Financial Statements

Report of the Trustee

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

DBS Trustee Limited (the "Trustee") is under a duty to take into custody and hold the assets of Mapletree Commercial Trust ("MCT") and its subsidiary (the "Group") in trust for the holders of units in MCT ("Unitholders"). In accordance with the Securities and Futures Act (Cap. 289), its subsidiary legislation and the Code on Collective Investment Schemes, the Trustee shall monitor the activities of Mapletree Commercial Trust Management Ltd. (the "Manager") for compliance with the limitations imposed on the investment and borrowing powers as set out in the Trust Deed in each annual accounting period and report thereon to Unitholders in an annual report.

To the best knowledge of the Trustee, the Manager has, in all material respects, managed MCT and the Group during the period covered by these financial statements, set out on pages 85 to 127, in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed.

For and on behalf of the Trustee
DBS Trustee Limited

Jane Lim
Director

Singapore, 8 May 2015

Statement by the Manager

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

In the opinion of the directors of Mapletree Commercial Trust Management Ltd., the accompanying financial statements of Mapletree Commercial Trust ("MCT") and its subsidiary (the "Group") as set out on pages 85 to 127, comprising the Statements of Financial Position and Portfolio Statement of MCT and the Group as at 31 March 2015, the Statements of Total Return, Distribution Statements and Statements of Movements in Unitholders' Funds of MCT and the Group, the Consolidated Statement of Cash Flows of the Group and Notes to the Financial Statements for the year then ended are drawn up so as to present fairly, in all material respects, the financial position of MCT and of the Group as at 31 March 2015 and the total return, amount distributable and movements of Unitholders' funds of MCT and the Group and consolidated cash flows of the Group for the year then ended in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "Reporting Framework for Unit Trusts" issued by the Institute of Singapore Chartered Accountants. At the date of this statement, there are reasonable grounds to believe that MCT and the Group will be able to meet its financial obligations as and when they materialise.

For and on behalf of the Manager
Mapletree Commercial Trust Management Ltd.

Amy Ng
Director

Singapore, 8 May 2015

Independent Auditor's Report

TO THE UNITHOLDERS OF MAPLETREE COMMERCIAL TRUST
(Constituted under a Trust Deed in the Republic of Singapore)

Report on the Financial Statements

We have audited the accompanying financial statements of Mapletree Commercial Trust ("MCT") and its subsidiary (the "Group"), which comprise the Statements of Financial Position and Portfolio Statement of MCT and the Group as at 31 March 2015, the Statements of Total Return, Distribution Statements and Statements of Movements in Unitholders' Funds of MCT and the Group, and the Consolidated Statement of Cash Flows of the Group for the financial year then ended, and a summary of significant accounting policies and other explanatory information as set out on pages 85 to 127.

Manager's Responsibility for the Financial Statements

The Manager of MCT (the "Manager") is responsible for the preparation and fair presentation of these financial statements in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "Reporting Framework for Unit Trusts" issued by the Institute of Singapore Chartered Accountants, and for such internal accounting controls as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Singapore Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Manager, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of MCT and of the Group as at 31 March 2015 and the total return, amount distributable, movements in Unitholders' funds of MCT and the Group, and consolidated cash flows of the Group for the year then ended 31 March 2015 in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "Reporting Framework for Unit Trusts" issued by the Institute of Singapore Chartered Accountants.

PricewaterhouseCoopers LLP
Public Accountants and Chartered Accountants

Singapore, 8 May 2015

Statements of Total Return

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

		Group		MCT	
	Note	**2015 $'000**	2014 $'000	**2015 $'000**	2014 $'000
Gross revenue	3	**282,476**	267,176	**282,476**	267,176
Property operating expenses	4	**(70,782)**	(71,900)	**(70,782)**	(71,900)
Net property income		**211,694**	195,276	**211,694**	195,276
Finance income		**171**	197	**171**	197
Finance expenses	5	**(35,953)**	(34,873)	**(35,953)**	(34,873)
Manager's management fees					
- Base fees		**(10,280)**	(9,799)	**(10,280)**	(9,799)
- Performance fees		**(8,468)**	(7,811)	**(8,468)**	(7,811)
Trustee's fees		**(561)**	(542)	**(561)**	(542)
Other trust expenses	6	**(805)**	(1,217)	**(811)**	(1,222)
Net income		**155,798**	141,231	**155,792**	141,226
Net change in fair value of financial derivatives		**(13)**	1,325	**(13)**	1,325
Fair value gains on investment properties	12	**156,266**	200,727	**156,266**	200,727
Total return for the financial year before income tax		**312,051**	343,283	**312,045**	343,278
Income tax	7(a)	*****	-	**-**	-
Total return for the financial year after income tax before distribution		**312,051**	343,283	**312,045**	343,278
Earnings per unit (cents)					
- Basic	8	**14.88**	16.56	**14.88**	16.56
- Diluted	8	**14.88**	16.56	**14.88**	16.56

* Amount is less than $1,000

Statements of Financial Position

AS AT 31 MARCH 2015

		Group		MCT	
	Note	**2015 $'000**	2014 $'000	**2015 $'000**	2014 $'000
ASSETS					
Current assets					
Cash and cash equivalents	9	**54,868**	70,420	**54,861**	70,401
Trade and other receivables	10	**3,289**	3,795	**3,308**	3,795
Other current assets	11	**567**	630	**567**	630
		58,724	74,845	**58,736**	74,826
Non-current assets					
Investment properties	12	**4,199,000**	4,034,000	**4,199,000**	4,034,000
Plant and equipment	13	**123**	15	**123**	15
Investment in subsidiary	14	**-**	-	*****	*
Derivative financial instruments	15	**4,907**	768	**4,907**	768
		4,204,030	4,034,783	**4,204,030**	4,034,783
Total assets		**4,262,754**	4,109,628	**4,262,766**	4,109,609
LIABILITIES					
Current liabilities					
Derivative financial instruments	15	**36**	3,072	**36**	3,072
Trade and other payables	16	**61,724**	53,503	**61,752**	53,494
Borrowings	17	**188,597**	338,596	**188,597**	338,596
Current income tax liabilities	7(c)	**5,111**	5,078	**5,111**	5,078
		255,468	400,249	**255,496**	400,240
Non-current liabilities					
Derivative financial instruments	15	**1,376**	616	**1,376**	616
Other payables	16	**30,960**	34,236	**30,960**	34,236
Borrowings	17	**1,357,923**	1,248,879	**879,816**	1,019,382
Loans from a subsidiary	17	**-**	-	**478,107**	229,497
		1,390,259	1,283,731	**1,390,259**	1,283,731
Total liabilities		**1,645,727**	1,683,980	**1,645,755**	1,683,971
NET ASSETS ATTRIBUTABLE TO UNITHOLDERS		**2,617,027**	2,425,648	**2,617,011**	2,425,638
Represented by:					
Unitholders' funds		**2,612,230**	2,427,279	**2,612,214**	2,427,269
Hedging reserve	18	**4,797**	(1,631)	**4,797**	(1,631)
		2,617,027	2,425,648	**2,617,011**	2,425,638
UNITS IN ISSUE ('000)	19	**2,111,947**	2,082,825	**2,111,947**	2,082,825
NET ASSET VALUE PER UNIT ($)		**1.24**	1.16	**1.24**	1.16

* Amount is less than $1,000

The accompanying notes form an integral part of these financial statements.

Distribution Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

	Group		MCT	
	2015 $'000	2014 $'000	**2015 $'000**	2014 $'000
Amount available for distribution to Unitholders at the beginning of year	**75,702**	58,456	**75,702**	58,456
Total return for the year after income tax before distribution	**312,051**	343,283	**312,045**	343,278
Adjustment for net effect of non-tax deductible/(chargeable) items and other adjustments (Note A)	**(143,734)**	(190,296)	**(143,728)**	(190,291)
Amount available for distribution	**244,019**	211,443	**244,019**	211,443
Distribution to Unitholders:				
Distribution of 1.953 cents per unit for the period from 1 January 2014 to 31 March 2014	**(40,678)**	-	**(40,678)**	-
Distribution of 1.95 cents per unit for the period from 1 April 2014 to 30 June 2014	**(40,801)**	-	**(40,801)**	-
Distribution of 1.97 cents per unit for the period from 1 July 2014 to 30 September 2014	**(41,335)**	-	**(41,335)**	-
Distribution of 2.08 cents per unit for the period from 1 October 2014 to 31 December 2014	**(43,758)**	-	**(43,758)**	-
Distribution of 1.134 cents per unit for the period from 4 February 2013 to 31 March 2013	**-**	(23,448)	**-**	(23,448)
Distribution of 1.753 cents per unit for the period from 1 April 2013 to 30 June 2013	**-**	(36,274)	**-**	(36,274)
Distribution of 1.801 cents per unit for the period from 1 July 2013 to 30 September 2013	**-**	(37,314)	**-**	(37,314)
Distribution of 1.865 cents per unit for the period from 1 October 2013 to 31 December 2013	**-**	(38,705)	**-**	(38,705)
Total Unitholders' distribution	**(166,572)**	(135,741)	**(166,572)**	(135,741)
Amount available for distribution to Unitholders at end of the year	**77,447**	75,702	**77,447**	75,702

Note A:
Adjustment for net effect of non-tax deductible/(chargeable) items and other adjustments comprise:

	Group 2015	Group 2014	MCT 2015	MCT 2014
Major non-tax deductible/(chargeable) items:				
- Management fees paid/payable in units	**9,374**	8,805	**9,374**	8,805
- Trustee's fees	**561**	542	**561**	542
- Financing fees	**2,731**	1,848	**2,731**	1,848
- Net fair value losses/(gains) on financial derivatives	**13**	(1,325)	**13**	(1,325)
- Fair value gains on investment properties	**(156,266)**	(200,727)	**(156,266)**	(200,727)
- Unrealised foreign exchange gain	**(560)**	-	**(560)**	-
- Other non-tax deductible items and other adjustments	**413**	561	**419**	566
	(143,734)	(190,296)	**(143,728)**	(190,291)

The accompanying notes form an integral part of these financial statements.

Consolidated Statement of Cash Flows

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

	Note	2015 $'000	2014 $'000
Cash flows from operating activities			
Total return for the financial year after income tax before distribution		**312,051**	343,283
Adjustments for:			
- Depreciation		**21**	7
- (Reversal)/Impairment of trade receivables		**(18)**	15
- Unrealised foreign exchange gain		**(560)**	-
- Fair value gains on investment properties		**(156,266)**	(200,727)
- Fair value change in financial derivatives		**13**	(1,325)
- Finance income		**(171)**	(197)
- Finance expenses		**35,953**	34,873
- Manager's management fees paid/payable in units		**9,374**	8,805
		200,397	184,734
Change in working capital:			
- Trade and other receivables		**537**	3,298
- Other current assets		**(28)**	(32)
- Trade and other payables		**2,558**	70
Cash generated from operations		**203,464**	188,070
Income tax refund		**33**	721
Net cash generated from operating activities		**203,497**	188,791
Cash flows from investing activities			
Additions to investment properties		**(7,849)**	(3,854)
Purchase of plant and equipment		**(129)**	(22)
Finance income received		**157**	199
Net cash used in investing activities		**(7,821)**	(3,677)
Cash flows from financing activities			
Proceeds from borrowings		**397,600**	-
Repayments of borrowings		**(687,600)**	(70,000)
Proceeds from issuance of notes		**250,000**	70,000
Payments of financing expenses		**(1,974)**	(3,455)
Payment of distribution to Unitholders[1]		**(136,372)**	(126,377)
Finance expenses paid		**(32,882)**	(32,015)
Net cash used in financing activities		**(211,228)**	(161,847)
Net (decrease)/increase in cash and cash equivalents		**(15,552)**	23,267
Cash and cash equivalents			
Beginning of financial year	9	**70,420**	47,153
End of financial year	9	**54,868**	70,420

[1] The amount excludes the distribution by way of issuance of units pursuant to the Distribution Reinvestment Plan.

