Programme Advisory Board.

Before joining the Sponsor in 2006, Mr Wong had over 14 years of investment banking experience in Asia, of which the last ten years were with Merrill Lynch & Co.

Mr Wong holds a Bachelor of Accountancy (Honours) degree from the National University of Singapore and the professional designation of Chartered Financial Analyst from the CFA Institute of the United States. He also attended the Advanced Management Programme at INSEAD Business School.

AMY NG
Non-Executive Director

Ms Amy Ng is a Non-Executive Director of the Manager.

Ms Ng is currently the Regional Chief Executive Officer, Group Retail and Singapore Commercial of the Sponsor. She oversees the Sponsor's non-REIT retail business in Singapore, China, Malaysia and Vietnam. She is the Non-Executive Director of Vietsin Commercial Complex Development Joint Stock Company and Singapore Cruise Centre Pte. Ltd. as well as an Alternate Director of MS Commercial Pte. Ltd..

Ms Ng was appointed the Chief Executive Officer and Executive Director of the Manager from its initial public offering in 2011 to 2015. Before the listing of MCT, Ms Ng was the Chief Executive Officer of the Sponsor's Singapore Investments unit. She was responsible for the Sponsor's commercial portfolio in Singapore where she also headed the Sponsor's Marketing, Property Management and Development Management departments in Singapore. Prior to joining the Sponsor, Ms Ng held various appointments in the CapitaLand group.

Ms Ng holds a Master of Business Administration degree from the University of Surrey, UK, and a Bachelor of Arts degree from the National University of Singapore. She also attended the Executive Development Programme at Wharton Business School.

SHARON LIM
Executive Director and Chief Executive Officer

Ms Sharon Lim is both the Executive Director and the Chief Executive Officer of the Manager.

Ms Lim is also a Director of Mapletree Commercial Trust Treasury Company Pte. Ltd., a subsidiary of Mapletree Commercial Trust.

Ms Lim joined the Manager as the Chief Operating Officer in 2015. Prior to joining the Manager, Ms Lim held various appointments in the CapitaLand group. Ms Lim was the Executive Director and Chief Executive Officer of CapitaMalls Malaysia REIT Management Sdn Bhd, the manager of CapitaMalls Malaysia Trust, which is listed on Bursa Malaysia. Prior to that, she was responsible for CapitaMall Asia's retail platform in Malaysia as Country Head, Malaysia of CapitaMall Trust Management Limited.

Ms Lim holds a Master of Business Administration degree from Murdoch University, Australia, and a Bachelor of Business degree from the RMIT University, Australia.

MANAGEMENT TEAM &
PROPERTY MANAGEMENT TEAM

SHARON LIM
Chief Executive Officer

JANICA TAN
Chief Financial Officer

KOH WEE LEONG
Head,
Investments & Asset Management

GOH PECK CHENG
Vice President,
Investments & Asset Management

REGINA ONG
Vice President,
Finance

TENG LI YENG
Vice President,
Investor Relations

MICHELLE LAM
Senior Manager,
Investments & Asset Management

PHANG YI LIANG
Senior Manager,
Investments & Asset Management

JANICE LIM
Senior Manager,
Finance

WAN KWONG WENG
Joint Company Secretary

SEE HUI HUI
Joint Company Secretary

FOO SAY CHIANG
Director, Mapletree Commercial Property Management

ANGELA KENG
Director, Mapletree Commercial Property Management

CHARISSA WONG
Director, Mapletree Commercial Property Management and Head, Retail Management

GWEN AU
Vice President, Marketing Communications

CHAY PUI LENG
Vice President, Office Marketing

SOO WEI-PING
Vice President, Retail Marketing

ZEN LEE
Senior Manager, Marketing Communications

SUSAN LIM
Senior Manager, Portfolio Property Management

ABDUL KALAM BIN MUHAMED
Senior Manager, Property Management

TERENCE YONG
Senior Manager, Retail Design Management

MANAGEMENT TEAM & PROPERTY MANAGEMENT TEAM

SHARON LIM
Chief Executive Officer
Please refer to Ms Sharon Lim's profile under the Board of Directors section of this Annual Report.

JANICA TAN
Chief Financial Officer
As the Chief Financial Officer of the Manager, Ms Janica Tan is responsible for the overall financial management functions for MCT, overseeing matters involving capital management, treasury, accounting, financial reporting and control, tax and risk management. She is also a Director of Mapletree Commercial Trust Treasury Company Pte. Ltd., a subsidiary of MCT.

Ms Tan has over 20 years of finance and accounting experience in the real estate industry. Prior to joining the Manager, she was the Chief Financial Officer of OUE Commercial REIT Management Pte. Ltd. since its listing in 2014. Before that, she was the Senior Vice President of OUE Limited.

Ms Tan holds an ACCA professional qualification. She is also a non-practising member of the Institute of Singapore Chartered Accountants.

KOH WEE LEONG
Head, Investments & Asset Management
Mr Koh Wee Leong oversees the asset management and investment activities for the Manager. This includes formulating business plans, supervising the operations of MCT's properties, implementing MCT's property-related strategies, as well as identifying, researching and evaluating potential acquisitions and divestments.

Prior to his current appointment, Mr Koh was Director, Investor Relations of the Manager.

Before joining the Manager, Mr Koh was with the CapitaLand group. From 2007 to 2011, he held various positions at CapitaLand Financial Limited and CapitaValue Homes Limited. His responsibilities included evaluating and executing investments in real estate and financial products in various countries as well as structuring, marketing and managing private equity real estate funds.

From 2005 to 2007, he was with KPMG where he carried out projects in business advisory and corporate finance. He started his career in the Singapore Economic Development Board in 2002.

He has a Master of Science degree from the Nanyang Technological University and a Bachelor of Engineering degree from the National University of Singapore.

GOH PECK CHENG
Vice President, Investments & Asset Management
Ms Goh Peck Cheng's responsibilities include formulating and executing business plans and asset enhancement initiatives, as well as sourcing and evaluating potential acquisitions for MCT. She was part of the team that launched MCT in 2011 and has over 20 years of real estate experience covering asset management, investments and lease management.

Prior to joining the Manager, Ms Goh held asset management and investment positions at Mapletree Logistics Trust Management Ltd. (the Manager of Mapletree Logistics Trust) where she was responsible for managing the logistics portfolio as well as sourcing and evaluating new acquisition opportunities.

Ms Goh holds a Bachelor of Science degree (Estate Management) with Honours from the National University of Singapore.

REGINA ONG
Vice President, Finance
Ms Regina Ong joined the Finance team of the Manager in 2019. She assists the Chief Financial Officer in the financial management and accounting functions of MCT including statutory reporting, compliance, capital management, treasury and taxation matters.

Ms Ong has over 20 years of experience in financial and management reporting, and audit. She was formerly the Deputy Chief Financial Officer of DP Architects Pte Ltd. Prior to that, she was with Far East Organization as Senior Manager, Finance. She also spent more than 15 years with PwC where she started her career as an external auditor.

Ms Ong holds a Bachelor of Accountancy degree from the Nanyang Technological University and is a non-practising member of the Institute of Singapore Chartered Accountants.

TENG LI YENG
Vice President, Investor Relations
Ms Teng Li Yeng is responsible for maintaining high standards of corporate disclosure for MCT through clear and timely communication, as well as pro-active engagement with investors and analysts to foster effective two-way dialogues.

Prior to joining the Manager, Ms Teng was with the CapitaLand Group where her responsibilities included strategic planning, investor relations with public and private equity partners. She headed up the investor relations function for dual-listed CapitaMalls Asia Limited from 2013 to 2014 before it was privatised.

Ms Teng started her career with Singapore's Ministry of Trade & Industry where she was involved in FTA negotiations and formulating trade and economic policies with China.

She holds a Bachelor of Science degree in Economics from the University College London, United Kingdom, and the International Certificate of Investor Relations.

MICHELLE LAM

Senior Manager, Investments & Asset Management

Ms Michelle Lam's responsibilities include formulating and executing business plans and asset enhancement initiatives, as well as sourcing and evaluating potential acquisitions for MCT.

Prior to this, Ms Lam was with the Sponsor's Commercial business unit in Singapore where she was responsible for asset management and property taxes. She also held property tax positions with the Sponsor's Logistics and Industrial business units.

Ms Lam holds a Bachelor of Science degree (Real Estate) from the University of Reading, United Kingdom.

PHANG YI LIANG

Senior Manager, Investments & Asset Management

Mr Phang Yi Liang is responsible for formulating and executing the asset management strategies. He is also responsible for sourcing and evaluating potential acquisitions for MCT.

Prior to joining the Manager, Mr Phang held investments and asset management positions under the Sponsor's Singapore Investments unit where he was responsible for asset management, research, as well as the evaluation of potential commercial acquisitions and development opportunities in Singapore.

Mr Phang holds a Bachelor of Science degree (Real Estate) from the National University of Singapore.

JANICE LIM

Senior Manager, Finance

Ms Janice Lim is responsible for the day-to-day finance operations for MCT's portfolio.

Ms Lim was formerly the Senior Finance Manager of OUE Commercial REIT Management Pte. Ltd.. Prior to that, she was with OUE Limited as Finance Manager. Ms Lim started her career with KPMG LLP Singapore as an external auditor.

Ms Lim holds a Bachelor of Accountancy degree from the Nanyang Technological University, Singapore, and is a non-practising member of the Institute of Singapore Chartered Accountants.

WAN KWONG WENG

Joint Company Secretary

Mr Wan Kwong Weng is the Joint Company Secretary of the Manager as well as the other three Mapletree REIT Managers, and concurrently Group Chief Corporate Officer of the Sponsor, where he is responsible for all legal, compliance and corporate secretarial matters, as well as corporate communications, human resource and administration matters across all business units and countries.

Prior to joining the Sponsor, Mr Wan was Group General Counsel – Asia at Infineon Technologies for seven years, where he was a key member of its Asia Pacific management team. He started his career as a litigation lawyer with one of the oldest law firms in Singapore, Wee Swee Teow & Co., and was subsequently with the Corporate & Commercial/Private Equity practice group of Baker & McKenzie in Singapore and Sydney.

Mr Wan has an LL.B. (Honours) (Newcastle upon Tyne), where he was conferred the Wise Speke Prize, as well as an LL.M. (Merit) (London). He also attended the London Business School Senior Executive Programme. He is called to the Singapore Bar, where he was awarded the Justice FA Chua Memorial Prize, and is also the Rolls of Solicitors (England & Wales). Mr Wan was conferred the Public Service Medal (P.B.M) in 2012 and Public Service Star (B.B.M.) in 2017 for his contributions to Central Singapore CDC.

SEE HUI HUI

Joint Company Secretary

Ms See Hui Hui is the Joint Company Secretary of the Manager as well as Director, Legal of the Sponsor.

Prior to joining the Sponsor in 2010, Ms See was in the Corporate/Mergers & Acquisitions practice group of WongPartnership LLP, one of the leading law firms in Singapore. She started her career as a litigation lawyer with Tan Kok Quan Partnership.

Ms See holds an LL.B (Honours) from the National University of Singapore, and is admitted to the Singapore Bar.

CORPORATE GOVERNANCE

The Manager of MCT is responsible for the strategic direction and management of the assets and liabilities of MCT as well as its subsidiary (collectively, the "Group"). As a REIT manager, the Manager is licensed by the MAS and holds a Capital Markets Services Licence for REIT management ("CMS Licence").

The Manager discharges its responsibility for the benefit of MCT and its Unitholders, in accordance with the applicable laws and regulations as well as the trust deed constituting MCT (as amended) (the "Trust Deed"). To this end, the Manager sets the strategic direction of the Group and gives recommendations to DBS Trustee Limited, in its capacity as the Trustee, on the acquisition, divestment and enhancement of assets of the Group.

The Manager's roles and responsibilities include:

- carrying out the Group's business to generate returns in a sustainable manner and conducting all transactions on normal commercial terms and on an arm's length basis;
- preparing annual budget proposal with forecast on gross revenue, property expenditure, capital expenditure and providing explanations on major variances against prior year's actual results and written commentaries on key issues and any other relevant assumptions. The purpose of such proposals and analyses is to chart the Group's business for the year ahead and to explain the performance of MCT's properties compared to the prior year; and
- ensuring compliance with applicable laws and regulations, including the Securities and Futures Act (Chapter 289 of Singapore), the Listing Manual of SGX-ST, the Code on Collective Investment Schemes ("CIS Code') issued by the MAS (including Appendix 6 of the CIS Code, the "Property Funds Appendix"), the Singapore Code on Takeovers and Mergers, the Trust Deed, written directions, notices, codes and other guidelines that the MAS and other regulators may issue from time to time and any tax rulings.

The Manager is committed to complying with the substance and spirit of the Code of Corporate Governance 2012 (the "Code"). The following describes the main corporate governance policies and practices of the Manager with reference to the Code and, where there are deviations from the principles and guidelines of the Code, explanations for such deviations.

(A) BOARD MATTERS

The Board's Conduct Of Affairs

Principle 1: Effective Board

Our Policy and Practices

The Manager adopts the principle that an effective Board of Directors (the "Board") for the Manager is one which is constituted with the right core competencies and diversity of experience, so that the collective wisdom of the Board can give guidance and provide insights as well as strategic thinking to the management team of the Manager (the "Management").

The key roles of the Board are to:

- guide the corporate strategy and direction of the Manager;
- ensure that the senior management of the Manager discharges business leadership and demonstrates the highest quality of management with integrity and enterprise; and
- oversee the proper conduct of the Manager.

In discharging their roles and responsibilities, all Directors of the Board are expected to and have acted in the best interests of MCT.

The positions of Chairman and Chief Executive Officer ("CEO") are held by two separate persons in order to maintain effective oversight. The Board has also established the Audit and Risk Committee (the "AC") and the Nominating and Remuneration Committee (the "NRC"), each of which operates under delegated authority from the Board, to assist the Board in discharging its oversight function.

The Board comprises twelve directors (the "Directors"), of whom eleven are Non-Executive Directors and seven are Independent Directors.

The following sets out the composition of the Board:

- Mr Tsang Yam Pui, Non-Executive Chairman and Director;
- Ms Kwa Kim Li, Lead Independent Non-Executive Director and Chairperson of the NRC;
- Mrs Jennifer Loh, Chairperson of the AC and Independent Non-Executive Director;
- Mr Kan Shik Lum, Independent Non-Executive Director and Member of the NRC;
- Mr Koh Cheng Chua, Independent Non-Executive Director and Member of the AC;
- Mr Premod P. Thomas, Independent Non-Executive Director and Member of the AC;
- Mr Alvin Tay, Independent Non-Executive Director*;
- Mr Wu Long Peng, Independent Non-Executive Director*;

- Mr Hiew Yoon Khong, Non-Executive Director and Member of the NRC;
- Mr Wong Mun Hoong, Non-Executive Director;
- Ms Amy Ng, Non-Executive Director; and
- Ms Sharon Lim, Executive Director and CEO.

***Note**: As announced on 14 December 2018, Mr Alvin Tay and Mr Wu Long Peng have been appointed as Independent Non-Executive Directors of the Manager on 15 December 2018.

The Board comprises business leaders and distinguished professionals with banking, legal, real estate, strategic planning, management and accounting experience.

The diverse professional backgrounds of the Directors enable Management to benefit from their external, varied and objective perspectives on issues brought before the Board for discussion and deliberation. Each Director is appointed on the strength of his or her calibre, experience, stature, and potential to give proper guidance to Management on the business of the Group. In addition, the Board considers additional factors such as the age, gender and educational background of its members. The profiles of the Directors are set out in pages 56 to 59 of this Annual Report. The Board is of the view that the present principal directorships included in their individual profiles are sufficient in informing Unitholders of their principal commitments. The Board meets regularly, at least once every quarter, to review the business performance and outlook of the Group and deliberate on business strategy, including any significant acquisitions, disposals, fund-raisings and development projects undertaken by the Group. When exigencies prevent a Director from attending a Board or Board committee meeting in person, such Director can participate by audio or video conference.

The meeting attendance of the Board, the AC and the NRC for FY18/19 is as follows:

		Board	AC	NRC	AGM[1]
Number of meetings held in FY18/19		**4**	**4**	**1**	**1**
Directors	**Membership**				
Mr Tsang Yam Pui (Appointed on 1 November 2007) (Last reappointment on 29 September 2017)	Non-Executive Chairman and Director	4	N.A.[2]	N.A.[2]	1
Ms Kwa Kim Li (Appointed on 30 April 2014) (Last reappointment on 30 September 2016)	Lead Independent Non-Executive Director and Chairperson of the NRC	4	N.A.[2]	1	1
Mrs Jennifer Loh (Appointed on 29 March 2011) (Last reappointment on 28 September 2018)	Chairperson of the AC and Independent Non-Executive Director	4	4	N.A.[2]	1
Mr Kan Shik Lum (Appointed on 1 December 2015) (Last reappointment on 28 September 2018)	Independent Non-Executive Director and Member of the NRC	4	N.A.[2]	1	1
Mr Koh Cheng Chua (Appointed on 9 June 2014) (Last reappointment on 29 September 2017)	Independent Non-Executive Director and Member of the AC	4	4	N.A.[2]	1
Mr Premod P. Thomas (Appointed on 15 June 2015) (Last reappointment on 29 September 2017)	Independent Non-Executive Director and Member of the AC	3	3	N.A.[2]	1
Mr Alvin Tay (Appointed on 15 December 2018)	Independent Non-Executive Director	1	N.A.[2]	N.A.[2]	N.A.[2]
Mr Wu Long Peng (Appointed on 15 December 2018)	Independent Non-Executive Director	1	N.A.[2]	N.A.[2]	N.A.[2]
Mr Hiew Yoon Khong (Appointed on 18 May 2007) (Last reappointment on 28 September 2018)	Non-Executive Director and Member of the NRC	3	N.A.[2]	1	0
Mr Wong Mun Hoong (Appointed on 29 March 2011) (Last reappointment on 30 September 2016)	Non-Executive Director	4	4[3]	N.A.[2]	1

		Board	AC	NRC	AGM[1]
Number of meetings held in FY18/19		**4**	**4**	**1**	**1**
Directors	**Membership**				
Ms Amy Ng (Appointed on 1 April 2010) (Last reappointment on 28 September 2018)	Non-Executive Director	4	N.A.[2]	N.A.[2]	1
Ms Sharon Lim (Appointed on 1 August 2015) (Last reappointment on 29 September 2017)	Executive Director and CEO	4	4[3]	1[3]	1

Notes:
1 Held on 25 July 2018.
2 N.A. means not applicable.
3 Attendance was by invitation.

The Board has also approved a set of delegations of authority which sets out approval limits for investments and divestments, development, operational and capital expenditures and treasury activities to be undertaken by the Group. Approval sub-limits are also provided at various management levels to facilitate operational efficiency as well as provide a system of checks and balances.

The Board has prescribed certain limits on transactions to be undertaken by the Group, above which approval from the Board is required. The Board's approval is required for material transactions to be undertaken by the Group, including the following:

- equity fund-raising;
- acquisition, development and disposal of properties above Board-prescribed limits;
- overall project budget variance and ad hoc development budget above Board-prescribed limits;
- debt fund-raising above Board-prescribed limits; and
- derivative contracts above Board-prescribed limits.

Each Director is given a formal letter of appointment setting out his or her duties and obligations under the relevant laws and regulations governing the Manager and the Group. The Manager also has in place an orientation programme to brief new Directors on the Group's business, strategic directions, risk management policies, the regulatory environment in which the Group operates and the governance practices of the Group and the Manager, including in areas such as accounting, legal and industry-specific knowledge as appropriate. The Board is updated on any material change to relevant laws, regulations and accounting standards by way of briefings by professionals or by updates issued by Management.

Board Composition and Guidance

Principle 2: Strong and independent element on the Board

Our Policy and Practices

The Board reviews from time to time the size and composition of the Board with a view to ensuring that the size of the Board is appropriate in facilitating effective decision-making.

The Manager adopts the principle that a board composition with a strong and independent element will allow the Directors to engage in robust deliberations with Management and provide external, diverse and objective insights on issues brought before the Board for discussion and deliberation. In particular, the non-executive Directors will also conduct periodic review of the investment mandate as well as the strategic focus of MCT with Management. Further, such a board composition, and the separation of the roles of the Chairman and the CEO, provides oversight to ensure that Management discharges its roles and responsibilities effectively and with integrity.

The Manager has established a policy that its Directors should recuse themselves from discussions and abstain from voting on resolutions regarding a transaction or proposed transaction in which the Director has an interest or is conflicted. The Directors have complied with this policy and recused himself or herself from discussions and abstained from voting on resolutions regarding any proposed transaction which might potentially give rise to a conflict of interest.

The Board assesses the independence of each Director in accordance with the requirements of the Code and

Regulations 13D to 13H* of the Securities and Futures (Licensing and Conduct of Business) Regulations ("SFLCB Regulations"). A Director is considered to be independent if he or she has no relationship with the Manager, its related corporations and its shareholders who hold 10% or more of the voting shares of the Manager, or Unitholders who hold 10% or more of the Units in issue, or its officers that could interfere, or be reasonably perceived to interfere, with the exercise of his or her independent business judgement; and is independent from the management and any business relationship with the Manager and MCT, every substantial shareholder of the Manager and every substantial unitholder of MCT, is not a substantial shareholder of the Manager or a substantial unitholder of MCT and has not served on the Board for a continuous period of nine years or longer.

For FY18/19, each of the Independent Directors had carried out an assessment on whether there were any relationships or circumstances which may impact his or her independent status. Accordingly, each of the Independent Directors had either made a negative declaration or disclosed such relationships or circumstances as applicable. The declarations or disclosures made by each Independent Director had been reviewed by the NRC.

***Note**: The SFLCB Regulations were amended by the Securities and Futures (Licensing and Conduct of Business)(Amendment No.2) Regulations 2018 which came into operation on 8 October 2018. One of the amendments to the SFLCB Regulations was the insertion of Regulations 13D to 13H which relate to board composition and director's independence.

The Board of the Manager, after considering the relevant requirements under the SFLCB Regulations, specifically Regulation 13E(b)(i) of the SFLCB Regulations, and the Code, wishes to set out its views in respect of each of the Directors as follows:

Name of Director	(i) had been independent from the management of the Manager and MCT during FY18/19	(ii) had been independent from any business relationship with the Manager and MCT during FY18/19	(iii) had been independent from every substantial shareholder of the Manager and every substantial unitholder of MCT during FY18/19	(iv) had not been a substantial shareholder of the Manager or a substantial unitholder of MCT during FY18/19	(v) has not served as a director of the Manager for a continuous period of 9 years or longer as at the last day of FY18/19
Mr Tsang Yam Pui[1,10]	✓			✓	
Ms Kwa Kim Li[2,10]	✓		✓	✓	✓
Mrs Jennifer Loh	✓	✓	✓	✓	✓
Mr Kan Shik Lum[3,10]	✓			✓	✓
Mr Koh Cheng Chua[4,10]	✓		✓	✓	✓
Mr Premod P. Thomas[5,10]	✓			✓	✓
Mr Alvin Tay	✓	✓	✓	✓	✓
Mr Wu Long Peng	✓	✓	✓	✓	✓
Mr Hiew Yoon Khong[6,10]		✓		✓	
Mr Wong Mun Hoong[7,10]		✓		✓	✓
Ms Amy Ng[8,10]		✓		✓	
Ms Sharon Lim[9,10]		✓		✓	✓

Notes:

1 Mr Tsang Yam Pui is currently a Non-Executive Director and a member of the Audit and Risk Committee of the Sponsor, which is a substantial shareholder of the Manager and a substantial unitholder of MCT. Pursuant to the SFLCB Regulations, during FY18/19, Mr Tsang is deemed not to be (a) independent from a business relationship with the Manager and MCT; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MCT by virtue of his directorship in the Sponsor. Nonetheless, the Board is satisfied that, as at 31 March 2019, Mr Tsang was able to act in the best interests of all Unitholders as a whole.

2 Ms Kwa Kim Li was an Independent Director of HSBC Bank (Singapore) Limited ("HSBC") up to 19 April 2019. MCT received payments from and made payments to the HSBC group of companies in excess of S$200,000 in FY18/19.

Under Guideline 2.3(d) of the Code, a director may be considered as not independent if she is, among others, a director of an organisation to which a company or any of its subsidiaries made, or from which the company or any of its subsidiaries received, significant payments or material services in the current or immediate past financial year. As a guide, payments aggregated over any financial year in excess of S$200,000 should generally be deemed significant.

Ms Kwa is also a partner of Lee & Lee Advocate and Solicitors ("Lee & Lee"). The Sponsor group of companies had made payments to Lee & Lee in FY18/19.

Pursuant to the SFLCB Regulations, during FY18/19, Ms Kwa is deemed not to be independent from a business relationship with the Manager and MCT by virtue of (a) the payments received by MCT from HSBC and paid by MCT to the HSBC group, as Ms Kwa Kim Li was an independent director of HSBC and (b) the payments made by the Sponsor group of companies, being related corporations of the Manager, to Lee & Lee, as Ms Kwa is a partner of Lee & Lee.

Notwithstanding that the MCT received payments from and made payments to the HSBC group in excess of S$200,000 in FY18/19, the Board, in consultation with the NRC, takes the view that, as at 31 March 2019, Ms Kwa's Independent Director status is not compromised as these amounts relate to rental payments for the HSBC office in MBC I and the HSBC branch in ARC, license fees for the automated teller machine ("ATM") at VivoCity and for event spaces at VivoCity, ARC and MBC I as well as payments for services provided to MCT under its MTN programme. These transactions were all conducted on an arm's length basis and Ms Kwa was not involved in the negotiations of any of the agreements. In respect of the payments made by the Sponsor group of companies to Lee & Lee for legal services rendered to the Sponsor group of companies, Ms Kwa is not involved in the conduct of such matters and therefore her Independent Director status is not compromised.

The Board is satisfied that, as at 31 March 2019, Ms Kwa was able to act in the best interests of all Unitholders as a whole.

3 Mr Kan Shik Lum is the Independent Director of Azalea Asset Management Pte. Ltd. and its subsidiaries, Astrea III Pte. Ltd., Astrea IV Pte. Ltd. and Astrea V Pte. Ltd, all of which are related corporations of Temasek Holdings (Private) Limited ("Temasek"). Temasek is a related corporation and a substantial shareholder of the Manager (through the Sponsor) and a substantial unitholder of MCT.

Pursuant to the SFLCB Regulations, during FY18/19, Mr Kan is deemed not to be (a) independent from a business relationship with the Manager and MCT; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MCT by virtue of his directorships in the abovementioned related corporations of Temasek.

However, in the abovementioned capacities, Mr Kan is not under an obligation to act in accordance with the directions, instructions or wishes of Temasek and therefore, the Board, in consultation with the NRC, takes the view that Mr Kan's Independent Director status is not compromised.

The Board is satisfied that, as at 31 March 2019, Mr Kan is able to act in the best interests of all Unitholders as a whole.

4 Mr Koh Cheng Chua is the Managing Director & Head of Group Credit – Commercial Credit in United Overseas Bank Limited ("UOB"). MCT received payments from and made payments to UOB in excess of S$200,000 in FY18/19.

Under Guideline 2.3(d) of the Code, a director may be considered as not independent if he is, among others, an executive officer of an organisation to which a company or any of its subsidiaries made, or from which the company or any of its subsidiaries received, significant payments or material services in the current or immediate past financial year. As a guide, payments aggregated over any financial year in excess of S$200,000 should generally be deemed significant.

The Sponsor group of companies had also made payments to UOB in FY18/19.

Pursuant to the SFLCB Regulations, during FY18/19, Mr Koh is deemed not to be independent from any business relationship with the Manager and MCT by virtue of (a) the payments received by MCT from UOB and paid by MCT to UOB and (b) the payments made by the Sponsor group of companies, being related corporations of the Manager, to UOB, as Mr Koh is employed as an executive officer at UOB.

Notwithstanding that MCT received payments from and made payments to UOB in excess of S$200,000 in FY18/19, the Board, in consultation with the NRC, takes the view that, as at 31 March 2019, Mr Koh's Independent Director status is not compromised as these amounts relate to rental payments for the UOB branch in VivoCity, license fees for the ATMs at VivoCity and ARC and for event spaces at VivoCity, payments for Mapletree vouchers sold under UOB credit card rewards programme as well as fees pursuant to a loan facility granted to MCT. These transactions were all conducted on an arm's length basis and Mr Koh was not involved in the negotiations of any of the agreements. In respect of the payments made by the Sponsor group of companies to UOB for banking services rendered to the Sponsor group of companies, the transactions were all conducted on an arm's length basis and Mr Koh was not involved in the negotiations of any of the agreements and therefore his Independent Director status is not compromised.

The Board is satisfied that, as at 31 March 2019, Mr Koh was able to act in the best interests of all Unitholders as a whole.

5 Mr Premod P. Thomas is the Head of Corporate Strategy at Clifford Capital Pte Ltd. ("Clifford Capital"), a company in which Temasek, a substantial shareholder of the Manager (through the Sponsor) and a substantial unitholder of MCT, has a 40.5% stake. He is also an Independent Director of Gemstone Assets Holdings Pte. Ltd., which is a related corporation of both the Manager and the Sponsor.

Pursuant to the SFLCB Regulations, during FY18/19, Mr Thomas is deemed not to be (a) independent from a business relationship with the Manager and MCT; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MCT by virtue of his directorship in Gemstone Assets Holdings Pte. Ltd. and his employment with Clifford Capital.

However, in the abovementioned capacity, Mr Thomas is not under an obligation to act in accordance with the directions, instructions or wishes of the Sponsor or Temasek (as the case may be) and therefore, the Board, in consultation with the NRC, takes the view that his independent director status is not compromised.

The Board is satisfied that, as at 31 March 2019, Mr Thomas is able to act in the best interests of all Unitholders as a whole.

6 Mr Hiew Yoon Khong is currently the Executive Director and Group Chief Executive Officer of the Sponsor, which is a substantial shareholder of the Manager and a substantial unitholder of MCT. He is also a Non-Executive Director of Mapletree Logistics Trust Management Ltd. (the manager of Mapletree Logistics Trust), Mapletree Industrial Trust Management Ltd. (the manager of Mapletree Industrial Trust) and Mapletree North Asia Commercial Trust Management Ltd. (the manager of Mapletree North Asia Commercial Trust), all of which are related corporations of the Sponsor.

Pursuant to the SFLCB Regulations, during FY18/19, Mr Hiew is deemed not to be (a) independent from the management of the Manager and MCT; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MCT by virtue of his employment with the Sponsor and directorships in the abovementioned related corporations of the Sponsor. Nonetheless, the Board is satisfied that, as at 31 March 2019, Mr Hiew was able to act in the best interests of all Unitholders as a whole.

7 Mr Wong Mun Hoong is currently the Group Chief Financial Officer of the Sponsor, which is a substantial shareholder of the Manager and a substantial unitholder of MCT. He is also a Non-Executive Director of Mapletree Logistics Trust Management Ltd. (the manager of Mapletree Logistics Trust), Mapletree Industrial Trust Management Ltd. (the manager of Mapletree Industrial Trust) and Singapore Cruise Centre Pte. Ltd., all of which are related corporations of the Sponsor.

Pursuant to the SFLCB Regulations, during FY18/19, Mr Wong is deemed not to be (a) independent from the management of the Manager and MCT; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MCT by virtue of his employment with the Sponsor and his directorships in the abovementioned related corporations of the Sponsor. Nonetheless, the Board is satisfied that, as at 31 March 2019, Mr Wong was able to act in the best interests of all Unitholders as a whole.

8 Ms Amy Ng is currently the Regional Chief Executive Officer, Group Retail and Singapore Commercial of the Sponsor. She is also the Non-Executive Director of Vietsin Commercial Complex Development Joint Stock Company and Singapore Cruise Centre Pte. Ltd., all of which are related corporations of the Sponsor.

Pursuant to the SFLCB Regulations, during FY18/19, Ms Ng is deemed not to be (a) independent from the management of the Manager and MCT by virtue of her employment in the Sponsor; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MCT by virtue of her employment with the Sponsor and her directorships in the abovementioned related corporations of the Sponsor. Nonetheless, the Board is satisfied that, as at 31 March 2019, Ms Ng was able to act in the best interests of all Unitholders as a whole.

9 Ms Sharon Lim is currently the Executive Director and Chief Executive Officer of the Manager, which is a related corporation of the Sponsor.

Pursuant to the SFLCB Regulations, during FY18/19, Ms Lim is deemed not to be (a) independent from the management of the Manager and MCT by virtue of her employment with the Manager; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MCT by virtue of her directorship in the Manager which is a related corporation of the Sponsor. Nonetheless, the Board is satisfied that, as at 31 March 2019, Ms Lim was able to act in the best interests of all Unitholders as a whole.

