



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

ANNOUNCEMENT

COMPLETION OF ACQUISITION OF THE JAPAN PORTFOLIO AND USE OF PROCEEDS OF THE PRIVATE PLACEMENT

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Mapletree Greater China Commercial Trust dated 28 March 2018 titled “The Proposed Acquisition of the Japan Portfolio” (the “**Acquisition Announcement**”) and the announcement of Mapletree Greater China Commercial Trust dated 25 April 2018 titled “Launch of Private Placement to Raise Gross Proceeds of approximately S\$325.0 million” (the “**Launch Announcement**”).*

1. COMPLETION OF ACQUISITION

Further to the Acquisition Announcement, Mapletree Greater China Commercial Trust Management Ltd., in its capacity as manager of Mapletree Greater China Commercial Trust (“**MGCCT**”, and the manager of MGCCT, the “**Manager**”), is pleased to announce the completion of the acquisition of an effective interest of 98.47% in a portfolio of six freehold commercial real estate assets located in Tokyo, Chiba and Yokohama, Japan by MGCCT (the “**Acquisition**”) today.

The total cost of the Acquisition (the “**Total Acquisition Cost**”) based on the final funding structure adopted is approximately S\$735.8 million (JPY60,464.4 million¹), comprising:

- (i) the Aggregate Consideration which is estimated to be approximately S\$718.9 million (approximately JPY59,076.4 million¹), subject to post-Completion adjustments (if any);
- (ii) the acquisition fee payable in Units to the Manager for the Acquisition of approximately S\$5.7 million (representing 0.75% of 98.47% of the Agreed Portfolio Value); and
- (iii) the estimated professional and other fees and expenses of approximately S\$11.2 million incurred by MGCCT in connection with the Acquisition, the Equity Fund Raising and the New Loan Facilities.

The Total Acquisition Cost was partially funded from the entire gross proceeds of the Private Placement (as elaborated below) and the balance of the Total Acquisition Cost was funded from the drawdown of the New Loan Facilities.

¹ The Japanese Yen amounts in this announcement have been translated into Singapore Dollars based on the exchange rate of JPY82.18 = S\$1.00.

2. USE OF PROCEEDS FROM THE PRIVATE PLACEMENT

Further to the announcement dated 26 April 2018 following the close and pricing of the Private Placement (the “**Close Announcement**”), the entire gross proceeds of approximately S\$330.3 million from the Private Placement has been fully utilised to partially fund the Total Acquisition Cost. The use of proceeds is in accordance with the stated use set out in the Close Announcement.

By order of the Board

Wan Kwong Weng
Joint Company Secretary
Mapletree Greater China Commercial Trust Management Ltd.
(Company Registration No. 201229323R)
As manager of Mapletree Greater China Commercial Trust

25 May 2018

Important Notice

The value of units in MGCCT (“**Units**”) 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 MGCCT may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (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 MGCCT is not necessarily indicative of the future performance of MGCCT.

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.

The securities referred to herein have not been and will not be registered under 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 or under the securities laws of any state or other jurisdiction of the United States, and any such new Units may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. 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.