The accompanying notes form an integral part of these financial statements.

Statements of Movements in Unitholders' Funds

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

	Group		MCT	
	2015 $'000	2014 $'000	**2015 $'000**	2014 $'000
OPERATIONS				
Balance at beginning of year	**563,090**	355,548	**563,080**	355,543
Total return for the year	**312,051**	343,283	**312,045**	343,278
Distributions to Unitholders	**(166,572)**	(135,741)	**(166,572)**	(135,741)
Balance at end of year	**708,569**	563,090	**708,553**	563,080
UNITHOLDERS' CONTRIBUTION				
Balance at beginning of year	**1,864,189**	1,846,259	**1,864,189**	1,846,259
Movement during the year				
- Issue of new units pursuant to Distribution Reinvestment Plan	**30,200**	9,364	**30,200**	9,364
- Manager's management fees paid in units	**9,272**	8,566	**9,272**	8,566
Balance at end of year	**1,903,661**	1,864,189	**1,903,661**	1,864,189
HEDGING RESERVE				
Balance at beginning of year	**(1,631)**	(6,963)	**(1,631)**	(6,963)
Changes in fair value	**6,428**	5,332	**6,428**	5,332
Balance at end of year	**4,797**	(1,631)	**4,797**	(1,631)
Total Unitholders' funds at the end of the year	**2,617,027**	2,425,648	**2,617,011**	2,425,638

The accompanying notes form an integral part of these financial statements.

Portfolio Statement

AS AT 31 MARCH 2015

Property name	Acquisition date	Tenure of land	Term of lease[1]	Remaining term of lease	Location
VivoCity	N.A[2]	Leasehold	99 years	81 years	1 HarbourFront Walk VivoCity Singapore
Bank of America Merrill Lynch HarbourFront (“MLHF”)	27 April 2011[3]	Leasehold	99 years	81 years	2 HarbourFront Place Bank of America Merrill Lynch HarbourFront Singapore
PSA Building (“PSAB”)	27 April 2011[3]	Leasehold	99 years	81 years	460 Alexandra Road PSA Building Singapore
Mapletree Anson	4 February 2013[3]	Leasehold	99 years	91 years	60 Anson Road Mapletree Anson Singapore
Gross revenue / Investment properties - Group					
Other assets and liabilities (net) - Group					
Net assets attributable to Unitholders - Group					

Notes:

(1) Refers to the leasehold tenure of the land.

(2) VivoCity was owned and developed by MCT prior to Listing Date.

(3) MLHF, PSAB and Mapletree Anson were acquired from HarbourFront Place Pte. Ltd., Heliconia Realty Pte. Ltd. and Mapletree Anson Pte. Ltd. respectively, which are direct and indirect wholly-owned subsidiaries of Mapletree Investments Pte Ltd.

Investment properties comprise a portfolio of commercial buildings that are leased to related and non-related parties under operating leases.

The carrying amounts of the Singapore investment properties were based on independent valuations as at 31 March 2015 conducted by CBRE Pte. Ltd. (“CBRE”) for VivoCity and Knight Frank Pte. Ltd. (“Knight Frank”) for MLHF, PSAB and Mapletree Anson. CBRE and Knight Frank have appropriate professional qualifications and experience in the location and category of the properties being valued. The valuations of the investment properties were based on the income capitalisation method and discounted cash flow method. The net movement in valuation has been taken to the Statements of Total Return. It is the intention of Group and MCT to hold the investment properties for the long term.

Portfolio Statement

AS AT 31 MARCH 2015

Gross revenue for the financial year ended 31/03/2015 $'000	Gross revenue for the financial year ended 31/03/2014 $'000	Occupancy rate as at 31/03/2015 %	Occupancy rate as at 31/03/2014 %	At valuation as at 31/03/2015 $'000	At valuation as at 31/03/2014 $'000	Percentage of total net assets attributable to Unitholders as at 31/03/2015 %	Percentage of total net assets attributable to Unitholders as at 31/03/2014 %
184,287	172,406	97.5	98.7	2,461,000	2,307,000	94.0	95.1
17,364	16,719	100.0	100.0	314,000	314,000	12.0	12.9
48,331	46,077	95.4	99.4	735,000	724,000	28.1	29.9
32,494	31,974	87.5	93.8	689,000	689,000	26.3	28.4
282,476	267,176			4,199,000	4,034,000	160.4	166.3
				(1,581,973)	(1,608,352)	(60.4)	(66.3)
				2,617,027	2,425,648	100.0	100.0

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. GENERAL

Mapletree Commercial Trust ("MCT") is a Singapore-domiciled Real Estate Investment Trust constituted pursuant to the trust deed dated 4 April 2011 (as amended) (the "Trust Deed") between Mapletree Commercial Trust Management Ltd. (the "Manager") and DBS Trustee Limited (the "Trustee") The Trust Deed is governed by the laws of the Republic of Singapore.

MCT was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited ("SGX-ST") on 27 April 2011 ("Listing Date") and was approved for inclusion under the Central Provident Fund Investment Scheme.

The principal activity of MCT is to invest in a diverse portfolio of properties with the primary objective of achieving an attractive level of return from rental income and for long-term capital growth.

MCT's current portfolio comprises 4 properties located in Singapore:

(a) VivoCity, Singapore's largest mall located in the HarbourFront precinct;

(b) MLHF, a premium six-storey office building in the HarbourFront precinct;

(c) PSAB, an established integrated development in the Alexandra precinct with a 40-storey office block and a three-storey retail centre, Alexandra Retail Centre; and

(d) Mapletree Anson, a 19-storey premium office building located in Singapore's Central Business District.

MCT has entered into several service agreements in relation to the management of MCT and its property operations. The fee structures of these services are as follows:

(a) Trustee's fees

The Trustee's fee shall not exceed 0.1% per annum of the value of all the assets of the Group ("Deposited Property") (subject to a minimum of $12,000 per month) or such higher percentage as may be fixed by an Extraordinary Resolution of a meeting of Unitholders. The Trustee's fees are payable monthly in arrears out of the Deposited Property of the Group. The Trustee is also entitled to reimbursement of expenses incurred in the performance of its duties under the Trust Deed.

Based on the current arrangement between the Manager and the Trustee, the Trustee's fees are charged on a scaled basis of up to 0.02% per annum of the value of the Deposited Property (subject to a minimum of $12,000 per month).

(b) Manager's Management fees

Pursuant to the Trust Deed, the Manager is entitled to receive the following remuneration:

(i) a base fee not exceeding 0.25% per annum of the value of the Group's Deposited Property or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders; and

(ii) a performance fee of 4.0% per annum of the Group's net property income ("NPI") or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders.

The management fees payable to the Manager shall be paid in the form of cash and/or units. The management fees paid in cash and/or units are paid quarterly, in arrears. The Manager has elected to receive 50% of its management fees in units and the balance in cash.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

1. GENERAL (continued)

(c) Acquisition and Divestment fees

The Manager is entitled to receive the following fees:

(i) an acquisition fee not exceeding 1.0% of the acquisition price of the real estate or real estate-related assets acquired directly or indirectly, through one or more special purpose vehicles ("SPVs") of MCT, pro-rated if applicable to the proportion of MCT's interest. For the purpose of this acquisition fee, real estate-related assets include all classes and types of securities relating to real estate; and

(ii) a divestment fee not exceeding 0.5% of the sale price of the real estate or real estate-related assets disposed, pro-rated if applicable to the proportion of MCT's interest. For the purpose of this divestment fee, real estate-related assets include all classes and types of securities relating to real estate.

The acquisition and divestment fees shall be paid in the form of cash and/or units and are payable as soon as practicable after completion of the respective acquisition or disposal.

(d) Fees under the Property Management Agreement

(i) Property management fees

Under the property management agreement, the property management fees to be paid to Mapletree Commercial Property Management Pte. Ltd. (the "Property Manager"), for each fiscal year (as defined in the Property Management Agreement), are as follows:

- 2.0% per annum of Gross Revenue for the properties;
- 2.0% per annum of the NPI for the properties (calculated before accounting for the property management fee in that financial period); and
- 0.5% per annum of the NPI for the relevant property (calculated before accounting for the property management fee in that financial period) in lieu of leasing commissions otherwise payable to the Property Manager and/or third party agents.

The property management fees are payable to the Property Manager monthly in arrears and in the form of cash.

(ii) Project management fees

The Trustee will pay the Property Manager, for each development or redevelopment of a property located in Singapore, a project management fee subject to:

- a limit of up to 3.0% of the total construction costs; and
- an opinion issued by an independent quantity surveyor, to be appointed by the Trustee upon recommendation by the Manager, that the agreed project management fee is within market norms and reasonable range.

The project management fee is payable to the Property Manager in the form of cash.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The financial statements have been prepared in accordance with the Statement of Recommended Accounting Practice 7 ("RAP 7") "Reporting Framework for Unit Trusts" issued by the Institute of Singapore Chartered Accountants ("ISCA"), the applicable requirements of the Code on Collective Investment Schemes ("CIS") issued by Monetary Authority of Singapore ("MAS") and the provisions of the Trust Deed. RAP 7 requires that accounting policies adopted should generally comply with the principles relating to recognition and measurement of the Singapore Financial Reporting Standards ("FRS").

These financial statements, which are expressed in Singapore Dollars ("SGD") and rounded to the nearest thousand, unless otherwise stated, have been prepared under the historical cost convention, except as disclosed in the accounting policies below.

The preparation of financial statements in conformity with RAP 7 requires management to exercise its judgement, and make estimates and assumptions in the process of applying the Group's accounting policies. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

The area involving a higher degree of judgement or complexity, where estimates and assumptions are significant to the financial statements, and where uncertainty has the most significant risk of resulting in a material adjustment within the next financial year is included in Note 12 – Investment Properties.

Interpretations and amendments to published standards effective in 2014

On 1 April 2014, the Group adopted the new or amended FRS and Interpretations to FRS ("INT FRS") that are mandatory for application for the financial year. Changes to the Group's accounting policies have been made as required, in accordance with the relevant transitional provisions in the respective FRS and INT FRS.

The adoption of these new or amended FRS and INT FRS did not result in substantial changes to the accounting policies of the Group and MCT and had no material effect on the amounts reported for the current year or prior financial years.

2.2 Revenue recognition

Revenue comprises the fair value of the consideration received or receivable for the rendering of services and is presented net of goods and services tax, rebates and discounts.

The Group recognises revenue when the amount of revenue and related cost can be reliably measured, it is probable that the collectability of the related receivables is reasonably assured and when the specific criteria for each of the Group's activities are met as follows:

(a) *Rental income and service charges from operating leases*

The Group classifies the leases of its investment properties as operating leases as the Group retains substantially all risks and rewards incidental to ownership.

Rental income and service charges from operating leases are recognised on a straight-line basis over the term of the lease, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased assets.

Contingent rents, which includes gross turnover rental, are recognised as income in the Statements of Total Return when earned.