10 For the purposes of Regulation 13E(b)(ii) of the SFLCB Regulations, as at 31 March 2019, each of the abovementioned Directors were able to act in the best interests of all the Unitholders as a whole.

CORPORATE GOVERNANCE

Based on a review of the relationships between the Directors and the Group in accordance with the requirements of the Code and the SFLCB Regulations, the Board considers the following Directors to be independent:

- Ms Kwa Kim Li;
- Mrs Jennifer Loh;
- Mr Kan Shik Lum;
- Mr Koh Cheng Chua;
- Mr Premod P. Thomas;
- Mr Alvin Tay; and
- Mr Wu Long Peng.

In view of the above, at least half of the Board comprises Independent Directors.

CHAIRMAN AND CEO

Principle 3: Clear division of responsibilities

Our Policy and Practices

The Manager adopts the principle of clear separation of the roles and responsibilities between the Chairman of the Board and the CEO of the Manager. The Chairman guides the Board in constructive debates on the Group's strategic direction, management of its assets and governance matters. The Chairman is a non-executive Director.

The Chairman and the CEO are not related to each other. The CEO is responsible for the running of the Manager's business operations. She has full executive responsibilities over the business and operational decisions of the Group. The CEO is also responsible for ensuring the Group's compliance with the applicable laws and regulations in its day-to-day operations.

As the Chairman is not an independent director, in accordance with Guideline 3.3 of the Code, Ms Kwa Kim Li has been appointed as Lead Independent Director of the Manager. The principal responsibilities of the Lead Independent Director are to act as chairperson of the Board when matters concerning the Chairman are to be considered, and to be available to the Board and Unitholders for communication of Unitholders' concern when other channels of communication through the Chairman or CEO are inappropriate, as well as for leading all deliberations on feedback regarding performance of the CEO and any interested party transactions.

BOARD MEMBERSHIP

Principle 4: Formal and transparent process for appointments

Our Policy and Practices

The Manager adopts the principle that Board renewal is an ongoing process to ensure good governance and to remain relevant to the changing needs of the Manager and the Group's business.

The Board established the NRC in January 2016 and it comprises three Directors, being Ms Kwa Kim Li, Mr Kan Shik Lum and Mr Hiew Yoon Khong, all of whom are non-executive and the majority of whom (including the Chairperson) are independent. Ms Kwa Kim Li is the Chairperson of the NRC and also the Lead Independent Non-Executive Director of the Manager.

The NRC has written terms of reference setting out its scope and authority in performing the functions of a nominating committee, which include assisting the Board in matters relating to:

- the appointment and re-appointment of Board and committee members;
- the appointment of the Executive Director and CEO and the framework for the appointment of senior management executives of the Manager, as well as the succession plan and framework for the Executive Director and CEO and senior management executives of the Manager;
- training and professional development programmes for the Board;
- the process for evaluating Board performance; and
- the determination, on an annual basis and as and when circumstances require, of the independent status of a Director, bearing in mind the relevant guidelines of the Code and the SFLCB Regulations, as well as any other applicable regulations and guidelines and salient factors.

The composition of the Board is determined based on the following principles:

- the Chairman of the Board should be a non-executive director of the Manager;
- the Board should comprise directors with a broad range of commercial experience including expertise in fund management, law, finance, audit, accounting and real estate; and
- at least one-third of the Board should comprise independent directors if the Chairman is an independent director and at least half of the Board should comprise independent directors if the Chairman is not an independent director.

As at least half of the Board comprises Independent Directors, the Manager will not be voluntarily subjecting any appointment or reappointment of directors to voting by Unitholders. The Board intends to continue to keep to the principle that at least half of the Board shall comprise independent directors. The Manager does not, as a matter of policy, limit the maximum number of listed company board representations its Board members may hold as long as each of the Board members is able to commit his or her time and attention to the affairs of the Group, including attending Board and Board committee meetings and contributing constructively to the management of the Manager and the Group. The Manager believes that each Director is best placed to decide whether he or she has sufficient capacity to discharge his or her duties and responsibilities as Director in the best interests of the Manager and Unitholders. Taking into account the meeting attendance records of the Directors in FY18/19 as well as the contribution and performance of each individual Director at such meetings, the Board is satisfied that all the Directors have been able to carry out their duties as Director notwithstanding their principal commitments.

In keeping with the principle that a Director must be able to commit his or her time and attention to the affairs of the Group, the Board will generally not approve the appointment of alternate directors. There were no alternate directors appointed in FY18/19.

The NRC reviews and makes recommendations of nominations and/or re-nominations of directors on the Board and Board committees to the Board for approval. As a principle of good corporate governance, all Board members are required to submit themselves for re-nomination and re-election at regular intervals during the annual general meeting of the Manager.

BOARD PERFORMANCE

Principle 5: Formal assessment of the effectiveness of the Board

Our Policy and Practices

The Manager adopts the principle that the Board's performance is ultimately reflected in the performance of the Manager and the Group.

To assess the performance of the Board and the Board committees, the Manager conducts confidential board effectiveness surveys. Such board effectiveness surveys are carried out once every two to three years so as to provide more time for Directors to observe, review and assess the effectiveness and performance of the Board and the Board committees. The last survey of the Board, AC and NRC was undertaken in May 2019, with the findings to be evaluated by the Board in July 2019. To this end, the NRC will assist the Board in (amongst other things) the assessment of the effectiveness of the Board, by reviewing the performance evaluation process and making recommendations to the Board.

ACCESS TO INFORMATION

Principle 6: Complete, adequate and timely access to information

Our Policy and Practices

The Manager adopts the principle that the Board shall be provided with timely and complete information prior to Board meetings, as well as when the need arises.

Management is required to provide adequate and timely information to the Board, which includes matters requiring the Board's decision, as well as ongoing reports relating to the operational and financial performance of the Group. Management is also required to furnish any additional information requested by the Board in a timely manner in order for the Board to make informed decisions.

Directors have separate and independent access to Management and the Company Secretary.

The appointment and removal of the Company Secretary is subject to the approval of the Board.

The Company Secretary attends to the administration of corporate secretarial matters and advises the Board on governance matters. The Company Secretary also attends all Board and Board committee meetings and provides assistance to the Chairman in ensuring adherence to Board procedures.

The Board takes independent professional advice as and when necessary, at the Manager's expense, to enable it and/or the Independent Directors to discharge their responsibilities effectively. The AC meets the external and internal auditors separately at least once a year, without the presence of Management.

(B) REMUNERATION MATTERS

Procedures for Developing Remuneration Policies

Principle 7: Formal and transparent procedure for fixing the remuneration of Directors

Level and Mix of Remuneration

Principle 8: Appropriate level of remuneration

Disclosure on Remuneration

Principle 9: Clear disclosure of remuneration matters

Our Policy and Practices

The Manager adopts the principle that remuneration matters should be sufficiently structured and benchmarked with good market practices to attract qualified talent to grow and manage its business.

The Manager adopts the principle that remuneration for the Board and senior management should be viewed in totality. The remuneration structure supports the continuous development of the management bench strength to ensure robust talent management and succession planning.

Pursuant to the Guidelines to All Holders of a Capital Markets Services Licence for Real Estate Investment Trust Management (Guideline No: SFA04-G07), the Manager has disclosed in this report information on its NRC as set out below.

Additional information on remuneration matters are disclosed in accordance with the Alternative Investment Fund Managers Directive (the "AIFMD") in compliance with the requirements of the AIFMD.

Nominating and Remuneration Committee

The Manager has established the NRC which consists of a minimum of three members and is constituted in a way that enables it to exercise its judgment and demonstrate its ability to make decisions which are consistent with the current and future financial status of the business.

The current members are Ms Kwa Kim Li, Lead Independent Non-Executive Director and Chairperson of NRC, Mr Kan Shik Lum, Independent Non-Executive Director, and Mr Hiew Yoon Khong, Non-Executive Director. The NRC met once during FY18/19 and was guided by an independent remuneration consultant, Willis Towers Watson, who has no relationship with the Manager, the controlling shareholders of the Manager or its related entities and the Board of Directors that would interfere with its ability to provide independent advice to the NRC.

The NRC has written terms of reference setting out its scope and authority in performing the functions of a nominating and remuneration committee, which include assisting the Board in matters relating to:

- reviewing and recommending to the Board all nominations for the appointment and re-appointment of Directors and of members to the various Board Committees;
- reviewing and recommending to the Board the succession plan for the Executive Director and CEO of the Manager;
- the remuneration framework for the Directors, Executive Director and CEO, and senior management of the Manager, including all option plans, stock plans and the like, as well as the performance hurdles of such plans;
- the specific remuneration package for the Executive Director and CEO of the Manager; and
- the termination payment, gratuities, severance payment and other similar payments to the Executive Director and CEO of the Manager.

Decision-making process for determining the remuneration policy

The NRC is responsible for the annual review of the Manager's remuneration policy, its implementation and ensuring compliance with relevant legislation and regulation. The NRC makes remuneration decisions for employees annually in May following the end of the performance year. This timing allows the full-year financial results of MCT to be considered along with the other non-financial goals and objectives. The NRC developed the Manager's remuneration policy with a number of principles in mind. The overarching principle is to promote sustainable long-term success of MCT. The remuneration policy should:

- **Align with unitholders**: A proportion of variable remuneration is deferred and delivered in the form of deferred awards over MCT phantom units, thereby aligning the interests of employees and unitholders;
- **Align with performance**: Total variable compensation is managed taking into consideration financial performance and achievement of non-financial goals;
- **Encourage retention**: Deferred variable compensation does not give rise to any immediate entitlement. Awards normally require the participant to be employed continuously by the Manager until at least the third anniversary of the grant in order to vest in full; and
- **Be competitive**: Employees receive competitive compensation and benefits packages, which are reviewed annually and benchmarked by independent remuneration consultant to the external market.

In determining specific individual compensation amounts, a number of factors are considered including non-financial goals and objectives, financial performance of MCT and the individual performance and contributions to MCT during the financial year. Particularly for senior management and key management staff, a portion of their variable compensation is deferred and subjected to downside risks to prevent excessive risk taking.

The key objectives and features of the Manager's policy on the remuneration of its Directors are as follows:

- the level of directors' fees should be appropriate (but not excessive) to attract and motivate the Directors to provide good stewardship of the Manager and the Group;
- directors' fees are reviewed annually and subject to the approval of the Manager's shareholder;
- to ensure that each Director's fees are commensurate with his or her responsibilities and time spent, each

Director is paid a basic retainer and Directors who perform additional role through the Board committees are paid additional fees for such services;
- Non-Executive Directors who are employees of the Sponsor do not receive any director's fees in their capacity as Directors, and the CEO also does not receive any director's fees in her capacity as a Director; and
- no Director is involved in deciding his or her own remuneration.

Directors' fees are paid entirely in cash.

The key objectives and features of the Manager's policy on the remuneration of its executives are as follows:
- the level and structure of executive remuneration should be competitive (but not excessive) to attract, motivate and retain a pool of talented executives for the present and future growth of the Manager; and
- executive remuneration should be performance-related with a view to promoting the long-term success and sustainability of the Manager and the Group.

The CEO is not present during the discussions relating to her own compensation and terms and conditions of service, and the review of her performance. However, the Board, with the assistance of the NRC, reviews the CEO's performance and the NRC Chairperson, or her designate, will share with the CEO their views of her performance. In accordance with the directions and guidelines from the MAS on the remuneration of key executive officers of REIT managers, the Board, with the assistance of the NRC, reviews the CEO's specific remuneration package to ensure its compliance with the substance and spirit of such directions and guidelines from the MAS.

The remuneration of the Board and the employees of the Manager is paid by the Manager, and not paid by MCT. The Manager has set out in the table below information on the fees paid to the Directors for FY18/19:

Board Members	Membership	Fees Paid for FY18/19
Mr Tsang Yam Pui	Non-Executive Chairman and Director	S$135,000[1]
Ms Kwa Kim Li	Lead Independent Non-Executive Director and Chairperson of the NRC	S$85,000
Mrs Jennifer Loh	Chairperson of the AC and Independent Non-Executive Director	S$95,000
Mr Kan Shik Lum	Independent Non-Executive Director and Member of the NRC	S$72,500
Mr Koh Cheng Chua	Independent Non-Executive Director and Member of the AC	S$82,500
Mr Premod P. Thomas	Independent Non-Executive Director and Member of the AC	S$82,500
Mr Alvin Tay	Independent Non-Executive Director	S$16,263[2]
Mr Wu Long Peng	Independent Non-Executive Director	S$16,263[2]
Mr Hiew Yoon Khong	Non-Executive Director and Member of the NRC	Nil[3]
Mr Wong Mun Hoong	Non-Executive Director	Nil[3]
Ms Amy Ng	Non-Executive Director	Nil[3]
Ms Sharon Lim	Executive Director and CEO	Nil[4]

Notes:
1 This includes attendance fees for Mr Tsang Yam Pui being a director who is not residing in Singapore.
2 The director's fees paid for the period of appointment from 15 December 2018 to 31 March 2019.
3 Non-Executive Directors who are employees of the Sponsor do not receive any director's fees in their capacity as Directors.
4 The CEO does not receive any director's fees in her capacity as a Director.

Link between pay and performance

Employee remuneration at the Manager comprises fixed pay, variable incentive, allowances and benefits. Fixed pay comprises a salary and an annual wage supplement. All employees receive a salary that reflects their responsibilities and the level of experience and expertise needed to undertake their roles. Allowances and benefits include statutory provident contributions and benefits-in-kind to enable employees to undertake their role by ensuring their well-being.

Variable incentive is a material component of total remuneration and comprises Performance Target Bonus ("PTB"), Variable Bonus ("VB") and Long-term Incentive ("LTI") award. The PTB amount is determined based on the achievement of non-financial Key Performance Indicators ("KPIs") which are critical to improving the organisational effectiveness, operational efficiency and overall risk profile of the Manager, e.g. successful implementation of Employee Engagement Survey 2017 action plans, participation in Corporate Social Responsibility ("CSR") events, investors and tenants engagement. The VB amount is assessed based on the achievement of financial KPIs such as NPI, DPU and NAV which measure the financial metrics essential to the Unitholders. KPIs and their weightages may change from year to year. The LTI award is a form of unit-linked incentive plan and represents conditional rights to receive a cash sum based on the achievement of MCT's Total Shareholder Return ("TSR") targets and value of a notional investment in MCT.

To this end, the NRC has reviewed the performance of the Manager for FY18/19 and is satisfied that all KPIs have been achieved.

For senior management, a significant proportion of their variable incentive is deferred under the Manager's VB banking mechanism and vesting schedule of LTI award. Deferral of these two components is a key mechanism to building sustainable business performance. Under the VB banking mechanism, only a portion of a VB award declared in the financial year will be paid out while the rest of the VB award will be deferred and paid out in the subsequent years. The deferred VB award will be subjected to downside risks depending on future performance. This ensures alignment between remuneration and sustaining business performance in the longer-term. For the LTI award, it is subject to three to five years vesting schedule. The settlement value of the LTI award is linked to the value of MCT units at the time of vesting.

Employees of the Manager are eligible to be considered for variable pay each year. Variable pay for all employees takes into account MCT, the Manager and the individual's performance against agreed financial and non-financial objectives similar to that of the senior management. However, in execution, the PTB and VB are combined to form consolidated variable pay for the employees.

Over the last 5 financial years, the Manager has achieved outstanding results for MCT by delivering strong returns to Unitholders, as measured by the performance of unit price, DPU growth and NPI growth. In recognition of this, a one-time discretionary bonus was declared to the employees of the Manager, which was over and above the regular variable pay. Similar to the existing variable pay scheme, the one-time discretionary bonus declared would be subject to the banking mechanism and contains a deferred element.

The Manager will continue to be guided by the objective of delivering long-term sustainable returns to Unitholders. The remuneration of the senior management team will continue to be aligned with the goal of value creation for Unitholders. The performance will be measured over the next 5-year period, with an interim review at the end of the third year.

All fixed pay, variable incentives and allowances, including the one-time discretionary bonus are payable wholly in

TOTAL REMUNERATION BANDS OF CEO AND KEY MANAGEMENT PERSONNEL FOR FY18/19

	Salary, Allowances and Statutory Contributions	Bonus[1]	Long-term Incentives[2]	Benefits	Total
Above S$2,000,000 to S$2,250,000					
Sharon Lim	19%	51%	30%	N.M.[4]	**100%**
Other Key Management Personnel					
Janica Tan	33%	44%	23%	N.M.[4]	**100%**
Koh Wee Leong	40%	44%	16%	N.M.[4]	**100%**
Charissa Wong[3]	47%	39%	14%	N.M.[4]	**100%**

The total remuneration for the CEO and the key management personnel in FY18/19 was S$4.21 million.

Notes:
1 The amounts disclosed are bonuses declared during the financial year including a one-time discretionary bonus awarded to the Manager for achieving outstanding performance for MCT over the last five years. Similar to the existing variable pay scheme, the one-time discretionary bonus declared is subject to the banking mechanism and contains a deferred element.
2 The amounts disclosed include the grant of the LTI award. The LTI award is a form of unit-linked incentive plan and represents conditional rights to receive a cash sum based on the achievement of MCT's TSR targets and fulfillment of vesting period of up to five years.
3 Charissa Wong is an employee of the Property Manager from 14 April 2018 and is deemed a key management personnel who has responsibility for the management of VivoCity which is material to the performance of MCT.
4 Not meaningful.

cash. All payments are entirely paid by the Manager and not as an additional expense imposed on MCT.

To assess the individual performance, a 5-point rating scale is used by the supervisors to provide an overall assessment of an employee's performance, and employees are required to perform a self-evaluation. The overall final rating is reconciled during each employee's performance appraisal.

The remuneration for the CEO in bands of S$250,000, and a breakdown of the remuneration of the CEO and all of the key management personnel in percentage terms, are provided in the remuneration table on the preceding page. At present, there are only four key management personnel (including the CEO).

The Manager is cognisant of the requirements in the Code and the "Notice to All Holders of a Capital Markets Services Licence for Real Estate Investment Trust Management" to disclose: (a) the remuneration of its CEO and each individual Director on a named basis; (b) the remuneration of at least its top five key management personnel (who are neither Directors nor the CEO), on a named basis, in bands of S$250,000 and (c) in aggregate the total remuneration paid to its top five key management personnel (who are not Directors or the CEO), and in the event of non-disclosure, the Manager is required to provide reasons for such non-disclosure. The Board had assessed and decided not to disclose (i) the remuneration of the CEO in exact quantum; (ii) the remuneration of at least its top five key management personnel (who are neither Directors nor the CEO), on a named basis, in bands of S$250,000; and (iii) the aggregate remuneration paid to its top five key management personnel (who are not Directors or the CEO) as the Manager is of the view that remuneration details are commercially sensitive due to the confidential nature of remuneration matters and with keen competition for management staff in the REIT industry, such disclosure may result in talent retention issues.

Since the remuneration of the CEO and key management personnel of the Manager are not separately billed but paid by the Manager, the Manager is also of the view that the interest of the Unitholders would not be prejudiced as the indicative range of the CEO's remuneration, as well as the total remuneration for the CEO and key management personnel of the Manager, have been provided. Further, there is sufficient information provided on the Manager's remuneration framework to enable the Unitholders to understand the link between the performance of MCT and the remuneration paid to the CEO and key management personnel of the Manager.

There were no employees of the Manager who were immediate family members of a Director or the CEO of the Manager and whose remuneration exceeded S$50,000 during FY18/19.

Quantitative Remuneration Disclosure under AIFMD

The Manager is required under the AIFMD to make quantitative disclosures of remuneration. Disclosures are provided in relation to (a) the staff of the Manager; (b) staff who are senior management; and (c) staff who have the ability to materially affect the risk profile of MCT.

All individuals included in the aggregated figures disclosed are rewarded in line with the Manager's remuneration policies.

For FY18/19, the Manager employed 31 employees who were dedicated to the day-to-day operations of MCT. They were the beneficiaries of the total of S$7.77 million remuneration paid by the Manager for the year, comprising fixed pay of S$3.09 million, variable pay of S$4.47 million and allowances/benefits-in-kind of S$0.2 million. This includes six senior management staff whose roles, decision-making powers and actions have a material impact on the risk profile of MCT, and who were paid a total of $4.54 million.

(C) ACCOUNTABILITY AND AUDIT

Accountability

Principle 10: Balanced and understandable assessment of the company's performance, position and prospects

Our Policy and Practices

The Board is responsible for providing a balanced and understandable assessment of MCT's performance, position and prospects, including interim and other price sensitive public reports, and reports to regulators, if required.

The Manager adopts the principle that to build confidence among stakeholders, there is a need to deliver sustainable value.

The Manager complies with statutory and regulatory requirements and adopts best practices in the Group's business processes. The Manager also updates the Board on the Group's performance and its business and market outlook on a regular basis, so as to enable the Board to make a balanced and informed assessment of the Group's performance, financial position and prospects.

Risk Management and Internal Controls

Principle 11: Sound system of risk management and internal controls

Our Policy and Practices

The Manager adopts the principle that a sound system of internal controls and risk management is necessary for the Group's business.

The Manager, working with the Sponsor, has established internal control and risk management systems that address key operational, financial, compliance and information technology risks relevant to the Group's business and operating environment. These systems provide reasonable but not absolute assurance on the achievement of their intended internal control and risk management objectives.

The key elements of the Group's internal control and risk management systems are as follows:

Operating Structure

The Manager has a well-defined operating structure with clear lines of responsibility and delegated authority, as well as reporting mechanisms to senior management and the Board. This structure includes certain functions, such as Human Resource, Information Systems & Technology, Internal Audit, Legal and Risk Management, which are outsourced to the Sponsor. The Manager also conducts an annual review of such outsourced functions to ensure that required performance standards are met.

Policies, Procedures and Practices

Controls are detailed in formal procedures and manuals. For example, the Board has approved a set of delegations of authority which sets out approval limits for investments and divestments, development, operational and capital expenditures and treasury activities. Approval sub-limits are also provided at various management levels to facilitate operational efficiency, as well as provide a system of checks and balances.

The Board has prescribed certain limits on transactions to be undertaken by the Group, above which approval from the Board is required. The Board's approval is required for material transactions, including the following:

- equity fund-raising;
- acquisition, development and disposal of properties above Board-prescribed limits;
- overall project budget variance and ad hoc development budget above Board-prescribed limits;
- debt fund-raising above Board-prescribed limits; and
- derivative contracts above Board-prescribed limits.

The Group's procedures and practices are regularly reviewed and revised where necessary to enhance controls and efficiency. The Group has implemented a Control Self-Assessment ("CSA") programme to reinforce risk awareness and compliance with internal controls within the Group, by fostering accountability, control and risk ownership.

The Internal Audit function, which is outsourced to the Sponsor, reviews the Group's compliance with the control procedures and policies established within the internal control and risk management systems. The Internal Audit function is also involved in the validation of the results from the CSA programme.

Whistleblowing Policy

To reinforce a culture of good business ethics and governance, the Manager has a Whistleblowing Policy to encourage the reporting, in good faith, of any suspected improper conduct, including possible financial irregularities, while protecting the whistleblowers from reprisals. Any reporting concerning the Group or the Manager is notified to the AC Chairman of the Sponsor as well as the AC Chairperson of the Manager for investigation and to the AC of the Manager on the findings.

For queries or to make a report, please write to reporting@mapletree.com.sg.

Risk Management

Risk management is an integral part of the Manager's business strategy. In order to safeguard and create value for Unitholders, the Manager proactively manages risks and embeds the risk management process into the Manager's planning and decision-making process.

The risk management function which is outsourced to the Sponsor's Risk Management ("RM") Department oversees the Enterprise Risk Management ("ERM") framework. The RM Department reports key risk exposures, portfolio risk profile and activities in respect of significant risk matters to the AC and the Board independently on a quarterly basis.

The risk management system established by the Manager, which encompasses the ERM framework and the risk management process, is dynamic and evolves with the business. The Manager has identified key risks, assessed their likelihood and impact on MCT's business, and established corresponding mitigating controls. The information is maintained in a risk register that is reviewed and updated regularly. The RM Department works closely with the Manager to review and enhance the risk management system, with guidance and direction of the AC and the Board.

The Manager's policies and procedures relating to risk management can be found on pages 82 to 84 of this Annual Report.

Information Technology Controls

As part of the Group's risk management process, information technology controls and cybersecurity measures have been put in place and are periodically reviewed to ensure that information technology risks and cybersecurity threats are identified and mitigated. In addition, as part of the Manager's business continuity plan, information technology disaster recovery planning and tests are conducted to ensure that critical information technology systems remain functional in a crisis situation.

An annual review of the information technology controls was conducted by the Sponsor's Internal Audit Department as part of the FY18/19 annual CSA programme. The audit findings were submitted to the AC and the Board for review and appropriate remedial actions were implemented as at 31 March 2019.

In addition, for FY18/19, independent third parties were engaged to perform a Cybersecurity Maturity Assessment which covered a review of the Group's IT policies and Standard Operating Procedures and a Vulnerability Assessment and Penetration Test to ensure that the appropriate information technology controls and cybersecurity measures were in place.

Financial Reporting

The Board is updated on a quarterly basis on the Group's financial performance. The Manager reports on significant variances in financial performance, in comparison with budgets and financial performance of corresponding periods in the preceding year and provides an updated full year forecast. In addition, the Board is provided with quarterly updates on key operational activities of the Group.

A management representation letter is provided by the Manager in connection with the preparation of the Group's financial statements to the AC and Board quarterly. The representation letter is supported by declarations made individually by the various Heads of Department. Compliance checklists on announcement of financial statements, which are required for submission to the SGX-ST, are reviewed and confirmed by the Chief Financial Officer ("CFO") of the Manager.

The Group's financial results are reported to Unitholders quarterly in accordance with the requirements of the SGX-ST, and since FY18/19, are prepared in accordance with the Singapore Financial Reporting Standards (International). These results announcements provide analyses of significant variances in financial performance and commentary on the industry's competitive conditions in which the Group operates and any known factors or events that may affect the Group in the next reporting period and the next twelve months.

Detailed disclosure and analysis of the full-year financial performance of the Group can be found in the Financial Review & Capital Management section from pages 38 to 42 and the Financial Statements from pages 106 to 166 of this Annual Report.

Financial Management

Management reviews the performance of the MCT portfolio properties on a monthly basis to maintain the financial and operational discipline of the Group.

The key financial risks which the Group is exposed to include interest rate risk, liquidity risk, currency risk and credit risk. Where appropriate, the Manager procures hedging transactions to be entered into so as to protect the Group against interest and/or currency rate fluctuations. In addition, the Manager proactively manages liquidity risk by ensuring that sufficient working capital lines and loan facilities are maintained for the Group. The Manager's capital management strategy can be found on pages 38 to 42 of this Annual Report. The Manager also has in place credit control procedures for managing tenant credit risk and monitoring of arrears collection.

Internal Audit

The Internal Audit function, which is outsourced to the Sponsor's Internal Audit Department, prepares a risk-based audit plan annually to review the adequacy and effectiveness of the Group's system of internal controls and this audit plan is approved by the AC before execution. The Internal Audit Department is also involved during the year in conducting ad hoc audits and reviews that may be requested by the AC or Management on specific areas of concern, including validating the responses under the CSA programme. In doing so, the Internal Audit Department is able to obtain assurance that business objectives for the internal control processes under review are being achieved and key control mechanisms are in place.

Upon completion of each review, a formal report detailing the audit findings and the appropriate recommendations is issued to the AC. The Internal Audit Department monitors and reports on the timely implementation of the action plans to Management and the AC on a quarterly basis.

The external auditors also provide an independent perspective on certain aspects of the internal financial controls system arising from their work and report their findings to the AC on an annual basis. The external auditors are also updated on the findings of the CSA programme.

Interested Person Transactions

All interested person transactions are undertaken on normal commercial terms and the AC regularly reviews all interested person transactions to ensure compliance with the internal control system, as well as with relevant provisions of the Listing Manual and the Property Funds Appendix. In addition, the Trustee has the right to review such transactions to ascertain that the Property Funds Appendix has been complied with.

The following procedures are also undertaken:

- transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested person during the same financial year) equal to or exceeding S$100,000 in value but below 3.0% of the value of the Group's net tangible assets will be subject to review by the AC at regular intervals;
- transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested person during the same financial year) equal to or exceeding 3.0% but below 5.0% of the value of the Group's net tangible assets will be subject to the review and prior approval of the AC. Such approval shall only be given if the transactions are on normal commercial terms and are consistent with similar types of transactions made by the Trustee with third parties which are unrelated to the Manager; and
- transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested person during the same financial year) equal to or exceeding 5.0% of the value of the Group's net tangible assets will be reviewed and approved prior to such transactions being entered into, on the basis described in the preceding paragraph, by the AC which may, as it deems fit, request advice on the transaction from independent sources or advisers, including the obtaining of valuations from independent professional valuers. Further, under the Listing Manual and the Property Funds Appendix, such transactions would have to be approved by the Unitholders at a meeting of the Unitholders.

The interested person transactions undertaken by the Group in FY18/19 are set out on pages 167 to 168 of this Annual Report. For the purpose of the disclosures, the full contract sum is taken as the value of the transaction where the interested person transaction has a fixed term and contract value, while the annual amount incurred and/or accrued is taken as the value of the transaction where an interested person transaction has an indefinite term or where the contract sum is not specified.

Dealing in MCT units

The Manager adopts the best practices on dealings in securities set out in the Listing Manual. All Directors are required to disclose their interests in MCT and are also provided with disclosures of interests by other Directors, as well as reminders on trading restrictions.

On trading in MCT units, the Directors and employees of the Manager are reminded not to deal in MCT units on short term considerations and are prohibited from dealing in MCT units:

- in the period commencing one month before the public announcement of the Group's annual results;
- in the period commencing two weeks before the public announcement of the Group's quarterly and semi-annual results; and
- at any time whilst in possession of price-sensitive information.

Each Director is required to notify the Manager of his or her acquisition of MCT units or of changes in the number of MCT units which he or she holds or in which he or she has an interest, within two business days of such acquisition or change of interest. In addition, employees of the Manager and the Sponsor are to give pre-trading notifications before any dealing in MCT units.

Role of the Board and AC

The Board recognises the importance of maintaining a sound internal control and risk management system to safeguard the assets of the Group and Unitholders' interests, through a framework that enables risks to be assessed and managed.

The AC provides oversight of the financial reporting, accounting policies and the adequacy and effectiveness of the Group's internal control and risk management systems, as well as its compliance processes.

The Board and the AC also take into account the results from the CSA programme, which requires the various departments to review and report on compliance with key control processes.

As part of the CSA Programme, the Internal Audit function performs a validation of Management's self-assessment responses on a sampling basis, after which the validated self-assessment results are reported to the AC and the Board.

It should be recognised that all internal control and risk management systems contain inherent limitations and, accordingly, the internal control and risk management systems can only provide reasonable but not absolute assurance.

The Board has received written assurance from the CEO and the CFO that (a) the Group's financial records have been properly maintained and the Group's financial statements give a true and fair view of the Group's operations and finances and (b) the Group's internal control and risk management systems are effective.

Opinion on Internal Controls

Based on the internal control and risk management systems established and maintained by the Manager and the Sponsor, work performed by the Sponsor's Internal Audit and RM Departments, as well as by the external auditors, reviews performed by Management and the abovementioned assurance from the CEO and the CFO, the Board, with the concurrence of the AC, is of the opinion that the Group's internal control and risk management systems, addressing key financial, operational, compliance, information technology and risk management objectives and which the Group considers relevant and material to its operations, were adequate and effective to meet the needs of the Group in its business as at 31 March 2019.

Audit and Risk Committee

Principle 12: The Board should establish an audit committee with written terms of reference which clearly set out its authority and duties.

Our Policy and Practices

The Board is supported by the AC which provides additional oversight of financial, risks and audit matters, so as to maximise the effectiveness of the Board and foster active participation and contribution.

The Manager adopts the principle that the AC shall have at least three members, all of whom must be non-executive and the majority of whom, including the AC Chairperson, must be independent.

The AC consists of three members, all of whom are independent and are appropriately qualified to discharge their responsibilities. They are:

- Mrs Jennifer Loh, Chairperson;
- Mr Koh Cheng Chua, Member; and
- Mr Premod P. Thomas, Member.

None of the AC members are a partner or director of the incumbent external auditors, PricewaterhouseCoopers LLP ("PwC"), within the previous 12 months, nor does any of the AC members have any financial interest in PwC.

