

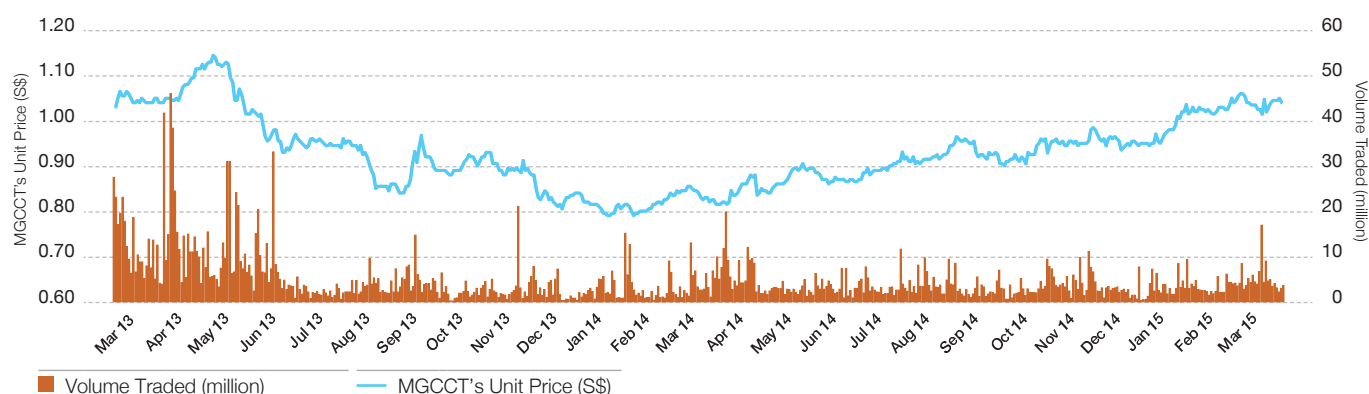
Unit Price Performance

MGCCT's unit price closed higher at S\$1.04 on 31 March 2015, compared to the closing price of S\$0.815 on 31 March 2014. The 27.6% increase in unit price was driven by investors seeking high yields and stable returns amid a relatively volatile macroeconomic environment.

During the year, MGCCT's unit closing price averaged S\$0.935. The highest closing price was S\$1.06 while the lowest was S\$0.815. A total of 1,015.8 million units were traded, with an average daily trading volume of 3.9 million units during the period.

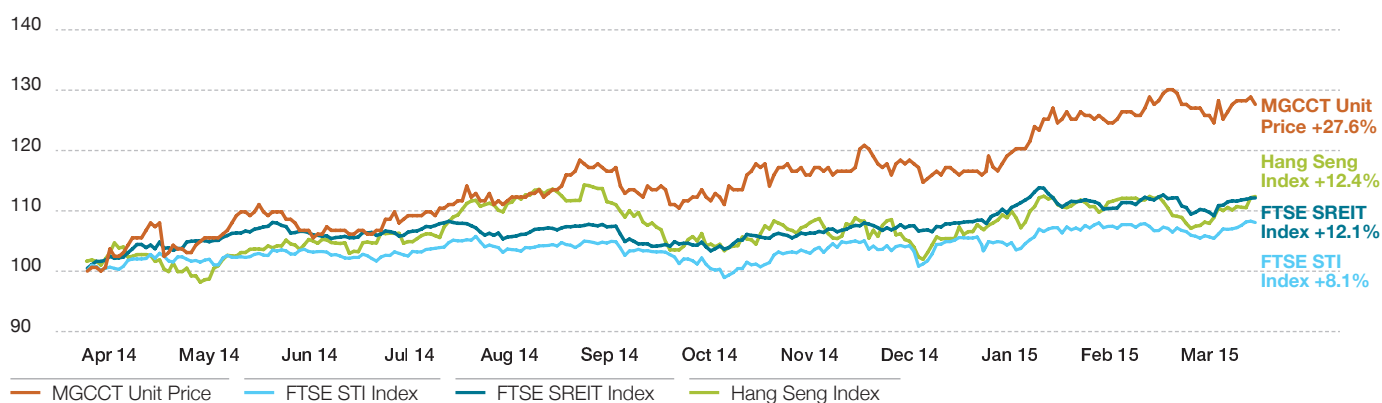
MGCCT's unit price as at 31 March 2015 has increased by 11.8% since its initial public offering ("IPO") of S\$0.93 on 7 March 2013. Market capitalisation increased from S\$2.48 billion at listing date to S\$2.83 billion as at 31 March 2015.

Trading Performance since IPO¹



¹ Excludes first three days of trading to remove IPO effect. Period is from 12 March 2013 to 31 March 2015.

Comparative Trading Performance vs Major Indices in FY14/15²



² Rebased to opening prices on 1 April 2014 to 100.

Constituent of Key Indices

- | | | |
|---|--|--|
| • Bloomberg Asia Pacific Financial Index | • FTSE Straits Times Mid-Cap Index | • S&P BMI Global Index |
| • Bloomberg Asia Real Estate Investment Trust Index | • FTSE Straits Times REIT Index | • S&P Dev Property |
| • Bloomberg World Index | • GPR General Index | • S&P Developed REIT Index |
| • Bloomberg World REIT Index | • MSCI DM Small Cap Index | • S&P Dev exUS MdSmCp USD |
| • FTSE EPRA/NAREIT Index | • MSCI Pacific ex Japan SMID Cap Index | • S&P Global ExUS Property US Dollar |
| • FTSE EPRA/NAREIT Global REIT Index | • MSCI Singapore Small Cap Index | • S&P Global REIT Index |
| • FTSE Global All Cap Index | • MSCI South East Asia SMID Cap | • S&P Singapore BMI |
| • FTSE Straits Times All-Share Index | • S&P Asia Pacific BMI Index | • TR/GPR/APREA Investable REIT 100 Index |