(b) *Car parking income*

Car parking income from the operation of car parks is recognised when the services are rendered.

(c) *Finance income*

Finance income is recognised on a time proportion basis using the effective interest method.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.3 Expenses

(a) *Property operating expenses*

Property operating expenses are recognised on an accrual basis. Included in property operating expenses are property management fees which are based on the applicable formula stipulated in Note 1(d).

(b) *Manager's management fees*

Manager's management fees are recognised on an accrual basis using the applicable formula stipulated in Note 1(b).

(c) *Trustee's fees*

Trustee's fees are recognised on an accrual basis using the applicable formula stipulated in Note 1(a).

2.4 Borrowing costs

Borrowing costs are recognised in the Statements of Total Return using the effective interest method, except for those costs that are directly attributable to the construction or development of properties.

The actual borrowing costs on borrowings used to finance the construction or development of properties incurred during the period up to the issuance of the temporary occupation permit less any investment income on temporary investment of these borrowings, are capitalised in the cost of the property under development. Borrowing costs on general borrowings are capitalised by applying a capitalisation rate to construction or development expenditures that are financed by general borrowings.

No such borrowing costs on construction or development of properties have been incurred during the financial period.

2.5 Income taxes

Current income tax for current and prior periods are recognised at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the reporting date.

Deferred income tax is recognised for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements except when the deferred income tax arises from the initial recognition of an asset or liability in a transaction that is not a business combination and at the time of the transaction affects neither accounting nor taxable profit or loss at the time of the transaction.

A deferred income tax liability is recognised on temporary differences arising on investments in subsidiary, except where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred income tax asset is recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences can be utilised.

Deferred income tax assets and liabilities are measured:

(i) at the tax rates that are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the reporting date; and

(ii) based on the tax consequence that will follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amounts of its assets and liabilities.

Current and deferred income taxes are recognised as income or expenses in the Statements of Total Return, except to the extent that the tax arises from a transaction which is recognised directly in equity.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.5 Income taxes (continued)

The Inland Revenue Authority of Singapore ("IRAS") has issued a tax ruling on the taxation of MCT for the income earned and expenditure incurred after its listing on the SGX-ST. Subject to meeting the terms and conditions of the tax rulings which include a distribution of at least 90% of the taxable income of MCT, the Trustee will not be taxed on the portion of taxable income of MCT that is distributed to Unitholders. Any portion of the taxable income that is not distributed to Unitholders will be taxed on the Trustee. In the event that there are subsequent adjustments to the taxable income when the actual taxable income of MCT is finally agreed with the IRAS, such adjustments are taken up as an adjustment to the taxable income for the next distribution following the agreement with the IRAS.

Although MCT is not taxed on its taxable income distributed, the Trustee and the Manager are required to deduct income tax at the applicable corporate tax rate from the distributions of such taxable income of MCT (i.e. which has not been taxed in the hands of the Trustee) to certain Unitholders. The Trustee and the Manager will not deduct tax from the distributions made out of MCT's taxable income to the extent that the beneficial Unitholder is:

- An individual (excluding partnerships);
- A tax resident Singapore-incorporated company;
- A non-corporate entity (excluding partnerships) registered or constituted in Singapore (e.g. town council, statutory board, registered charity, registered co-operative society, registered trade union, management corporation, club and trade and industry association); and
- A branch of company incorporated outside Singapore.

The above tax transparency ruling does not apply to gains from sale of real properties. Such gains, if they are considered as trading gains, are assessable to tax on the Trustee. Where the gains are capital gains, the Trustee will not be assessed to tax and may distribute the gains without tax being deducted at source.

2.6 Group accounting

(a) *Subsidiary*

(i) *Consolidation*

A subsidiary is an entity (including structured entity) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. A subsidiary is fully consolidated from the date on which control is transferred to the Group. It is deconsolidated from the date on that control ceases.

In preparing the consolidated financial statements of the Group, transactions, balances and unrealised gains on transactions between group entities are eliminated. Unrealised losses are also eliminated but are considered an impairment indicator of the asset transferred. Accounting policies of MCT's subsidiary has been changed where necessary to ensure consistency with the policies adopted by the Group.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.6 Group accounting (continued)

(a) *Subsidiary* (continued)

(ii) *Acquisitions of business*

The acquisition method of accounting is used to account for business combinations by the Group.

The consideration transferred for the business acquisition of a subsidiary comprises the fair value of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred also includes the fair value of any contingent consideration arrangement and the fair value of any pre-existing equity interest in the subsidiary.

Acquisition-related costs are expensed as incurred.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date.

On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree at the date of acquisition either at fair value or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill.

(iii) *Disposals*

When a change in the Group's ownership interest in a subsidiary results in a loss of control over the subsidiary, the assets and liabilities of the subsidiary including any goodwill are derecognised. Amounts previously recognised in other comprehensive income in respect of that entity are also reclassified to Statements of Total Return or transferred directly to Unitholders' funds if required by a specific Standard.

Any retained equity interest in the entity is remeasured at fair value. The difference between the carrying amount of the retained interest at the date when control is lost and its fair value is recognised in Statements of Total Return.

Please refer to Note 2.11 "Investment in subsidiary" for the accounting policy on investments in subsidiary in the financial statements of MCT.

(b) *Transactions with non-controlling interests*

Changes in the Group's ownership interest in a subsidiary that do not result in a loss of control over the subsidiary are accounted for as transactions with equity owners of MCT. Any difference between the change in the carrying amounts of the non-controlling interest and the fair value of the consideration paid or received is recognised within equity attributable to the Unitholders of MCT.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.7 Cash and cash equivalents

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents include cash on hand and deposits with financial institutions which are subject to an insignificant risk of change in value.

2.8 Loans and Receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are presented as current assets, except for those expected to be realised later than 12 months after the reporting date which are presented as non-current assets. Loans and receivables include "cash and cash equivalents", "trade and other receivables" and "other current assets", except for prepayments in the Statements of Financial Position.

These loans and receivables are initially recognised at fair value plus transaction cost and subsequently carried at amortised cost using the effective interest method, less accumulated impairment losses.

Loans and receivables are assessed at each reporting date whether there is objective evidence that these financial assets are impaired and recognises an allowance for impairment when such evidence exists.

Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy, and default or significant delay in payments are objective evidence that these financial assets are impaired.

The carrying amount of these loans and receivables are reduced through the use of an impairment allowance account which is calculated as the difference between the carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. When the asset becomes uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are recognised against the same line item in the Statements of Total Return.

The allowance for impairment loss account is reduced through the Statements of Total Return in a subsequent period when the amount of impairment loss decreases and the related decrease can be objectively measured. The carrying amount of the asset previously impaired is increased to the extent that the new carrying amount does not exceed the amortised cost had no impairment been recognised in prior periods.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.9 Investment properties

Investment properties for the Group are held for long-term rental yields and/or for capital appreciation.

Investment properties are accounted for as non-current assets and are initially recognised at cost and subsequently carried at fair value. The investment properties are valued by independent registered valuers at least once a year in accordance with the CIS. Changes in fair value are recognised in the Statements of Total Return.

Investment properties are subject to renovations or improvements from time to time. The costs of major renovations and improvements are capitalised while the carrying amounts of replaced components are recognised in the Statements of Total Return. The costs of maintenance, repairs and minor improvements are recognised in the Statements of Total Return when incurred.

On disposal of an investment property, the difference between the net disposal proceeds and the carrying amount is taken to the Statements of Total Return.

If an investment property becomes substantially owner-occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes.

For taxation purposes, MCT may claim capital allowances on assets that qualify as plant and machinery under the Income Tax Act.

2.10 Plant and equipment

(a) *Measurement*

Plant and equipment are initially recognised at cost and subsequently carried at cost less accumulated depreciation and accumulated impairment loss.

The cost of an item of plant and equipment initially recognised includes its purchase price and any costs that are directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

(b) *Depreciation*

Depreciation on plant and equipment is calculated using the straight-line method to allocate their depreciable amounts over their estimated useful lives as follows:

	Useful lives
Plant and equipment	3 years – 10 years

The residual values, estimated useful lives and depreciation method of plant and equipment are reviewed, and adjusted as appropriate, at each reporting date. The effects of any revision are recognised in the Statements of Total Return for the financial year when the changes arise.

(c) *Subsequent expenditure*

Subsequent expenditure relating to plant and equipment that has already been recognised is added to the carrying amount of the asset only when it is probable that future economic benefits in excess of the originally assessed standard of performance of the existing asset will flow to the Group and the cost can be reliably measured. Other subsequent expenditure is recognised as an expense in the Statements of Total Return when incurred.

(d) *Disposal*

On disposal of an item of plant and equipment, the difference between the disposal proceeds and its carrying amount is recognised in the Statements of Total Return.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.11 Investment in subsidiary

Investment in subsidiary is carried at cost less accumulated impairment losses in MCT's Statement of Financial Position. On disposal of the investment in subsidiary, the difference between net disposal proceeds and the carrying amounts of the investments are recognised in Statements of Total Return.

2.12 Impairment of non-financial assets

Plant and equipment and investment in subsidiary are reviewed for impairment whenever there is any objective evidence or indication that this asset may be impaired.

For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash inflows that are largely independent of those from other assets. If this is the case, the recoverable amount is determined for the cash generating unit ("CGU") to which the asset belongs.

If the recoverable amount of the asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. The difference between the carrying amount and recoverable amount is recognised as an impairment loss in the Statements of Total Return.

An impairment loss for an asset is reversed if, and only if, there has been a change in the estimates used to determine the asset's recoverable amount or if there is a change in the events that had given rise to the impairment since the last impairment loss was recognised. The carrying amount of this asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of impairment loss for an asset is recognised in the Statements of Total Return.

2.13 Borrowings

Borrowings are presented as current liabilities unless the Group has an unconditional right to defer settlement for at least 12 months after the reporting date, in which case they are presented as non-current liabilities.

Borrowings are initially recognised at fair value (net of transaction costs) and subsequently carried at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the Statements of Total Return over the period of the borrowings using the effective interest method.

2.14 Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the Group prior to the end of the financial year which are unpaid. They are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Trade and other payables are initially recognised at fair value (net of transaction costs) and subsequently carried at amortised cost, using the effective interest method.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.15 Derivative financial instruments and hedging activities

The Group holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures. The Group does not hold or issue derivative financial instruments for trading purposes.

A derivative financial instrument is initially recognised at its fair value on the date the contract is entered into and is subsequently carried at its fair value. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

The carrying amount of a derivative designated as a hedge is presented as a non-current asset or liability if the remaining expected life of the hedged item is more than 12 months and as a current asset or liability if the remaining expected life of the hedged item is less than 12 months.

(a) *Cash flow hedge – Interest rate swaps*

The Group has entered into interest rate swaps that are cash flow hedges to manage Group's exposure to interest rate risk on its borrowings. These contracts entitle the Group to receive interest at floating rates on notional principal amounts and oblige the Group to pay interest at fixed rates on the same notional principal amounts, thus allowing the Group to raise borrowings at floating rates and swap them into fixed rates.

The fair value changes on the effective portion of interest rate swaps designated as cash flow hedges are recognised in the hedging reserve and reclassified to the Statements of Total Return when the hedged interest expense on the borrowings is recognised in the Statements of Total Return. The fair value changes on the ineffective portion of interest rate swaps are recognised immediately in the Statements of Total Return.