The AC has written terms of reference setting out its scope and authority, which include:

- oversight of financial reporting including review of quarterly and annual financial results for release to the public and this includes discussion on changes to accounting standards and issues which have a direct impact on the financial statements;
- review of the adequacy and effectiveness of MCT's internal controls and reporting the same to the Board;
- review and approve the scope of internal audit activities;
- review of audit findings of internal and external auditors, as well as Management's responses to them including the remedial actions to address such findings;
- review the scope and results of the external audit and the independence and objectivity of external auditors, including the evaluation of the nature and extent of their non-audit services. In this regard, for FY18/19, MCT paid S$98,030 to the external auditors, PwC, for audit services for the Group and S$6,500 for non-audit services relating to the issuance of a letter of consent for the reference to the auditor's report in the Information Memorandum to increase MCT's Multicurrency Medium Term Note programme limit from S$1.0 billion to S$3.0 billion. The AC has undertaken a review of all non-audit services provided by PwC and is of the opinion that such non-audit services would not affect the independence of PwC as the external auditors;
- recommendation on the appointment and re-appointment of external auditors and approval of their remuneration and terms of engagement; and
- examination of interested person transactions.

In addition, the AC also:

- meets with the external and internal auditors, without the presence of Management, at least once a year; and
- reviews and, if required, investigates the matters reported via the whistle-blowing mechanism, by which staff may, in confidence, raise concerns about suspected improprieties including financial irregularities. The objective of the whistle-blowing mechanism is to ensure that arrangements are in place for independent investigations of any reported matters and reviews of such investigations, to ensure appropriate follow-up actions are taken.

As part of its oversight role over financial reporting, the AC reviewed the Financial Statements before recommending them to the Board for approval. The process involved discussions with the Management and external auditors on significant accounting matters.

The AC reviewed among other matters, the valuation of investment properties, being the key audit matter identified by external auditors.

The AC had a robust discussion with Management and the professional valuers to review the methodology and assumptions used in arriving at the valuation of the investment properties, focusing on significant changes in fair value including assessing the reasonableness of the assumptions used by the valuers.

The AC is satisfied that the methodology and assumptions used are reasonable and accepted the outcome of the valuation of the investment portfolio, which resulted in a gain of S$336.6 million for the financial year.

The AC also considered the work performed by the external auditor, including their assessment of the appropriateness of valuation, methodologies and the key assumptions applied in the valuation of investment properties.

A total of four AC meetings were held in FY18/19.

The Manager, on behalf of the Group, confirms that the Group has complied with Rules 712 and 715 of the Listing Manual in relation to the Group's auditing firm.

Internal Audit

Principle 13: Independent internal audit function

Our Policy and Practices

The Manager adopts the principle that a robust system of internal audits is required to safeguard Unitholders' interests, the Group's assets, and to manage risks. Apart from the AC, other Board committees may be set up from time to time to address specific issues or risks.

The Internal Audit function of the Group is outsourced to the Sponsor's Internal Audit Department and the Head of Internal Audit reports directly to the Chairperson of the AC of both the Manager and the Sponsor.

The AC is consulted and provides feedback to the AC of the Sponsor on the hiring, removal and evaluation of the performance of the Head of Internal Audit. The Internal Audit Department has unfettered access to all of the Group's documents, records, properties and personnel, including access to the AC.

The role of the Internal Audit Department is to conduct internal audit work in consultation with, but independently of, Management. Its annual audit plan is submitted to the AC for approval and audit findings are submitted to the AC on a periodic basis. The AC also meets with the Head of Internal Audit at least once a year without the presence of Management.

The Internal Audit Department is a member of the Singapore branch of the Institute of Internal Auditors Inc. (the "IIA"), which has its headquarters in the USA. The Internal Audit Department subscribes to, and is in conformance with, the International Standards for the Professional Practice of Internal Auditing developed by the IIA (the "IIA Standards") and has incorporated these standards into its audit practices.

The IIA Standards cover requirements on:

- independence and objectivity;
- proficiency and due professional care;
- managing the internal audit activity;
- engagement planning;
- performing engagement;
- communicating results; and
- monitoring progress.

Employees in the Internal Audit Department involved in information technology audits are Certified Information System Auditors and members of the Information System Audit and Control Association (the "ISACA") in the USA. The ISACA Information System Auditing Standards provide guidance on the standards and procedures to be applied in information technology audits.

To ensure that the internal audits are performed by competent professionals, the Internal Audit Department recruits and employs qualified employees. In order that their technical knowledge remains current and relevant, the Internal Audit Department identifies and provides training and development opportunities to the employees.

In compliance with the IIA Standards, an external quality assessment review ("QAR") of the Sponsor's Internal Audit Department is conducted at least once every five years by a qualified, independent reviewer. In December 2018, an external QAR of the Internal Audit Department was completed (following the previous QAR completed in 2013). The external QAR reviewer had concluded that the Internal Audit Department was in conformance with the IIA Standards.

For FY18/19, the AC is of the opinion that the internal audit function is independent, effective and adequately resourced.

(D) UNITHOLDER RIGHTS AND RESPONSIBILITIES

Unitholder Rights

Principle 14: Fair and equitable treatment of all Unitholders

Communication with Shareholders

Principle 15: Regular, effective and fair communication with Unitholders

Conduct of Unitholder Meetings

Principle 16: Greater Unitholder participation at annual general meetings

Our Policy and Practices

The Manager adopts the principle that all Unitholders should be treated fairly and equitably and their ownership rights arising from their unitholdings should be recognised.

To this end, the Manager issues via SGXNET announcements and press releases on the Group's latest corporate developments on an immediate basis where required by the Listing Manual. Where immediate disclosure is not practicable, the relevant announcement will be made as soon as possible to ensure that all stakeholders and the public have equal access to the information.

All Unitholders can access the electronic copy of the Annual Report which is published via SGXNET as well as MCT's website. All Unitholders will receive a booklet containing key highlights of MCT, instructions on accessing the Annual Report online with the option of receiving a printed version of the Annual Report, a notice of AGM and a proxy form with instructions on the appointment of proxies. The notice of AGM for each AGM is also published via SGXNET and advertised in the press. An AGM is held once a year to provide a platform for Unitholders to interact with the Board and Management, in particular the Chairman of the Board, the Chairperson of the AC, the CEO and the CFO. The external auditors are also present to address Unitholders' queries about the audit and the financial statements of the Group. A record of the Directors' attendance at the AGM can be found in the records of their attendance of meetings set out on pages 65 to 66 of this Annual Report.

Similarly, where a general meeting is convened, all Unitholders are entitled to receive a circular enclosing a proxy form with instructions on the appointment of proxies. Prior to voting at an AGM or any other general meeting, the voting procedures will be made known to the Unitholders to facilitate them in exercising their votes.

To safeguard Unitholders' interests and rights, a separate resolution is proposed for each substantially separate issue at an AGM. Each resolution proposed at an AGM and any other general meeting will be voted on by way of electronic polling. An independent scrutineer is also appointed to validate the vote tabulation and procedures. The Manager will announce the results of the votes cast for and against each resolution and the respective percentages and prepare minutes of such meetings.

The Manager has an Investor Relations Department which works with the Legal and Corporate Secretariat Department of the Sponsor to ensure the Group's compliance with the legal and regulatory requirements applicable to listed REITs, as well as to incorporate best practices in its investor relations programme. To keep the Board abreast of market perception and concerns, the Investor Relations Department provides regular updates on analyst consensus estimates and views.

Minutes of general meetings recording the substantive and relevant comments made and questions raised by Unitholders are available via MCT's website at www.mapletreecommercialtrust.com.

The Manager regularly communicates major developments in the Group's businesses and operations to Unitholders, analysts and the media through the issuance of announcements and press releases. In addition, all announcements and press releases are first made on SGXNET and subsequently on MCT's website.

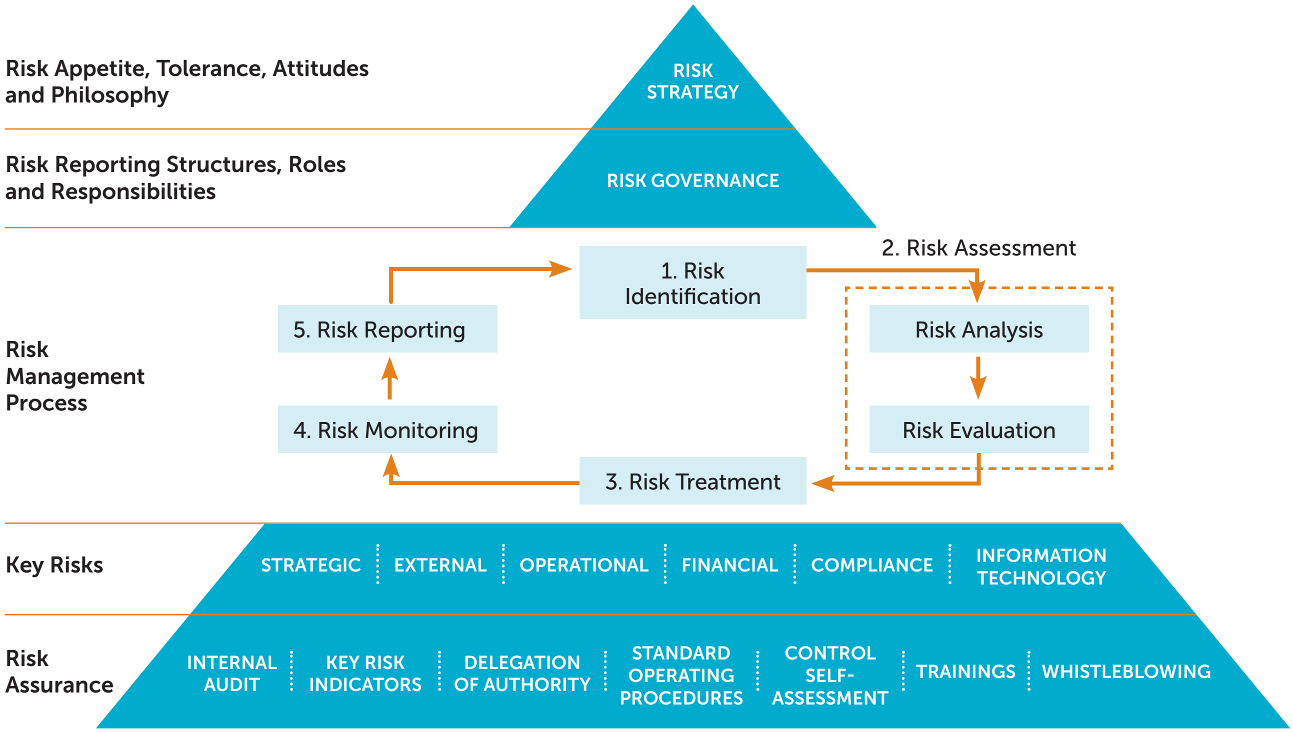
Investors can subscribe to email alerts of all announcements and press releases issued by MCT through its website. "Live" webcast of analyst briefings are conducted twice a year and where practicable.

The Manager also communicates with MCT's investors on a regular basis through group/individual meetings with investors, investor conferences and non-deal roadshows. The Manager's key management members, including the CEO and CFO, are present at briefings and communication sessions to answer questions from investors. More information on the Manager's investor relations policies and activities can be found in the Investor Relations section on pages 103 to 105 of this Annual Report.

MCT's distribution policy is to distribute at least 90% of its taxable income and such distributions are typically paid on a quarterly basis. For FY18/19, MCT made four distributions to Unitholders.

RISK **MANAGEMENT**

Risk management continues to be an integral part of the Manager's business strategy in order to deliver regular and steady distributions. To safeguard and create value for Unitholders, the Manager proactively manages risks and embeds the risk management process as part of the planning and decision-making process.



STRONG OVERSIGHT AND GOVERNANCE

The Board is responsible for determining the overall risk strategy and risk governance, and ensuring that the Manager implements sound risk management and internal control practices. The Board also approves the risk appetite and tolerance statements, which set out the nature and extent of risks that could be taken to achieve the Manager's business objectives. The Board, which is supported by the AC, comprises directors whose collective diverse experience and knowledge serve to give guidance and provide strategic insights to the Manager. The AC has direct access to the Sponsor's RM department, which it engages with quarterly as part of its review of MCT's portfolio risks.

At the Manager, the risk management culture involves both top-down oversight and bottom-up engagement from all employees. This ensures a risk approach that is aligned with its business objectives and strategies for MCT, which is also integrated with operational processes for effectiveness and accountability.

The Manager's ERM framework is adapted from the International Organisation for Standardisation (ISO) 31000 International Risk Management Standards. It is dynamic and evolves with the business, thus providing the Manager with a holistic and consistent process for the identification, assessment, monitoring and reporting of risks. The Sponsor's RM department works closely with the Manager to continually review and enhance the risk management system in accordance with market practices and regulatory requirements. A CSA framework further reinforces risk awareness by fostering accountability, control and risk ownership, and provides additional assurance to the Manager and the Board that operational risks are being effectively and adequately managed and controlled.

ROBUST MEASUREMENT AND ANALYSIS

The Manager's risk measurement framework is based on Value-at-Risk ("VaR"), a methodology which measures the volatilities of market and property risk drivers such as rental rates, occupancy rates, capital values and interest rates. It takes into consideration changes in market environment and asset cash flows. To complement the VaR methodology, other risks such as refinancing and tenant-related risks are also assessed, monitored and measured as part of the framework where feasible.

With the VaR methodology, risks are measured consistently across the portfolio, enabling the Manager to quantify the benefits that arise from diversification across the portfolio, and to assess risk by asset class or by risk type. The Manager recognises the limitations of any statistically-based system that relies on historical data. Therefore, MCT's portfolio is subject to stress testing and scenario analyses to ensure that the business remains resilient in the event of unexpected market shocks.

RISK IDENTIFICATION AND ASSESSMENT

The Manager identifies key risks, assesses their likelihood and impact on the business, and establishes corresponding mitigating controls. The information is maintained in a risk register that is reviewed and updated regularly. The key risks identified include but are not limited to:

STRATEGIC RISKS

Market risk

MCT's portfolio is subject to real estate market risks such as rental rate and occupancy volatilities and specific factors including competition, supply, demand and regulations in Singapore. Such risks are quantified, aggregated and monitored for existing assets and prospective acquisitions. Significant risk profile changes or emerging trends are reported for assessment and/or action.

Investments risk

The risks arising from investment activities are managed through a rigorous and disciplined investment approach, particularly in the areas of asset evaluation and pricing. All acquisitions are aligned with MCT's investment strategy to enhance returns to Unitholders and improve future income and capital growth. Sensitivity analysis is also performed for each acquisition on all key project variables to test the robustness of the assumptions used. For significant acquisitions, independent risk assessments are conducted by the Sponsor's RM department and included in the investment proposal submitted to the Board for approval. Investment proposals are subject to rigorous scrutiny by the Board.

Upon receiving the Board's approval, the investment proposals are then submitted to the Trustee, who is the final approving authority for all investment decisions.

The Trustee also monitors the compliance of the Manager's executed investment transactions with the Listing Manual of the Singapore Exchange Securities Trading Limited, the Property Funds Appendix and the provisions in the Trust Deed.

EXTERNAL RISK

Economic risk

To manage the impact of economic uncertainties in Singapore, the Manager conducts rigorous real estate market research and monitors economic development closely.

OPERATIONAL RISKS

Comprehensive operating, reporting and monitoring guidelines enable the Manager to manage day-to-day activities and mitigate operational risks. To ensure relevance, the Manager regularly reviews its Standard Operating Procedures ("SOPs") and benchmarks them against industry practices where appropriate. Compliance with SOPs is assessed under the CSA framework and reinforced through training of employees and regular reviews by the Sponsor's Internal Audit department.

Human resource risk

Loss of key management personnel and identified talents can cause disruptions to the Manager's business operations and hinder the achievement of its business objectives. The Manager has put in place succession planning, talent management, competitive compensation and benefits plans to reward and retain performing personnel.

Property damage & business disruption risks

In the event of unforeseen catastrophic events, the Manager has in place a Business Continuity Plan and crisis communication plan that should enable it to resume operations with minimal disruptions and loss. MCT's properties are insured in accordance with industry norms in Singapore.

Credit risk

Credit risks are mitigated from the outset by conducting tenant credit assessments as part of the investment due diligence process prior to an acquisition. For new and sizeable leases, credit assessments of prospective tenants are undertaken prior to signing of lease agreements. On an ongoing basis, tenants' credit worthiness is closely monitored by the Manager's asset management team and arrears are managed by the Manager's Credit Control Committee which meets regularly to review debtor balances. To further mitigate credit risks, security deposits in the form of cash or banker's guarantees are collected from prospective tenants prior to the commencement of leases.

FINANCIAL RISKS

Financial market risks and the capital adequacy of MCT are closely monitored and actively managed by the Manager and reported to the Board on a quarterly basis.

At the portfolio level, the risk impact of interest rate volatility on value is quantified, monitored and reported quarterly using the VaR methodology. Refinancing risk is also quantified, taking into account the concentration of loan maturity profile and credit spread volatility.

Interest rate risk

MCT hedges its portfolio exposure to interest rate volatility arising from borrowings by way of interest rate derivatives and fixed rate debts.

Liquidity risk

The Manager actively monitors MCT's cash flow position and funding requirements to ensure sufficient liquid reserves to fund operations and meet short-term obligations (see Financial Review & Capital Management section on pages 38 to 42 of this annual report).

The Manager also maintains sufficient financial flexibility and adequate debt headroom for MCT to partially finance future acquisitions. In addition, the Manager monitors and mitigates bank concentration risks by having a well-diversified funding base. The limit on MCT's aggregate leverage ratio is observed and monitored to ensure compliance with the Property Funds Appendix.

COMPLIANCE RISKS

Regulatory risk

The Manager is committed to complying with the applicable laws and regulations in Singapore. Non-compliance may result in litigation, penalties, fines or revocation of business licenses. The Manager identifies applicable laws and regulatory obligations and embeds compliance to these laws and regulations in its day-to-day business processes.

Fraud risk

A comprehensive corporate governance framework has been established to maintain responsible and transparent business practices. The framework contains specific guidelines on anti-corruption practices – such as the prohibition of bribery, acceptance or offer of gifts and entertainment.

The Manager has also put in place a whistleblowing policy to allow employees and stakeholders to raise any serious concerns about any danger, risk, malpractice or wrongdoing in the workplace while protecting them from reprisals.

Compliance with the policies and procedures is required at all times, which include policies on ethics and code of conduct, safe work practices and professional conduct. If an employee is found guilty of fraud, dishonesty or criminal conduct in relation to his/her employment, the Manager reserves the rights to take appropriate disciplinary action, including termination of employment.

INFORMATION TECHNOLOGY RISK

Concerns over the threat posed by cybersecurity attacks have risen as such attacks become increasingly more prevalent and sophisticated. The Manager has in place comprehensive policies and procedures governing information availability, control and governance, and data security. An IT disaster recovery plan is in place and tested annually to ensure business recovery objectives are met. All employees are required to do a mandatory online training on IT security awareness to ensure that they are aware of potential cybersecurity threats. There is also constant monitoring of Internet gateways to detect potential security event. In addition, network vulnerability assessment and penetration testing are also conducted regularly to check for potential security gaps.

RIGOROUS MONITORING AND CONTROL

The Manager has developed internal key risk indicators that serve as an early-warning system to highlight risks that have escalated beyond agreed tolerance levels. The Manager has also established required actions to be taken when risk thresholds are breached.

Every quarter, the Sponsor's RM department presents a comprehensive report to the Board and the AC, highlighting key risk exposures, portfolio risk profile, results of stress testing scenarios and status of key risk indicators. The Board and the AC are also kept abreast of any material changes to MCT's risk profile and activities.

SUSTAINABILITY REPORT

BOARD STATEMENT

The Board is pleased to present MCT's third sustainability report for FY18/19. This report encapsulates our overarching approach to sustainability. With this report, we would like to share with our stakeholders how we integrate key environmental, social and governance ("ESG") issues in our overall strategy, how we manage the impacts, risks and opportunities associated with these issues, and incorporate suitable sustainable initiatives into our business practices.

Since the launch of the UN SDGs in 2015, companies worldwide have begun to align their strategies and operations with global priorities, such as promoting inclusive and sustainable economic growth, stopping climate change as well as ensuring the health and well-being of all people.

Sustainability is an integral part of our business approach and we are committed to contributing to the achievement of the SDGs in line with our business strategy. We also view our involvement in supporting the SDGs as an opportunity to attract new capital. Our involvement also helps us identify significant financial, social and environmental risks that may cause disruptions to our business so that we can take necessary steps to address them.

Very importantly, we also recognise that climate change is having a significant impact on our planet and our communities. As a consequence of climate change and rapid urbanisation, our cities are becoming vulnerable to natural disasters. Hence, it is vital to ensure that all our buildings and properties are sustainable and energy-efficient in order to support the development of sustainable communities. We are committed to reducing our energy and emissions intensities in an effort to combat climate change.

We believe that conducting our business in a transparent manner allows us to maintain trust and build good relationships with our stakeholders. Therefore, adopting ethical business practices and maintaining an effective corporate governance system remain our priorities.

At MCT, the management of sustainability issues involves the Board of Directors, which oversees the formulation of the Group's sustainability strategy and the achievement of the Group's long-term performance. The Board is also involved in the selection of MCT's material ESG factors based on their significance to the business and its stakeholders.

MCT's sustainability approach is aligned with that of the Sponsor, MIPL, and is anchored by the shared belief that the longevity of our business hinges on the long-term well-being of the economy, the society and the environment.

In our FY16/17 and FY17/18 reports, we highlighted several initiatives to promote sustainability in our business operations. We are pleased to report that we have continued to make progress in our sustainability performance. Some of our key achievements in FY18/19 include:

- All our properties maintained their respective Green Mark certifications by the BCA, achieving at least the BCA Green Mark Gold Award;
- Reduced landlord's energy consumption (of all MCT's properties) by 1.9% as compared to FY17/18's baseline;
- Providing venue sponsorship totalling S$171,187 across MCT's properties to support the community as well as institutes of learning; and
- Organising two CSR events with staff participation in FY18/19.

We will continue to stay committed to sustainability in our journey forward, and aim to make progress towards forging a long-term sustainable business.

Board of Directors

MCT'S COMMITMENT & SUSTAINABILITY APPROACH

At MCT, we seek to create long-term value for our stakeholders by incorporating sustainability into our daily operations and activities. In order to operate a successful and responsible business, it is important for us to understand and address our sustainability risks and opportunities. Therefore, we strive to identify these risks and opportunities to improve our triple bottom line. We are also committed to building good relationships with our stakeholders, minimising the environmental footprint of our business, safeguarding the health and safety of our employees and tenants, supporting projects that have a positive impact on local communities, as well as maintaining high ethical standards.

ABOUT THIS REPORT

This report is for FY18/19 from 1 April 2018 to 31 March 2019, and contains data and practices relating to MCT, the Manager and MCT's five properties, namely VivoCity, MBC I, PSA Building, Mapletree Anson and MLHF, which the Manager has operational control. The report also includes information on group-wide social and governance practices that are relevant to MCT.

MCT's sustainability report, which is published annually, has been prepared in accordance with the internationally recognised GRI Standards: Core option, with our sustainability activities and targets aligned with the UN SDGs. The report also meets the requirements of the SGX-ST Listing Rules (711A and 711B) - Sustainability Reporting Guide.

We are always seeking ways to improve our sustainability approach, performance and disclosure. Please email Ms Teng Li Yeng, Vice President, Investor Relations at enquiries_mct@mapletree.com.sg if you have any questions, feedback or suggestions.

SUSTAINABILITY GOVERNANCE

At MCT, sustainability is at the core of our business and is embedded in our governance structure and strategic decision-making across all levels of the Group.

SUSTAINABILITY GOVERNANCE STRUCTURE

The management of sustainability issues involves the Board of Directors, which oversees the formulation of MCT's sustainability strategy and the achievement of long-term performance. The Board is also involved in the selection of MCT's material ESG factors based on their significance to the business and its stakeholders.

There is a Sustainability Steering Committee ("SSC") that supports the Board in overseeing MCT's sustainability performance and providing guidance to drive the Group's corporate sustainability agenda. The SSC is led by the Sponsor's Deputy Group Chief Executive Officer and the Group Chief Corporate Officer and Group General Counsel. The SSC comprises the CEOs of the managers of the four Mapletree Group-sponsored REITs and other members of the Sponsor's senior management team. Ms Sharon Lim, Executive Director and CEO, represents MCT in the SSC.

A Sustainability Working Committee ("SWC"), made up of representatives across various business units and functions, is also in place to assist the SSC to manage MCT's sustainability performance and monitor sustainability issues and impacts. The SWC communicates and provides information on MCT's sustainability efforts and activities to employees and other stakeholders.

MONITORING AND BENCHMARKING

We review our sustainability performance and track our progress against the sustainability targets that we have set on an annual basis. We benchmark our sustainability performance against our peers in order to ensure that our performance is in line with the best industry practices and to identify opportunities for further improvement. Also, our existing policies and measures are reviewed on a regular basis to ensure that they remain effective and that necessary steps can be taken to fill any gaps that could affect our future performance.

MATERIALITY AND OUR SUSTAINABLE DEVELOPMENT GOALS

At MCT, we focus on ESG issues that have a significant impact on our business and stakeholders. In FY18/19, we reviewed ESG issues that were material to our business and stakeholders. Emerging global trends, material topics identified by our peers and the overall corporate context were considered during the review. The prioritisation of material ESG issues was based on the impact of these issues on our business, our stakeholders, the communities in which we operate, and our ability to address the impacts relating to these issues. Following the review, our material ESG factors in FY18/19 remained unchanged from those identified in FY17/18.

In FY18/19, we took a further step in aligning our sustainability activities and targets with the UN SDGs. The SDGs are the blueprint set by the UN to achieve a better and more sustainable future for all. They call on institutions worldwide to address the global challenges we face, including those related to poverty, inequality, climate, environmental degradation, prosperity, and peace and justice, through the strategies and practices they adopt and the investments they make. In aligning our sustainability approach to some of the SDGs, we hope to create meaningful impacts that extend beyond our immediate boundaries.

The relevant SDGs are linked to the identified material topics and strategy of MCT through a mapping exercise. Our material factors in FY18/19, the corresponding SDGs, as well as our commitments to contributing to the advancement of the SDGs, are outlined in the table below.

Material Factors		Relevant UN SDGs	Our Commitments
Economic	Economic Performance	8 DECENT WORK AND ECONOMIC GROWTH	• Achieve sustainable economic growth in order to provide stable returns to our shareholders
Environmental	Energy	7 AFFORDABLE AND CLEAN ENERGY 9 INDUSTRY, INNOVATION AND INFRASTRUCTURE 13 CLIMATE ACTION	• Reduce the energy intensity of our buildings/properties by improving their energy performance and efficiency • Ensure that all our buildings/properties achieve BCA Green Mark Gold ratings or higher • Participate in events such as "Lights Off" for Earth Hour and Earth Day to raise public awareness • Engage employees in green initiatives to reduce consumption of energy and other resources
Social	Health and Safety	3 GOOD HEALTH AND WELL-BEING	• Maintain a safe environment for our employees, tenants, third-party service providers/contractors and visitors to our premises • Empower our employees and enhance their mental health and well-being through supporting educational and healthcare initiatives
	Employment and Talent Retention	8 DECENT WORK AND ECONOMIC GROWTH 10 REDUCED INEQUALITIES	• Attract and retain talent by creating a great working environment • Commit to fair employment practices by ensuring our hiring process remains stringent and offering equal opportunity to all potential candidates • Maintain a safe environment for our employees

Material Factors		Relevant UN SDGs	Our Commitments
	Local Communities	3 GOOD HEALTH AND WELL-BEING 17 PARTNERSHIPS FOR THE GOALS	• Support initiatives/projects that have a positive impact on local communities • Empower individuals and enhance their mental health and well-being through supporting educational and healthcare initiatives • Work and collaborate with relevant regulators to achieve regulatory compliance
Compliance	Anti-corruption Compliance with Laws and Regulations	17 PARTNERSHIPS FOR THE GOALS	• Maintain zero incidences of non-compliance with anti-corruption laws and socioeconomic regulations • Work and collaborate with relevant regulators to achieve regulatory compliance

STAKEHOLDER ENGAGEMENT

We believe our success depends on our ability to gain support from our stakeholders and work together with them where possible. For this reason, we engage with our stakeholders regularly so that we can understand their concerns and expectations and respond to their needs in a timely manner. This will enable us to create long-term value for our business and the society.

The following table highlights our major stakeholder groups and summarises our approach to engaging with them.

The AGM is an important platform for us to reach out to Unitholders.

Key Stakeholder	Forms of Engagement	Key Topics and Concerns	Relevant Material Factors
Shoppers	• Customer feedback through customer service and surveys throughout the year • Online and mobile communications platforms, as well as social media • Advertisements, marketing and promotional events to engage shoppers throughout the year	• Needs of our shoppers • Range and quality of retail offerings and services • Supplementary amenities and services for shoppers' convenience • Safe, pleasant and vibrant shopping environment • Connectivity and access to public transport	• Health and safety • Local communities
Tenants	• Ongoing proactive engagements with existing and new tenants through regular meetings, gatherings as well as informal engagement programmes	• High quality and comfortable retail/office environment • Efficiency and safety of buildings	• Health and safety • Local communities

Key Stakeholder	Forms of Engagement	Key Topics and Concerns	Relevant Material Factors
	• Joint promotions and partnerships with tenants throughout the year • Tenant Handbook and circulars during the year	• Competitive rental rates • Range of supporting amenities • Connectivity and access to public transport • Shopper traffic • Collaboration in marketing and promotional events	
Investment Community (Investors, Unitholders, Analysts and Media)	• Annual General Meetings • Website and SGXNet announcements, presentations and press releases • Annual reports, results briefings and webcasts • Ongoing one-on-one meetings and property tours where applicable • Local and overseas investors conferences and non-deal roadshows • Electronic communication and feedback channels	• Steady and sustainable distributions • Operational and financial performance • Business strategy and long-term outlook • Good corporate governance • Timely and transparent reporting	• Economic performance • Compliance with laws and regulations
Employees	• Communication sessions by senior management at least once a year • Electronic communication such as emails, intranet and newsletters • Ongoing robust compensation and benefits framework • Regular two-way dialogues with employees through informal feedback sessions and performance appraisals • Recreational and team building activities during the year • Staff communication and feedback sessions with Management • Ongoing training programmes and education sponsorships • Employee Engagement Surveys every two to three years • Employee Handbook	• Equitable reward and recognition • Fair and competitive employment policies and practices • Safe and healthy working environment • Learning and development • Regular engagement	• Economic performance • Talent retention • Health and safety
Trustee	• Monthly reporting and updates • Ongoing dialogues and regular feedback	• Safeguard the rights and interests of Unitholders • Ensure compliance with the Trust Deed and regulations • Open communication channels	• Compliance with laws and regulations
Business Partners (Government, Regulators, Industry Associations and Third-Party Service Providers)	• Participation in industry associations such as the REIT Association of Singapore ("REITAS") during the year • Ongoing dialogues, feedback and networking events • Meetings, briefings, consultations and inspections throughout the year • Letters and electronic communication throughout the year	• Compliance with rules and regulations • Fair and reasonable business practices • Win-win partnerships	• Local communities • Anti-corruption • Compliance with laws and regulations
Local Communities	• Ongoing incorporation of sustainable environmental practices into business • Collaborations with non-profit organisations to raise visibility and impact of philanthropic, social and environmental causes during the year • Channels for public feedback throughout the year	• Sustainable environmental practices • Positive impact on the local community	• Energy • Local communities

SUSTAINABILITY REPORT

ECONOMIC

Our economic performance has an impact on our stakeholders, especially our unitholders. We strive to achieve healthy financial performance in order to deliver sustainable returns to our unitholders on an ongoing basis. For more details on MCT's financial performance, please refer to Financial Highlights (pages 4 to 5), Financial Review & Capital Management (pages 38 to 42) and Financial Statements (pages 106 to 166) of this Annual Report.

ENVIRONMENT

At MCT, we are cognisant of the impact our operations and activities can have on the environment. We strive to improve our portfolio's environmental performance to reduce our environmental footprint, which will also generate cost savings that will benefit our stakeholders.

The Mapletree Group continues to fully support Singapore's commitment to sustainable building practices. In an effort to promote sustainable practices, the Manager has implemented various initiatives that focus on sustainable design, energy efficiency and renewable energy.

Since 2011, the Manager and the Property Manager have been involved in "Mapletree Goes Green", an ongoing initiative by the Sponsor that encourages employees to adopt environmentally-friendly practices in their day-to-day activities, such as using refillable water bottles and printing on both sides of the paper.

To reduce the hazardous impact of electronic waste ("e-waste"), the Manager and the Property Manager have started an e-waste recycling programme on MCT's premises. This is in addition to the regular waste recycling bins. Other measures include the sharing of information on environmental initiatives and the benefits of adopting sustainable practices with employees in order to nurture a more environmentally conscious mindset. MCT's property managers also use electronic checklists and forms in daily operations to reduce the number of printed documents.

