

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

### ISSUE OF 364,879,000 NEW UNITS IN MAPLETREE COMMERCIAL TRUST PURSUANT TO THE PRIVATE PLACEMENT

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the circular of Mapletree Commercial Trust dated 5 July 2016 (the "Circular").*

4 August 2016 – Further to the announcements dated 26 July 2016 and 27 July 2016 in relation to the private placement (the "**Private Placement**") of 364,879,000 new units in Mapletree Commercial Trust ("**MCT**", and the new units in MCT, the "**New Units**"), Mapletree Commercial Trust Management Ltd. (the "**Manager**"), in its capacity as manager of MCT, wishes to announce that 364,879,000 New Units pursuant to the Private Placement will be issued today at the issue price of S\$1.45 per New Unit. With the issue of 364,879,000 New Units pursuant to the Private Placement, the total number of Units in issue will be 2,499,129,876.

The New Units pursuant to the Private Placement will, upon issue, rank *pari passu* in all respects with the existing Units in issue on 3 August 2016, being the day immediately prior to the date on which the New Units pursuant to the Private Placement are issued, including the right to any distributions which may be paid for the period from the date on which the New Units pursuant to the Private Placement are issued, being 4 August 2016, to 30 September 2016, as well as all distributions thereafter, but will not be entitled to participate in the distribution prior to their issue, including the cumulative distribution paid for the period from 1 April 2016 to 3 August 2016, being the day immediately prior to the date on which the New Units pursuant to the Private Placement are issued (the "**Cumulative Distribution**"), and the Preferential Offering.

**For the avoidance of doubt, the holders of the New Units to be issued pursuant to the Private Placement will not be entitled to the Cumulative Distribution or be eligible to participate in the Preferential Offering.**

The New Units issued will be listed and quoted on the Main Board of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") at 9.00 a.m. today.

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.