Where a hedge is designated as a cash flow hedge, the Group documents at the inception of the transaction the relationship between the hedging instruments and hedged items as well as its risk management objective and strategies for undertaking various hedge transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives designated as hedging instruments are highly effective in offsetting changes in cash flows of the hedged items.

(b) *Derivatives that are not designated or do not qualify for hedge accounting*

Fair value changes on these derivatives are recognised in the Statements of Total Return when the changes arise.

2.16 Fair value estimation of financial assets and liabilities

The fair values of financial instruments that are not traded in an active market are determined by using valuation techniques. The Group uses a variety of methods and makes assumptions that are based on market conditions existing at each reporting date. Where appropriate, quoted market prices or dealer quotes for similar instruments are used. Valuation techniques, such as discounted cash flow analysis, are also used to determine the fair values of the financial instruments, where appropriate.

The fair values of derivative financial instruments are calculated as the present value of the estimated future cash flows discounted at actively quoted interest rates.

The fair values of current financial assets and liabilities carried at amortised cost approximate their carrying amounts.

2.17 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, it is more likely than not that an outflow of resources will be required to settle the obligation, and a reliable estimate of the amount can be made.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.18 Currency translation

(a) *Functional and presentation currency*

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates ("functional currency"). The financial statements are presented in Singapore Dollars, which is the functional currency of MCT.

(b) *Transactions and balances*

Transactions in a currency other than functional currency ("foreign currency") are translated into functional currency using the exchange rates at the dates of the transactions. Currency translation differences resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the reporting date are recognised in the Statements of Total Return.

2.19 Units and unit issuance expenses

Proceeds from the issuance of units in MCT are recognised as Unitholders' funds. Incremental costs directly attributable to the issuance of new units are deducted directly from the net assets attributable to the Unitholders.

2.20 Segment reporting

Operating segments are reported in a manner consistent with the internal reports provided to management who is responsible for allocating resources and assessing performance of the operating segments.

2.21 Distribution policy

MCT's distribution policy is to distribute at least 90.0% of its adjusted taxable income, comprising substantially its income from the letting of its properties and related property services income and interest income from the placement of periodic cash surpluses in bank deposits and after deducting allowable expenses and allowances. The actual level of distribution will be determined at the Manager's discretion, having regard to MCT's funding requirements, other capital management considerations and the overall stability of distributions. Distributions, when made, will be in Singapore Dollars.

3. GROSS REVENUE

	Group and MCT	
	2015 $'000	2014 $'000
Gross rental income	**259,272**	246,964
Car parking income	**9,790**	9,964
Other operating income	**13,414**	10,248
	282,476	267,176

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

4. PROPERTY OPERATING EXPENSES

	Group and MCT	
	2015 $'000	2014 $'000
Operation and maintenance	**13,029**	12,245
Utilities	**12,491**	15,072
Property tax	**23,869**	22,411
Property management fees	**11,222**	10,488
Staff costs	**6,407**	6,944
Marketing and legal expenses	**3,052**	4,050
Other operating expenses	**712**	690
	70,782	71,900

The Group does not have any employee on its payroll because its daily operations and administrative functions are provided by the Manager and Property Manager. Staff costs relate to reimbursements paid/payable to the Property Manager in respect of agreed employee expenditure incurred by the Property Manager for providing its services as provided for in the Property Management Agreement.

All of the Group's investment properties generate rental income and the above expenses are direct operating expenses arising from its investment properties.

5. FINANCE EXPENSES

	Group		MCT	
	2015 $'000	2014 $'000	**2015 $'000**	2014 $'000
Interest expense				
- Bank and other borrowings	**27,454**	25,205	**18,402**	17,273
- Loans from a subsidiary	**-**	-	**9,052**	7,932
	27,454	25,205	**27,454**	25,205
Cash flow hedges, reclassified from hedging reserve (Note 18)	**4,275**	6,407	**4,275**	6,407
Transaction costs				
- Non-hedging derivatives	**1,457**	1,410	**1,457**	1,410
- Amortised borrowing costs	**2,215**	1,479	**2,215**	1,479
- Commitment and related bank fees	**552**	372	**552**	372
	35,953	34,873	**35,953**	34,873

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

6. OTHER TRUST EXPENSES

	Group		MCT	
	2015 $'000	2014 $'000	**2015 $'000**	2014 $'000
Unrealised foreign exchange gain	**(560)**	-	**(560)**	-
Audit fee	**84**	84	**82**	82
Consultancy and professional fees	**275**	229	**271**	226
Valuation fees	**86**	86	**86**	86
Other trust expenses	**920**	818	**932**	828
	805	1,217	**811**	1,222

Included in other trust expenses of MCT was an amount of $12,000 (2014: $12,000) paid/payable to Mapletree Commercial Trust Treasury Company Pte. Ltd. ("MCTTC") in undertaking the treasury functions in relation to the Group's Medium Term Notes Programme ("MTN Programme").

7. INCOME TAXES

(a) Income tax expense

	Group		MCT	
	2015 $'000	2014 $'000	**2015 $'000**	2014 $'000
Tax expense attributable to profit is made up of:				
- Current financial year	*	-	**-**	-
- Under provision in prior years	*	-	**-**	-
	*	-	**-**	-

* Amount is less than $1,000

(b) The tax on the results for the financial year differs from the theoretical amount that would arise using the Singapore standard rate of income tax as follows:

	Group		MCT	
	2015 $'000	2014 $'000	**2015 $'000**	2014 $'000
Total return before tax	**312,051**	343,283	**312,045**	343,278
Tax calculated at a tax rate of 17%	**53,049**	58,358	**53,048**	58,357
Effects of:				
- Expenses not deductible for tax purposes	**2,225**	1,774	**2,226**	1,775
- Income not subjected to tax due to tax transparency ruling (Note 2.5)	**(28,614)**	(26,008)	**(28,614)**	(26,008)
- Income not subject to tax	**(26,660)**	(34,124)	**(26,660)**	(34,124)
- Under provision in prior financial years	*	-	**-**	-
	*	-	**-**	-

* Amount is less than $1,000

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

7. INCOME TAXES (continued)

(c) Movement in current income tax liabilities

	Group		MCT	
	2015 $'000	2014 $'000	**2015 $'000**	2014 $'000
Beginning of financial year	**5,078**	4,357	**5,078**	4,357
Income tax refund	**33**	721	**33**	721
End of financial year	**5,111**	5,078	**5,111**	5,078

The income tax liabilities refer to income tax provision based on taxable income made when MCT was a taxable private trust. Any excess provision will be refunded to the private trust Unitholder once each respective tax year of assessment is closed.

8. EARNINGS PER UNIT

	Group		MCT	
	2015	2014	**2015**	2014
Total return attributable to Unitholders of MCT ($'000)	**312,051**	343,283	**312,045**	343,278
Weighted average number of units outstanding during the year ('000)	**2,096,876**	2,072,489	**2,096,876**	2,072,489
Basic and diluted earnings per unit (cents)	**14.88**	16.56	**14.88**	16.56

Diluted earnings per unit is the same as the basic earnings per unit as there are no dilutive instruments in issue during the financial year.

9. CASH AND CASH EQUIVALENTS

	Group		MCT	
	2015 $'000	2014 $'000	**2015 $'000**	2014 $'000
Cash at bank and on hand	**34,858**	60,420	**34,851**	60,401
Short-term bank deposits	**20,010**	10,000	**20,010**	10,000
	54,868	70,420	**54,861**	70,401

Short-term bank deposits at the reporting date have a weighted average maturity of 2.2 months (2014: 2.0 months) from the end of the financial year. The effective interest rate at reporting date is 0.98% (2014: 0.38%) per annum.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

10. TRADE AND OTHER RECEIVABLES

	Group		MCT	
	2015 $'000	2014 $'000	**2015 $'000**	2014 $'000
Trade receivables:				
- related parties	**3**	4	**3**	4
- non-related parties	**3,096**	3,741	**3,096**	3,741
Less: Allowance for impairment of receivables	**-**	(38)	**-**	(38)
Trade receivables – net	**3,099**	3,707	**3,099**	3,707
Non-trade receivables due from subsidiary	**-**	-	**19**	-
Non-trade receivables due from related parties	**160**	48	**160**	48
Interest receivable:				
- non-related parties	**14**	*	**14**	*
Sundry debtors	**16**	40	**16**	40
	3,289	3,795	**3,308**	3,795

* Amount is less than $1,000

The non-trade receivables due from subsidiary and related parties are unsecured, interest free and repayable on demand.

11. OTHER CURRENT ASSETS

	Group and MCT	
	2015 $'000	2014 $'000
Deposits	**112**	124
Prepayments	**455**	506
	567	630

12. INVESTMENT PROPERTIES

	Group and MCT	
	2015 $'000	2014 $'000
Completed investment properties		
Beginning of financial year	**4,034,000**	3,831,200
Additions	**8,734**	2,073
Fair value gains on investment properties taken to Statements of Total Return	**156,266**	200,727
End of financial year	**4,199,000**	4,034,000

Investment properties are stated at fair value based on valuations performed by independent professional valuers. In determining the fair value, the valuers have used valuation methods which involved certain estimates.

Details of the investment properties are shown in the portfolio statement.

Investment properties are leased to both related and non-related parties under operating leases (Note 20).

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

12. INVESTMENT PROPERTIES (continued)

Fair value hierarchy

The table below analyses recurring non-financial assets carried at fair value. The different levels are defined as follows:

- Level 1 quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 Unobservable inputs for the asset or liability.

All properties within MCT and the Group's portfolio are classified within Level 3. The reconciliation between the balances at the beginning of the financial year and end of the financial year is disclosed in the investment property movement table presented as part of this note.

Valuation techniques used to derive Level 3 fair values

Level 3 fair values of MCT and the Group's properties have been generally derived using the income capitalisation method and discounted cash flow method. The income capitalisation and discounted cash flow methods involve the estimation of income and expenses, taking into account expected future changes in economic and social conditions, which may affect the value of the properties. The Manager is of the view that the valuation methods and estimates adopted and considered by the professional valuers are reflective of the current market condition.

Description	Fair value $'000	Valuation techniques	Key unobservable inputs	Range of unobservable inputs
Commercial properties for leasing	4,199,000 (2014: 4,034,000)	Income capitalisation	Capitalisation rate	3.85% - 5.25% (2014: 3.85% - 5.25%)
		Discounted cash flow	Discount rate	7.25% - 7.75% (2014: 7.25% - 7.75%)

Significant reductions in the key unobservable inputs in isolation would result in a significantly higher fair value of the investment properties.

The significant unobservable inputs correspond to the following:

- Discount rate - based on the risk-free rate for 10-year bonds issued by the government in Singapore, adjusted for a risk premium to reflect the increased risk of investing in the asset class.
- Capitalisation rate - corresponds to a rate of return on investment properties based on the expected income that the property will generate.

There were no significant inter-relationships between unobservable inputs.