ENERGY

We strive to continue to improve the conservation efforts of energy and water in our properties. Because electricity accounts for a substantial amount of our energy consumption and leads to greenhouse gas ("GHG") emissions, minimising energy consumption is vital to reducing emissions and the impact on climate change. Since energy consumption also accounts for a significant share of operating costs, bringing down energy consumption can also deliver economic benefits. Hence, we are firmly committed to pursuing initiatives that focus on improving energy efficiency and conservation, as well as using renewable energy where feasible.

Several measures have been implemented to monitor our properties' energy consumption used for lighting, air-conditioning and operating elevators. We strive to reduce energy consumption in owner-controlled areas and also encourage our tenants to practise energy efficiency in their own areas. We seek to improve the environmental performance of our properties by tracking our monthly utility consumption to identify opportunities to improve efficiency. This data, as well as other building-related information, are submitted to the BCA on an annual basis through

Property	Environmental certifications and accolades
VivoCity	Green Mark Gold Award, BCA
MBC I	Green Mark Platinum Award, BCA
PSA Building	Green Mark Gold^{Plus} Award, BCA
Mapletree Anson	Green Mark Platinum Award, BCA
MLHF	Green Mark Gold^{Plus} Award, BCA

E-waste recycling programme to reduce hazardous environmental impact.

the Building Energy Submission System. The information is included in the BCA Building Benchmarking Report, which encourages building owners and managers to improve their energy conservation efforts. Tenants are also encouraged to participate in the initiative by using energy efficient light fittings and to adopt recommended practices set out in the Green Building Guide.

Green buildings can help with the reduction of GHG emissions through improved energy efficiency and therefore contribute to the development of sustainable cities. To this end, we are committed to ensuring that all of MCT's properties continue to be BCA Green Mark-certified, incorporating features such as greater climatic responsiveness, higher energy effectiveness, increased resource efficiency and smarter and healthier indoor environments. Engineering forums are held each month to discuss ongoing applications or renewals of Green Mark certifications. In FY18/19, all of MCT's properties received various Green Mark certifications by the BCA. For the upcoming year, we aim to ensure that they continue to at least maintain their respective BCA Green Mark certifications.

Over the past few years, the Manager has focused its efforts on reducing energy consumption of MCT's properties by:

- upgrading air-conditioning systems to improve their efficiencies;
- improving monitoring and control systems to optimise electricity usage;
- increasing the use of energy efficient lighting fixtures to reduce electricity consumption;
- participating in events such as "Lights Off" for Earth Hour and Earth Day every year to raise environmental awareness; and
- constantly exploring new technology and applications to save energy by conducting trial installations and assessments.

In FY17/18, we launched an initiative to promote the use of renewable energy by installing photovoltaic ("PV") panels at VivoCity, with the aim of reducing the amount of energy consumed from the power grid. We also started to upgrade the fan coil units ("FCUs") at VivoCity on a progressive basis to improve the property's energy efficiency. We are pleased to report that both initiatives have met their respective energy targets in the relevant periods.

Following up on the positive results, we will continue to upgrade the FCUs at VivoCity. For FY19/20, which is the second year of implementation for this initiative, we target to achieve energy savings of 50,000kWh (as compared to FY18/19).

As part of our sustainable management approach, we continuously strive to improve our energy performance and aim to increase our energy conservation efforts across all our properties. We monitor the energy efficiency of our properties on an ongoing basis, make plans and implement viable measures to upgrade and enhance energy-related facilities and systems within our portfolio.

ENERGY CONSUMPTION AND GHG EMISSIONS

In FY18/19, the total energy consumption of our properties was 68,004,726[1] kilowatt hours ("kWh"). The average building energy intensity during the same period was 150[2] kWh/m^2. The total GHG emissions from electricity use at our properties were 28,508[3] tCO_2e in FY18/19, while the average GHG emissions intensity during the same period was 0.06[2] tCO^2e/m^2.

Performance against FY18/19 Targets

- Reduction of landlord's energy consumption by 1.9% as compared to FY17/18's baseline
- Installed PV panels and upgraded FCUs at VivoCity
- Maintained BCA Green Mark Gold ratings for all MCT's properties

Targets for FY19/20

- Maintain landlord's energy intensity (of all MCT's properties) to within ±1% of FY18/19's baseline
- Upgrade FCUs progressively at VivoCity. Target to achieve energy savings of 50,000 kWh in FY19/20 as compared to FY18/19.
- At least maintain the respective BCA Green Mark certifications for all MCT properties

1 The energy consumption figures reported include all tenants' energy consumption for air-conditioning within the leased premises, less the renewable energy generated at the properties.
2 The gross floor area used to calculate the energy and emissions intensities includes all common and tenants' areas but excludes unoccupied NLA of MCT's five properties.
3 The total GHG emissions were calculated using Singapore's Average Margin Grid Emission Factor in 2017.

SOCIAL

As a space and facility provider to businesses and local communities, we are committed to providing and maintaining a healthy and safe environment for all our stakeholders, which include our employees, third-party service providers ("TPSPs"), tenants and visitors. We also strive to create a vibrant workplace that attracts talent and supports the well-being of our employees as well as to contribute to local communities.

HEALTH AND SAFETY

The following initiatives have been implemented to protect the health and safety of our employees and stakeholders:

Employees	Measures are taken to ensure that a comfortable and safe work space environment is provided to each employee. Health-related programmes are organised to promote employees' health, safety and well-being. Health and safety policies for employees are outlined in the Employee Handbook.
TPSPs	Health and safety requirements are included in the selection framework for the engagement of contractors and other TPSPs.
Tenants	Tenants are provided with the following instructional manuals, which contain information on health and safety standards: • A fit-out manual which includes clauses on safety rules for additions and alterations works; and • A Tenant Handbook that details safety rules and some "Dos and Don'ts" in their business operations. Fire and evacuation drills are carried out twice a year to ensure that tenants are familiar with the emergency response plans and procedures. Updates, reminders and alerts are also circulated to tenants during emergencies, such as fires, natural disasters and terrorist attacks. The Property Manager conducts regular inspections to ensure that there are no potential safety and health hazards. Tenants are encouraged to reduce waste and recycle waste in order to maintain a clean and safe environment.
Visitors	The Property Manager conducts regular inspections to ensure that there are no potential safety and health hazards. Properties have alarm systems, as well as sufficient and well-marked directional signages, emergency exits and lightings for the safety of visitors. Inspection and maintenance of lifts and fire alarm systems are carried out monthly to ensure compliance with building regulations. All building services are maintained, inspected and commissioned on a specified periodic basis to ensure compliance with building regulations.

Employees	TPSPs	Tenants and Visitors
Continue to conduct regular health and safety trainings for all employees.	Ensure that TPSPs are involved in regular meetings to discuss and monitor their health and safety performance.	Conduct risk assessments prior to the commencement of fitting out works, and ensure that buildings are well maintained and all hazards are clearly signposted.

Performance against FY18/19 Targets

- Total number of incidents resulting in permanent disability or fatality: Zero
- Completed 100% relevant trainings for eligible staff members

Targets for FY19/20

- Achieve zero incidents resulting in employee permanent disability or fatality
- Achieve 100% relevant trainings for eligible staff members

To ensure the safety of our employees, we have established evacuation procedures to be adopted in the event of a fire or an emergency. In addition, there is a Company Emergency Response Team ("CERT") trained in first aid and equipped with fire-fighting abilities at each of our properties. The property managers also work with the Singapore Civil Defence Force to conduct simulated exercises to ensure that employees are familiar with the processes involved during emergencies. We adopt the Sponsor's reporting protocol in the event of construction accidents at any of our development sites so that prompt investigations can be conducted and timely preventative actions taken. These are in line with the Ministry of Manpower's reporting requirements on workplace incidents. Further, we performed regular fire and safety drills, as well as fire safety audits, at all our properties during the year.

In an effort to improve mental health in the workplace, we offer various in-house courses to our employees, which include Stress Management, Mental Health First Aid, Assisting Individuals in Crisis, CERT First Aid, CPR and AED. Also, regular updates on ongoing publicly-run health and safety related courses are provided to our employees.

We are committed to ensuring that our properties are safe and that our employees and stakeholders are protected from health and safety risks.

HEALTH AND SAFETY PERFORMANCE

In FY18/19, there were zero reported incidents that resulted in employee permanent disability or fatality among the Manager's employees. However, there was one minor reported incident relating to a staff sustaining a cut on his finger while on duty. The incident resulted in six lost days, where lost days refer to scheduled work days. There were no incidents of significant non-compliance with relevant health and safety regulatory requirements during the year. To maintain high safety awareness, we also completed 100% relevant trainings for eligible staff members.

TALENT ATTRACTION AND RETENTION

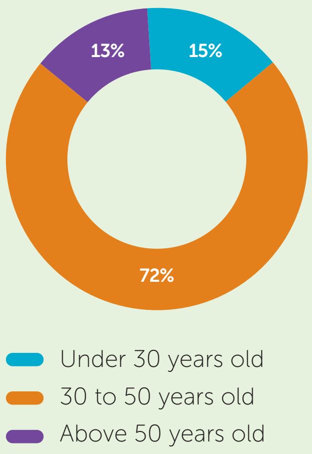
We recognise the importance of our employees and that talent attraction and employee retention are vital to our overall business performance. We strive to attract the best talent by having in place robust human resource policies and procedures. To improve talent retention, we continue to foster an inclusive environment that values diversity, recognises and rewards talent. Through our integrated human capital strategies and initiatives, we enable our employees to develop relevant skills.

We are committed to complying with local labour laws and ensuring that our policies promote equal opportunity among our employees. The Employee Handbook, which is available to each employee, contains policies on hiring, equal opportunity, and learning and development.

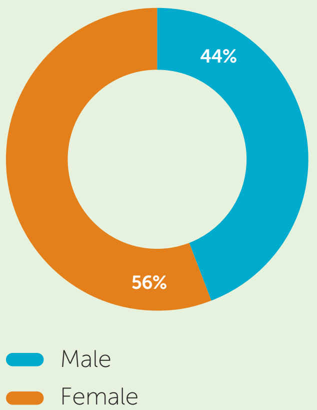
Various training programmes are offered to our employees to ensure that they are able to reach their fullest potentials in their professional careers. Employee wellness remains one of our priorities as we seek to create a happy and engaged workforce through various employee engagement activities.

We receive feedback and comments from employees through exit interviews and employee engagement surveys, which help us identify areas

AGE DIVERSITY



GENDER DIVERSITY



Performance against FY18/19 Targets

- Commitment to fair employment practices and equal opportunity

Targets for FY19/20

- Continue to commit to fair employment practices by ensuring that our hiring process remains stringent and to offer equal opportunity to all potential candidates

of improvement and make working for the Group a great experience.

We have measures in place to compile, track and monitor our human resources data on an annual basis. In FY18/19, there were 167 employees at the Manager and the Property Manager who were all based in Singapore. The average turnover rate for the year was 1.0% while the average new hire rate was 1.4%.

We strive to maintain a diverse workforce. In FY18/19, 15% of the employees were under 30 years of age, 72% were between 30 and 50 years of age and 13% were above 50 years of age. 44% of the employees were male and female employees made up 56% of the entire staff population.

DEVELOPING PEOPLE

We encourage continuous learning and development as part of our commitment to our employees' growth. We offer various learning and development programmes throughout the year to help our employees develop skills and knowledge required to excel in their jobs and to sharpen their competitive edges. Our employees are provided with the latest market updates and training on leadership, performance management and customer service through programmes such as the Mapletree Leadership Programme, Mapletree Performance Management workshops, as well as various functional and technical training programmes. Furthermore, the Mapletree Immersion Programme is organised quarterly to help new hires understand our organisation and business.

We have a robust performance appraisal system in place to evaluate employees' job performances and to identify their development goals and learning needs. All our employees receive performance reviews, where feedback is given on their performance throughout the year.

EMPLOYEE WELL-BEING

We are keenly aware of the importance of employee well-being and are committed to ensuring that they receive the necessary support to help them effectively manage their physical and mental stress at work. Various activities and social events were organised by the Mapletree Recreation Club for employees in

Recreational and wellness activities for employees.

Performance against FY18/19 Targets

- Various learning and development opportunities were offered to our employees

Targets for FY19/20

- Maintain a diverse and relevant learning and development programme

FY18/19, which included Durian Fest 2018 and Mapletree's Movie Event 2018. The Sponsor launched its first employee wellness programme, Wellness@Mapletree in October 2018 that focuses on providing employees with health information and activities that can help improve their well-being. Some of the activities held so far included Mass Walks, Lunchtime Workouts, Monthly Team Challenges and nutrition-related workshops.

Similarly, workplace health promotion programmes were carried out by the Sponsor and the Health Promotion Board ("HPB") during the year to promote a healthy lifestyle and employee well-being. All tenants of Mapletree Business City, the Sponsor's flagship development in Singapore, were encouraged to participate in these programmes, which included lunchtime talks on lifestyle topics and bi-monthly active lifestyle and fitness programmes. An annual health screening session as well as semi-annual blood donation drives were also held to promote good health and personal health ownership among employees.

In addition, the Mapletree Education Award ("EduAward") Programme recognises the academic excellence and achievements of employees' children. The EduAward offers cash awards ranging from S$150 to S$500 and are given out twice a year. In FY18/19, the Sponsor granted a total of 93 awards worth S$21,500 to the children of Mapletree employees, including staff of the Manager and the Property Manager.

LOCAL COMMUNITIES

We believe that building positive long-term relationships with the local communities is integral to our success. We are committed to making meaningful contributions by supporting projects and causes that address communities' needs, which are in line with the four key pillars of our Group's CSR programme.

Underpinning these efforts is the Mapletree Shaping & Sharing Programme, a group-wide framework directed at achieving greater social impact through a focused CSR approach.

The Mapletree Group aligns its CSR efforts with its business performance whereby every year, for every S$500 million of profit after tax and minority interests or part thereof achieved, S$1 million is allocated by the Sponsor to fund CSR projects and programmes.

ENGAGING TENANTS

The Manager recognises that its tenants play an important role in helping MCT achieve business success. Therefore, the Manager seeks to meet tenants' needs by providing high quality service.

Since July 2010, VivoCity has been conducting the monthly Service Excellence Workshops as an in-house induction programme for new employees of tenants. Through the programme, participants receive training on VivoCity's Service Culture, ways to build customer loyalty, managing customer feedback, and the "Dos and Don'ts" of service delivery.

Regular network sessions are organised for our tenants to provide feedback and to raise any concerns that they may have. Such feedback is useful in giving us a better understanding of our tenants' needs and to develop initiatives that will support them. During the year, we continued to devote resources to identify and organise targeted activities that drive footfall and tenant sales.

CONTRIBUTING TO A BETTER SOCIETY

We support charitable, social and environmental causes and further advocate staff participation in meaningful projects and causes.

MAPLETREE'S CSR FRAMEWORK

The CSR Framework is a group-wide framework directed at achieving greater impact through a focused CSR approach and encompasses four pillars of support – education, the arts, healthcare and the environment. It is guided by two broad objectives of empowering individuals through supporting educational and healthcare initiatives, as well as enriching communities with the arts and functional design, and building environmentally sustainable real estate developments.

The framework acts as a guide for proposed community involvement initiatives and commitments. Initiatives are selected based on several factors, including definable social outcomes, long-term engagement and staff volunteerism opportunities.

All proposed community involvement initiatives are assessed against the Mapletree CSR Framework by the Group Corporate Communications team. The team makes recommendations to the CSR Board Committee for their final assessment.

SUSTAINABILITY
REPORT

From 12 July to 12 August 2018, the Manager organised the Soles4Souls Donation Drive. This was in partnership with Soles4Souls, a United States-founded non-profit social enterprise that aims to create sustainable jobs and provide relief through the distribution of shoes and clothing around the world. During the period, two large collection boxes were placed in VivoCity for the public to donate their pre-loved footwear. Staff members actively participated by collecting the donations on a daily basis, sorting and packing the shoes before delivering them to Soles4Souls.

VivoCity also partnered with the Children's Cancer Foundation ("CCF") during the "VivoCity x Disney Tsum Tsum Mid-Autumn: A Celebration of Love" event. Held from 30 August to 30 September 2018, this is a donation drive where shoppers could purchase a Disney Tsum Tsum wishing card for S$2 each and make additional donations. 100% of sales proceeds and donations were given to the CCF, which is a non-profit organisation with a mission to improve the quality of life of children who have cancer by enhancing their emotional, social and medical well-being. This event also received strong staff participation where they took turns to man the satellite wishing card sales counter on Level 3 of VivoCity over the weekend of 1-2 September 2018.

Supporting meaningful causes such as A Very Special Walk Event and Hair For Hope.

In addition to CSR events, MCT provided venue sponsorships in total of S$171,187[1] in the financial year. Some of the venue-sponsored events held at MCT's properties were:

VIVOCITY

Soles4Souls Shoe Donation Drive 12 Jul - 12 Aug 2018	**Hair For Hope** 16 - 29 Jul 2018	**Home and Away with Mapletree** 27 - 29 Jul 2018
VivoCity partnered with Soles4Souls, a non-profit social enterprise founded in the United States that aims to create sustainable jobs and provide relief through the distribution of shoes and clothing around the world. Two large shoe collection boxes were placed in VivoCity for the public to donate their pre-loved shoes.	Hair for Hope is an annual head-shaving event organised by the CCF. Every year, the event attracts large numbers of people to have their heads shaven to support children with cancer. VivoCity has been supporting the event as a venue sponsor/partner since 2010. The event has also evolved to become an iconic event at VivoCity.	In support of an educational CSR event, the Sponsor organised a three-day roadshow to distribute 1,000 pieces of customised Mapletree fleece jackets to Singapore students who were headed to the United Kingdom, United States and Canada, to help them adjust to the cold climate.

1 Including ad spaces.

A Very Special Walk Event by the Autism Resource Centre (Singapore)
28 Jul 2018

This is a signature fundraising event by the Autism Resource Centre (Singapore) where funds raised will help adults with autism at the Employability and Employment Centre, by equipping them with employability skills through training, job matching and placements.

National Library Board Big Book Giveaway Event
28 Jul 2018

National Reading Day is a community movement by the National Library Board ("NLB") to celebrate the joy and importance of reading. Started in 2016, it is held on the last Saturday of July in conjunction with Singapore's National Reading Day.

The Big Book Giveaway was held at VivoCity on 28 July 2018 to encourage the public to read by gifting them pre-loved NLB books. Visitors could bring home pre-loved books either by picking up a pre-packed bag of books or by selecting books from a general collection.

"VivoCity x Disney Tsum Tsum's Mid-Autumn: A Celebration of Love" and CCF Donation Drive
30 Aug - 30 Sep 2018

VivoCity partnered with the CCF during the "VivoCity x Disney Tsum Tsum Mid-Autumn: A Celebration of Love" campaign to organise a donation drive. During the period, shoppers were encouraged to purchase Disney Tsum Tsum wishing cards at S$2 each and to make additional donations. All sales proceeds and donations were donated to the CCF.

Celebration of Drums Performance
15 Sep 2018

The Community Drumming Network ("CDN") was formed to bring together both the young and old communities who share a common interest in drumming and percussion instruments. It is also one of the People's Association's Community Arts and Culture teams.

The "Celebration of Drums" remains the key event of CDN. Held at VivoCity's Amphitheatre, the event attracted nearly 1,000 people to watch various performances by professional groups. The event also gave a platform to budding drumming enthusiasts to perform and showcase their skills.

"Once Upon a Full Moon" and "Once Upon a Time 2019" Performances by The TENG Ensemble
22 Sep 2018 and 16 Feb 2019

These are festive performances held at VivoCity's Level 3 Amphitheatre to celebrate the Mid-Autumn Festival and the Lunar New Year respectively. Both performances attracted about 900 attendees each.

In line with Mapletree's support for the arts, the performances were organised by the Sponsor and anchored by 'The TENG Ensemble', a local non-profit arts company that has gained local and international acclaim with their unique brand of music that bridges the East and the West.

I Love Children Annual Fertility Awareness Campaign
27 Oct 2018

I Love Children is a non-profit organisation set up in 2005 to advocate early parenthood among couples.

Events and programmes organised by I Love Children are aimed at creating awareness of starting the parenthood journey early and sharing information on overcoming parenthood barriers.

Victorian Affair Concert 2018
21 Nov 2018

VivoCity hosted the annual Victoria Junior College concert at VivoCity's Level 3 Amphitheatre. The concert, which was attended by approximately 700 students, staff and alumni, featured various performances from students and alumni.

MBC I

HPB's Healthy Workplace Ecosystem Apr 2018 - Mar 2019	"Arts In The City" and "Arts In Your Neighbourhood" by MIPL 1 Aug and 8 Nov 2018 18 Apr 2018, 24 Oct 2018 and 30 Jan 2019	I Love Children Annual Fertility Awareness Campaign 2 Nov 2018
Provided a venue for HPB's initiative to introduce a Healthy Workplace Ecosystem and to conduct mass exercise programmes for office crowds. This also helped to promote vibrancy and enhance the overall environment for our tenants and their staff.	Provided venues for MIPL to host "Arts In The City" and "Arts In Your Neighbourhood". The Sponsor strives to support the arts by establishing a partnership with the National Arts Council ("NAC") to bring arts closer to the working community, as well as provide a platform for local performing groups to showcase their talents. Mapletree Business City is also recognised as one of NAC's arts and culture nodes.	I Love Children is a non-profit organisation set up in 2005 to advocate early parenthood among couples. Events and programmes organised by I Love Children are aimed at creating awareness of starting the parenthood journey early and share information on overcoming parenthood barriers.

ARC

Publicity for the Mapletree-NTU CCA Public Art Education Programme
14 - 25 Aug 2018 and
22 Oct - 30 Dec 2018

The Public Art Education Programme includes guided art tours, workshops and conferences. ARC provided publicity support by promoting these art events to the wider working community at the Alexandra Precinct.

In addition, ARC promoted the Public Art Trail at Mapletree Business City by updating five overhead signs to provide directional signs for visitors from ARC to the Public Art Trail. The Art Trail encourages members of the public to view the art pieces installed within Mapletree Business City, as part of MIPL's art education efforts.

Performance against FY18/19 Targets

- Venue sponsorships provided in the financial year: S$171,187[1]
- Number of CSR events organised with staff participation: Two

ACHIEVED

Targets for FY19/20

- Provide venue sponsorship of at least S$150,000 across MCT's properties to support the community and institutes of learning
- Organise two CSR events with staff participation per year

1 Including ad spaces.

COMMUNITY FEEDBACK

Feedback from our stakeholders and the community is important to us. As responsible corporate citizens, we have multiple feedback mechanisms to receive, track and respond to questions from community members on various topics, including our sustainability approach and performance.

The public and investors can send their feedback and enquiries to us via MCT's website, email, fax or enquiries hotline. Contact information is available on MCT's website as well as in the Annual Reports.

http://www.mapletreecommercialtrust.com/en/Contact-Us/Contact-Information.aspx

http://www.mapletreecommercialtrust.com/Contact-Us/Enquiries.aspx

We have dedicated public feedback channels for our shoppers to send their feedback and share their concerns. These channels include electronic feedback forms, customer service hotlines, social media channels, as well as information counters in VivoCity.

VivoCity: https://www.vivocity.com.sg/contact-us-enquiry

ARC: https://www.arc4u.com.sg/contact-us

The Management and the Investor Relations team are actively involved in regular engagements and interactions with investors, analysts and the media through various platforms and events. The information can be found in the Investor Relations section on pages 103 to 105 of this Annual Report.

GOVERNANCE

ENSURING AND MANAGING COMPLIANCE

We are guided by good standards of business ethics and conduct our business in an honest and transparent manner. We have in place a strong corporate governance framework that promotes transparency and accountability, which is in line with Mapletree Group's policies. We remain committed to ethical operations and strive to comply with all relevant laws and regulations. More information on our corporate governance policies and practices can be found from pages 64 to 81 of this Annual Report.

Our employees are required to be aware of and adhere to all policies and procedures, which include policies on ethics and code of conduct, safe work practices and professional conduct. Failure to comply with these policies and procedures may lead to disciplinary action being taken, including termination of employment if the employee is found guilty of fraud, criminal conduct or dishonesty in relation to his/her employment.

We have established procedures to monitor the effectiveness of risk management processes and manage the risk of non-compliance with laws and regulations, including anti-money laundering laws. We also report cases of threatened or pending litigation to the CEO of the Manager as well as the Group Chief Corporate Officer and Group General Counsel to ensure that such cases are resolved in a timely manner. All our employees are required to comply with SGX's listing rules on trading and they are notified before the start of any trading ban period to ensure that they do not deal with the listed units of Mapletree REITs. Our employees are also notified that they must not deal with such listed units when in possession of price sensitive information.

In addition, our directors and employees receive training as and when there are updates or changes to the existing laws and regulations.

ANTI-CORRUPTION

We take a firm stand against bribery and corruption and do not tolerate any such wrongdoing.

Guidelines on anti-corruption practices, such as the prohibition of bribery, acceptance or offer of gifts and entertainment, are included in our gift giving policy. We also have a whistleblowing policy in place to encourage and support the reporting of any suspected or actual danger, risk, misconduct or unlawful activity in the workplace.

MARKETING COMMUNICATIONS

We adopt responsible marketing and advertising practices by ensuring that we comply with the relevant regulations and laws relating to the display and dissemination of information in marketing collaterals.

We review all our marketing collaterals to ensure that they adhere to the Singapore Code of Advertising Practice. We strive to comply with the requirements of the Personal Data Protection Act by making sure that personal data is handled appropriately. To prevent the occurrence of incidents of non-compliance, the application and renewal of licenses for the use of music in building premises and for the setting up of any temporary structures at the malls are made in a timely manner.

In FY18/19, there were no material incidents of non-compliance with laws and regulations, including anti-corruption and marketing laws.

Performance against FY18/19 Targets

- No material incidents of corruption and non-compliance reported relating to laws and regulations, including environmental compliance, socioeconomic compliance and marketing communications.

ACHIEVED

Targets for FY19/20

- Maintain zero incidences of non-compliance with anti-corruption laws and regulations
- Achieve no material incidences of non-compliance with relevant laws and regulations

GRI
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GRI Standards (2016)		Notes/Page Number(s)
General Disclosures		
Organisational Profile		
102-1	Name of the organisation	Mapletree Commercial Trust; Corporate Overview (Annual Report 2018/19), Page 2
102-2	Activities, brands, products, and services	About This Report, Page 86; Corporate Overview (Annual Report 2018/19), Page 2
102-3	Location of headquarters	Corporate Directory (Annual Report 2018/19), IBC
102-4	Location of operations	Corporate Overview (Annual Report 2018/19), Page 2
102-5	Ownership and legal form	Trust Structure (Annual Report 2018/19), Page 16
102-6	Markets served	Corporate Overview (Annual Report 2018/19), Page 2
102-7	Scale of the organisation	Corporate Overview (Annual Report 2018/19), Page 2; Financial Highlights (Annual Report 2018/19), Pages 4-5; Talent Attraction and Retention, Pages 93-94
102-8	Information on employees and other workers	Talent Attraction and Retention, Pages 93-94 Data was compiled from the Human Resource database, and excluded full-time and part-time employees on less than one-year contracts. As the number of part-time employees is not significant to the operations as a whole, employee data was presented in totality, instead by the breakdown by employment type. MCT does not have a significant portion of its activities being carried out by workers who are not employees. Certain property management functions were outsourced to third party service providers. MCT did not have any significant variation in employment numbers.
102-9	Supply chain	Supply chain is minimal and insignificant to report on.
102-10	Significant changes to organisation and its supply chain	There were no significant changes during FY18/19.
102-11	Precautionary principle or approach	In general, the precautionary principle is embedded in MCT's approach to sustainability.
102-12	External initiatives	Materiality and Our Sustainable Development Goals, Pages 87–88
102-13	Membership of associations	Stakeholder Engagement, Pages 88–89
Strategy		
102-14	Statement from senior decision-maker	Board Statement, Page 85
Ethics and Integrity		
102-16	Values, principles, standards, and norms of behaviour services	Ensuring and Managing Compliance, Page 99
Governance		
102-18	Governance structure	Organisation Structure (Annual Report 2018/19), Page 17; Corporate Governance (Annual Report 2018/19), Pages 64-81; Sustainability Governance, Pages 86-87
Stakeholder Engagement		
102-40	List of stakeholder groups	Stakeholder Engagement, Pages 88-89
102-41	Collective bargaining agreements	No collective bargaining agreements are in place.
102-42	Identifying and selecting stakeholders	Stakeholder Engagement, Pages 88-89
102-43	Approach to stakeholder engagement	Stakeholder Engagement, Pages 88-89
102-44	Key topics and concerns raised	Stakeholder Engagement, Pages 88-89
Reporting Practice		
102-45	Entities included in the consolidated financial statements	Notes to the Financial Statements (Annual Report 2018/19), Page 141
102-46	Defining report content and topic boundaries	Materiality and Our Sustainable Development Goals, Pages 87-88
102-47	List of material topics	Materiality and Our Sustainable Development Goals, Pages 87-88
102-48	Restatements of information	There has been no restatement of figures or information disclosed in our previous report.
102-49	Changes in reporting	Materiality and Our Sustainable Development Goals, Pages 87-88
102-50	Reporting period	About This Report, Page 86
102-51	Date of most recent report	The Annual Report/Sustainability Report 2017/2018 was published on 29 June 2018
102-52	Reporting cycle	About This Report, Page 86
102-53	Contact point for questions regarding the report	About This Report, Page 86
102-54	Claims of reporting in accordance with GRI Standards	About This Report, Page 86
102-55	GRI content index	GRI Content Index, Pages 100–102
102-56	External assurance	MCT has not sought external assurance on this report but may do so in the future.

GRI
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GRI Standards (2016)		Notes/Page Number(s)
Material Topics		
Economic Performance		
103-1	Explanation of the material topic and its Boundary	Materiality and Our Sustainable Development Goals, Pages 87-88; Financial Statements (Annual Report 2018/19), Pages 106-166
103-2	The management approach and its components	Strategy, Page 3; Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Financial Statements (Annual Report 2018/19), Pages 106-166
103-3	Evaluation of the management approach	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Financial Statements (Annual Report 2018/19), Pages 106-166
201-1	Direct economic value generated and distributed	Financial Statements (Annual Report 2018/19), Pages 106-166
Anti-corruption		
103-1	Explanation of the material topic and its boundary	Materiality and Our Sustainable Development Goals, Pages 87-88; Anti-corruption, Page 99; Governance, Page 99
103-2	The management approach and its components	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Anti-corruption, Page 99; Governance, Page 99
103-3	Evaluation of the management approach	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Anti-corruption, Page 99; Governance, Page 99
205-3	Confirmed incidents of corruption and actions taken	Anti-corruption, Page 99; Governance, Page 99
Energy		
103-1	Explanation of the material topic and its Boundary	Materiality and Our Sustainable Development Goals, Pages 87-88; Energy, Pages 90–91
103-2	The management approach and its components	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Energy, Pages 90–91
103-3	Evaluation of the management approach	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Energy, Pages 90–91
302-1	Energy consumption within the organisation	Energy, Pages 90–91; Energy Consumption and GHG Emissions, Page 91
302-3	Energy intensity	Energy, Pages 90–91; Energy Consumption and GHG Emissions, Page 91
Employment		
103-1	Explanation of the material topic and its Boundary	Materiality and Our Sustainable Development Goals, Pages 87-88; Talent Attraction and Retention, Pages 93–94
103-2	The management approach and its components	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Talent Attraction and Retention, Pages 93–94
103-3	Evaluation of the management approach	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Talent Attraction and Retention, Pages 93–94
401-1	New employee hires and employee turnover	Talent Attraction and Retention, Pages 93–94 The numbers of new hires and employee turnover and their breakdown by age group, gender and region were not included as they were deemed insignificant to report on.
Occupational Health & Safety		
103-1	Explanation of the material topic and its Boundary	Materiality and Our Sustainable Development Goals, Pages 87-88; Health and Safety, Pages 92–93
103-2	The management approach and its components	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Health and Safety, Pages 92–93
103-3	Evaluation of the management approach	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Health and Safety, Pages 92–93
403-2	Type of injury and rates of injury, occupational diseases, lost days, and absenteeism, and total number of work-related fatalities, by region and by gender	Health and Safety, Pages 92–93; Health and Safety Performance, Page 93 Health and safety performance data by region and gender and information on occupational disease rate and absentee rate were not applicable to the organisation as they were not deemed to be significant. There was only one reported incident in FY18/19, the type of incident and actual number of lost days have also been disclosed instead of the injury rate and lost day rate for better representation of the incident.

