

ANNOUNCEMENT

AMENDMENTS TO THE TRUST DEED

25 May 2018 - Mapletree Commercial Trust Management Ltd., as manager (“**Manager**”) of Mapletree Commercial Trust (“**MCT**”), wishes to announce that a fifth supplemental deed (the “**Fifth Supplemental Deed**”) has been entered into on 25 May 2018 between the Manager and DBS Trustee Limited, in its capacity as trustee of MCT (the “**Trustee**”), to amend the Deed of Trust dated 25 August 2005 constituting MCT, as amended, varied or supplemented from time to time (the “**Trust Deed**”).

The Fifth Supplemental Deed sets out amendments on provisions regarding electronic communications for notices or documents, given, sent or served to unitholders of MCT (the “**Unitholders**”) where permissible by applicable laws and regulations as well as the SGX-ST Listing Manual.

The amendments made pursuant to the Fifth Supplemental Deed are not subject to the approval of the Unitholders as the Trustee has certified in writing pursuant to Clause 28.2.1 of the Trust Deed that, where applicable, such amendments to the Trust Deed do not materially prejudice the interests of the Unitholders and do not operate to release to any material extent the Trustee or the Manager from any responsibility to the Unitholders.

Moving forward, pursuant to these amendments, the Manager shall discontinue the practice of mailing CD-ROMs containing MCT’s Annual Report to Unitholders. Instead, all Unitholders shall be sent a letter which will notify a hyperlink address to MCT’s website (at <http://www.mapletreecommercialtrust.com>) where the Annual Report can be downloaded and provide an option to request a printed copy of the relevant Annual Report.

The Trust Deed will be available for inspection at the registered office of the Manager during office hours by prior appointment for as long as MCT is in existence.

For enquiries and inspection appointments, please contact MCT's Investor Relations representative as follows:

Teng Li Yeng
Vice President, Investor Relations
Email: enquiries_mct@mapletree.com.sg

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 ("Units") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, Mapletree Commercial Trust Management Ltd., as Manager of MCT (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.

The past performance of MCT is not necessarily indicative of the future performance of MCT.