Notes to the Financial Statements
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

13. PLANT AND EQUIPMENT

	Group and MCT	
	2015 $'000	2014 $'000
Cost		
Beginning of financial year	**22**	-
Additions	**129**	22
End of financial year	**151**	22
Accumulated depreciation		
Beginning of financial year	**7**	-
Depreciation charge	**21**	7
End of financial year	**28**	7
Net book value		
End of financial year	**123**	15

14. INVESTMENT IN SUBSIDIARY

	MCT	
	2015 $'000	2014 $'000
Equity investment at cost	*	*

Subsidiary held by MCT is as follows:

Name of company	Principal activities	Country of business/Incorporation	Proportion of shares held by Group and MCT	
			2015 %	2014 %
Mapletree Commercial Trust Treasury Company Pte. Ltd.[(a)]	Provision of treasury services	Singapore/ Singapore	**100**	100

(a) Audited by PricewaterhouseCoopers LLP, Singapore

* Amount is less than $1,000

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

15. DERIVATIVE FINANCIAL INSTRUMENTS

	Maturity	Contract notional amount $'000	Fair value assets $'000	Fair value liabilities $'000
Group and MCT				
2015				
Cash-flow hedges:				
Interest rate swaps	April 2015 - June 2017	**577,100**	**4,833**	**36**
Non-hedging instruments:				
Cross currency interest rate swap	March 2023	**100,000**	**-**	**1,376**
Interest rate swap	March 2018	**100,000**	**74**	**-**
Total		**777,100**	**4,907**	**1,412**
Current portion			**-**	**36**
Non-current portion			**4,907**	**1,376**
2014				
Cash-flow hedges:				
Interest rate swaps	April 2014 - April 2016	648,200	768	2,399
Non-hedging instruments:				
Interest rate cap	March 2015	143,900	-	1,289
Total		792,100	768	3,688
Current portion			-	3,072
Non-current portion			768	616

Period when the cash flows on the cash flow hedges are expected to occur or affect Statements of Total Return

Interest rate swaps

Interest rate swaps are transacted to hedge variable interest payments on borrowings.

(i) If interest rate swaps are designated as cash flow hedges, fair value changes on the interest rate swaps recognised in the hedging reserve are reclassified to the Statements of Total Return as part of finance expense over the period of the borrowings.

(ii) If interest rate swaps are not designated as cash flow hedges, fair value changes on the interest rate swaps are recognised in the Statements of Total Return when the changes arise.

The Group has also entered into a forward start interest rate swap for the purpose of fixing the interest rate of the Group's floating rate borrowings. As at 31 March 2015, the forward start interest rate swap amounts to $88,600,000 and will mature on 7 April 2017.

Interest rate cap

Fair value changes on interest rate cap are recognised in the Statements of Total Return when the changes arise.

Cross currency interest rate swap

Cross currency interest rate swaps ("CCIRS") are transacted to hedge foreign currency interest rate risk arising from foreign denominated borrowings.

As of 31 March 2015, the Group held a JPY/SGD CCIRS to provide SGD variable rate funding. The CCIRS matures on the same date as the borrowings. Fair value gains and losses on the CCIRS are recognised in the Statements of Total Return when the changes arise.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

16. TRADE AND OTHER PAYABLES

	Group		MCT	
	2015 $'000	2014 $'000	**2015 $'000**	2014 $'000
Current				
Trade payables	**1,436**	6	**1,436**	6
Amounts due to related parties:				
- trade	**1,059**	191	**1,059**	191
- non-trade	**326**	5	**326**	5
Non-trade amounts due to subsidiary	**-**	-	**53**	-
Accrued capital expenditure	**5,966**	5,209	**5,966**	5,209
Accrued operating expenses	**20,623**	21,260	**20,623**	21,251
Accrued retention sums	**2,519**	2,391	**2,519**	2,391
Interest payable	**5,634**	4,895	**5,634**	4,895
Tenancy related deposits	**16,152**	11,159	**16,152**	11,159
Other deposits	**140**	214	**140**	214
Rental received in advance	**3,003**	2,626	**3,003**	2,626
Net Goods and Services tax payable	**3,406**	3,302	**3,422**	3,302
Other payables	**1,460**	2,245	**1,419**	2,245
	61,724	53,503	**61,752**	53,494
Non-Current				
Tenancy related deposits	**30,960**	34,236	**30,960**	34,236
Total trade and other payables	**92,684**	87,739	**92,712**	87,730

The non-trade payables due to related parties and subsidiary are unsecured, interest-free and repayable on demand.

The fair value of the non-current tenancy related deposits approximates its carrying value as at reporting date.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

17. BORROWINGS AND LOANS FROM A SUBSIDIARY

	Group		MCT	
	2015 $'000	2014 $'000	**2015 $'000**	2014 $'000
Non-current				
Bank loans	**881,900**	1,021,900	**881,900**	1,021,900
Transaction cost to be amortised	**(2,084)**	(2,518)	**(2,084)**	(2,518)
	879,816	1,019,382	**879,816**	1,019,382
Medium term notes	**479,440**	230,000	**-**	-
Transaction cost to be amortised	**(1,333)**	(503)	**-**	-
	478,107	229,497	**-**	-
Total borrowings, non-current	**1,357,923**	1,248,879	**879,816**	1,019,382
Loans from a subsidiary	**-**	-	**479,440**	230,000
Transaction cost to be amortised	**-**	-	**(1,333)**	(503)
	-	-	**478,107**	229,497
Current				
Bank loans	**188,600**	338,600	**188,600**	338,600
Transaction cost to be amortised	**(3)**	(4)	**(3)**	(4)
	188,597	338,596	**188,597**	338,596
Total borrowings	**1,546,520**	1,587,475	**1,546,520**	1,587,475

The above bank loans and borrowings are unsecured. In accordance with the various facility agreements, VivoCity, MLHF and Mapletree Anson are subject to a negative pledge.

(a) Maturity of borrowings

The non-current bank loans mature between 2016 and 2019 (2014: between 2015 and 2018). The medium term notes and loans from a subsidiary will mature between 2019 and 2023 (2014: 2020 and 2021).

(b) Medium term notes

In 2012, the Group established a $1,000,000,000 MTN Programme via its subsidiary, MCTTC. Under the MTN Programme, MCTTC may, subject to compliance with all relevant laws, regulations and directives, from time to time issue notes and senior or subordinated perpetual securities in series or tranches in Singapore Dollars or any other currency.

Each series or tranche of notes may be issued in various amounts and tenors, and may bear fixed, floating, variable or hybrid rates of interest or may not bear interest.

The notes shall constitute at all times direct, unconditional, unsecured and unsubordinated obligations of MCTTC ranking pari passu, without any preference or priority among themselves, and pari passu with all other present and future unsecured obligations of MCTTC. All sums payable in respect of the notes issued by MCTTC will be unconditionally and irrevocably guaranteed by DBS Trustee Limited, in its capacity as Trustee of MCT.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

17. BORROWINGS AND LOANS FROM A SUBSIDIARY (continued)

(b) Medium term notes (continued)

Total notes outstanding as at 31 March 2015 under the MTN Programme is $479,440,000 (2014: $230,000,000), consisting of:

(i) $160,000,000 (2014: $160,000,000) Fixed Rate Notes due 2020. The $160,000,000 notes will mature on 24 August 2020 and bears an interest of 3.60% per annum payable semi-annually in arrears;

(ii) $70,000,000 (2014: $70,000,000) Fixed Rate Notes due 2021. The $70,000,000 notes will mature on 12 April 2021 and bears an interest of 3.20% per annum payable semi-annually in arrears;

(iii) $50,000,000 (2014: Nil) Fixed Rate Notes due 2019. The $50,000,000 notes will mature on 7 November 2019 and bears an interest of 2.65% per annum payable semi-annually in arrears;

(iv) $100,000,000 (2014: Nil) Fixed Rate Notes due 2023. The $100,000,000 notes will mature on 3 February 2023 and bears an interest of 3.25% per annum payable semi-annually in arrears; and

(v) JPY8,700,000,000 (2014: Nil) Floating Rate Notes due 2023. The JPY8,700,000,000 notes will mature on 16 March 2023 and bears an interest of 3 months JPY LIBOR + 0.30% per annum payable quarterly in arrears.

A CCIRS has been entered into to hedge the JPY8,700,000,000 Floating Rate Notes into notional principal amount of $100,000,000 at a floating-rate SGD basis payable semi-annually in arrears.

(c) Loans from a subsidiary

MCTTC has on-lent the proceeds from the issuance of the notes to MCT, who has in turn used these proceeds to re-finance its floating-rate borrowings.

The loans are unsecured and repayable in full, consisting of:

(i) $160,000,000 (2014: $160,000,000) maturing on 24 August 2020 and bears an interest of 3.60% per annum payable semi-annually in arrears;

(ii) $70,000,000 (2014: $70,000,000) maturing on 12 April 2021 and bears an interest of 3.20% per annum payable semi-annually in arrears;

(iii) $50,000,000 (2014: Nil) maturing on 7 November 2019 and bears an interest of 2.65% per annum payable semi-annually in arrears;

(iv) $100,000,000 (2014: Nil) maturing on 3 February 2023 and bears an interest of 3.25% per annum payable semi-annually in arrears; and

(v) JPY8,700,000,000 (2014: Nil) maturing on 16 March 2023 and bears an interest of 3 months JPY LIBOR + 0.30% per annum payable quarterly in arrears.

A CCIRS has been entered into to hedge the JPY8,700,000,000 Floating Rate Notes into notional principal amount of $100,000,000 at a floating-rate SGD basis payable semi-annually in arrears.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

17. BORROWINGS AND LOANS FROM A SUBSIDIARY (continued)

(d) Effective interest rates

The weighted average all-in cost of borrowings, including amortised cost charged on the loan were as follows:

	Group		MCT	
	2015	2014	**2015**	2014
Bank loans (current)	**2.65%**	2.02%	**2.65%**	2.02%
Bank loans (non-current)	**1.76%**	1.92%	**1.76%**	1.92%
Medium term notes (non-current)	**3.43%**	3.51%	**-**	-
Loans from a subsidiary (non-current)	**-**	-	**3.43%**	3.51%

(e) Carrying amount and fair value

The carrying amount of the current and non-current borrowings, which are at variable market rates, approximate their fair values at reporting date.

The carrying amount and fair value of the fixed-rate non-current borrowings are as follows:

	Carrying amounts		Fair values	
	2015 $'000	2014 $'000	**2015 $'000**	2014 $'000
Group				
Medium term notes (non-current)	**380,000**	230,000	**386,755**	231,735
MCT				
Loans from a subsidiary (non-current)	**380,000**	230,000	**386,755**	231,735

The fair value above is determined from the cash flow analysis, discounted at market borrowing rates of an equivalent instrument at the reporting date at which the Manager expects to be available to the Group.

(f) Undrawn committed borrowing facilities

	2015 $'000	2014 $'000
Expiring beyond one year	**362,800**	470,400

18. HEDGING RESERVE

	Group and MCT	
	2015 $'000	2014 $'000
Beginning of financial year	**(1,631)**	(6,963)
Fair value gains/ (losses)	**2,153**	(1,075)
Reclassification to Statements of Total Return - Finance expenses (Note 5)	**4,275**	6,407
End of financial year	**4,797**	(1,631)

Hedging reserve is non-distributable.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

19. UNITS IN ISSUE

	MCT	
	2015 **'000**	2014 '000
Units at beginning of financial year	**2,082,825**	2,067,734
Units issued as settlement of Manager's management fees	**6,916**	7,053
Units issued arising from Distribution Reinvestment Plan	**22,206**	8,038
Units at end of financial year	**2,111,947**	2,082,825

(a) During the financial year, 6,915,540 new units (2014: 7,053,193) at the issue price range of $1.2045 to $1.4350 (2014: $1.1699 to $1.3256) per unit, in respect of the payment of management fees to the Manager in units for the period from 1 January 2014 to 31 December 2014 (2014: 1 January 2013 to 31 December 2013) were issued. The issue prices were determined based on the volume weighted average traded price for all trades done on SGX-ST in the ordinary course of trading for the last 10 business days of the relevant quarter on which the fees accrued.