GRI
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GRI Standards (2016)		Notes/Page Number(s)
Training and Education		
103-1	Explanation of the material topic and its Boundary	Materiality and Our Sustainable Development Goals, Pages 87-88; Developing People, Page 94
103-2	The management approach and its components	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Developing People, Page 94
103-3	Evaluation of the management approach	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Developing People, Page 94
404-2	Programmes for upgrading employee skills and transition assistance programmes	Developing People, Page 94
Local Communities		
103-1	Explanation of the material topic and its Boundary	Materiality and Our Sustainable Development Goals, Pages 87-88; Stakeholder Engagement, Pages 88–89; Local Communities, Page 95; Contributing to a Better Society, Pages 95-98; Community Feedback, Page 98
103-2	The management approach and its components	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Stakeholder Engagement, Pages 88-89; Local Communities, Page 95; Contributing to a Better Society, Pages 95-98; Community Feedback, Page 98
103-3	Evaluation of the management approach	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Stakeholder Engagement, Pages 88–89; Local Communities, Page 95; Contributing to a Better Society, Pages 95-98; Community Feedback, Page 98
413-1	Operations with local community engagement, impact assessments, and development programs	Stakeholder Engagement, Pages 88–89; Local Communities, Page 95; Contributing to a Better Society, Pages 95-98; Community Feedback, Pages 98
Customer Health and Safety		
103-1	Explanation of the material topic and its Boundary	Materiality and Our Sustainable Development Goals, Pages 87-88; Health and Safety, Pages 92-93
103-2	The management approach and its components	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Health and Safety, Pages 92-93
103-3	Evaluation of the management approach	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Health and Safety, Pages 92-93
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	Health and Safety, Pages 92–93; Health and Safety Performance, Page 93
Marketing and Labelling		
103-1	Explanation of the material topic and its Boundary	Materiality and Our Sustainable Development Goals, Pages 87-88; Marketing Communications, Page 99; Governance, Page 99
103-2	The management approach and its components	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Marketing Communications, Page 99; Governance, Page 99
103-3	Evaluation of the management approach	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Marketing Communications, Page 99; Governance, Page 99
417-3	Incidents of non-compliance concerning marketing communications	Marketing Communications, Page 99; Governance, Page 99
Socioeconomic Compliance		
103-1	Explanation of the material topic and its Boundary	Materiality and Our Sustainable Development Goals, Pages 87-88; Ensuring and Managing Compliance, Page 99; Governance, Page 99
103-2	The management approach and its components	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Ensuring and Managing Compliance, Page 99; Governance, Page 99
103-3	Evaluation of the management approach	Sustainability Governance, Pages 86-87; Materiality and Our Sustainable Development Goals, Pages 87-88; Ensuring and Managing Compliance, Page 99; Governance, Page 99
419-1	Non-compliance with laws and regulations in the social and economic area	Ensuring and Managing Compliance, Page 99; Governance, Page 99

INVESTOR RELATIONS

COMMITMENT TO HIGH STANDARDS OF DISCLOSURE AND CORPORATE TRANSPARENCY

The Manager is committed to high standards of disclosure and corporate transparency. We place a high priority on providing accurate and timely disclosure of financial results, announcements and relevant information related to MCT to the public. To do so, we endeavour to use clear language and maintain consistent disclosures on both positive and negative issues. We proactively engage investors, analysts and media to communicate our business case and to understand and address their concerns where possible. Various avenues and modes of communications are in place to facilitate regular and frequent interactions with the investment community. These include:

- Announcements, press releases, investor presentations and related general information are updated and easily available on MCT's website at www.mapletreecommercialtrust.com.
- All financial news releases and stock exchange announcements are published and available on the SGX-ST website.
- Investors and the public can sign up to MCT's electronic mailing list to receive email notifications of news and updates related to MCT.
- Enquiries and feedback can be conveniently sent to the Manager through the "Contact Us" link on our website.

PROACTIVE ENGAGEMENT OF INVESTORS

We also place emphasis on quality interaction with the investment community through AGMs, briefings, face-to-face investor meetings, teleconferences, investor conferences, roadshows and property visits. To strengthen understanding by existing investors and to reach out to new ones, we participated in several conferences and non-deal roadshows in Singapore, as well as other key financial cities such as Amsterdam, Bangkok, Hong Kong, London, Seoul and Sydney in FY18/19. In total, we met over 300 fund managers, institutional investors and analysts during the year.

Analysts' briefings are conducted every six months to provide updates on MCT's half-year and full year financial results and operational performance. Singapore and overseas investors, fund managers and the public can participate in the briefings through a "Live" webcast and submit questions via the online platform.

These platforms offer opportunities for the Manager to interact first-hand with Unitholders, understand their views, gather feedback and address concerns. To keep the senior management and the Board abreast of market perception and concerns, the Investor Relations Department provides regular updates on analysts' views and estimates, analyses of Unitholders' register and key feedback from the market.

We value the support from our retail investors. On 25 July 2018, we successfully held our seventh AGM. The meeting was well-attended by Unitholders and all resolutions were approved. To further support investor education, we took part in the REITs Symposium for the fourth running year. This one-day event, jointly organised by REITAS and ShareInvestor, was attended by over 1,200 attendees.

RESEARCH COVERAGE

As at 31 March 2019, MCT was actively covered by 13 research houses.

- Bank of America Merrill Lynch
- CGS-CIMB
- Citigroup
- CLSA
- Credit Suisse
- DBS
- Deutsche Bank
- Goldman Sachs
- HSBC
- JP Morgan
- Macquarie Bank
- Maybank Kim Eng
- OCBC

INVESTOR **RELATIONS**

INVESTOR RELATIONS ACTIVITIES IN FY18/19

	Event	Venue
First Quarter (period from 1 April 2018 to 30 June 2018)	Analysts' Results Briefing and 'Live' Webcast for 4Q and FY17/18 Results	Singapore
	4Q and FY17/18 Results Investors Luncheon hosted by Citigroup	Singapore
	Non-deal Roadshow hosted by Macquarie Bank	Hong Kong
	dbAccess Asia Conference 2018	Singapore
	REITs Symposium 2018	Singapore
Second Quarter (period from 1 July 2018 to 30 September 2018)	7th AGM	Singapore
	1Q FY18/19 Results Investors Luncheon hosted by Credit Suisse	Singapore
	Citi-REITAS-SGX C-Suite Singapore REITs and Sponsors Forum	Singapore
	Mapletree Day in Bangkok hosted by DBS	Bangkok
Third Quarter (period from 1 October 2018 to 31 December 2018)	Analysts' Results Briefing and 'Live' Webcast for 2Q and 1H FY18/19 Results	Singapore
	2Q and 1H FY18/19 Results Investors Luncheon hosted by CLSA	Singapore
	SGX-UBS Corporate Day in Australia	Melbourne, Sydney
Fourth Quarter (period from 1 January 2019 to 31 March 2019)	3Q and YTD FY18/19 Results Investors Tea hosted by Citigroup	Singapore
	Non-deal Roadshow hosted by Goldman Sachs	Amsterdam, London
	SGX-DBSV-NH Singapore Corporate Day	Seoul

FINANCIAL AND DISTRIBUTIONS CALENDAR

24 April 2018	4Q and FY17/18 Results Announcement
31 May 2018	Payment of 4Q FY17/18 Distribution
26 July 2018	1Q FY18/19 Results Announcement
31 August 2018	Payment of 1Q FY18/19 Distribution
24 October 2018	2Q and 1H FY18/19 Results Announcement
29 November 2018	Payment of 2Q FY18/19 Distribution
23 January 2019	3Q and YTD FY18/19 Results Announcement
28 February 2019	Payment of 3Q FY18/19 Distribution
23 April 2019	4Q and FY18/19 Results Announcement
30 May 2019	Payment of 4Q FY18/19 Distribution

FINANCIAL & DISTRIBUTION CALENDAR FOR FY19/20 (TENTATIVE)

July 2019	8th AGM
July 2019	1Q FY19/20 Results Announcement
August 2019	Payment of 1Q FY19/20 Distribution
October 2019	2Q and 1H FY19/20 Results Announcement
November 2019	Payment of 2Q FY19/20 Distribution
January 2020	3Q and YTD FY19/20 Results Announcement
February 2020	Payment of 3Q FY19/20 Distribution
April 2020	4Q and FY19/20 Results Announcement
May 2020	Payment of 4Q FY19/20 Distribution

To subscribe to the latest news on MCT, please visit www.mapletreecommercialtrust.com

UNITHOLDERS ENQUIRIES

If you have any enquiries or would like to find out more about us, please contact:

THE MANAGER

Ms Teng Li Yeng
Vice President
Investor Relations

T: +65 6377 6111
F: +65 6274 3185
E: enquiries_mct@mapletree.com.sg

SUBSTANTIAL UNITHOLDER'S NOTIFICATIONS AND RELATED ENQUIRIES

E: _MCT_disclosure@mapletree.com.sg

UNITHOLDER REGISTRAR

Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place #32-01
Singapore Land Tower
Singapore 048623

T: (65) 6536 5355
F: (65) 6536 8710
E: srs.teamd@boardroomlimited.com

UNITHOLDER DEPOSITORY

For depository-related matters, such as change of personal details and unitholding records, please contact directly:
The Central Depository (Pte) Limited
11 North Buona Vista Drive #01-19/20
The Metropolis Tower 2
Singapore 138589

T: (65) 6535 7511
E: asksgx@sgx.com
W: www.sgx.com/cdp

FINANCIAL **STATEMENTS**

REPORT OF **THE TRUSTEE**

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

DBS Trustee Limited (the "Trustee") is under a duty to take into custody and hold the assets of Mapletree Commercial Trust ("MCT") and its subsidiary (the "Group") in trust for the holders of units in MCT ("Unitholders"). In accordance with the Securities and Futures Act (Cap. 289), its subsidiary legislation and the Code on Collective Investment Schemes, the Trustee shall monitor the activities of Mapletree Commercial Trust Management Ltd. (the "Manager") for compliance with the limitations imposed on the investment and borrowing powers as set out in the Trust Deed in each annual accounting period and report thereon to Unitholders in an annual report.

To the best knowledge of the Trustee, the Manager has, in all material respects, managed MCT and the Group during the period covered by these financial statements, set out on pages 113 to 166, in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed.

For and on behalf of the Trustee
DBS Trustee Limited

Jane Lim
Director

Singapore, 23 April 2019

STATEMENT BY **THE MANAGER**

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

In the opinion of the directors of Mapletree Commercial Trust Management Ltd., the accompanying financial statements of Mapletree Commercial Trust ("MCT") and its subsidiary (the "Group") as set out on pages 113 to 166, comprising the Statements of Financial Position and Portfolio Statement of MCT and the Group as at 31 March 2019, the Statements of Profit or Loss, Statements of Comprehensive Income, Distribution Statements and Statements of Movements in Unitholders' Funds of MCT and the Group, the Consolidated Statement of Cash Flows of the Group and Notes to the Financial Statements for the year then ended are drawn up so as to present fairly, in all material respects, the financial position of MCT and of the Group as at 31 March 2019 and the profit or loss and other comprehensive income, amount distributable and movements of Unitholders' funds of MCT and the Group and consolidated cash flows of the Group for the year then ended in accordance with Singapore Financial Reporting Standards (International) and relevant requirements of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore. At the date of this statement, there are reasonable grounds to believe that MCT and the Group will be able to meet its financial obligations as and when they materialise.

For and on behalf of the Manager
Mapletree Commercial Trust Management Ltd.

Lim Hwee Li Sharon
Director

Singapore, 23 April 2019

INDEPENDENT AUDITOR'S REPORT TO THE **UNITHOLDERS OF MAPLETREE COMMERCIAL TRUST**

(CONSTITUTED UNDER A TRUST DEED IN THE REPUBLIC OF SINGAPORE)

Our opinion

In our opinion, the accompanying consolidated financial statements of Mapletree Commercial Trust ("MCT") and its subsidiary (the "Group") and the Statement of Profit or Loss, Statement of Comprehensive Income, Statement of Financial Position, Distribution Statement, Statement of Movements in Unitholders' Funds and Portfolio Statement of MCT are properly drawn up in accordance with the Singapore Financial Reporting Standards (International) ("SFRS(I)s") and applicable requirements of the Code on Collective Investment Schemes relating to financial reporting (the "CIS Code"), so as to present fairly, in all material respects, the consolidated financial position of the Group and the financial position of MCT as at 31 March 2019 and the consolidated financial performance of the Group and the financial performance of MCT, the consolidated amount distributable of the Group and the amount distributable of MCT, the consolidated movements of unitholders' funds of the Group and movements in unitholders' funds of MCT, the consolidated portfolio holdings of the Group and portfolio holdings of MCT and the consolidated cash flows of the Group for the financial year ended on that date.

What we have audited

The financial statements of MCT and the Group comprise:

- the statements of profit or loss of the Group and MCT for the financial year ended 31 March 2019;
- the statements of comprehensive income of the Group and MCT for the financial year ended 31 March 2019;
- the statements of financial position of the Group and MCT as at 31 March 2019;
- the distribution statements of the Group and MCT for the financial year ended 31 March 2019;
- the consolidated statement of cash flows of the Group for the financial year ended 31 March 2019;
- the statements of movements in unitholders' funds for the Group and MCT for the financial year ended 31 March 2019;
- the portfolio statement for the Group and MCT for the financial year ended 31 March 2019; and
- the notes to the financial statements, including a summary of significant accounting policies.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code.

Our audit approach

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the accompanying financial statements. In particular, we considered where management made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements for the financial year ended 31 March 2019. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter	How our audit addressed the Key Audit Matter
Valuation of investment properties Refer to Note 12 - Investment Properties As at 31 March 2019, the carrying value of the Group's investment properties of $7.04 billion accounted for 99.1% of the Group's total assets. The valuation of the investment properties was a key audit matter due to the significant judgement in the key inputs used in the valuation techniques. These key inputs include, capitalisation rates and discount rates and are dependent on the nature of each investment property and the prevailing market conditions. The key inputs are disclosed in Note 12 to the accompanying financial statements.	Our audit procedures included the following: • assessed the competence, capabilities and objectivity of the external valuers engaged by the Group; • obtained an understanding of the techniques used by the external valuers in determining the valuations of individual investment properties; • discussed the critical assumptions made by the external valuers for the key inputs used in the valuation techniques; • tested the integrity of information, including underlying lease and financial information provided to the external valuers; and • assessed the reasonableness of the capitalisation rates, discount rates and adjusted price per square feet by benchmarking these against those of comparable properties and prior year inputs. We have also assessed the adequacy of the disclosures relating to the assumptions, as we consider them as likely to be significant to users of the financial statements given the estimation uncertainty and sensitivity of the valuations. We found the external valuer to be a member of recognised bodies for professional valuers. We also found that the valuation techniques used were appropriate in the context of the Group's investment properties and the critical assumptions used for the key inputs were within the range of market data.

INDEPENDENT AUDITOR'S REPORT TO THE **UNITHOLDERS OF MAPLETREE COMMERCIAL TRUST**

(CONSTITUTED UNDER A TRUST DEED IN THE REPUBLIC OF SINGAPORE)

Other Information

The Manager is responsible for the other information. The other information comprises the information included in the Report of the Trustee, and Statement by the Manager (but does not include the financial statements and our auditor's report thereon) which we obtained prior to the date of this auditor's report, and other sections of MCT's Report to Unitholders 2019 ("Other Sections"), which are expected to be made available to us after that date.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the Other Sections, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take appropriate actions in accordance with SSAs.

Responsibilities of the Manager for the Financial Statements

The Manager is responsible for the preparation and fair presentation of these financial statements in accordance with SFRS(I)s, applicable requirements of the CIS Code and for such internal control as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Manager is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to terminate the Group or to cease the Group's operations, or has no realistic alternative but to do so.

The Manager's responsibilities include overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

INDEPENDENT AUDITOR'S REPORT TO THE **UNITHOLDERS OF MAPLETREE COMMERCIAL TRUST**

(CONSTITUTED UNDER A TRUST DEED IN THE REPUBLIC OF SINGAPORE)

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.

- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Manager with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Manager, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Yeow Chee Keong.

PricewaterhouseCoopers LLP
Public Accountants and Chartered Accountants

Singapore, 23 April 2019

STATEMENTS OF
PROFIT OR LOSS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

		Group		MCT	
	Note	**2019 $'000**	2018 $'000	**2019 $'000**	2018 $'000
Gross revenue	3	**443,893**	433,525	**443,893**	433,525
Property operating expenses	4	**(96,266)**	(94,680)	**(96,266)**	(94,680)
Net property income		**347,627**	338,845	**347,627**	338,845
Finance income		**666**	403	**666**	403
Finance expenses	5	**(70,014)**	(64,329)	**(70,014)**	(64,329)
Manager's management fees					
– Base fees		**(16,972)**	(16,087)	**(16,972)**	(16,087)
– Performance fees		**(13,905)**	(13,554)	**(13,905)**	(13,554)
Trustee's fees		**(829)**	(794)	**(829)**	(794)
Other trust expenses	6	**(1,104)**	(1,160)	**(1,111)**	(1,166)
Foreign exchange gain		**574**	1,618	**574**	1,618
Net change in fair value of financial derivatives		**(359)**	(1,573)	**(359)**	(1,573)
Profit before tax and fair value change in investment properties		**245,684**	243,369	**245,677**	243,363
Net change in fair value of investment properties	12	**336,618**	324,204	**336,618**	324,204
Profit for the financial year before tax		**582,302**	567,573	**582,295**	567,567
Income tax expense	7(a)	**(*)**	(*)	**–**	–
Profit for the financial year after tax before distribution		**582,302**	567,573	**582,295**	567,567
Earnings per unit (cents)					
– Basic	8	**20.17**	19.73		
– Diluted	8	**20.17**	19.73		

* Amount is less than $1,000

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF
COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

	Group		MCT	
	2019	2018	**2019**	2018
	$'000	$'000	**$'000**	$'000
Profit for the financial year after tax before distribution	**582,302**	567,573	**582,295**	567,567
Other comprehensive income — items that may be reclassified subsequently to profit or loss				
Cash flow hedges				
– Fair value changes	**(2,809)**	(3,406)	**(2,809)**	(3,406)
– Reclassification to profit or loss	**530**	7,628	**530**	7,628
Total comprehensive income for the financial year	**580,023**	571,795	**580,016**	571,789

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF **FINANCIAL POSITION**

AS AT 31 MARCH 2019

		Group			MCT		
		31 March		1 April	31 March		1 April
		2019	2018	2017	**2019**	2018	2017
	Note	**$'000**	$'000	$'000	**$'000**	$'000	$'000
ASSETS							
Current assets							
Cash and cash equivalents	9	**49,119**	45,092	53,907	**49,071**	45,050	53,874
Trade and other receivables	10	**4,004**	2,946	2,971	**4,004**	2,946	2,974
Other current assets	11	**982**	418	420	**982**	418	420
Derivative financial instruments	15	**93**	–	–	**93**	–	–
		54,198	48,456	57,298	**54,150**	48,414	57,268
Non-current assets							
Investment properties	12	**7,039,000**	6,682,000	6,337,000	**7,039,000**	6,682,000	6,337,000
Plant and equipment	13	**128**	171	161	**128**	171	161
Investment in a subsidiary	14	**–**	–	–	*****	*	*
Derivative financial instruments	15	**7,439**	10,186	11,194	**7,439**	10,186	11,194
		7,046,567	6,692,357	6,348,355	**7,046,567**	6,692,357	6,348,355
Total assets		**7,100,765**	6,740,813	6,405,653	**7,100,717**	6,740,771	6,405,623
LIABILITIES							
Current liabilities							
Derivative financial instruments	15	**9**	154	388	**9**	154	388
Trade and other payables	16	**80,965**	83,207	71,458	**80,959**	83,200	71,457
Borrowings	17	**49,984**	143,905	–	**–**	143,905	–
Loans from a subsidiary	17	**–**	–	–	**49,984**	–	–
Current income tax liabilities	7(c)	*****	*	*	**–**	–	–
		130,958	227,266	71,846	**130,952**	227,259	71,845
Non-current liabilities							
Derivative financial instruments	15	**1,612**	1,483	4,906	**1,612**	1,483	4,906
Other payables	16	**52,063**	43,165	41,694	**52,063**	43,165	41,694
Borrowings	17	**2,300,153**	2,185,526	2,329,754	**1,385,461**	1,220,663	1,583,079
Loans from a subsidiary	17	**–**	–	–	**914,692**	964,863	746,675
		2,353,828	2,230,174	2,376,354	**2,353,828**	2,230,174	2,376,354
Total liabilities		**2,484,786**	2,457,440	2,448,200	**2,484,780**	2,457,433	2,448,199
NET ASSETS ATTRIBUTABLE TO UNITHOLDERS		**4,615,979**	4,283,373	3,957,453	**4,615,937**	4,283,338	3,957,424
Represented by:							
Unitholders' funds		**4,615,979**	4,283,373	3,957,453	**4,615,937**	4,283,338	3,957,424
UNITS IN ISSUE ('000)	18	**2,889,690**	2,880,156	2,871,143	**2,889,690**	2,880,156	2,871,143
NET ASSET VALUE PER UNIT ($)		**1.60**	1.49	1.38	**1.60**	1.49	1.38

* Amount is less than $1,000

The accompanying notes form an integral part of these financial statements.

DISTRIBUTION **STATEMENTS**

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

	Group		MCT	
	2019 **$'000**	2018 $'000	**2019** **$'000**	2018 $'000
Amount available for distribution to Unitholders at beginning of financial year	**101,062**	100,406	**101,062**	100,406
Profit for the financial year after tax before distribution	**582,302**	567,573	**582,295**	567,567
Adjustment for net effect of non-tax chargeable items and other adjustments (Note A)	**(318,275)**	(307,214)	**(318,268)**	(307,208)
Amount available for distribution	**365,089**	360,765	**365,089**	360,765
Distribution to Unitholders:				
Distribution of 2.27 cents per unit for the period from 1 January 2018 to 31 March 2018	**(65,379)**	–	**(65,379)**	–
Distribution of 2.23 cents per unit for the period from 1 April 2018 to 30 June 2018	**(64,353)**	–	**(64,353)**	–
Distribution of 2.27 cents per unit for the period from 1 July 2018 to 30 September 2018	**(65,538)**	–	**(65,538)**	–
Distribution of 2.33 cents per unit for the period from 1 October 2018 to 31 December 2018	**(67,300)**	–	**(67,300)**	–
Distribution of 2.26 cents per unit for the period from 1 January 2017 to 31 March 2017	**–**	(64,888)	**–**	(64,888)
Distribution of 2.23 cents per unit for the period from 1 April 2017 to 30 June 2017	**–**	(64,142)	**–**	(64,142)
Distribution of 2.24 cents per unit for the period from 1 July 2017 to 30 September 2017	**–**	(64,458)	**–**	(64,458)
Distribution of 2.30 cents per unit for the period from 1 October 2017 to 31 December 2017	**–**	(66,215)	**–**	(66,215)
Total Unitholders' distribution	**(262,570)**	(259,703)	**(262,570)**	(259,703)
Amount available for distribution to Unitholders at end of financial year	**102,519**	101,062	**102,519**	101,062
Note A:				
Adjustment for net effect of non-tax chargeable items and other adjustments comprise:				
Major non-tax deductible/(chargeable) items:				
– Management fees paid/payable in units	**15,439**	14,820	**15,439**	14,820
– Trustee's fees	**829**	794	**829**	794
– Financing fees	**2,225**	2,094	**2,225**	2,094
– Net change in fair value of financial derivatives	**359**	1,573	**359**	1,573
– Net change in fair value of investment properties	**(336,618)**	(324,204)	**(336,618)**	(324,204)
– Unrealised foreign exchange gain	**(574)**	(1,618)	**(574)**	(1,618)
– Other non-tax deductible items and other adjustments	**65**	(673)	**72**	(667)
	(318,275)	(307,214)	**(318,268)**	(307,208)

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT **OF CASH FLOWS**

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

	Note	2019 $'000	2018 $'000
Cash flows from operating activities			
Profit for the financial year after tax before distribution		**582,302**	567,573
Adjustments for:			
– Income tax expense	7(a)	*****	*
– Depreciation	13	**72**	61
– Impairment of trade receivables	21(c)	**61**	159
– Plant and equipment written off	13	**–**	10
– Unrealised foreign exchange gain		**(574)**	(1,618)
– Net change in fair value of investment properties	12	**(336,618)**	(324,204)
– Net change in fair value of financial derivatives		**359**	1,573
– Finance income		**(666)**	(403)
– Finance expenses	5	**70,014**	64,329
– Manager's management fees paid/payable in units		**15,439**	14,820
		330,389	322,300
Change in working capital:			
– Trade and other receivables		**(1,119)**	(162)
– Other current assets		**13**	2
– Trade and other payables		**7,759**	10,171
Cash generated from operations		**337,042**	332,311
Income tax paid	7(c)	**(*)**	(*)
Net cash provided by operating activities		**337,042**	332,311
Cash flows from investing activities			
Additions to investment properties		**(22,108)**	(18,541)
Additions to plant and equipment		**(29)**	(81)
Finance income received		**666**	431
Net cash used in investing activities		**(21,471)**	(18,191)
Cash flows from financing activities			
Proceeds from borrowings		**695,600**	232,001
Repayments of borrowings		**(674,200)**	(452,000)
Proceeds from issuance of notes		**–**	220,000
Payment of financing fees		**(2,618)**	(466)
Payment of distribution to Unitholders		**(262,570)**	(259,703)
Finance expenses paid		**(67,756)**	(62,767)
Net cash used in financing activities		**(311,544)**	(322,935)
Net increase/(decrease) in cash and cash equivalents		**4,027**	(8,815)
Cash and cash equivalents			
Beginning of financial year		**45,092**	53,907
End of financial year	9	**49,119**	45,092

* Amount is less than $1,000

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

Reconciliation of liabilities arising from financing activities

	Borrowings and interest payable	
	2019	2018
	$'000	$'000
Beginning of financial year	**2,338,277**	2,338,881
Proceeds from borrowings	**695,600**	232,001
Repayments of borrowings	**(674,200)**	(452,000)
Proceeds from issuance of notes	**–**	220,000
Finance expenses paid	**(67,756)**	(62,767)
Payment of financing fees	**(2,618)**	(466)
Change in working capital:		
– Trade and other receivables	**577**	–
– Trade and other payables	**17**	(83)
Non-cash changes:		
– Finance expenses	**70,014**	64,329
– Unrealised foreign exchange gain	**(574)**	(1,618)
End of financial year	**2,359,337**	2,338,277

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF
MOVEMENTS IN UNITHOLDERS' FUNDS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

		Group		MCT	
	Note	**2019 $'000**	2018 $'000	**2019 $'000**	2018 $'000
OPERATIONS					
Balance at beginning of financial year		**1,284,204**	976,334	**1,284,169**	976,305
Profit for the financial year		**582,302**	567,573	**582,295**	567,567
Distributions to Unitholders		**(262,570)**	(259,703)	**(262,570)**	(259,703)
Balance at end of financial year		**1,603,936**	1,284,204	**1,603,894**	1,284,169
UNITHOLDERS' CONTRIBUTION					
Balance at beginning of financial year		**2,995,576**	2,981,748	**2,995,576**	2,981,748
Movement during the financial year					
– Manager's management fees paid in units		**15,153**	13,828	**15,153**	13,828
Balance at end of financial year		**3,010,729**	2,995,576	**3,010,729**	2,995,576
HEDGING RESERVE					
Balance at beginning of financial year		**3,593**	(629)	**3,593**	(629)
Fair value changes and reclassification to profit or loss		**(2,279)**	4,222	**(2,279)**	4,222
Balance at end of financial year	19	**1,314**	3,593	**1,314**	3,593
Total Unitholders' funds at end of financial year		**4,615,979**	4,283,373	**4,615,937**	4,283,338

The accompanying notes form an integral part of these financial statements.

PORTFOLIO **STATEMENT**

AS AT 31 MARCH 2019

Property name	Acquisition date	Tenure of land	Term of lease[1]	Remaining term of lease	Location
VivoCity	N.A[2]	Leasehold	99 years	77 years	1 HarbourFront Walk VivoCity Singapore
Mapletree Business City I ("MBC I")	25 August 2016[3]	Leasehold	99 years	77 years	10, 20, 30 Pasir Panjang Road Singapore
PSA Building (excludes 17th-21st, 33rd and 39th storeys)	27 April 2011[3]	Leasehold	99 years	77 years	460 Alexandra Road PSA Building Singapore
Mapletree Anson	4 February 2013[3]	Leasehold	99 years	87 years	60 Anson Road Mapletree Anson Singapore
Bank of America Merrill Lynch HarbourFront ("MLHF")	27 April 2011[3]	Leasehold	99 years	77 years	2 HarbourFront Place Bank of America Merrill Lynch HarbourFront Singapore
Gross revenue / Investment properties – Group					
Other assets and liabilities (net) – Group					
Net assets attributable to Unitholders - Group					

Notes:

1 Refers to the leasehold tenure of the land.

2 VivoCity was owned and developed by MCT prior to Listing Date.

3 MBC I, PSA Building, Mapletree Anson and MLHF were acquired from Mapletree Business City Pte. Ltd. ("MBCPL"), Heliconia Realty Pte. Ltd., Mapletree Anson Pte. Ltd. and HarbourFront Place Pte. Ltd. respectively, which are direct and indirect wholly-owned subsidiaries of Mapletree Investments Pte Ltd.

Investment properties comprise a portfolio of commercial buildings that are leased to related and non-related parties under operating leases.

The carrying amounts of the investment properties were based on independent valuations as at 31 March 2019 conducted by CBRE Pte. Ltd. ("CBRE") for VivoCity and Knight Frank Pte. Ltd. ("Knight Frank") for MBC I , PSA Building, Mapletree Anson and MLHF (2018: the carrying amounts of the investment properties were based on independent valuations as at 31 March 2018 conducted by CBRE for VivoCity and Knight Frank for MBC I, PSA Building, Mapletree Anson and MLHF). CBRE and Knight Frank have appropriate professional qualifications and experience in the location and category of the properties being valued. As at 31 March 2019, the valuations of the investment properties were based on the income capitalisation method, discounted cash flow method and direct comparison method (31 March 2018: income capitalisation method and discounted cash flow method).

The accompanying notes form an integral part of these financial statements.

Gross revenue for the financial year ended 31/03/2019 $'000	Gross revenue for the financial year ended 31/03/2018 $'000	Occupancy rate as at 31/03/2019 %	Occupancy rate as at 31/03/2018 %	At valuation as at 31/03/2019 $'000	At valuation as at 31/03/2018 $'000	Percentage of total net assets attributable to Unitholders as at 31/03/2019 %	Percentage of total net assets attributable to Unitholders as at 31/03/2018 %
212,927	206,641	**99.4**	93.1	**3,200,000**	3,028,000	**69.3**	70.7
127,067	125,951	**97.8**	99.4	**2,018,000**	1,892,000	**43.7**	44.2
50,540	48,893	**96.4**	96.1	**763,000**	740,000	**16.5**	17.3
33,628	33,701	**96.8**	86.6	**728,000**	701,000	**15.8**	16.3
19,731	18,339	**100.0**	100.0	**330,000**	321,000	**7.2**	7.5
443,893	433,525			**7,039,000**	6,682,000	**152.5**	156.0
				(2,423,021)	(2,398,627)	**(52.5)**	(56.0)
				4,615,979	4,283,373	**100.0**	100.0

NOTES TO THE
FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. GENERAL

Mapletree Commercial Trust ("MCT") is a Singapore-domiciled Real Estate Investment Trust constituted pursuant to the trust deed dated 25 August 2005 (as amended) (the "Trust Deed") between Mapletree Investments Pte Ltd and VivoCity Pte. Ltd.. The Trust Deed is governed by the laws of the Republic of Singapore.

Mapletree Commercial Trust Management Ltd. (the "Manager") replaced Mapletree Investments Pte Ltd as manager of MCT and DBS Trustee Limited (the "Trustee") replaced VivoCity Pte. Ltd. as trustee of MCT respectively on 4 April 2011.

MCT was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited ("SGX-ST") on 27 April 2011 ("Listing Date") and was approved for inclusion under the Central Provident Fund Investment Scheme.

The principal investment activity of MCT is to invest directly or indirectly, in a diversified portfolio of properties with the primary objective of achieving an attractive level of return from rental income and for long-term capital growth. The principal activities of its subsidiary are set out in Note 14.

MCT has entered into several service agreements in relation to the management of MCT and its property operations. The fee structures of these services are as follows:

(a) Trustee's fees

The Trustee's fee shall not exceed 0.1% per annum of the value of all the assets of the Group ("Deposited Property") (subject to a minimum of $12,000 per month) or such higher percentage as may be fixed by an Extraordinary Resolution of a meeting of Unitholders. The Trustee's fees are payable monthly in arrears out of the Deposited Property of the Group. The Trustee is also entitled to reimbursement of expenses incurred in the performance of its duties under the Trust Deed.

