

ANNOUNCEMENT

COMPLETION OF THE DIVESTMENT OF TS Ikebukuro Building (“TSI”)

22 August 2025 – Further to the press release dated 23 July 2025 with regard to the divestment of two office buildings in Japan, MPACT Management Ltd., as manager of Mapletree Pan Asia Commercial Trust (“MPACT” and as manager of MPACT, the “Manager”), wishes to announce that the divestment of TSI in Tokyo has been completed today. The divestment of ABAS Shin-Yokohama Building (“ASY”) is ongoing and the Manager will make a further announcement when it is completed.

Following this divestment, MPACT’s portfolio comprises 16 commercial properties, with a total lettable area of 10.5 million square feet independently valued at S\$15.9 billion.¹

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

¹ Based on the independent valuations of properties and exchange rates as at 31 March 2025. Includes MPACT’s 50% effective interest in The Pinnacle Gangnam, with lettable area representing the building’s total lettable area. This has not taken into account the effect of the divestment of ASY.

Important Notice

The value of units in MPACT ("**Units**") and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by the Manager, or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of MPACT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This Announcement is for information only and does not have regard to your specific investment objectives, financial situation or particular needs. This Announcement does not constitute an offer or solicitation of an offer to sell, or invitation to subscribe for, acquire or purchase any Units. The past performance of MPACT and the Manager is not necessarily indicative of the future performance of MPACT or the Manager.