(b) MCT introduced and implemented a Distribution Reinvestment Plan on 24 July 2013 whereby the Unitholders have the option to receive their distribution in units instead of cash or a combination of units and cash.

During the financial year, 22,206,458 new units (2014: 8,038,085) at the issue price range of $1.2462 to $1.4610 (2014: $1.1402 to $1.2296) per unit were issued pursuant to the Distribution Reinvestment Plan. The issuances were related to distribution for the period from 1 January 2014 to 31 December 2014 (2014: 1 April 2013 to 31 December 2013).

Each unit in MCT represents an undivided interest in MCT. The rights and interests of Unitholders are contained in the Trust Deed and include the right to:

- Receive income and other distributions attributable to the units held;
- Participate in the termination of MCT by receiving a share of all net cash proceeds derived from the realisation of the assets of MCT less any liabilities, in accordance with their proportionate interests in MCT. However, a Unitholder does not have the right to require that any assets (or part thereof) of MCT be transferred to him; and
- Attend all Unitholders' meetings. The Trustee or the Manager may (and the Manager shall at the request in writing of not less than 50 Unitholders or one-tenth in the number of Unitholders, whichever is lesser) at any time convene a meeting of Unitholders in accordance with the provisions of the Trust Deed.

The restrictions of a Unitholder include the following:

- A Unitholder's right is limited to the right to require due administration of MCT in accordance with the provisions of the Trust Deed; and
- A Unitholder has no right to request to redeem his units while the units are listed on SGX-ST.

A Unitholder's liability is limited to the amount paid or payable for any units in MCT. The provisions of the Trust Deed provide that no Unitholder will be personally liable to indemnify the Trustee or any creditor of the Trustee in the event that the liabilities of MCT exceed its assets.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

20. COMMITMENTS

Operating lease commitments – *where the Group is a lessor*

The Group and MCT lease out offices and retail spaces under non-cancellable operating leases. The leases have varying terms, escalation clauses and renewal rights. Some lessees are required to pay contingent rents computed based on their sales achieved during the lease period.

The future minimum lease receivables under non-cancellable operating leases contracted for at the reporting date but not recognised as receivables, are as follows:

	Group and MCT	
	2015 $'000	2014 $'000
Not later than 1 year	**224,046**	222,532
Between 1 and 5 years	**328,961**	297,071
Later than 5 years	**112,046**	101,328
	665,053	620,931

Some of the operating leases are subject to revision of lease rentals at periodic intervals. For the purposes of the above disclosure, the prevailing lease rentals are used.

The contingent lease payments recognised as revenue during the financial year were $17,086,000 (2014: $18,819,000).

21. FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks, including the effects of changes in interest rates and foreign exchange rates.

Risk management is carried out under policies approved by the Manager. The Manager provides written principles for overall risk management as well as policies covering specific areas, such as interest rate risk, currency risk, credit risk and liquidity risk. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

(a) Market risk – cash flow and fair value interest rate risks

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates. As the Group has no significant interest bearing assets, the Group's income and operating cash flows are substantially independent of changes in market interest rates. The Group monitors the interest rate on borrowings closely to ensure that the borrowings are maintained at favourable rates.

The Group's exposure to cash flow interest rate risks arises mainly from variable-rate bank borrowings and medium term notes. The Group manages these cash flow interest rate risks using floating-to-fixed interest rate swaps, a floating-to-floating cross currency interest rate swap and an interest rate cap.

The exposure of the unhedged borrowings of the Group to interest rate changes and the contractual repricing dates at the reporting dates are as follows:

	Group and MCT	
	2015 $'000	2014 $'000
6 months or less:		
Revolving Credit Facilities	**96,900**	236,900
Term Loans	**396,500**	331,500
	493,400	568,400

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

21. FINANCIAL RISK MANAGEMENT (continued)

(a) Market risk – cash flow and fair value interest rate risks (continued)

During the financial year, the Group has hedged its exposure to changes in interest rates on its variable rate borrowings by entering into the following contracts:

(i) Interest rate swaps, with notional contract amounts of $577,100,000 (excluding notional contract amounts of $176,400,000 and $143,900,000 which expired on 29 April 2014 and 17 March 2015 respectively) (2014: $648,200,000) whereby it receives variable rates equal to the Singapore swap offer rate on the notional amounts and pays fixed interest rates ranging from 0.51% to 1.49% (2014: 0.51% to 1.530%) per annum.

(ii) Interest rate cap, with a notional contract amount of $143,900,000 (2014: $143,900,000) whereby the benchmark interest rate was capped at 0.74% (2014: 0.74%) per annum. The interest cap expired on 17 March 2015.

(iii) Cross currency interest rate swap, with a notional contract amount of $100,000,000 (2014: Nil) whereby it receives a variable rate of JPY LIBOR + 0.3% (2014: Nil) per annum on the notional amount and pays a variable rate of Singapore swap offer rate + 1.08% (2014: Nil) per annum. Interest rate swap, with notional contract amount of $100,000,000 has been entered into to receive this variable rate and pay fixed interest rate of 1.705% (2014: Nil) per annum.

Sensitivity analysis

The Group's borrowings at variable rates on which effective hedges have not been entered into are denominated in Singapore Dollars. If the Singapore Dollars interest rates increase/(decrease) by 0.50% (2014: 0.20%) with all other variables including tax rate being held constant, the total return and hedging reserve attributable to Unitholders will increase/(decrease) by the amounts as follows, as a result of higher/lower interest expenses and higher/lower fair value of interest rate swaps, interest rate cap and cross currency interest rate swap respectively:

	Increase / (Decrease)			
	Statements of Total Return		**Hedging Reserve**	
	Increase by 0.50% $'000	**Decrease by 0.50% $'000**	**Increase by 0.50% $'000**	**Decrease by 0.50% $'000**
Group and MCT				
2015				
Interest bearing borrowings	**(2,964)**	**2,964**	**-**	**-**
Interest rate swaps	**1,444**	**(1,475)**	**3,825**	**(3,825)**
Cross currency interest rate swap	**145**	**(150)**	**-**	**-**
	(1,375)	**1,339**	**3,825**	**(3,825)**

	Increase by 0.20% $'000	Decrease by 0.20% $'000	Increase by 0.20% $'000	Decrease by 0.20% $'000
2014				
Interest bearing borrowings	(1,079)	1,079	-	-
Interest rate swaps	-	-	1,874	(1,884)
Interest rate cap	104	(56)	-	-
	(975)	1,023	1,874	(1,884)

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

21. FINANCIAL RISK MANAGEMENT (continued)

(b) Market risk – Currency Risk

The Group is exposed to foreign currency risk on interest-bearing borrowings that are denominated in a currency other than the functional currency of the Group. The Group hedges this risk by entering into CCIRS with notional contract amounts of JPY8,700,000,000 into Singapore Dollars amounting to $100,000,000. The CCIRS matures on the same date that the JPY medium term notes are due for repayment.

(c) Credit risk

Credit risk refers to the risk that tenants or counterparties of the Group will default on its contractual obligations resulting in a financial loss to the Group. The major classes of financial assets of the Group and MCT are cash and bank deposits and trade receivables. For trade receivables, the Group's credit risk policy is to deal only with customers of appropriate credit history, and obtaining sufficient security where appropriate to mitigate credit risk. For other financial assets, the Group adopts the policy of dealing with high credit quality counterparties.

(i) Financial assets that are neither past due nor impaired

Bank deposits that are neither past due nor impaired are mainly deposits with banks with high credit-ratings assigned by international credit-rating agencies. Trade receivables that are neither past due nor impaired are substantially companies with a good collection track record with the Group.

(ii) Financial assets that are past due and/or impaired

There is no other class of financial assets that is past due and/or impaired except for trade receivables.

The age analysis of trade receivables past due but not impaired is as follows:

	Group and MCT	
	2015 **$'000**	2014 $'000
Past due < 3 months	**461**	883
Past due over 3 months	**42**	388
	503	1,271

The carrying amount of trade receivables individually determined to be impaired and the movement in the related allowance for impairment are as follows:

	Group and MCT	
	2015 **$'000**	2014 $'000
Gross amount	**-**	38
Less: Allowance for impairment	**-**	(38)
	-	-
Allowance for impairment		
Beginning of financial year	**38**	31
Allowance utilised	**(20)**	(8)
Allowance (reversed)/ made	**(18)**	15
End of financial year	**-**	38

The Manager believes that no additional allowance is necessary in respect of the remaining trade and other receivables as these receivables are mainly arising from tenants with good records with sufficient security in the form of bankers guarantees or cash security deposits as collaterals.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

21. FINANCIAL RISK MANAGEMENT (continued)

(d) Liquidity risk

The Group and MCT adopt prudent liquidity risk management by maintaining sufficient cash to fund its working capital and financial obligations.

The table below analyses non-derivative financial liabilities of the Group and MCT into relevant maturity groupings based on the remaining period from the reporting date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows of non-derivative financial liabilities, including interest payments. Balances due within 12 months equal their carrying amounts as the impact of discounting is not significant.

	Less than 1 year $'000	Between 1 and 5 years $'000	More than 5 years $'000
Group			
As at 31 March 2015			
Trade and other payables	**58,721**	**28,626**	**2,334**
Borrowings	**218,366**	**1,013,327**	**444,464**
	277,087	**1,041,953**	**446,798**
As at 31 March 2014			
Trade and other payables	50,877	33,731	505
Borrowings	360,566	1,075,068	242,618
	411,443	1,108,799	243,123
MCT			
As at 31 March 2015			
Trade and other payables	**58,749**	**28,626**	**2,334**
Borrowings	**205,355**	**911,917**	**-**
Loans from a subsidiary	**13,011**	**101,410**	**444,464**
	277,115	**1,041,953**	**446,798**
As at 31 March 2014			
Trade and other payables	50,868	33,731	505
Borrowings	352,566	1,043,046	-
Loan from a subsidiary	8,000	32,022	242,618
	411,434	1,108,799	243,123

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

21. FINANCIAL RISK MANAGEMENT (continued)

(d) Liquidity risk (continued)

The table below analyses the Group and MCT's derivative financial instruments for which contractual maturities are essential for an understanding of the timing of the cash flows into relevant maturity groupings based on the remaining period from the reporting date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows associated with financial derivatives which are expected to impact the Statements of Total Return.

	Less than 1 year $'000	Between 1 and 5 years $'000	More than 5 years $'000
Group and MCT			
As at 31 March 2015			
Net-settled interest rate swaps			
- Net cash outflows	**494**	**1,760**	**-**
Gross-settled cross currency interest rate swap			
- Cash inflows	**(402)**	**(1,606)**	**(100,626)**
- Cash outflows	**2,125**	**8,481**	**106,264**
	2,217	**8,635**	**5,638**
As at 31 March 2014			
Net-settled interest rate swaps			
- Net cash outflows	3,371	851	-
Net-settled interest rate cap			
- Net cash outflows	1,352	-	-
	4,723	851	-

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

21. FINANCIAL RISK MANAGEMENT (continued)

(e) Capital risk

The Manager's objective when managing capital is to optimise the Group's capital structure within the borrowing limits set out in the CIS to fund acquisitions and asset enhancement works at the Group's properties. To maintain or achieve an optimal capital structure, the Manager may issue new units or source additional borrowings from both financial institutions and capital markets.