Based on the current arrangement between the Manager and the Trustee, the Trustee's fees are charged on a scaled basis of up to 0.02% per annum of the value of the Deposited Property (subject to a minimum of $12,000 per month).

(b) Manager's Management fees

Pursuant to the Trust Deed, the Manager is entitled to receive the following remuneration:

(i) a base fee not exceeding 0.25% per annum of the value of the Group's Deposited Property or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders; and

(ii) a performance fee of 4.0% per annum of the Group's net property income ("NPI") or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders.

The management fees payable to the Manager shall be paid in the form of cash and/or units. The base fees and performance fees paid in cash and/or units are paid quarterly and annually, in arrears respectively. The Manager has elected to receive 50% of its management fees in units and the balance in cash.

1. **GENERAL** (continued)

(c) Acquisition and Divestment fees

The Manager is entitled to receive the following fees:

(i) an acquisition fee not exceeding 1.0% of the acquisition price of the real estate or real estate-related assets acquired directly or indirectly, through one or more special purpose vehicles ("SPVs") of MCT, pro-rated if applicable to the proportion of MCT's interest. For the purpose of this acquisition fee, real estate-related assets include all classes and types of securities relating to real estate; and

(ii) a divestment fee not exceeding 0.5% of the sale price of the real estate or real estate-related assets disposed, pro-rated if applicable to the proportion of MCT's interest. For the purpose of this divestment fee, real estate-related assets include all classes and types of securities relating to real estate.

The acquisition and divestment fees shall be paid in the form of cash and/or units and are payable as soon as practicable after completion of the respective acquisition or disposal.

(d) Fees under the Property Management Agreement

(i) Property management fees

Under the property management agreement, the property management fees to be paid to Mapletree Commercial Property Management Pte. Ltd. (the "Property Manager"), for each fiscal year (as defined in the Property Management Agreement), are as follows:

- 2.0% per annum of Gross Revenue for the properties;
- 2.0% per annum of the NPI for the properties (calculated before accounting for the property management fee in that financial period); and
- 0.5% per annum of the NPI for the relevant property (calculated before accounting for the property management fee in that financial period) in lieu of leasing commissions otherwise payable to the Property Manager and/or third party agents.

The property management fees are payable to the Property Manager monthly in arrears and in the form of cash.

(ii) Project management fees

The Trustee will pay the Property Manager, for each development or redevelopment of a property located in Singapore, a project management fee subject to:

- a limit of up to 3.0% of the total construction costs; and
- an opinion issued by an independent quantity surveyor, to be appointed by the Trustee upon recommendation by the Manager, that the agreed project management fee is within market norms and reasonable range.

The project management fee is payable to the Property Manager in the form of cash.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The Monetary Authority of Singapore ("MAS") has granted the Group a waiver from compliance with the requirement under Paragraph 4.3 of Appendix 6 to the Code on Collective Investment Schemes (the "CIS Code") to prepare its financial statements in accordance with Singapore Financial Reporting Standards ("SFRS").

The financial statements have been prepared in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)"), the applicable requirements of the CIS Code issued by MAS and the provisions of the Trust Deed.

These financial statements, which are expressed in Singapore Dollars ("SGD") and rounded to the nearest thousand, unless otherwise stated, have been prepared under the historical cost convention, except as disclosed in the accounting policies below.

The preparation of financial statements in conformity with SFRS(I) requires management to exercise its judgement, and make estimates and assumptions in the process of applying the Group's accounting policies. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

The area involving a higher degree of judgement or complexity, where estimates and assumptions are significant to the financial statements, and where uncertainty has the most significant risk of resulting in a material adjustment within the next financial year is included in Note 12 – Investment properties.

2.2 Adoption of SFRS(I)

The Group has adopted SFRS(I) on 1 April 2018. These financial statements for the financial year ended 31 March 2019 are the Group's and MCT's first set of financial statements prepared in accordance with SFRS(I). The Group's previously issued financial statements for periods up to and including the financial year ended 31 March 2018 were prepared in accordance with SFRS.

In adopting SFRS(I) on 1 April 2018, the Group is required to apply all of the specific transition requirements in SFRS(I) 1 *First-time Adoption of Singapore Financial Reporting Standards (International)*.

Under SFRS(I) 1, these financial statements are required to be prepared using accounting policies that comply with SFRS(I) effective as at 31 March 2019. The same accounting policies are applied throughout all periods presented in these financial statements, subject to the mandatory exceptions and optional exemptions under SFRS(I) 1.

The Group's opening balance sheet has been prepared as at 1 April 2017, which is the Group's date of transition to SFRS(I) ("date of transition").

(a) Optional exemptions applied

(i) Short-term exemption on adoption of SFRS(I) 9 Financial Instruments

In accordance with the requirements of SFRS(I) 1, the Group adopted SFRS(I) retrospectively. The Group has elected to apply the short-term exemption to adopt SFRS(I) 9 on 1 April 2018. Accordingly, the requirements of SFRS 39 *Financial Instruments: Recognition and Measurement* are applied to financial instruments up to the financial year ended 31 March 2018. The Group is also exempted from complying with SFRS(I) 7 *Financial Instruments: Disclosures* to the extent that the disclosures required by SFRS(I) 7 relate to the items within scope of SFRS(I) 9.

The accounting policies for financial instruments under SFRS(I) 9 are as disclosed in Note 2.9.

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.2 Adoption of SFRS(I) (continued)

(a) Optional exemptions applied (continued)

(ii) Practical expedients on adoption of SFRS(I) 15 Revenue from Contracts with Customers

In accordance with the requirements of SFRS(I) 1, the Group adopted SFRS(I) retrospectively. The Group has elected to apply the transitional provisions under paragraph C5 of SFRS(I) 15 as at 1 April 2018.

(b) The adoption of SFRS(I) 9 and SFRS(I) 15 did not have a material impact on the Group's and MCT's financial statements.

(c) There were no material adjustments to the Group's and MCT's equity and total comprehensive income arising from the transition from SFRS to SFRS(I).

(d) There were no material adjustments to the Group's consolidated statement of cash flows arising from the transition from SFRS to SFRS(I).

2.3 Revenue recognition

Revenue comprises the fair value of the consideration received or receivable for the rendering of services and is presented net of goods and services tax, rebates and discounts.

The Group recognises revenue when the amount of revenue and related cost can be reliably measured, it is probable that the collectability of the related receivables is reasonably assured and when the specific criteria for each of the Group's activities are met as follows:

(a) Rental income and service charges from operating leases

The Group classifies the leases of its investment properties as operating leases as the Group retains substantially all risks and rewards incidental to ownership.

Rental income and service charges from operating leases are recognised on a straight-line basis over the term of the lease, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased assets. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease.

Contingent rents, which includes gross turnover rental, are recognised as income in profit or loss when earned and the amount can be measured reliably.

(b) Car parking income

Car parking income from the operation of car parks is recognised as it accrues on a time apportioned basis.

(c) Finance income

Finance income is recognised on a time proportion basis using the effective interest method.

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.4 Expenses

(a) *Property operating expenses*

Property operating expenses are recognised on an accrual basis. Included in property operating expenses are property management fees which are based on the applicable formula stipulated in Note 1(d).

(b) *Manager's management fees*

Manager's management fees are recognised on an accrual basis using the applicable formula stipulated in Note 1(b).

(c) *Trustee's fees*

Trustee's fees are recognised on an accrual basis using the applicable formula stipulated in Note 1(a).

2.5 Borrowing costs

Borrowing costs are recognised in profit or loss using the effective interest method, except for those costs that are directly attributable to the construction or development of properties.

The actual borrowing costs on borrowings used to finance the construction or development of properties incurred during the period up to the issuance of the temporary occupation permit less any investment income on temporary investment of these borrowings, are capitalised in the cost of the property under development. Borrowing costs on general borrowings are capitalised by applying a capitalisation rate to construction or development expenditures that are financed by general borrowings.

No such borrowing costs on construction or development of properties have been incurred during the financial year.

2.6 Income taxes

Current income tax for current and prior periods are recognised at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the reporting date.

Deferred income tax is recognised for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements except when the deferred income tax arises from the initial recognition of an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

A deferred income tax liability is recognised on temporary differences arising on investments in subsidiary, except where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred income tax asset is recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences can be utilised.

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.6 Income taxes (continued)

Deferred income tax assets and liabilities are measured:

(i) at the tax rates that are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the reporting date; and

(ii) based on the tax consequence that will follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amounts of its assets and liabilities.

Current and deferred income taxes are recognised as income or expenses in profit or loss, except to the extent that the tax arises from a transaction which is recognised directly in equity.

The Inland Revenue Authority of Singapore ("IRAS") has issued a tax ruling on the taxation of MCT for the income earned and expenditure incurred after its listing on the SGX-ST. Subject to meeting the terms and conditions of the tax rulings which include a distribution of at least 90% of the taxable income of MCT, the Trustee will not be taxed on the portion of taxable income of MCT that is distributed to Unitholders. Any portion of the taxable income that is not distributed to Unitholders will be taxed on the Trustee. In the event that there are subsequent adjustments to the taxable income when the actual taxable income of MCT is finally agreed with the IRAS, such adjustments are taken up as an adjustment to the taxable income for the next distribution following the agreement with the IRAS.

Although MCT is not taxed on its taxable income distributed, the Trustee and the Manager are required to deduct income tax at the applicable corporate tax rate from the distributions of such taxable income of MCT (i.e. which has not been taxed in the hands of the Trustee) to certain Unitholders. The Trustee and the Manager will not deduct tax from the distributions made out of MCT's taxable income to the extent that the beneficial Unitholder is:

- An individual (excluding partnerships);
- A tax resident Singapore-incorporated company;
- A body of persons (excluding companies or partnerships) registered or incorporated in Singapore (e.g. town council, statutory board, registered charity, registered co-operative society, registered trade union, management corporation, club and trade and industry association);
- A Singapore branch of a company incorporated outside Singapore;
- An international organisation that is exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act (Cap. 145); or
- A real estate investment trust exchange-traded fund which has been accorded the tax transparency treatment.

The above tax transparency ruling does not apply to gains from sale of real properties. Such gains, if they are considered as trading gains, are assessable to tax on the Trustee. Where the gains are capital gains, the Trustee will not be assessed to tax and may distribute the gains without tax being deducted at source.

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.7 Group accounting

(a) Subsidiary

(i) Consolidation

A subsidiary is an entity (including structured entity) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. A subsidiary is fully consolidated from the date on which control is transferred to the Group. It is deconsolidated from the date on which control ceases.

In preparing the consolidated financial statements of the Group, transactions, balances and unrealised gains on transactions between group entities are eliminated. Unrealised losses are also eliminated but are considered an impairment indicator of the asset transferred. Accounting policies of MCT's subsidiary have been changed where necessary to ensure consistency with the policies adopted by the Group.

(ii) Acquisitions of business

The acquisition method of accounting is used to account for business combinations by the Group.

The consideration transferred for the business acquisition of a subsidiary comprises the fair value of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred also includes the fair value of any contingent consideration arrangement and the fair value of any pre-existing equity interest in the subsidiary.

Acquisition-related costs are expensed as incurred.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date.

On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree at the date of acquisition either at fair value or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill.

(iii) Disposals

When a change in the Group's ownership interest in a subsidiary results in a loss of control over the subsidiary, the assets and liabilities of the subsidiary including any goodwill are derecognised. Amounts previously recognised in other comprehensive income in respect of that entity are also reclassified to profit or loss or transferred directly to Unitholders' funds if required by SFRS(I).

Any retained equity interest in the entity is remeasured at fair value. The difference between the carrying amount of the retained interest at the date when control is lost and its fair value is recognised in profit or loss.

Please refer to Note 2.12 "Investment in a subsidiary" for the accounting policy on investments in subsidiary in the financial statements of MCT.

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.7 Group accounting (continued)

(b) Transactions with non-controlling interests

Changes in the Group's ownership interest in a subsidiary that do not result in a loss of control over the subsidiary are accounted for as transactions with equity owners of MCT. Any difference between the change in the carrying amounts of the non-controlling interest and the fair value of the consideration paid or received is recognised within equity attributable to the Unitholders of MCT.

2.8 Cash and cash equivalents

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents include cash on hand and deposits with financial institutions which are subject to an insignificant risk of change in value.

2.9 Non-derivative financial assets

(a) Policy applicable before 1 April 2018

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are presented as current assets, except for those expected to be realised later than 12 months after the reporting date, which are presented as non-current assets. Loans and receivables include "cash and cash equivalents", "trade and other receivables" and deposits presented in "other current assets" in the Statements of Financial Position.

These loans and receivables are initially recognised at fair value plus transaction cost and subsequently carried at amortised cost using the effective interest method, less accumulated impairment losses.

Loans and receivables are assessed at each reporting date whether there is objective evidence that these financial assets are impaired and recognises an allowance for impairment when such evidence exists.

Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy, and default or significant delay in payments are objective evidence that these financial assets are impaired.

The carrying amount of these loans and receivables are reduced through the use of an impairment allowance account which is calculated as the difference between the carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. When the asset becomes uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are recognised against the same line item in profit or loss.

The allowance for impairment loss account is reduced through profit or loss in a subsequent period when the amount of impairment loss decreases and the related decrease can be objectively measured. The carrying amount of the asset previously impaired is increased to the extent that the new carrying amount does not exceed the amortised cost had no impairment been recognised in prior periods.

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.9 Non-derivative financial assets (continued)

(b) Policy applicable from 1 April 2018

The Group classifies its non-derivative financial assets at amortised cost. The classification depends on the Group's business model for managing the financial assets as well as the contractual terms of the cash flows of the financial asset. The Group reclassifies debt instruments when and only when its business model for managing those assets change.

Financial assets at amortised cost

(i) At initial recognition

At initial recognition, the Group measures a financial asset at its fair value plus transaction costs that are directly attributable to the acquisition of the financial asset.

(ii) At subsequent measurement

Debt instruments include "cash and cash equivalents", "trade and other receivables" and deposits presented in "other current assets" in the Statements of Financial Position. Debt instruments that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt instrument that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in interest income using the effective interest rate method.

(iii) Impairment

The Group assesses on a forward looking basis the expected credit losses associated with its debt financial assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 21(c) details how the Group determines whether there has been a significant increase in credit risk.

For trade receivables, the Group applies the simplified approach permitted by SFRS(I) 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables, as detailed in Note 21(c).

(iv) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade date – the date on which the Group commits to purchase or sell the asset.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership.

On disposal of a debt instrument, the difference between the carrying amount and the sale proceeds is recognised in profit or loss. Any amount previously recognised in other comprehensive income relating to that asset is reclassified to profit or loss.

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.10 Investment properties

Investment properties for the Group are held for long-term rental yields and/or for capital appreciation.

Investment properties are accounted for as non-current assets and are initially recognised at cost and subsequently carried at fair value. The investment properties are valued by independent registered valuers at least once a year in accordance with the CIS Code. Changes in fair value are recognised in profit or loss.

Investment properties are subject to renovations or improvements from time to time. The costs of major renovations and improvements are capitalised while the carrying amounts of replaced components are recognised in profit or loss. The costs of maintenance, repairs and minor improvements are recognised in profit or loss when incurred.

On disposal of an investment property, the difference between the net disposal proceeds and the carrying amount is taken to profit or loss.

If an investment property becomes substantially owner-occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes.

For taxation purposes, MCT may claim capital allowances on assets that qualify as plant and machinery under the Income Tax Act.

2.11 Plant and equipment

(a) Measurement

Plant and equipment are initially recognised at cost and subsequently carried at cost less accumulated depreciation and accumulated impairment loss.

The cost of an item of plant and equipment initially recognised includes its purchase price and any costs that are directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

(b) Depreciation

Depreciation on plant and equipment is calculated using the straight-line method to allocate their depreciable amounts over their estimated useful lives as follows:

	Useful lives
Plant and equipment	2 – 10 years

The residual values, estimated useful lives and depreciation method of plant and equipment are reviewed, and adjusted as appropriate, at each reporting date. The effects of any revision are recognised in profit or loss for the financial year when the changes arise.

(c) Subsequent expenditure

Subsequent expenditure relating to plant and equipment that has already been recognised is added to the carrying amount of the asset only when it is probable that future economic benefits in excess of the originally assessed standard of performance of the existing asset will flow to the Group and the cost can be reliably measured. Other subsequent expenditure is recognised as an expense in profit or loss when incurred.

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.11 Plant and equipment (continued)

(d) Disposal

On disposal of an item of plant and equipment, the difference between the disposal proceeds and its carrying amount is recognised in profit or loss.

2.12 Investment in a subsidiary

Investment in a subsidiary is carried at cost less accumulated impairment losses in MCT's Statement of Financial Position. On disposal of the investment in subsidiary, the difference between net disposal proceeds and the carrying amount of the investment is recognised in profit or loss.

2.13 Impairment of non-financial assets

Plant and equipment and investment in a subsidiary are reviewed for impairment whenever there is any objective evidence or indication that this asset may be impaired.

For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash inflows that are largely independent of those from other assets. If this is the case, the recoverable amount is determined for the cash generating unit ("CGU") to which the asset belongs.

If the recoverable amount of the asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount.

The difference between the carrying amount and recoverable amount is recognised as an impairment loss in profit or loss.

An impairment loss for an asset is reversed if, and only if, there has been a change in the estimates used to determine the asset's recoverable amount or if there is a change in the events that had given rise to the impairment since the last impairment loss was recognised. The carrying amount of this asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of impairment loss for an asset is recognised in profit or loss.

2.14 Borrowings

Borrowings are presented as current liabilities unless the Group has an unconditional right to defer settlement for at least 12 months after the reporting date, in which case they are presented as non-current liabilities.

Borrowings are initially recognised at fair value (net of transaction costs) and subsequently carried at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings using the effective interest method.

2.15 Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the Group prior to the end of the financial year which are unpaid. They are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Trade and other payables are initially recognised at fair value (net of transaction costs) and subsequently carried at amortised cost, using the effective interest method.

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.16 Derivative financial instruments and hedging activities

The Group holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures. The Group does not hold or issue derivative financial instruments for trading purposes.

A derivative financial instrument is initially recognised at its fair value on the date the contract is entered into and is subsequently carried at its fair value. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

Fair value changes on derivatives that are not designated or do not qualify for hedge accounting are recognised in profit or loss when the changes arise.

The Group documents at the inception of the transaction the relationship between the hedging instruments and hedged items as well as its risk management objective and strategies for undertaking various hedging transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives designated as hedging instruments are highly effective in offsetting changes in cash flows of the hedged items.

The carrying amount of a derivative designated as a hedge is presented as a non-current asset or liability if the remaining expected life of the hedged item is more than 12 months and as a current asset or liability if the remaining expected life of the hedged item is less than 12 months.

The following hedges in place as at 31 March 2018 qualified as cash flow hedges under SFRS(I) 9. The Group's management strategies and hedge documentation are aligned with the requirements of SFRS(I) 9 and hence are treated as continuing hedges.

Cash flow hedge – Interest rate swaps

The Group has entered into interest rate swaps that are cash flow hedges to manage the Group's exposure to interest rate risk on its borrowings. These contracts entitle the Group to receive interest at floating rates on notional principal amounts and oblige the Group to pay interest at fixed rates on the same notional principal amounts, thus allowing the Group to raise borrowings at floating rates and swap them into fixed rates.

The fair value changes on the effective portion of interest rate swaps designated as cash flow hedges are recognised in other comprehensive income, accumulated in the hedging reserve and reclassified to profit or loss when the hedged interest expense on the borrowings is recognised in profit or loss. The fair value changes on the ineffective portion of interest rate swaps are recognised immediately in profit or loss.

2.17 Fair value estimation of financial assets and liabilities

The fair values of financial instruments that are not traded in an active market are determined by using valuation techniques. The Group uses a variety of methods and makes assumptions that are based on market conditions existing at each reporting date. Where appropriate, quoted market prices or dealer quotes for similar instruments are used. Valuation techniques, such as discounted cash flow analysis, are also used to determine the fair values of the financial instruments, where appropriate.

The fair values of derivative financial instruments are calculated as the present value of the estimated future cash flows discounted at actively quoted interest rates.

The fair values of current financial assets and liabilities carried at amortised cost approximate their carrying amounts.

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.18 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, it is more likely than not that an outflow of resources will be required to settle the obligation, and a reliable estimate of the amount can be made.

2.19 Currency translation

(a) Functional and presentation currency

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates ("functional currency"). The financial statements are presented in SGD, which is the functional currency of MCT.

(b) Transactions and balances

Transactions in a currency other than functional currency ("foreign currency") are translated into functional currency using the exchange rates at the dates of the transactions. Currency translation differences resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the reporting date are recognised in profit or loss.

2.20 Units and unit issuance expenses

Proceeds from the issuance of units in MCT are recognised as Unitholders' funds. Incremental costs directly attributable to the issuance of new units are deducted directly from the net assets attributable to the Unitholders.

2.21 Segment reporting

Operating segments are reported in a manner consistent with the internal reports provided to management who is responsible for allocating resources and assessing performance of the operating segments.

2.22 Distribution policy

MCT's distribution policy is to distribute at least 90.0% of its adjusted taxable income, comprising substantially its income from the letting of its properties and related property services income, interest income from the placement of periodic cash surpluses in bank deposits and after deducting allowable expenses and allowances. The actual level of distribution will be determined at the Manager's discretion, having regard to MCT's funding requirements, other capital management considerations and the overall stability of distributions. Distributions, when made, will be in SGD.

3. GROSS REVENUE

	Group and MCT 2019 $'000	Group and MCT 2018 $'000
Gross rental income	**416,018**	405,817
Car parking income	**9,260**	9,081
Other operating income	**18,615**	18,627
	443,893	433,525

Gross revenue is generated by the Group's and MCT's investment properties.

4. PROPERTY OPERATING EXPENSES

	Group and MCT 2019 $'000	Group and MCT 2018 $'000
Operation and maintenance	**18,933**	18,783
Utilities	**7,098**	7,534
Property tax	**36,623**	36,598
Property management fees	**18,019**	17,581
Staff costs	**9,875**	9,311
Marketing and professional expenses	**4,258**	3,708
Depreciation (Note 13)	**72**	61
Other operating expenses	**1,388**	1,104
	96,266	94,680

The Group and MCT do not have any employee on its payroll because its daily operations and administrative functions are provided by the Manager and Property Manager. Staff costs relate to reimbursements paid/payable to the Property Manager in respect of agreed employee expenditure incurred by the Property Manager for providing its services as provided for in the Property Management Agreement.

All of the Group's and MCT's investment properties generate rental income and the above expenses are direct operating expenses arising from its investment properties.

5. FINANCE EXPENSES

	Group 2019 $'000	Group 2018 $'000	MCT 2019 $'000	MCT 2018 $'000
Interest expense	**67,220**	54,560	**67,220**	54,560
Derivative hedging instruments				
– Cash flow hedges, reclassified from hedging reserve (Note 19)	**530**	7,628	**530**	7,628
Financing fees	**2,264**	2,141	**2,264**	2,141
	70,014	64,329	**70,014**	64,329

6. OTHER TRUST EXPENSES

	Group		MCT	
	2019	2018	**2019**	2018
	$'000	$'000	**$'000**	$'000
Audit fee	**98**	96	**96**	94
Consultancy and professional fees	**384**	298	**381**	295
Valuation fees	**108**	108	**108**	108
Other trust expenses	**514**	658	**526**	669
	1,104	1,160	**1,111**	1,166

Included in other trust expenses of MCT was an amount of $12,000 (2018: $12,000) paid/payable to Mapletree Commercial Trust Treasury Company Pte. Ltd. ("MCTTC") in undertaking the treasury functions in relation to the Group's Medium Term Notes Programme ("MTN Programme").

7. INCOME TAXES

(a) Income tax expense

	Group		MCT	
	2019	2018	**2019**	2018
	$'000	$'000	**$'000**	$'000
Tax expense attributable to profit is made up of:				
Current income tax				
– Current financial year	*****	*	**–**	–
– Under provision in prior years	*****	*	**–**	–
	*****	*	**–**	–

* Amount is less than $1,000

(b) The tax on the results for the financial year differs from the theoretical amount that would arise using the Singapore standard rate of income tax as follows:

	Group		MCT	
	2019	2018	**2019**	2018
	$'000	$'000	**$'000**	$'000
Profit before tax	**582,302**	567,573	**582,295**	567,567
Tax calculated at a tax rate of 17% (2018: 17%)	**98,991**	96,487	**98,990**	96,486
Effects of:				
– Expenses not deductible for tax purposes	**3,359**	3,165	**3,359**	3,165
– Income not subject to tax due to tax transparency ruling (Note 2.6)	**(44,884)**	(44,261)	**(44,884)**	(44,261)
– Income not subject to tax	**(57,466)**	(55,391)	**(57,465)**	(55,390)
– Under provision in prior years	*****	*	**–**	–
	*****	*	**–**	–

* Amount is less than $1,000

7. INCOME TAXES (continued)

(c) Current income tax liabilities

	Group		MCT	
	2019	2018	**2019**	2018
	$'000	$'000	**$'000**	$'000
Beginning of financial year	*****	*	**–**	–
Income tax paid	**(*)**	(*)	**–**	–
Income tax expense	*****	*	**–**	–
Under provision in prior years	*****	*	**–**	–
End of financial year	*****	*	**–**	–

* Amount is less than $1,000

The current income tax liabilities refer to income tax provision based on the taxable income of MCTTC.

8. EARNINGS PER UNIT

	Group	
	2019	2018
Profit attributable to Unitholders of MCT ($'000)	**582,302**	567,573
Weighted average number of units outstanding during the financial year ('000)	**2,886,770**	2,877,303
Basic and diluted earnings per unit (cents)	**20.17**	19.73

Diluted earnings per unit is the same as the basic earnings per unit as there are no dilutive instruments in issue during the financial year.

9. CASH AND CASH EQUIVALENTS

	Group			MCT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	$'000	$'000	$'000	**$'000**	$'000	$'000
Cash at bank and on hand	**16,619**	18,092	23,907	**16,571**	18,050	23,874
Short–term bank deposits	**32,500**	27,000	30,000	**32,500**	27,000	30,000
	49,119	45,092	53,907	**49,071**	45,050	53,874

Short-term bank deposits at the reporting date have a weighted average maturity of 1.8 months (31 March 2018: 1.9 months; 1 April 2017: 0.8 months) from the end of the financial year. The effective interest rate at reporting date is 1.7% (31 March 2018: 1.1%; 1 April 2017: 0.8%) per annum.

10. TRADE AND OTHER RECEIVABLES

	Group			MCT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	$'000	$'000	$'000	**$'000**	$'000	$'000
Trade receivables:						
– related parties	*****	*	*	*****	*	*
– non-related parties	**1,009**	1,234	1,150	**1,009**	1,234	1,150
Trade receivables – net	**1,009**	1,234	1,150	**1,009**	1,234	1,150
Non-trade receivables due from a subsidiary	**–**	–	–	**–**	–	3
Non-trade receivables due from related parties	**65**	69	61	**65**	69	61
Interest receivable:						
– non-related parties	**6**	6	34	**6**	6	34
Other receivables	**137**	36	39	**137**	36	39
Accrued revenue	**2,787**	1,601	1,687	**2,787**	1,601	1,687
	4,004	2,946	2,971	**4,004**	2,946	2,974

* Amount is less than $1,000

The non-trade receivables due from a subsidiary and related parties are unsecured, interest free and repayable on demand.

11. OTHER CURRENT ASSETS

	Group and MCT		
	31 March		1 April
	2019	2018	2017
	$'000	$'000	$'000
Deposits	**93**	109	106
Prepayments	**889**	309	314
	982	418	420

12. INVESTMENT PROPERTIES

	Group and MCT	
	31 March	
	2019	2018
	$'000	$'000
Completed investment properties		
Beginning of financial year	**6,682,000**	6,337,000
Additions	**20,522**	21,046
Adjustments to prior year accrued development costs	**(140)**	(250)
Net change in fair value of investment properties	**336,618**	324,204
End of financial year	**7,039,000**	6,682,000

Investment properties are stated at fair value based on valuations performed by independent professional valuers. In determining the fair value, the valuers have used valuation methods which involved certain estimates.

Details of the investment properties are shown in the portfolio statement.

Investment properties are leased to both related and non-related parties under operating leases (Note 20(b)).

Fair value hierarchy

The table below analyses recurring non-financial assets carried at fair value. The different levels are defined as follows:

- Level 1 quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 unobservable inputs for the asset or liability.

All properties within MCT's and the Group's portfolio are classified within Level 3. The reconciliation between the balances at the beginning of the financial year and end of the financial year is disclosed in the investment properties movement table presented as part of this note.

12. INVESTMENT PROPERTIES (continued)

Fair value hierarchy (continued)

Valuation techniques used to derive Level 3 fair values

Level 3 fair values of MCT's and the Group's properties have been generally derived using the income capitalisation method, discounted cash flow method and direct comparison method. The income capitalisation and discounted cash flow methods involve the estimation of income and expenses, taking into account expected future changes in economic and social conditions, which may affect the value of the properties. Under the direct comparison method, properties are valued using transacted prices for comparable properties in the vicinity and other locations with adjustments made for differences in size, number of storeys, tenure, age, location, siting and building specifications. The Manager is of the view that the valuation methods and estimates adopted and considered by the professional valuers are reflective of the current market conditions.

Description	Fair value $'000	Valuation techniques	Key unobservable inputs	Range of unobservable inputs
Properties for leasing	**7,039,000** (31 March 2018: 6,682,000; 1 April 2017: 6,337,000)	Income capitalisation	Capitalisation rate	**3.60% – 5.10%** (31 March 2018: 3.70% – 5.35%; 1 April 2017: 3.85% – 5.50%)
		Discounted cash flow	Discount rate	**6.75% – 7.25%** (31 March 2018: 7.00% – 7.50%; 1 April 2017: 7.00% – 7.50%)
		Direct comparison	Adjusted price per square feet	**$2,264** (31 March 2018 and 1 April 2017: Not applicable)

Relationship of key unobservable inputs to fair value

- The higher the capitalisation rate, the lower the fair value.
- The higher the discount rate, the lower the fair value.
- The higher the adjusted price per square feet, the higher the fair value.

There were no significant inter-relationships between unobservable inputs.

13. PLANT AND EQUIPMENT

	Group and MCT	
	31 March	
	2019	2018
	$'000	$'000
Cost		
Beginning of financial year	**306**	262
Additions	**29**	81
Written off	**–**	(37)
End of financial year	**335**	306
Accumulated depreciation		
Beginning of financial year	**135**	101
Depreciation charge	**72**	61
Written off	**–**	(27)
End of financial year	**207**	135
Net book value		
End of financial year	**128**	171

14. INVESTMENT IN A SUBSIDIARY

	MCT		
	31 March		1 April
	2019	2018	2017
	$'000	$'000	$'000
Equity investment at cost	*****	*	*

Subsidiary held by MCT is as follows:

Name of company	Principal activities	Country of business/ incorporation	Proportion of shares held by Group and MCT		
			31 March		1 April
			2019	2018	2017
			%	%	%
Mapletree Commercial Trust Treasury Company Pte. Ltd.[(a)]	Provision of treasury services	Singapore/ Singapore	**100**	100	100

(a) Audited by PricewaterhouseCoopers LLP, Singapore

* Amount is less than $1,000

There are no significant restrictions on the subsidiary.

15. DERIVATIVE FINANCIAL INSTRUMENTS

	Maturity	Contract notional amount $'000	Fair value assets $'000	Fair value liabilities $'000
Group and MCT				
31 March 2019				
Cash-flow hedges:				
Interest rate swaps	April 2019 – April 2023	**1,201,000**	**2,935**	**1,621**
Non-hedging instrument:				
Cross currency interest rate swap	March 2023	**100,000**	**4,597**	**–**
Total		**1,301,000**	**7,532**	**1,621**
Current portion			**93**	**9**
Non-current portion			**7,439**	**1,612**
31 March 2018				
Cash-flow hedges:				
Interest rate swaps	April 2018 – August 2022	976,000	5,230	1,637
Non-hedging instrument:				
Cross currency interest rate swap	March 2023	100,000	4,956	–
Total		1,076,000	10,186	1,637
Current portion			–	154
Non-current portion			10,186	1,483
1 April 2017				
Cash-flow hedges:				
Interest rate swaps	April 2017 – August 2022	1,149,800	4,324	4,954
Non-hedging instrument:				
Cross currency interest rate swap	March 2023	100,000	6,870	–
Interest rate swap	March 2018	100,000	–	340
Total		1,349,800	11,194	5,294
Current portion			–	388
Non-current portion			11,194	4,906

15. DERIVATIVE FINANCIAL INSTRUMENTS (continued)

Interest rate swaps

Interest rate swaps are transacted to hedge variable interest payments on borrowings.

