

NOT FOR DISTRIBUTION IN OR INTO THE UNITED STATES, EUROPEAN ECONOMIC AREA,
CANADA, JAPAN OR AUSTRALIA



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

ANNOUNCEMENT

DETAILS OF CUMULATIVE DISTRIBUTION IN CONNECTION WITH THE EQUITY FUND RAISING BY MAPLETREE COMMERCIAL TRUST

Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Mapletree Commercial Trust dated 26 July 2016 titled "Notice of (I) Preferential Offering Books Closure Date; and (II) Cumulative Distribution Books Closure Date" (the "Announcement").

4 August 2016 – Further to the Announcement on the Cumulative Distribution Books Closure Date in connection with the Equity Fund Raising, Mapletree Commercial Trust Management Ltd., in its capacity as manager of Mapletree Commercial Trust ("MCT"), is pleased to announce that the actual Cumulative Distribution per unit in MCT ("Unit") for the period from 1 April 2016 to 3 August 2016 is 2.77 Singapore cents.

This comprises 2.03 Singapore cents per Unit for the period from 1 April 2016 to 30 June 2016 (as announced on 26 July 2016 in the announcement titled "Mapletree Commercial Trust Unaudited Financial Statements and Distribution Announcement for the First Quarter from 1 April to 30 June 2016") and an Advanced Distribution of 0.74 Singapore cents per Unit for the period from 1 July 2016 to 3 August 2016.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at 5.00 pm on Wednesday, 3 August 2016 will be entitled to the Cumulative Distribution that will be paid on or around Monday, 29 August 2016. For the avoidance of doubt, the New Units issued under the Equity Fund Raising pursuant to the Private Placement and the Preferential Offering will not be entitled to the Cumulative Distribution.

The next distribution thereafter will comprise MCT's distribution for the period 4 August 2016 to 30 September 2016. Quarterly distributions will resume thereafter.

By order of the Board

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

Important Notice

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

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

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units. The past performance of MCT and the Manager is not necessarily indicative of the future performance of MCT and the Manager.

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

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.