MCT is subject to the aggregate leverage limit as defined in the Appendix 6 of the CIS ("Property Funds Appendix"). The Property Funds Appendix stipulates that the total borrowings and deferred payments (together the "Aggregate Leverage") of a property fund should not exceed 35.0% of its Deposited Property unless a credit rating of the property fund is obtained from Fitch Inc, Moody's Investors Service or Standard and Poor's and disclosed to the public, where the Aggregate Leverage of a property fund could go up to a maximum of 60.0%. The property fund should continue to maintain and disclose a credit rating so long as its Aggregate Leverage exceeds 35.0% of the Deposited Property. The Group and MCT currently has a corporate family rating of Baa1 Stable (2014: Baa2 Positive) by Moody's Investors Service. The Group and MCT has complied with the Aggregate Leverage limit of 60.0% during the financial year.

The aggregate leverage ratio is calculated as total gross borrowings divided by total assets.

	Group and MCT	
	2015 **$'000**	2014 $'000
Total gross borrowings[1]	**1,550,500**	1,590,500
Total assets	**4,262,754**	4,109,628
Aggregate leverage ratio	**36.4%**	38.7%

1 Reflects total gross borrowings after taking into account the CCIRS taken to hedge the JPY8,700,000,000 floating rate medium term notes.

There were no changes in the Group's approach to capital management during the financial year.

The Group is in compliance with externally imposed capital requirements for the financial years ended 31 March 2015 and 31 March 2014.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

21. FINANCIAL RISK MANAGEMENT (continued)

(f) Fair value measurements

The following table presents assets and liabilities measured at fair value and classified by level of the following fair value measurement hierarchy:

(i) quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);

(ii) inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices) (Level 2); and

(iii) inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total $'000
Group and MCT				
As at 31 March 2015				
Assets				
Derivative financial instruments				
- Interest rate swaps	**-**	**4,907**	**-**	**4,907**
	-	**4,907**	**-**	**4,907**
As at 31 March 2015				
Liabilities				
Derivative financial instruments				
- Interest rate swaps	**-**	**(36)**	**-**	**(36)**
- Cross currency interest rate swap	**-**	**(1,376)**	**-**	**(1,376)**
	-	**(1,412)**	**-**	**(1,412)**
As at 31 March 2014				
Assets				
Derivative financial instruments				
- Interest rate swaps	-	768	-	768
	-	768	-	768
As at 31 March 2014				
Liabilities				
Derivative financial instruments				
- Interest rate swaps	-	(2,399)	-	(2,399)
- Interest rate cap	-	(1,289)	-	(1,289)
	-	(3,688)	-	(3,688)

The fair value of the derivative financial instruments not traded in an active market is determined by using valuation techniques based on market conditions existing at each reporting date. The fair values of interest rate swaps, cross currency interest rate swap and interest rate cap are calculated as the present value of the estimated future cash flows.

The carrying value less impairment provision of trade receivables, payables and borrowings approximates their fair values and where the effect of discounting is immaterial.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

21. FINANCIAL RISK MANAGEMENT (continued)

(g) Financial instruments by category

The carrying amount of the different categories of financial instruments is as disclosed on the face of the Statements of Financial Position and in Note 15 to the financial statements, except for the following:

	Group		MCT	
	2015 $'000	2014 $'000	**2015 $'000**	2014 $'000
Loans and receivables	**58,269**	74,339	**58,281**	74,320
Financial liabilities at amortised cost	**1,636,201**	1,672,588	**1,636,229**	1,672,579

22. INTERMEDIATE AND ULTIMATE HOLDING COMPANIES

With the adoption of FRS 110 *Consolidated Financial Statements* (which came into effect for annual periods beginning on or after 1 January 2014), for financial reporting purposes, the Group is regarded as a subsidiary of Mapletree Investments Pte Ltd.

Consequentially, the intermediate and ultimate holding companies are Mapletree Investments Pte Ltd and Temasek Holdings (Private) Limited respectively. The intermediate and ultimate holding companies are incorporated in Singapore.

23. SIGNIFICANT RELATED PARTY TRANSACTIONS

For the purpose of these financial statements, parties are considered to be related to the Group when the Group has the ability, directly or indirectly to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are companies that are under common control with a Unitholder that has significant influence. The Manager and the Property Manager are indirect wholly-owned subsidiaries of a significant Unitholder of MCT.

During the financial year, in addition to those disclosed elsewhere in the financial statements, the following significant related party transactions took place at terms agreed between the parties:

	2015 $'000	2014 $'000
Property management fees paid/payable to the Property Manager	**11,222**	10,488
Trustee's fees paid/payable to the Trustee	**561**	542
Manager's management fees paid/payable to the Manager	**18,748**	17,610
Staff costs paid/payable to the Property Manager	**6,711**	6,944
Rental and other related income received/receivable from related parties	**12,256**	12,107
Other products and service fees paid/payable to related parties	**3,771**	4,290
Interest expense and financing fees paid/payable to related parties	**9,523**	9,614

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

24. FINANCIAL RATIOS

	2015	2014
Ratio of expenses to weighted average net assets[1]		
- including performance component of asset management fees	**0.85%**	0.87%
- excluding performance component of asset management fees	**0.50%**	0.52%
Portfolio Turnover Ratio[2]	**-**	-

[1] The annualised ratios are computed in accordance with the guidelines of Investment Management Association of Singapore dated 25 May 2005.

The expenses used in the computation relate to expenses of the Group, excluding property expenses, borrowing costs, net foreign exchange differences and income tax expense.

[2] The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of daily average net asset value in accordance with the formulae stated in the CIS. The portfolio turnover ratio was nil for the financial years ended 31 March 2015 and 31 March 2014 as there were no sales of investment properties.

25. SEGMENT REPORTING

For the purpose of making resource allocation decisions and the assessment of segment performance, MCT's management reviews internal/management reports of its investment properties. This forms the basis of identifying the operating segments of the Group.

The management considers the business from a business segment perspective and manages the business based on property types.

Segment revenue comprises mainly of income generated from its tenants. Segment net property income represents the income earned by each segment after allocating property operating expenses. This is the measure reported to the management for the purpose of assessment of segment performance. In addition, the management monitors the non-financial assets as well as financial assets attributable to each segment when assessing segment performance.

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly management fees, trust expenses, finance income and finance expenses.

Information regarding the Group's reportable segments is presented in the following tables.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

25. SEGMENT REPORTING (continued)

The segment information provided to management for the reportable segments for the year ended 31 March 2015 is as follows:

	Retail $'000	Office $'000	Total $'000
Gross revenue	193,867	88,609	282,476
Property operating expenses	(51,709)	(19,073)	(70,782)
Segment net property income	142,158	69,536	211,694
Finance income			171
Finance expenses			(35,953)
Manager's management fees			(18,748)
Trustee's fees			(561)
Other trust expenses			(805)
Net income			155,798
Net change in fair value of financial derivatives			(13)
Fair value gains on investment properties	154,898	1,368	156,266
Total return for the financial year before income tax			312,051
Income tax			*
Total return for the financial year after income tax before distribution			312,051
Segment assets			
- Investment properties	2,583,000	1,616,000	4,199,000
- Plant and equipment	123	-	123
- Trade receivables	2,824	275	3,099
- Non-trade receivables due from related parties	-	160	160
	2,585,947	1,616,435	4,202,382
Unallocated assets			
- Cash and cash equivalents			54,868
- Other receivables			30
- Other current assets			567
- Derivative financial instruments			4,907
Total assets			4,262,754
Segment liabilities	43,046	15,554	58,600
Unallocated liabilities			
- Trade and other payables			34,084
- Borrowings			1,546,520
- Current income tax liabilities			5,111
- Derivative financial instruments			1,412
Total liabilities			1,645,727
Other segmental information			
Additions to:			
- Investment properties	8,101	633	8,734
- Plant and equipment	129	-	129

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

25. SEGMENT REPORTING (continued)

The segment information provided to management for the reportable segments for the year ended 31 March 2014 is as follows:

	Retail $'000	Office $'000	Total $'000
Gross revenue	181,092	86,084	267,176
Property operating expenses	(53,026)	(18,874)	(71,900)
Segment net property income	128,066	67,210	195,276
Finance income			197
Finance expenses			(34,873)
Manager's management fees			(17,610)
Trustee's fees			(542)
Other trust expenses			(1,217)
Net income			141,231
Net change in fair value of financial derivatives			1,325
Fair value gains on investment properties	107,939	92,788	200,727
Total return for the financial year before income tax			343,283
Income tax			-
Total return for the financial year after income tax before distribution			343,283
Segment assets			
- Investment properties	2,420,000	1,614,000	4,034,000
- Plant and equipment	15	-	15
- Trade receivables	3,153	554	3,707
- Non-trade receivables due from related parties	48	-	48
	2,423,216	1,614,554	4,037,770
Unallocated assets			
- Cash and cash equivalents			70,420
- Other receivables			40
- Other current assets			630
- Derivative financial instruments			768
Total assets			4,109,628
Segment liabilities	40,645	14,975	55,620
Unallocated liabilities			
- Trade and other payables			32,119
- Borrowings			1,587,475
- Current income tax liabilities			5,078
- Derivative financial instruments			3,688
Total liabilities			1,683,980
Other segmental information			
Additions to:			
- Investment properties	1,961	112	2,073
- Plant and equipment	22	-	22

26. NEW OR REVISED RECOMMENDED ACCOUNTING PRACTICE, ACCOUNTING STANDARDS AND INTERPRETATIONS

Below are the mandatory standards that have been published, and are relevant for the Group's accounting periods beginning on or after 1 April 2015 or later periods and which the Group had not early adopted:

- **FRS 103 *Business Combinations*** (effective for annual periods beginning on or after 1 July 2014)

  The standard is amended to clarify that an obligation to pay contingent consideration which meets the definition of a financial instrument is classified as a financial liability or as equity, on the basis of the definitions in FRS 32, *Financial Instruments: Presentation*. The standard is further amended to clarify that all non-equity contingent consideration, both financial and non-financial, is measured at fair value at each reporting date, with changes in fair value recognised in Statements of Total Return.

  The standard is also amended to clarify that FRS 103 does not apply to the accounting for the formation of any joint arrangement under FRS 111. The amendment also clarifies that the scope exemption only applies in the financial statements of the joint arrangement itself.

  The Group will apply this amendment for business combinations taking place on or after 1 April 2015.

- **FRS 40 *Investment Property*** (effective for annual periods beginning on or after 1 July 2014)

  The standard is amended to clarify that FRS 40 and FRS 103 are not mutually exclusive. The guidance in FRS 40 assists preparers to distinguish between investment property and owner-occupied property. Preparers also need to refer to the guidance in FRS 103 to determine whether the acquisition of an investment property is a business combination.

  The Group will apply this amendment for acquisition of investment property taking place on or after 1 April 2015.

- **FRS 108 *Operating Segments*** (effective for annual periods beginning on or after 1 July 2014)

  The standard is amended to require disclosure of the judgements made by management in aggregating operating segments. This includes a description of the segments which have been aggregated and the economic indicators which have been assessed in determining that the aggregated segments share similar economic characteristics.

  The standard is further amended to require a reconciliation of segment assets to the entity's assets when segment assets are reported.

  This amendment will not result in any changes to the Group's accounting policies but will require more disclosures in the financial statements.

- **FRS 24 *Related Party Disclosures*** (effective for annual periods beginning on or after 1 July 2014)

  The standard is amended to include, as a related party, an entity that provides key management personnel services to the reporting entity or to the parent of the reporting entity ('the management entity').