(i) If interest rate swaps are designated as cash flow hedges, fair value changes on the interest rate swaps recognised in the hedging reserve are reclassified to profit or loss as part of finance expense over the period of the borrowings.

(ii) If interest rate swaps are not designated as cash flow hedges, fair value changes on the interest rate swaps are recognised in profit or loss when the changes arise.

In March 2019, the interest rate swaps include a forward start interest rate swap contract for notional amount of $65,000,000 that will mature in April 2023, which the Group has entered into for the purpose of fixing the interest rate of the floating rate borrowings.

Cross currency interest rate swap

Cross currency interest rate swaps are transacted to hedge foreign currency interest rate risk arising from foreign denominated borrowings.

As at 31 March 2019, the Group held a Japanese Yen ("JPY")/SGD cross currency interest rate swap to provide SGD variable rate funding. The cross currency interest rate swap matures on the same date as the borrowings. Fair value changes on the cross currency interest rate swap are recognised in profit or loss when the changes arise.

Hedging instruments used in the Group's hedging strategy in 2019 were as follows:

		Carrying Amount			Changes in fair value used for calculating hedge ineffectiveness				
	Contract notional amount $'000	Assets $'000	Liabilities $'000	Financial statement line item	Hedging instruments $'000	Hedged item $'000	Hedge ineffectiveness recognised in profit or loss $'000	Weighted average hedged rate	Maturity date
Group and MCT									
Cash flow hedges									
Interest rate risk									
– Interest rate swaps to hedge floating rate borrowings	**1,201,000**	**2,935**	**1,621**	Derivative financial instruments	**(2,809)**	**2,809**	–	1.82%	April 2019 – April 2023

16. TRADE AND OTHER PAYABLES

	Group			MCT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	$'000	$'000	$'000	**$'000**	$'000	$'000
Current						
Trade payables	**1,159**	773	603	**1,159**	773	603
Amounts due to related parties:						
– trade	**106**	116	542	**106**	116	542
– non-trade	**–**	–	*	**–**	–	*
Non-trade amounts due to a subsidiary	**–**	–	–	**–**	83	1
Accrued capital expenditure	**3,959**	5,142	3,308	**3,959**	5,142	3,308
Accrued operating expenses	**39,320**	37,440	32,622	**39,312**	37,349	32,614
Interest payable	**9,200**	8,846	9,127	**9,200**	8,846	9,127
Tenancy related deposits	**13,066**	15,610	12,613	**13,066**	15,610	12,613
Other deposits	**204**	246	246	**204**	246	246
Rental received in advance	**5,437**	4,521	4,680	**5,437**	4,521	4,680
Net Goods and Services Tax payable	**6,210**	5,621	5,520	**6,212**	5,622	5,526
Other payables	**2,304**	4,892	2,197	**2,304**	4,892	2,197
	80,965	83,207	71,458	**80,959**	83,200	71,457
Non-current						
Tenancy related deposits	**52,063**	43,165	41,694	**52,063**	43,165	41,694
	133,028	126,372	113,152	**133,022**	126,365	113,151

* Amount is less than $1,000

The non-trade payables due to related parties and a subsidiary are unsecured, interest free and repayable on demand.

17. BORROWINGS AND LOANS FROM A SUBSIDIARY

	Group			MCT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	$'000	$'000	$'000	**$'000**	$'000	$'000
Borrowings						
Current						
Bank loans	**–**	144,000	–	**–**	144,000	–
Medium term notes	**50,000**	–	–	**–**	–	–
Transaction cost to be amortised	**(16)**	(95)	–	**–**	(95)	–
	49,984	143,905	–	**–**	143,905	–
Non-current						
Bank loans	**1,389,001**	1,223,601	1,587,600	**1,389,001**	1,223,601	1,587,600
Medium term notes	**916,453**	967,027	748,645	**–**	–	–
Transaction cost to be amortised	**(5,301)**	(5,102)	(6,491)	**(3,540)**	(2,938)	(4,521)
	2,300,153	2,185,526	2,329,754	**1,385,461**	1,220,663	1,583,079
Loans from a subsidiary						
Current						
Loans from a subsidiary	**–**	–	–	**50,000**	–	–
Transaction cost to be amortised	**–**	–	–	**(16)**	–	–
	–	–	–	**49,984**	–	–
Non-current						
Loans from a subsidiary	**–**	–	–	**916,453**	967,027	748,645
Transaction cost to be amortised	**–**	–	–	**(1,761)**	(2,164)	(1,970)
	–	–	–	**914,692**	964,863	746,675
	2,350,137	2,329,431	2,329,754	**2,350,137**	2,329,431	2,329,754

The above bank loans and borrowings are unsecured. In accordance with the various facility agreements, VivoCity, MBC I and Mapletree Anson (31 March 2018 and 1 April 2017: VivoCity, MBC I and Mapletree Anson) are subject to a negative pledge.

(a) Maturity of borrowings

The non-current bank loans mature between 2020 and 2024 (31 March 2018: 2019 and 2023; 1 April 2017: 2018 and 2022). The non-current medium term notes and loans from a subsidiary will mature between 2020 and 2027 (31 March 2018: 2019 and 2027; 1 April 2017: 2019 and 2026).

17. BORROWINGS AND LOANS FROM A SUBSIDIARY (continued)

(b) Medium term notes

In 2012, the Group established a $1,000,000,000 MTN Programme via its subsidiary, MCTTC. The Programme limit has been increased to $3,000,000,000 with effect from 29 June 2018. Under the MTN Programme, MCTTC may, subject to compliance with all relevant laws, regulations and directives, from time to time issue notes and senior or subordinated perpetual securities in series or tranches in SGD or any other currency.

Each series of notes may be issued in various amounts and tenors, and may bear fixed, floating, variable or hybrid rates of interest or may not bear interest.

The notes shall constitute at all times direct, unconditional, unsecured and unsubordinated obligations of MCTTC ranking pari passu, without any preference or priority among themselves, and pari passu with all other present and future unsecured obligations of MCTTC. All sums payable in respect of the notes issued by MCTTC will be unconditionally and irrevocably guaranteed by DBS Trustee Limited, in its capacity as Trustee of MCT.

Total notes outstanding as at 31 March 2019 under the MTN Programme is $966,453,000 (31 March 2018: $967,027,000; 1 April 2017: $748,645,000), consisting of:

Maturity date	Interest rate per annum	Interest payment in arrears	31 March 2019 '000	31 March 2018 '000	1 April 2017 '000
(i) 24 August 2020	3.60%	Semi-annually	**$160,000**	$160,000	$160,000
(ii) 12 April 2021	3.20%	Semi-annually	**$70,000**	$70,000	$70,000
(iii) 7 November 2019	2.65%	Semi-annually	**$50,000**	$50,000	$50,000
(iv) 3 February 2023	3.25%	Semi-annually	**$100,000**	$100,000	$100,000
(v) 24 August 2026	3.11%	Semi-annually	**$175,000**	$175,000	$175,000
(vi) 15 November 2023	2.795%	Semi-annually	**$85,000**	$85,000	$85,000
(vii) 27 August 2027	3.045%	Semi-annually	**$100,000**	$100,000	–
(viii) 23 September 2024	3.28%	Semi-annually	**$120,000**	$120,000	–
(ix) 16 March 2023[1]	3 month JPY LIBOR + 0.30%	Quarterly	**JPY8,700,000**	JPY8,700,000	JPY8,700,000

[1] A cross currency interest rate swap has been entered into to hedge the JPY8,700,000,000 (31 March 2018 and 1 April 2017: JPY8,700,000,000) Floating Rate Notes into notional principal amount of $100,000,000 (31 March 2018 and 1 April 2017: $100,000,000) at a floating rate SGD basis payable semi-annually in arrears.

17. BORROWINGS AND LOANS FROM A SUBSIDIARY (continued)

(c) Loans from a subsidiary

MCTTC has on-lent the proceeds from the issuance of the notes to MCT, which has in turn used these proceeds to re-finance its floating rate borrowings.

The loans are unsecured and repayable in full, consisting of:

Maturity date	Interest rate per annum	Interest payment in arrears	31 March 2019 '000	31 March 2018 '000	1 April 2017 '000
(i) 24 August 2020	3.60%	Semi-annually	**$160,000**	$160,000	$160,000
(ii) 12 April 2021	3.20%	Semi-annually	**$70,000**	$70,000	$70,000
(iii) 7 November 2019	2.65%	Semi-annually	**$50,000**	$50,000	$50,000
(iv) 3 February 2023	3.25%	Semi-annually	**$100,000**	$100,000	$100,000
(v) 24 August 2026	3.11%	Semi-annually	**$175,000**	$175,000	$175,000
(vi) 15 November 2023	2.795%	Semi-annually	**$85,000**	$85,000	$85,000
(vii) 27 August 2027	3.045%	Semi-annually	**$100,000**	$100,000	–
(viii) 23 September 2024	3.28%	Semi-annually	**$120,000**	$120,000	–
(ix) 16 March 2023[1]	3 month JPY LIBOR + 0.30%	Quarterly	**JPY8,700,000**	JPY8,700,000	JPY8,700,000

[1] A cross currency interest rate swap has been entered into to hedge the JPY8,700,000,000 (31 March 2018 and 1 April 2017: JPY8,700,000,000) Floating Rate Notes into notional principal amount of $100,000,000 (31 March 2018 and 1 April 2017: $100,000,000) at a floating rate SGD basis payable semi-annually in arrears.

(d) Effective interest rates

The weighted average all-in cost of borrowings, including amortised cost charged on the loans were as follows:

	Group			MCT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
Bank loans	**2.91%**	2.71%	2.47%	**2.91%**	2.71%	2.47%
Medium term notes	**3.20%**	3.15%	3.17%	**–**	–	–
Loans from a subsidiary	**–**	–	–	**3.20%**	3.15%	3.17%

17. BORROWINGS AND LOANS FROM A SUBSIDIARY (continued)

(e) Carrying amount and fair value

The carrying amounts of the current and non-current borrowings, which are at variable market rates, approximate their fair values at reporting date.

The carrying amounts of the fixed rate current borrowings approximate their fair values at reporting date. The carrying amount and fair value of the fixed rate non-current borrowings are as follows:

	Carrying amount			Fair value		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	$'000	$'000	$'000	**$'000**	$'000	$'000
Group						
Medium term notes (non-current)	**810,000**	860,000	640,000	**811,395**	855,931	648,003
MCT						
Loans from a subsidiary (non-current)	**810,000**	860,000	640,000	**811,395**	855,931	648,003

The fair value above is determined from the cash flow analysis, discounted at market borrowing rates of an equivalent instrument at the reporting date at which the Manager expects to be available to the Group and MCT as follows:

	31 March		1 April
	2019	2018	2017
Group			
Medium term notes (non-current)	**2.48% – 3.38%**	2.52% – 3.49%	2.35% – 3.26%
MCT			
Loans from a subsidiary (non-current)	**2.48% – 3.38%**	2.52% – 3.49%	2.35% – 3.26%

The fair values are within Level 2 of the fair value hierarchy.

(f) Undrawn committed borrowing facilities

	Group and MCT		
	31 March		1 April
	2019	2018	2017
	$'000	$'000	$'000
Expiring within one year	**–**	50,000	–
Expiring beyond one year	**231,999**	99,999	50,000

18. UNITS IN ISSUE

	Group and MCT	
	2019	2018
	'000	'000
Units at beginning of financial year	**2,880,156**	2,871,143
Units issued as settlement of Manager's management fees	**9,534**	9,013
Units at end of financial year	**2,889,690**	2,880,156

During the financial year, 9,534,167 new units (31 March 2018: 9,013,274; 1 April 2017: 5,137,620) were issued at the issue price range of $1.5519 to $1.6840 (31 March 2018: $1.5081 to $1.6262; 1 April 2017: $1.3936 to $1.5797) per unit, in respect of the payment of management fees to the Manager in units. The issue prices were determined based on the volume weighted average traded price for all trades done on SGX-ST in the ordinary course of trading for the last 10 business days of the relevant period on which the fees were accrued. These issuances represent non-cash transactions.

Each unit in MCT represents an undivided interest in MCT. The rights and interests of Unitholders are contained in the Trust Deed and include the right to:

- Receive income and other distributions attributable to the units held;
- Participate in the termination of MCT by receiving a share of all net cash proceeds derived from the realisation of the assets of MCT less any liabilities, in accordance with their proportionate interests in MCT. However, a Unitholder does not have the right to require that any assets (or part thereof) of MCT be transferred to him; and
- Attend all Unitholders' meetings. The Trustee or the Manager may (and the Manager shall at the request in writing of not less than 50 Unitholders or Unitholders representing not less than 10.0% of the total units issued) at any time convene a meeting of Unitholders in accordance with the provisions of the Trust Deed.

The restrictions of a Unitholder include the following:

- A Unitholder's right is limited to the right to require due administration of MCT in accordance with the provisions of the Trust Deed; and
- A Unitholder has no right to request to redeem his units while the units are listed on SGX-ST.

A Unitholder's liability is limited to the amount paid or payable for any units in MCT. The provisions of the Trust Deed provide that no Unitholder will be personally liable to indemnify the Trustee or any creditor of the Trustee in the event that the liabilities of MCT exceed its assets.

19. HEDGING RESERVE

	Group and MCT	
	2019	2018
	$'000	$'000
Beginning of financial year	**3,593**	(629)
Fair value losses	**(2,809)**	(3,406)
Reclassification to profit or loss		
– Finance expenses (Note 5)	**530**	7,628
End of financial year	**1,314**	3,593

Hedging reserve is non-distributable.

20. COMMITMENTS

(a) Capital commitments

Capital expenditures contracted for at the reporting date but not recognised in the financial statements amounted to $5,022,000 (31 March 2018: $16,566,000; 1 April 2017: $10,500,000).

(b) Operating lease commitments – where the Group is a lessor

The Group and MCT lease out offices and retail spaces under non-cancellable operating leases. The leases have varying terms, escalation clauses and renewal rights. Some lessees are required to pay contingent rents computed based on their sales achieved during the lease period.

The future minimum lease receivables under non-cancellable operating leases contracted for at the reporting date but not recognised as receivables, are as follows:

	Group and MCT		
	31 March		1 April
	2019	2018	2017
	$'000	$'000	$'000
Not later than 1 year	**400,038**	378,001	373,171
Between 1 and 5 years	**761,847**	696,443	684,321
Later than 5 years	**182,967**	155,489	129,641
	1,344,852	1,229,933	1,187,133

Some of the operating leases are subject to revision of lease rentals at periodic intervals. For the purposes of the above disclosure, the prevailing lease rentals are used.

The contingent lease payments recognised as revenue during the financial year were $12,938,000 (31 March 2018: $13,498,000; 1 April 2017: $14,353,000).

21. FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks, including the effects of changes in interest rates and foreign exchange rates.

Risk management is carried out under policies approved by the Manager. The Manager provides written principles for overall risk management as well as policies covering specific areas, such as interest rate risk, currency risk, credit risk and liquidity risk. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

(a) Market risk – cash flow and fair value interest rate risks

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates. As the Group has no significant interest bearing assets, the Group's income and operating cash flows are substantially independent of changes in market interest rates. The Group monitors the interest rates on borrowings closely to ensure that the borrowings are maintained at favourable rates.

The Group's exposure to cash flow interest rate risks arises mainly from variable rate bank borrowings and medium term notes. The Group manages these cash flow interest rate risks using floating-to-fixed interest rate swaps.

The exposure of the unhedged borrowings of the Group to interest rate changes and the contractual repricing dates at the reporting dates are as follows:

	Group			MCT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	$'000	$'000	$'000	**$'000**	$'000	$'000
6 months or less:						
Revolving credit facilities	**68,001**	50,001	9,000	**68,001**	50,001	9,000
Term loans	**185,000**	341,600	428,800	**185,000**	341,600	428,800
Medium term notes	**100,000**	100,000	–	**–**	–	–
Loans from a subsidiary	**–**	–	–	**100,000**	100,000	–
	353,001	491,601	437,800	**353,001**	491,601	437,800

During the financial year, the Group has hedged its exposure to changes in interest rates on its variable rate borrowings by entering into the following contracts:

(i) Interest rate swaps, with notional contract amounts of $1,201,000,000 (31 March 2018: $976,000,000; 1 April 2017: $1,149,800,000) whereby it receives variable rates equal to the Singapore swap offer rate on the notional amounts and pays fixed interest rates ranging from 1.40% to 2.33% (31 March 2018: 1.40% to 2.33%; 1 April 2017: 0.91% to 2.33%) per annum.

(ii) Cross currency interest rate swap, with a notional contract amount of $100,000,000 (31 March 2018 and 1 April 2017: $100,000,000) whereby it receives a variable rate of JPY LIBOR + 0.3% (31 March 2018 and 1 April 2017: JPY LIBOR + 0.3%) per annum on the notional amount and pays a variable rate of Singapore swap offer rate + 1.08% (31 March 2018 and 1 April 2017: Singapore swap offer rate + 1.08%) per annum. During the previous financial year, interest rate swap with notional contract amount of $100,000,000 (1 April 2017: $100,000,000) entered into to receive this variable rate and pay fixed interest rate of 1.705% (1 April 2017: 1.705%) per annum, had expired.

21. FINANCIAL RISK MANAGEMENT (continued)

(a) Market risk – cash flow and fair value interest rate risks (continued)

Sensitivity analysis

The Group's borrowings at variable rates on which effective hedges have not been entered into are denominated in SGD. If the SGD interest rates increase/(decrease) by 0.50% (31 March 2018 and 1 April 2017: 0.50%) with all other variables including tax rate being held constant, the profit after tax and hedging reserve attributable to Unitholders will (decrease)/increase by the amounts as follows, as a result of higher/lower interest expenses and higher/lower fair value of interest rate swaps and cross currency interest rate swap respectively:

	Increase / (Decrease)			
	Profit after tax		Hedging Reserve	
	Increase by 0.50% $'000	Decrease by 0.50% $'000	Increase by 0.50% $'000	Decrease by 0.50% $'000
Group and MCT				
31 March 2019				
Interest bearing borrowings	**(1,765)**	**1,765**	**–**	**–**
Interest rate swaps	**–**	**–**	**9,854**	**(9,854)**
Cross currency interest rate swap	**28**	**(29)**	**–**	**–**
	(1,737)	**1,736**	**9,854**	**(9,854)**
31 March 2018				
Interest bearing borrowings	(2,458)	2,458	–	–
Interest rate swaps	–	–	8,868	(8,868)
Cross currency interest rate swap	321	(324)	–	–
	(2,137)	2,134	8,868	(8,868)
1 April 2017				
Interest bearing borrowings	(2,189)	2,189	–	–
Interest rate swaps	455	(457)	10,795	(10,795)
Cross currency interest rate swap	88	(90)	–	–
	(1,646)	1,642	10,795	(10,795)

(b) Market risk – currency risk

The Group is exposed to foreign currency risk on interest bearing borrowings that are denominated in a currency other than the functional currency of the entities within the Group. The Group hedges this risk by entering into a cross currency interest rate swap with notional contract amount of JPY8,700,000,000 into SGD amounting to $100,000,000. The cross currency interest rate swap matures on the same date that the JPY medium term notes are due for repayment.

21. FINANCIAL RISK MANAGEMENT (continued)

(c) Credit risk

Credit risk refers to the risk that tenants or counterparties of the Group will default on its contractual obligations resulting in a financial loss to the Group. The major classes of financial assets of the Group and MCT are cash and bank deposits and trade receivables. For trade receivables, the Group's credit risk policy is to deal only with customers of appropriate credit history, and obtaining sufficient security where appropriate to mitigate credit risk. For other financial assets, the Group adopts the policy of dealing with high credit quality counterparties.

As at 31 March 2019, 31 March 2018 and 1 April 2017, there was no significant concentration of credit risk. The maximum exposure to credit risk is represented by the carrying value of each financial asset on the Statements of Financial Position.

The Group provides for lifetime expected credit losses for all trade receivables, using a provision matrix. The provision rates are determined based on the Group's historical observed default rates analysed in accordance to days past due. The expected credit losses also incorporate forward looking information such as forecast of macro-economic conditions. The loss allowance for trade receivables as at 31 March 2019 was assessed as not material.

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due. When recoveries are made, these are recognised in profit or loss.

The ageing of trade receivables at the reporting date was:

	Gross Carrying Amount $'000	Impairment Loss $'000
Group and MCT		
31 March 2019		
Past due < 3 months	**1,002**	**–**
Past due over 3 months	**7**	**–**
	1,009	**–**
31 March 2018		
Past due < 3 months	1,231	39
Past due over 3 months	45	3
	1,276	42

21. FINANCIAL RISK MANAGEMENT (continued)

(c) Credit risk (continued)

The movement in allowance for expected credit losses of trade receivables computed based on lifetime expected credit losses are as follows:

	Group and MCT	
	2019	2018
	$'000	$'000
Expected credit loss allowance		
Beginning of financial year	**42**	1
Allowance made	**61**	159
Allowance utilised	**(103)**	(118)
End of financial year	**–**	42

Cash and cash equivalents, other receivables and amounts due from related parties are subject to immaterial credit loss.

Previous accounting policy for impairment of trade receivables

In the previous financial year, the impairment of financial assets was assessed based on the incurred loss impairment model. Individual receivables which were known to be uncollectible were written off by reducing the carrying amount directly. The other receivables were assessed collectively, to determine whether there was objective evidence that an impairment had been incurred but not yet identified.

The Group considered that there was evidence if any of the following indicators were present:

- Significant financial difficulties of the debtor;
- Probability that the debtor will enter bankruptcy; and
- Default or significant delay in payments.

21. FINANCIAL RISK MANAGEMENT (continued)

(c) Credit risk (continued)

Previous accounting policy for impairment of trade receivables (continued)

The Group's and MCT's credit risk exposure in relation to trade receivables under SFRS 39 as at 31 March 2018 and 1 April 2017 are set out in the provision matrix as follows:

	Past due < 3 months $'000	Past due over 3 months $'000	Total $'000
Group and MCT			
As at 31 March 2018			
Trade receivables			
Gross carrying amount			
– Past due but not impaired	1,192	42	1,234
– Past due and impaired	39	3	42
			1,276
Less: Allowance for impairment			(42)
Net carrying amount			1,234
As at 1 April 2017			
Trade receivables			
Gross carrying amount			
– Past due but not impaired	1,107	43	1,150
– Past due and impaired	–	1	1
			1,151
Less: Allowance for impairment			(1)
Net carrying amount			1,150

Financial assets that are neither past due nor impaired

Financial assets that are neither past due nor impaired are mainly deposits with banks with high credit ratings assigned by international credit rating agencies. Trade receivables that are neither past due nor impaired are substantially companies with a good collection track record with the Group.

Based on the above, there were no credit loss allowance for other financial assets at amortised cost as at 31 March 2018 and 1 April 2017.

21. FINANCIAL RISK MANAGEMENT (continued)

(d) Liquidity risk

The Group and MCT adopt prudent liquidity risk management by maintaining sufficient cash to fund their working capital and financial obligations.

The following table analyses non-derivative financial liabilities of the Group and MCT into relevant maturity groupings based on the remaining period from the reporting date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows of non-derivative financial liabilities, including interest payments. Balances due within 12 months equal their carrying amounts as the impact of discounting is not significant.

	Less than 1 year $'000	Between 1 and 5 years $'000	More than 5 years $'000
Group			
As at 31 March 2019			
Trade and other payables	**69,318**	**44,991**	**7,072**
Borrowings	**118,270**	**1,888,755**	**596,211**
	187,588	**1,933,746**	**603,283**
As at 31 March 2018			
Trade and other payables	73,065	41,448	1,717
Borrowings	157,194	1,797,291	619,264
	230,259	1,838,739	620,981
As at 1 April 2017			
Trade and other payables	61,258	40,821	873
Borrowings	50,704	1,737,626	765,359
	111,962	1,778,447	766,232
MCT			
As at 31 March 2019			
Trade and other payables	**69,311**	**44,991**	**7,072**
Borrowings	**41,108**	**1,294,409**	**175,907**
Loans from a subsidiary	**77,162**	**594,346**	**420,304**
	187,581	**1,933,746**	**603,283**
As at 31 March 2018			
Trade and other payables	73,057	41,448	1,717
Borrowings	129,552	1,224,047	100,019
Loans from a subsidiary	27,642	573,244	519,245
	230,251	1,838,739	620,981
As at 1 April 2017			
Trade and other payables	61,251	40,821	873
Borrowings	29,998	1,389,331	265,865
Loans from a subsidiary	20,706	348,295	499,494
	111,955	1,778,447	766,232

21. FINANCIAL RISK MANAGEMENT (continued)

(d) Liquidity risk (continued)

The table below analyses the Group's and MCT's derivative financial instruments for which contractual maturities are essential for an understanding of the timing of the cash flows into relevant maturity groupings based on the remaining period from the reporting date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows associated with financial derivatives which are expected to impact profit or loss.

	Less than 1 year $'000	Between 1 and 5 years $'000	More than 5 years $'000
Group and MCT			
As at 31 March 2019			
Net-settled interest rate swaps			
– Net cash inflows	**(2,040)**	**(1,196)**	**–**
Gross-settled cross currency interest rate swap			
– Cash inflows	**(242)**	**(107,168)**	**–**
– Cash outflows	**3,060**	**109,022**	**–**
	778	**658**	**–**
As at 31 March 2018			
Net-settled interest rate swaps			
– Net cash outflows	4,228	2,561	–
Gross-settled cross currency interest rate swap			
– Cash inflows	(268)	(108,089)	–
– Cash outflows	2,549	110,092	–
	6,509	4,564	–
As at 1 April 2017			
Net-settled interest rate swaps			
– Net cash outflows	7,455	12,706	327
Gross-settled cross currency interest rate swap			
– Cash inflows	(312)	(1,250)	(108,944)
– Cash outflows	2,336	9,350	102,233
	9,479	20,806	(6,384)

21. FINANCIAL RISK MANAGEMENT (continued)

(e) Capital risk

The Manager's objective when managing capital is to optimise the Group's capital structure within the borrowing limits set out in the CIS Code to fund acquisitions and asset enhancement works at the Group's properties. To maintain or achieve an optimal capital structure, the Manager may issue new units or source additional borrowings from both financial institutions and capital markets.

The Group is subject to the aggregate leverage limit as defined in the Appendix 6 of the CIS Code ("Property Funds Appendix"). The Property Funds Appendix stipulates that the total borrowings and deferred payments (together the "Aggregate Leverage") of a property fund should not exceed 45.0% (31 March 2018 and 1 April 2017: 45.0%) of its Deposited Property. The Group currently has a corporate family rating of Baa1 Stable (31 March 2018 and 1 April 2017: Baa1 Stable) by Moody's Investors Service.

The Group has complied with the Aggregate Leverage requirements for the financial years ended 31 March 2019, 31 March 2018 and as at 1 April 2017.

	Group and MCT		
	31 March		1 April
	2019	2018	2017
	$'000	$'000	$'000
Total gross borrowings[1]	**2,349,001**	2,327,601	2,327,600
Total deposited property	**7,100,765**	6,740,813	6,405,653
Aggregate leverage ratio	**33.1%**	34.5%	36.3%

[1] Reflects total gross borrowings after taking into account the cross currency interest rate swap entered into to hedge the JPY8,700,000,000 (31 March 2018 and 1 April 2017: JPY8,700,000,000) floating rate medium term notes.

There were no changes in the Group's approach to capital management during the financial year.

The Group is in compliance with externally imposed capital requirements for the financial years ended 31 March 2019, 31 March 2018 and as at 1 April 2017.

21. FINANCIAL RISK MANAGEMENT (continued)

(f) Fair value measurements

The following table presents assets and liabilities measured at fair value and classified by level of the following fair value measurement hierarchy:

- Level 1 quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 unobservable inputs for the asset or liability.

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total $'000
Group and MCT				
As at 31 March 2019				
Assets				
Derivative financial instruments				
– Interest rate swaps	**–**	**2,935**	**–**	**2,935**
– Cross currency interest rate swap	**–**	**4,597**	**–**	**4,597**
	–	**7,532**	**–**	**7,532**
Liabilities				
Derivative financial instruments				
– Interest rate swaps	**–**	**(1,621)**	**–**	**(1,621)**
	–	**(1,621)**	**–**	**(1,621)**
As at 31 March 2018				
Assets				
Derivative financial instruments				
– Interest rate swaps	–	5,230	–	5,230
– Cross currency interest rate swap	–	4,956	–	4,956
	–	10,186	–	10,186
Liabilities				
Derivative financial instruments				
– Interest rate swaps	–	(1,637)	–	(1,637)
	–	(1,637)	–	(1,637)
As at 1 April 2017				
Assets				
Derivative financial instruments				
– Interest rate swaps	–	4,324	–	4,324
– Cross currency interest rate swap	–	6,870	–	6,870
	–	11,194	–	11,194
Liabilities				
Derivative financial instruments				
– Interest rate swaps	–	(5,294)	–	(5,294)
	–	(5,294)	–	(5,294)

21. FINANCIAL RISK MANAGEMENT (continued)

(f) Fair value measurements (continued)

The fair value of the derivative financial instruments not traded in an active market is determined by using valuation techniques based on market conditions existing at each reporting date. The fair values of interest rate swaps and cross currency interest rate swap are calculated as the present value of the estimated future cash flows.

The carrying values of trade and other receivables, other current assets and trade and other payables (including non-current tenancy related deposits) approximate their fair values. The fair value of financial liabilities is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Group for similar financial instruments. The fair value of borrowings approximates their carrying amounts as the interest rates of such loans are adjusted for changes in relevant market interest rate except for the fixed rate medium term notes as disclosed in Note 17(e) to the financial statements.

(g) Financial instruments by category

The carrying amount of the different categories of financial instruments is as disclosed on the face of the Statements of Financial Position and in Note 15 to the financial statements, except for the following:

	Group			MCT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	$'000	$'000	$'000	**$'000**	$'000	$'000
Financial assets at amortised cost	**53,216**	–	–	**53,168**	–	–
Loans and receivables	**–**	48,147	56,984	**–**	48,105	56,954
Financial liabilities at amortised cost	**2,471,518**	2,445,661	2,432,706	**2,471,510**	2,445,653	2,432,699

22. INTERMEDIATE AND ULTIMATE HOLDING COMPANIES

For financial reporting purposes, the Group is regarded as a subsidiary of Mapletree Investments Pte Ltd.

Consequentially, the intermediate and ultimate holding companies are Mapletree Investments Pte Ltd and Temasek Holdings (Private) Limited respectively. The intermediate and ultimate holding companies are incorporated in Singapore.

23. SIGNIFICANT RELATED PARTY TRANSACTIONS

For the purpose of these financial statements, parties are considered to be related to the Group when the Group has the ability, directly or indirectly to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are companies that are under common control with a Unitholder that has significant influence. The Manager and the Property Manager are indirect wholly-owned subsidiaries of the intermediate holding company.

During the financial year, in addition to those disclosed elsewhere in the financial statements, the following significant related party transactions took place at terms agreed between the parties:

	2019 $'000	2018 $'000
Manager's management fees paid/payable to the Manager	**30,877**	29,641
Property operating expenses recovered/recoverable from and paid/payable to related party of the Manager[1]	**2,274**	2,085
Property and project management fees paid/payable to the Property Manager	**18,433**	17,657
Staff costs paid/payable to the Property Manager	**9,875**	9,311
Trustee's fees paid/payable to the Trustee	**829**	794
Rental and other related income received/receivable from related parties	**21,382**	26,095
Other products and service fees paid/payable to related parties	**3,079**	4,530
Interest expenses and financing fees paid/payable to a related party	**19,064**	14,346

1 This amount reflects the costs relating to the provision of shared services to MBC I for contracts procured by MCT and MBCPL respectively pursuant to the Shared Services Agreement for the provision of property maintenance services for MBC I. The costs and expenses apportionment is based on agreed terms as set out in the Shared Services Agreement.

24. FINANCIAL RATIOS

	31 March	
	2019	2018
Ratio of expenses to weighted average net assets[1]		
– including performance component of asset management fees	**0.76%**	0.80%
– excluding performance component of asset management fees	**0.44%**	0.46%
Portfolio Turnover Ratio[2]	**–**	–

1 The annualised ratios are computed in accordance with the guidelines of Investment Management Association of Singapore dated 25 May 2005.

The expenses used in the computation relate to expenses of the Group, excluding property expenses, borrowing costs, net foreign exchange differences and income tax expense.

2 The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of daily average net asset value in accordance with the formulae stated in the CIS Code. The portfolio turnover ratio was Nil for the financial years ended 31 March 2019 and 31 March 2018 as there were no sales of investment properties.