  The reporting entity is not required to disclose the compensation paid by the management entity to the management entity's employees or directors, but it is required to disclose the amounts charged to the reporting entity by the management entity for services provided.

  This amendment will not result in any changes to the Group's accounting policies but will require more disclosures in the financial statements.

- **FRS 113 *Fair Value Measurement*** (effective for annual periods beginning on or after 1 July 2014)

  The amendment clarifies that the portfolio exception in FRS 113, which allows an entity to measure the fair value of a group of financial assets and financial liabilities on a net basis, applies to all contracts (including non-financial contracts) within the scope of FRS 39.

  This amendment is not expected to have any significant impact on the financial statements of the Group.

Notes to the Financial Statements

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

26. NEW OR REVISED RECOMMENDED ACCOUNTING PRACTICE, ACCOUNTING STANDARDS AND INTERPRETATIONS (continued)

- **FRS 109 *Financial Instruments*** (effective for annual periods beginning on or after 1 January 2018)

  This standard replaces the guidance in IAS 39 *Financial Instruments: Recognition and Measurement* that relates to the classification and measurement of financial assets, and establishes three primary measurement categories for financial assets: amortised cost, fair value through other comprehensive income, and fair value through Statements of Total Return.

  The Group will apply the standard from 1 January 2018. The Group is assessing the impact of IFRS 9.

The Manager anticipates that the adoption of the above FRSs in the future years will not have a material impact on the financial statements of the Group and of MCT in the year of its initial adoption.

27. EVENTS OCCURRING AFTER REPORTING DATE

Subsequent to the reporting date:

a) The Manager announced a distribution of 2.00 cents per unit, for the period from 1 January 2015 to 31 March 2015.

b) On 7 April 2015, the Group drew down loans of $200,000,000 in principal amount bearing interest of Singapore swap offer rate and margins. The loans were used to refinance existing borrowings and will mature on 7 April 2021.

28. AUTHORISATION OF FINANCIAL STATEMENTS

The financial statements were authorised for issue by the Manager and the Trustee on 8 May 2015.

Statistics of Unitholdings

AS AT 29 MAY 2015

ISSUED AND FULLY PAID UNITS

2,113,441,061 units (voting rights: one vote per unit)

Market Capitalisation: S$3,275,833,644.55 (based on closing price of S$1.55 per unit on 29 May 2015)

DISTRIBUTION OF UNITHOLDINGS

Size Of Unitholdings	No. of Unitholders	%	No. of Units	%
1 - 99	113	0.74	4,712	0.00
100 - 1,000	3,192	20.86	3,096,713	0.15
1,001 - 10,000	8,558	55.92	36,845,149	1.74
10,001 - 1,000,000	3,413	22.30	138,688,833	6.56
1,000,001 and Above	27	0.18	1,934,805,654	91.55
Total	**15,303**	**100.00**	**2,113,441,061**	**100.00**

LOCATION OF UNITHOLDERS

Country	No. of Unitholders	%	No. of Units	%
Singapore	15,040	98.28	2,107,698,111	99.73
Malaysia	157	1.03	2,838,772	0.13
Others	106	0.69	2,904,178	0.14
Total	**15,303**	**100.00**	**2,113,441,061**	**100.00**

TWENTY LARGEST UNITHOLDERS

No.	Name	No. of Units	%
1	HarbourFront Place Pte. Ltd.	353,409,091	16.72
2	Citibank Nominees Singapore Pte Ltd	319,111,348	15.10
3	HarbourFront Eight Pte Ltd	281,100,799	13.30
4	DBS Nominees (Private) Limited	239,857,951	11.35
5	HSBC (Singapore) Nominees Pte Ltd	184,007,397	8.71
6	DBSN Services Pte. Ltd.	158,896,006	7.52
7	The HarbourFront Pte Ltd	109,890,110	5.20
8	Raffles Nominees (Pte.) Limited	82,619,355	3.91
9	NTUC Fairprice Co-Operative Limited	63,508,278	3.00
10	Sienna Pte. Ltd.	37,669,000	1.78
11	Mapletree Commercial Trust Management Ltd.	29,888,518	1.41
12	DB Nominees (Singapore) Pte Ltd	16,294,662	0.77
13	United Overseas Bank Nominees (Private) Limited	14,748,346	0.70
14	Toh Lam Tiong	8,250,059	0.39
15	Bank of Singapore Nominees Pte. Ltd.	6,685,613	0.32
16	BNP Paribas Securities Services	6,464,935	0.31
17	OCBC Securities Private Limited	3,142,364	0.15
18	UOB Kay Hian Private Limited	2,764,122	0.13
19	ABN Amro Nominees Singapore Pte Ltd	2,570,276	0.12
20	Heng Siew Eng	2,531,000	0.12
Total		**1,923,409,230**	**91.01**

Statistics of Unitholdings

AS AT 29 MAY 2015

SUBSTANTIAL UNITHOLDERS AS AT 29 MAY 2015

No.	Name of Company	Direct Interest	Deemed Interest	% of Total Issued Capital
1	Temasek Holdings (Private) Limited[1]	-	812,258,356	38.43
2	Fullerton Management Pte Ltd[2]	-	811,957,518	38.41
3	Mapletree Investments Pte Ltd[3]	-	811,957,518	38.41
4	The HarbourFront Pte Ltd[4]	109,890,110	634,509,890	35.22
5	HarbourFront Place Pte. Ltd.	353,409,091	-	16.72
6	HarbourFront Eight Pte Ltd	281,100,799	-	13.30
7	AIA Group Limited[5]	-	123,720,636	5.85
8	AIA Company, Limited[5]	124,277	123,596,359	5.85
9	Schroders plc[6]	-	152,664,941	7.22

Notes:

(1) Temasek Holdings (Private) Limited ("**Temasek**") is deemed to be interested in the 109,890,110 units held by The HarbourFront Pte Ltd, 353,409,091 units held by HarbourFront Place Pte. Ltd., 281,100,799 units held by HarbourFront Eight Pte Ltd, 37,669,000 units held by Sienna Pte. Ltd. and 29,888,518 units held by Mapletree Commercial Trust Management Ltd.. The HarbourFront Pte Ltd, HarbourFront Place Pte. Ltd., HarbourFront Eight Pte Ltd, Sienna Pte. Ltd. and Mapletree Commercial Trust Management Ltd are wholly owned subsidiaries of Mapletree Investments Pte Ltd which is in turn a wholly owned subsidiary of Fullerton Management Pte Ltd. Fullerton Management Pte Ltd is a wholly owned subsidiary of Temasek. Temasek has more than 20% interest in DBS Group Holdings Ltd. As such, Temasek is also deemed to be interested in the 300,838 units in which DBS Group Holdings Ltd is deemed to have an interest.

(2) Fullerton Management Pte Ltd, through its shareholding in Mapletree Investments Pte Ltd, is deemed to be interested in the 109,890,110 units held by The HarbourFront Pte Ltd, 353,409,091 units held by HarbourFront Place Pte. Ltd., 281,100,799 units held by HarbourFront Eight Pte Ltd, 37,669,000 units held by Sienna Pte. Ltd. and 29,888,518 units held by Mapletree Commercial Trust Management Ltd..

(3) Mapletree Investments Pte Ltd is deemed to be interested in the 109,890,110 units held by The HarbourFront Pte Ltd, 353,409,091 units held by HarbourFront Place Pte. Ltd., 281,100,799 units held by HarbourFront Eight Pte Ltd, 37,669,000 units held by Sienna Pte. Ltd. and 29,888,518 units held by Mapletree Commercial Trust Management Ltd..

(4) The HarbourFront Pte Ltd as holding company of HarbourFront Place Pte. Ltd. and HarbourFront Eight Pte Ltd, is deemed to be interested in the 634,509,890 units held by HarbourFront Place Pte. Ltd. and HarbourFront Eight Pte Ltd.

(5) AIA Group Limited, as holding company of AIA Company, Limited, is deemed to be interested in the units held by its subsidiaries. AIA Company, Limited, as holding company of AIA Singapore Private Limited and AIA International Limited, is deemed to be interested in the 123,596,359 units held by AIA Singapore Private Limited and AIA International Limited.

(6) Schroders plc is deemed to be interested in the 152,664,941 units held by Schroders Investment Management Group which purchase shares on behalf of the clients as Investment Manager.

UNITHOLDINGS OF THE DIRECTORS OF THE MANAGER AS AT 21 APRIL 2015

No.	Name of Company	Direct Interest	Deemed Interest	% of Total Issued Capital
1	Tsang Yam Pui	340,000	-	0.01
2	Jennifer Loh	40,000	300,000	0.01
3	Michael George William Barclay	55,000	-	0.002
4	Koh Cheng Chua	-	-	-
5	Kwa Kim Li	-	20,000	0.0009
6	Hiew Yoon Khong	489,000	2,520,000	0.14
7	Wong Mun Hoong	-	-	-
8	Amy Ng	538,000	-	0.02

FREE FLOAT

Based on the information made available to the Manager as at 29 May 2015, approximately 48% of the units in MCT were held in the hands of the public. Accordingly, Rule 723 of the Listing Manual of the SGX-ST has been complied with.

Interested Person Transactions

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2015

The transactions entered into with interested persons during the financial year, which fall under the Listing Manual of the Singapore Exchange Securities Trading Limited ("SGX-ST") and the Property Funds Appendix of the Code on Collective Investment Schemes (excluding transactions of less than S$100,000 each) are as follows:

Name of Interested Person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S$100,000 and transactions conducted under unitholders' mandate pursuant to Rule 920) S$'000	Aggregate value of all interested person transactions conducted under unitholders' mandate pursuant to Rule 920 (excluding transactions less than S$100,000) S$'000
Mapletree Investments Pte Ltd and its subsidiaries		
- Manager's management fees	18,748	-
- Property management fees	11,222	-
- Staff costs	6,711	-
- Lease related income	229	-
DBS Trustee Limited		
- Trustee's fees	561	-
DBS Group Holdings Ltd and its subsidiaries		
- Finance expenses	2,869	-
Singapore Power Limited and its subsidiaries		
- Lease related income	1,773	-
Sembwaste Pte Ltd		
- Cleaning services	1,434	-
ST Asset Management Ltd		
- Finance expenses	520	-
Certis CISCO Security Pte Ltd and its subsidiaries or associates		
- Security and maintenance services	417	-
NCS Pte. Ltd.		
- Network related expenses	372	-
PSA Corporation Limited		
- Finance expenses	331	-

For the purpose of the disclosure, the full contract sum was used where an interested person transaction had a fixed term and contract value, while the annual amount incurred and accrued was used where an interested person transaction had an indefinite term or where the contract sum was not specified.

Save as disclosed above, there were no interested person transactions (excluding transactions of less than S$100,000 each), nor material contracts entered into by MCT and its subsidiary that involved the interests of the CEO or Director of the Manager, or any controlling Unitholder of MCT, during the financial year under review.

A set out in MCT's Prospectus dated 18 April 2011, fees and charges payable by MCT to the Manager under the Trust Deed (as amended) and to the Property Manager under the Property Management Agreement are not subject to Rules 905 and 906 of the SGX-ST's Listing Manual. Accordingly, such payments are not be included in the aggregate value of total interested person transactions as governed by Rules 905 and 906 of the of the SGX-ST's Listing Manual.

Please also see Significant Related Party Transactions on Note 23 in the financial statements.