25. SEGMENT REPORTING

For the purpose of making resource allocation decisions and the assessment of segment performance, MCT's management reviews internal/management reports of its investment properties.

MCT's management monitors and assesses the performance of the individual property within the Group's portfolio. This forms the basis of identifying the operating segments of the Group.

Segment revenue comprises mainly of income generated from its tenants. Segment net property income represents the income earned by each segment after allocating property operating expenses. This is the measure reported to the management for the purpose of assessment of segment performance. In addition, the management monitors the non-financial assets as well as financial assets attributable to each segment when assessing segment performance.

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly management fees, trust expenses, finance income and finance expenses.

Information regarding the Group's reportable segments is presented in the following tables.

The segment information provided to management for the reportable segments for the financial year ended 31 March 2019 is as follows:

	VivoCity $'000	MBC I $'000	PSA Building $'000	Mapletree Anson $'000	MLHF $'000	Total $'000
Gross revenue	212,927	127,067	50,540	33,628	19,731	443,893
Property operating expenses	(50,659)	(22,875)	(12,002)	(6,753)	(3,977)	(96,266)
Segment net property income	162,268	104,192	38,538	26,875	15,754	347,627
Finance income						666
Finance expenses						(70,014)
Manager's management fees						(30,877)
Trustee's fees						(829)
Other trust expenses						(1,104)
Foreign exchange gain						574
Net change in fair value of financial derivatives						(359)
Profit before tax and fair value change in investment properties						245,684
Net change in fair value of investment properties	157,349	125,373	18,445	26,713	8,738	336,618
Profit for the financial year before tax						582,302
Income tax expense						(*)
Profit for the financial year after tax before distribution						582,302

* Amount is less than $1,000

25. SEGMENT REPORTING (continued)

	VivoCity $'000	MBC I $'000	PSA Building $'000	Mapletree Anson $'000	MLHF $'000	Total $'000
Segment assets						
– Investment properties	3,200,000	2,018,000	763,000	728,000	330,000	7,039,000
– Plant and equipment	94	2	*	32	–	128
– Trade receivables	1,326	1,408	288	239	535	3,796
	3,201,420	2,019,410	763,288	728,271	330,535	7,042,924
Unallocated assets						
– Cash and cash equivalents						49,119
– Other receivables						208
– Other current assets						982
– Derivative financial instruments						7,532
Total assets						7,100,765
Segment liabilities	48,516	9,356	9,546	6,274	1,209	74,901
Unallocated liabilities						
– Trade and other payables						58,127
– Borrowings						2,350,137
– Current income tax liabilities						*
– Derivative financial instruments						1,621
Total liabilities						2,484,786
Other segmental information						
Additions to:						
– Investment properties	14,697	627	4,649	287	262	20,522
– Plant and equipment	27	2	–	–	–	29

* Amount is less than $1,000

25. SEGMENT REPORTING (continued)

The segment information provided to management for the reportable segments for the financial year ended 31 March 2018 is as follows:

	VivoCity $'000	MBC I $'000	PSA Building $'000	Mapletree Anson $'000	MLHF $'000	Total $'000
Gross revenue	206,641	125,951	48,893	33,701	18,339	433,525
Property operating expenses	(49,985)	(22,223)	(11,845)	(6,688)	(3,939)	(94,680)
Segment net property income	156,656	103,728	37,048	27,013	14,400	338,845
Finance income						403
Finance expenses						(64,329)
Manager's management fees						(29,641)
Trustee's fees						(794)
Other trust expenses						(1,160)
Foreign exchange gain						1,618
Net change in fair value of financial derivatives						(1,573)
Profit before tax and fair value change in investment properties						243,369
Net change in fair value of investment properties	271,504	38,607	655	10,734	2,704	324,204
Profit for the financial year before tax						567,573
Income tax expense						(*)
Profit for the financial year after tax before distribution						567,573

* Amount is less than $1,000

25. SEGMENT REPORTING (continued)

	VivoCity $'000	MBC I $'000	PSA Building $'000	Mapletree Anson $'000	MLHF $'000	Total $'000
Segment assets						
– Investment properties	3,028,000	1,892,000	740,000	701,000	321,000	6,682,000
– Plant and equipment	120	–	2	49	–	171
– Trade receivables	1,823	150	12	224	626	2,835
	3,029,943	1,892,150	740,014	701,273	321,626	6,685,006
Unallocated assets						
– Cash and cash equivalents						45,092
– Other receivables						111
– Other current assets						418
– Derivative financial instruments						10,186
Total assets						6,740,813
Segment liabilities	43,753	9,058	8,929	6,845	772	69,357
Unallocated liabilities						
– Trade and other payables						57,015
– Borrowings						2,329,431
– Current income tax liabilities						*
– Derivative financial instruments						1,637
Total liabilities						2,457,440
Other segmental information						
Additions to:						
– Investment properties	15,746	393	4,345	266	296	21,046
– Plant and equipment	60	–	–	21	–	81

* Amount is less than $1,000

26. NEW OR REVISED RECOMMENDED ACCOUNTING PRACTICE, ACCOUNTING STANDARDS AND INTERPRETATIONS

Below are the mandatory standards that have been published, and are relevant for the Group's accounting periods beginning on or after 1 April 2019 or later periods and which the Group had not early adopted:

- **SFRS(I) 16 *Leases*** (effective for annual periods beginning on or after 1 January 2019)

  SFRS(I) 16 will result in almost all leases being recognised on the balance sheet, as the distinction between operating and finance leases is removed. Under the new standard, an asset (the right to use the leased item) and a financial liability to pay rentals are recognised. The only exceptions are short-term and low-value leases. The accounting for lessors will not change significantly.

  Some of the commitments may be covered by the exception for short-term and low-value leases and some commitments may relate to arrangements that will not qualify as leases under SFRS(I) 16.

  The new standard also introduces expanded disclosure requirements and changes in presentation.

  The Group will adopt the new standard retrospectively on 1 April 2019 and in line with the transition provisions permitted under the standard, the cumulative effect of initial application will be recognised as an adjustment to the opening unitholders' funds as at 1 April 2019. The Group does not expect the impact on the financial statements to be significant.

27. EVENTS OCCURRING AFTER REPORTING DATE

Subsequent to the reporting date, the Manager announced a distribution of 2.31 cents per unit for the period from 1 January to 31 March 2019.

28. AUTHORISATION OF FINANCIAL STATEMENTS

The financial statements were authorised for issue by the Manager and the Trustee on 23 April 2019.

INTERESTED PERSON **TRANSACTIONS**

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

The transactions entered into with interested persons during the financial year, which fall under the Listing Manual of the Singapore Exchange Securities Trading Limited ("SGX-ST") and the Property Funds Appendix of the Code on Collective Investment Schemes (excluding transactions of less than S$100,000 each) are as follows:

Name of Interested Person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S$100,000 and transactions conducted under unitholders' mandate pursuant to Rule 920) S$'000	Aggregate value of all interested person transactions conducted under unitholders' mandate pursuant to Rule 920 (excluding transactions less than S$100,000) S$'000
Mapletree Investments Pte Ltd and its subsidiaries		
– Manager's management fees	30,877	–
– Property and project management fees	18,433	–
– Staff costs	9,875	–
– Lease related income	942	–
– Property operating expenses under Shared Service Agreement	2,274	–
Temasek Holdings (Private) Limited and its related companies		
– Lease related income	20,431	–
– Capital expenditure	958	–
– Operating related expenses	266	–
DBS Group Holdings Ltd and its subsidiaries		
– Marketing partnerships	3,879	–
– Lease related income	910	–
– Trustee's fees	829	–

For the purpose of the disclosure, the full contract sum was used where an interested person transaction had a fixed term and contract value, while the annual amount incurred and accrued was used where an interested person transaction had an indefinite term or where the contract sum was not specified.

Save as disclosed above, there were no interested person transactions (excluding transactions of less than S$100,000 each), nor material contracts entered into by MCT and its subsidiary that involved the interests of the CEO or Director of the Manager, or any controlling unitholder of MCT, during the financial year under review.

As set out in MCT's Prospectus dated 18 April 2011, fees and charges payable by MCT to the Manager and the Trustee under the Trust Deed (as amended) and to the Property Manager under the Property Management Agreement are not subject to Rules 905 and 906 of the SGX-ST's Listing Manual. Accordingly, such payments are not to be included in the aggregate value of total interested person transactions as governed by Rules 905 and 906 of the of the SGX-ST's Listing Manual.

Please also see Significant Related Party Transactions on Note 23 in the financial statements.

INTERESTED PERSON **TRANSACTIONS**

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019

Manager's Management Fees Paid and Payable in Units

A summary of Units issued and issuable for payment of the Manager's management fees during or in respect of the financial year are as follows:

For Period	Issue Date	Units issued	Issue Price*
Manager's Base Management Fee			
1 April 2018 to 30 June 2018	8 August 2018	1,356,244	1.5519
1 July 2018 to 30 September 2018	7 November 2018	1,307,811	1.6275
1 October 2018 to 31 December 2018	8 February 2019	1,265,362	1.6840
1 January 2019 to 31 March 2019	7 May 2019	1,135,524	1.8687
Manager's Performance Fee			
1 April 2018 to 31 March 2019	7 May 2019	3,720,528	1.8687

* Based on the volume weighted average traded price for a Unit for all trades on the SGX-ST in the ordinary course of trading on the SGX-ST for the last ten business days of the relevant period in which the management fees accrued.

STATISTICS OF **UNITHOLDINGS**

AS AT 31 MAY 2019

ISSUED AND FULLY PAID UNITS

2,894,546,775 units (voting rights: one vote per unit)
Market Capitalisation: S$5,528,584,340.25 (based on closing price of S$1.910 per unit on 31 May 2019)

DISTRIBUTION OF UNITHOLDINGS

Size of Unitholdings	No. of Unitholders	%	No. of Units	%
1 – 99	271	1.58	11,918	0.00
100 – 1,000	2,599	15.17	2,284,900	0.08
1,001 – 10,000	9,993	58.35	44,814,771	1.55
10,001 – 1,000,000	4,226	24.68	168,314,397	5.81
1,000,001 and above	37	0.22	2,679,120,789	92.56
Total	**17,126**	**100.00**	**2,894,546,775**	**100.00**

LOCATION OF UNITHOLDERS

Country	No. of Unitholders	%	No. of Units	%
Singapore	16,729	97.68	2,885,955,387	99.70
Malaysia	232	1.36	4,079,948	0.14
Others	165	0.96	4,511,440	0.16
Total	**17,126**	**100.00**	**2,894,546,775**	**100.00**

TWENTY LARGEST UNITHOLDERS

No.	Name	No. of Units	%
1	Citibank Nominees Singapore Pte Ltd	488,952,109	16.89
2	HarbourFront Place Pte. Ltd.	413,488,636	14.28
3	DBS Nominees (Private) Limited	363,893,851	12.57
4	HarbourFront Eight Pte Ltd	328,887,934	11.36
5	DBSN Services Pte. Ltd.	276,931,604	9.57
6	HSBC (Singapore) Nominees Pte Ltd	258,909,910	8.94
7	The HarbourFront Pte Ltd	128,571,428	4.44
8	Raffles Nominees (Pte.) Limited	105,611,607	3.65
9	Mapletree Commercial Trust Management Ltd.	76,008,602	2.62
10	NTUC Fairprice Co-operative Limited	68,000,000	2.35
11	Sienna Pte. Ltd.	44,072,730	1.52
12	BPSS Nominees Singapore (Pte.) Ltd.	32,894,000	1.14
13	Morgan Stanley Asia (Singapore) Securities Pte Ltd	21,306,972	0.74
14	Merrill Lynch (Singapore) Pte. Ltd.	8,448,624	0.29
15	United Overseas Bank Nominees (Private) Limited	7,866,909	0.27
16	DB Nominees (Singapore) Pte Ltd	6,990,190	0.24
17	TOH Capital Pte. Ltd.	5,787,000	0.20
18	DBS Vickers Securities (Singapore) Pte Ltd	5,006,163	0.17
19	UOB Kay Hian Private Limited	3,609,679	0.12
20	Phillip Securities Pte Ltd	3,353,321	0.12
	Total	**2,648,591,269**	**91.50**

STATISTICS OF **UNITHOLDINGS**

AS AT 31 MAY 2019

SUBSTANTIAL UNITHOLDERS AS AT 31 MAY 2019

No.	Name of Company	No. of Units Direct Interest	No. of Units Deemed Interest	% of Total Issued Capital
1	Temasek Holdings (Private) Limited[1]	-	1,015,040,418	35.06
2	Fullerton Management Pte Ltd[1]	-	991,029,330	34.23
3	Mapletree Investments Pte Ltd[2]	-	991,029,330	34.23
4	The HarbourFront Pte Ltd[3]	128,571,428	742,376,570	30.08
5	HarbourFront Place Pte. Ltd.	413,488,636	-	14.28
6	HarbourFront Eight Pte Ltd	328,887,934	-	11.36
7	Schroders plc[4]	-	239,209,043	8.26
8	Schroder Investment Management (Singapore) Ltd.[5]	-	148,887,115	5.14

Notes

1 Each of Temasek Holdings (Private) Limited ("**Temasek**") and Fullerton Management Pte Ltd ("**Fullerton**") is deemed to be interested in the 128,571,428 units held by The HarbourFront Pte Ltd ("**THFPL**"), 413,488,636 units held by HarbourFront Place Pte. Ltd. ("**HFPlace**"), 328,887,934 units held by HarbourFront Eight Pte Ltd ("**HF8**"), 44,072,730 units held by Sienna Pte. Ltd. ("**Sienna**") and 76,008,602 units held by Mapletree Commercial Trust Management Ltd. ("**MCTM**"). In addition, Temasek is deemed to be interested in the 24,011,088 units in which its other subsidiaries and associated companies have direct or deemed interests. THFPL, HFPlace, HF8, Sienna and MCTM are wholly-owned subsidiaries of Mapletree Investments Pte Ltd ("**MIPL**") which is in turn a wholly-owned subsidiary of Fullerton. Fullerton is a wholly owned subsidiary of Temasek. Each of MIPL and the associated company referred to above is an independently-managed Temasek portfolio company. Temasek and Fullerton are not involved in their business or operating decisions, including those regarding their unitholdings.

2 MIPL is deemed to be interested in the 128,571,428 units held by THFPL, 413,488,636 units held by HFPL, 328,887,934 units held by HF8, 44,072,730 units held by Sienna and 76,008,602 units held by MCTM.

3 THPL as holding company of HFPlace and HF8 is deemed to be interested in the 413,488,636 units held by HFPlace and 328,887,934 units held by HF8.

4 Schroders plc is deemed to be interested in the 239,209,043 units held on behalf of clients as Investment Managers.

5 Schroder Investment Management (Singapore) Ltd., which is a wholly-owned subsidiary of Schroders plc, is deemed to be interested in the 148,887,115 units held on behalf of clients as Investment Managers.

UNITHOLDINGS OF THE DIRECTORS OF THE MANAGER AS AT 21 APRIL 2019

No.	Name	No. of Units Direct Interest	No. of Units Deemed Interest	% of Total Issued Capital
1	Tsang Yam Pui	-	397,800	0.01
2	Kwa Kim Li	10,000	27,600	0.001
3	Jennifer Loh	397,800	-	0.01
4	Kan Shik Lum	-	-	-
5	Koh Cheng Chua	-	-	-
6	Premod P. Thomas	-	-	-
7	Alvin Tay	-	-	-
8	Wu Long Peng	-	-	-
9	Hiew Yoon Khong	572,130	3,946,200	0.15
10	Wong Mun Hoong	-	-	-
11	Amy Ng	635,400	-	0.02
12	Sharon Lim	-	18,800	0.0006

FREE FLOAT

Based on the information made available to the Manager as at 31 May 2019, approximately 51.31% of the units in MCT were held in the hands of the public. Accordingly, Rule 723 of the Listing Manual of the SGX-ST has been complied with.

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the 8th Annual General Meeting of the holders of units of Mapletree Commercial Trust ("**MCT**", and the holders of units of MCT, "**Unitholders**") will be held on 24 July 2019 (Wednesday) at 2.30 p.m. at 20 Pasir Panjang Road, Mapletree Business City, Town Hall - Auditorium, Singapore 117439 to transact the following businesses:

(A) AS ORDINARY BUSINESS

1. To receive and adopt the Report of DBS Trustee Limited, as trustee of MCT (the "**Trustee**"), the Statement by Mapletree Commercial Trust Management Ltd., as manager of MCT (the "**Manager**"), and the Audited Financial Statements of MCT for the financial year ended 31 March 2019 and the Auditor's Report thereon. (**Ordinary Resolution 1**)

2. To re-appoint PricewaterhouseCoopers LLP as the Auditor of MCT to hold office until the conclusion of the next Annual General Meeting of MCT, and to authorise the Manager to fix their remuneration. (**Ordinary Resolution 2**)

(B) AS SPECIAL BUSINESS

To consider and, if thought fit, to pass the following resolution as an Ordinary Resolution, with or without any modifications:

3. That approval be and is hereby given to the Manager, to

(a) (i) issue units in MCT ("**Units**") whether by way of rights, bonus or otherwise; and/or

(ii) make or grant offers, agreements or options (collectively, "**Instruments**") that might or would require Units to be issued, including but not limited to the creation and issue of (as well as adjustments to) securities, warrants, debentures or other instruments convertible into Units,

at any time and upon such terms and conditions and for such purposes and to such persons as the Manager may in its absolute discretion deem fit; and

(b) issue Units in pursuance of any Instruments made or granted by the Manager while this Resolution was in force (notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time such Units are issued),

provided that:

(1) the aggregate number of Units to be issued pursuant to this Resolution (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed fifty per cent. (50%) of the total number of issued Units (as calculated in accordance with sub-paragraph (2) below), of which the aggregate number of Units to be issued other than on a pro rata basis to Unitholders (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed twenty per cent. (20%) of the total number of issued Units (as calculated in accordance with sub-paragraph (2) below);

(2) subject to such manner of calculation as may be prescribed by Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the purpose of determining the aggregate number of Units that may be issued under sub-paragraph (1) above, the total number of issued Units shall be based on the total number of issued Units at the time this Resolution is passed, after adjusting for:

(a) any new Units arising from the conversion or exercise of any Instruments which are outstanding or subsisting at the time this Resolution is passed; and

(b) any subsequent bonus issue, consolidation or subdivision of Units;

(3) in exercising the authority conferred by this Resolution, the Manager shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST) and the trust deed constituting MCT (as amended) (the "**Trust Deed**") for the time being in force (unless otherwise exempted or waived by the Monetary Authority of Singapore);

NOTICE OF ANNUAL GENERAL MEETING

(4) (unless revoked or varied by Unitholders in a general meeting) the authority conferred by this Resolution shall continue in force until (i) the conclusion of the next Annual General Meeting of MCT or (ii) the date by which the next Annual General Meeting of MCT is required by applicable regulations to be held, whichever is earlier;

(5) where the terms of the issue of the Instruments provide for adjustment to the number of Instruments or Units into which the Instruments may be converted in the event of rights, bonus or other capitalisation issues or any other events, the Manager is authorised to issue additional Instruments or Units pursuant to such adjustment notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time the Instruments or Units are issued; and

(6) the Manager and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interest of MCT to give effect to the authority conferred by this Resolution.

(Please see Explanatory Note) (**Ordinary Resolution 3**)

BY ORDER OF THE BOARD
Mapletree Commercial Trust Management Ltd.
(Company Registration No. 200708826C)
As Manager of Mapletree Commercial Trust

Wan Kwong Weng
Joint Company Secretary

Singapore
28 June 2019

Notes:

1. A Unitholder who is not a Relevant Intermediary (as defined herein) entitled to attend and vote at the Annual General Meeting is entitled to appoint one or two proxies to attend and vote in his/her stead. A proxy need not be a Unitholder. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless he/she specifies the proportion of his/her holding (expressed as a percentage of the whole) to be represented by each proxy.
2. A Unitholder who is a Relevant Intermediary entitled to attend and vote at the Annual General Meeting is entitled to appoint more than one proxy to attend and vote instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder appoints more than one proxy, the appointments shall be invalid unless the Unitholder specifies the number of Units in relation to which each proxy has been appointed in the Proxy Form (defined below).

   "**Relevant Intermediary**" means:

   (a) a banking corporation licensed under the Banking Act, Chapter 19 of Singapore, or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
   (b) a person holding a capital market services licence to provide custodial services for securities under the Securities and Futures Act, Chapter 289 of Singapore, and who holds Units in that capacity; or

NOTICE OF ANNUAL GENERAL MEETING

(c) the Central Provident Fund Board ("**CPF Board**") established by the Central Provident Fund Act, Chapter 36 of Singapore, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

3. The instrument appointing a proxy or proxies (the "**Proxy Form**") must be deposited at the office of MCT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623 not later than 2.30 p.m. on 21 July 2019 being 72 hours before the time fixed for the Annual General Meeting.

Personal data privacy:

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the Annual General Meeting and/or any adjournment thereof, a Unitholder (i) consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and the Trustee (or their agents) for the purpose of the processing, administration and analysis by the Manager and the Trustee (or their agents) of proxies and representatives appointed for the Annual General Meeting (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the Annual General Meeting (including any adjournment thereof), and in order for the Manager and the Trustee (or their agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the Unitholder discloses the personal data of the Unitholder's proxy(ies) and/or representative(s) to the Manager and the Trustee (or their agents), the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Manager and the Trustee (or their agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the Unitholder will indemnify the Manager and the Trustee in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the Unitholder's breach of warranty.

Explanatory Note:

Ordinary Resolution 3

The Ordinary Resolution 3 above, if passed, will empower the Manager from the date of this Annual General Meeting until (i) the conclusion of the next Annual General Meeting of MCT, (ii) the date by which the next Annual General Meeting of MCT is required by the applicable regulations to be held, or (iii) the date on which such authority is revoked or varied by the Unitholders in a general meeting, whichever is the earliest (the "**Mandated Period**"), to issue Units, to make or grant Instruments and to issue Units pursuant to such Instruments, up to a number not exceeding fifty per cent. (50%) of the total number of issued Units of which up to twenty per cent. (20%) of the total number of issued Units may be issued other than on a pro rata basis to Unitholders.

The Ordinary Resolution 3 above, if passed, will also empower the Manager to issue Units during the Mandated Period, as either full or partial payment of fees which the Manager is entitled to receive for its own account pursuant to the Trust Deed.

For determining the aggregate number of Units that may be issued, the percentage of issued Units will be calculated based on the total number of issued Units at the time the Ordinary Resolution 3 above is passed, after adjusting for new Units arising from the conversion or exercise of any Instruments which are outstanding or subsisting at the time the Ordinary Resolution 3 is passed and any subsequent bonus issue, consolidation or subdivision of Units.

Ordinary Resolution 3 is in line with Rule 806 of the Listing Manual of the SGX-ST.

Fund raising by issuance of new Units may be required in instances of property acquisitions or debt repayments. In any event, if the approval of Unitholders is required under the Listing Manual of the SGX-ST and the Trust Deed or any applicable laws and regulations, in such instances, the Manager will then obtain the approval of Unitholders accordingly.

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MAPLETREE COMMERCIAL TRUST
(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 25 August 2005 (as amended))

PROXY FORM

8TH ANNUAL GENERAL MEETING

IMPORTANT
1. A Relevant Intermediary may appoint more than one proxy to attend and vote at the Annual General Meeting (please see Note 2 for the definition of "Relevant Intermediary").
2. For CPF/SRS investors who have used their CPF monies to buy Units of Mapletree Commercial Trust, this Report is forwarded to them at the request of their CPF Agent Banks/SRS Operators and is sent solely FOR INFORMATION only.
3. This Proxy Form is not valid for use by CPF/SRS investors and shall be ineffective for all intents and purposes if used or is purported to be used by them.
4. **PLEASE READ THE NOTES TO THE PROXY FORM**.

Personal data privacy
By submitting an instrument appointing a proxy(ies) and/or representative(s), a Unitholder of Mapletree Commercial Trust accepts and agrees to the personal data privacy terms set out in the Notice of Annual General Meeting dated 28 June 2019.

I/We ____

______________________________ (Name(s) and NRIC/Passport/Company Registration Number(s))

of ____ (Address)

being a Unitholder/Unitholders of Mapletree Commercial Trust ("**MCT**"), hereby appoint:

Name	Address	NRIC/Passport Number	Proportion of Unitholdings	
			No. of Units	%

and/or (delete as appropriate)

Name	Address	NRIC/Passport Number	Proportion of Unitholdings	
			No. of Units	%

or, both of whom failing, the Chairman of the 8th Annual General Meeting as my/our proxy/proxies to attend and to vote for me/us on my/our behalf and if necessary, to demand a poll, at the 8th Annual General Meeting of MCT to be held on 24 July 2019 (Wednesday) at 2.30 p.m. at 20 Pasir Panjang Road, Mapletree Business City, Town Hall – Auditorium, Singapore 117439 and at any adjournment thereof. I/We direct my/our proxy/proxies to vote for or against the resolutions to be proposed at the 8th Annual General Meeting as indicated hereunder. If no specific direction as to voting is given, the proxy/proxies will vote or abstain from voting at his/her/their discretion, as he/she/they may on any other matter arising at the 8th Annual General Meeting.

No.	Ordinary Resolutions	For *	Against *
	ORDINARY BUSINESS		
1.	To receive and adopt the Trustee's Report, the Manager's Statement, the Audited Financial Statements of MCT for the financial year ended 31 March 2019 and the Auditor's Report thereon.		
2.	To re-appoint PricewaterhouseCoopers LLP as the Auditor of MCT and to authorise the Manager to fix the Auditor's remuneration.		
	SPECIAL BUSINESS		
3.	To authorise the Manager to issue Units and to make or grant instruments convertible into Units.		

* If you wish to exercise all your votes "For" or "Against", please tick (✓) within the box provided. Alternatively, please indicate the number of votes as appropriate.

Dated this ____________ day of ____________ 2019

Total number of Units held

____

Signature(s) of Unitholder(s) or Common Seal of Corporate Unitholder

1st fold (this flap is for sealing). Do not staple. Glue all sides firmly.

Postage will be paid by addressee. For posting in Singapore only.

mapletree commercial

BUSINESS REPLY SERVICE
PERMIT NO. 08742

The Company Secretary
Mapletree Commercial Trust Management Ltd.
(as Manager of Mapletree Commercial Trust)
c/o Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place
#32-01 Singapore Land Tower
Singapore 048623

2nd fold

IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM BELOW

Notes to Proxy Form

1. A unitholder of MCT ("**Unitholder**") who is not a Relevant Intermediary (as defined herein) entitled to attend and vote at the Annual General Meeting is entitled to appoint one or two proxies to attend and vote in his/her stead. A proxy need not be a Unitholder. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless he/she specifies the proportion of his/her holding (expressed as a percentage of the whole) to be represented by each proxy.
2. A Unitholder who is a Relevant Intermediary entitled to attend and vote at the Annual General Meeting is entitled to appoint more than one proxy to attend and vote instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder appoints more than one proxy, it should annex to the Proxy Form (defined below) the proxy, or the list of proxies, setting out, in respect of each proxy, the name, address, NRIC/Passport Number and proportion of unitholding (number of units and percentage) in relation to which the proxy has been appointed. For the avoidance of doubt, a CPF Agent Bank/SRS Operator who intends to appoint CPF/SRS investors as its proxies shall comply with this Note. The appointments shall be invalid unless the Unitholder specifies the number of Units in relation to which each proxy has been appointed in the Proxy Form (defined below).

   "**Relevant Intermediary**" means:
   (a) a banking corporation licensed under the Banking Act, Chapter 19 of Singapore, or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
   (b) a person holding a capital market services licence to provide custodial services for securities under the Securities and Futures Act, Chapter 289 of Singapore, and who holds Units in that capacity; or
   (c) the Central Provident Fund Board ("**CPF Board**") established by the Central Provident Fund Act, Chapter 36 of Singapore, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.
3. A Unitholder should insert the total number of Units held in the Proxy Form (defined below). If the Unitholder has Units entered against his/her name in the Depository Register maintained by The Central Depository (Pte) Limited ("**CDP**"), he/she should insert that number of Units. If the Unitholder has Units registered in his/her name in the Register of Unitholders of MCT, he/she should insert that number of Units. If the Unitholder has Units entered against his/her name in the said Depository Register and registered in his/her name in the Register of Unitholders, he/she should insert the aggregate number of Units. If no number is inserted, the proxy form will be deemed to relate to all the Units held by the Unitholder.
4. The instrument appointing a proxy or proxies (the "**Proxy Form**") must be deposited at the office of MCT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623 not later than 2.30 p.m. on 21 July 2019, being 72 hours before the time set for the Annual General Meeting.
5. Completion and return of the Proxy Form shall not preclude a Unitholder from attending and voting at the Annual General Meeting. Any appointment of a proxy or proxies shall be deemed to be revoked if a Unitholder attends the Annual General Meeting in person, and in such event, the Manager reserves the right to refuse to admit any person or persons appointed under the Proxy Form, to the Annual General Meeting.
6. The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.
7. Where the Proxy Form is signed on behalf of the appointor by an attorney or a duly authorised officer, the power of attorney or other authority (if any) under which it is signed, or a duly certified copy of such power of attorney must (failing previous registration with the Manager) be lodged with the Proxy Form, failing which the Proxy Form may be treated as invalid.
8. The Manager shall be entitled to reject any Proxy Form which is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on and/or attached to the Proxy Form (including any related attachment). In addition, in the case of Unitholders whose Units are entered against their names in the Depository Register, the Manager may reject any Proxy Form if the Unitholder, being the appointor, is not shown to have Units entered against his/her name in the Depository Register as at 72 hours before the time appointed for holding the Annual General Meeting, as certified by CDP to the Manager.
9. All Unitholders will be bound by the outcome of the Annual General Meeting regardless of whether they have attended or voted at the Annual General Meeting.
10. On a poll, every Unitholder who is present in person or by proxy shall have one vote for every Unit of which he/she is the Unitholder. There shall be no division of votes between a Unitholder who is present in person and voting at the Annual General Meeting and his/her proxy(ies). A person entitled to more than one vote need not use all his/her votes or cast them the same way.

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CORPORATE DIRECTORY

MANAGER

Mapletree Commercial Trust Management Ltd.

REGISTERED OFFICE

10 Pasir Panjang Road
#13-01 Mapletree Business City
Singapore 117438

T: +65 6377 6111
F: +65 6274 3185
W: www.mapletreecommercialtrust.com
E: enquiries_mct@mapletree.com.sg

BOARD OF DIRECTORS

Mr Tsang Yam Pui
Non-Executive Chairman and Director

Ms Kwa Kim Li
Lead Independent Non-Executive Director and Chairperson of the Nominating and Remuneration Committee

Mrs Jennifer Loh
Chairperson of the Audit and Risk Committee and Independent Non-Executive Director

Mr Kan Shik Lum
Independent Non-Executive Director and Member of the Nominating and Remuneration Committee

Mr Koh Cheng Chua
Independent Non-Executive Director and Member of the Audit and Risk Committee

Mr Premod P. Thomas
Independent Non-Executive Director and Member of the Audit and Risk Committee

Mr Alvin Tay
Independent Non-Executive Director

Mr Wu Long Peng
Independent Non-Executive Director

Mr Hiew Yoon Khong
Non-Executive Director and Member of the Nominating and Remuneration Committee

Mr Wong Mun Hoong
Non-Executive Director

Ms Amy Ng
Non-Executive Director

Ms Sharon Lim
Executive Director and Chief Executive Officer

MANAGEMENT

Ms Sharon Lim
Chief Executive Officer

Ms Janica Tan
Chief Financial Officer

Mr Koh Wee Leong
Head, Investments & Asset Management

CORPORATE SERVICES

Mr Wan Kwong Weng
Joint Company Secretary

Ms See Hui Hui
Joint Company Secretary

UNIT REGISTRAR

Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place #32-01
Singapore Land Tower
Singapore 048623

T: +65 6536 5355
F: +65 6438 8710
E: srs.teamd@boardroomlimited.com

TRUSTEE

DBS Trustee Limited
12 Marina Boulevard
Level 44
DBS Asia Central @Marina Bay
Financial Centre Tower 3
Singapore 018982

T: +65 6878 8888
F: +65 6878 3977

AUDITOR

PricewaterhouseCoopers LLP
7 Straits View
Marina One
East Tower
Level 12
Singapore 018936

T: +65 6236 3388
F: +65 6236 3300

Partner-in-charge
Mr Yeow Chee Keong
(since financial year ended 31 March 2015)

mapletree
commercial

Mapletree Commercial Trust Management Ltd.
(as Manager of Mapletree Commercial Trust)
Co. Reg. No.:200708826C)

10 Pasir Panjang Road
#13-01 Mapletree Business City
Singapore 117438

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