

ANNOUNCEMENT

ISSUE AND LISTING OF NEW UNITS UNDER THE DISTRIBUTION REINVESTMENT PLAN

3 December 2015 - Mapletree Commercial Trust Management Ltd., as manager (the “**Manager**”) of Mapletree Commercial Trust (“**MCT**”) wishes to announce that it will issue 1,837,742 new units in MCT (“**Units**”) at an issue price of S\$1.3270 per new Unit pursuant to MCT’s distribution reinvestment plan (“**DRP**”) in respect of MCT’s distribution for the Second Quarter Financial Year 2015/2016 from 1 July 2015 to 30 September 2015 (“**2Q FY15/16 Distribution**”) on 4 December 2015.

The new Units will be credited by 4 December 2015 to securities accounts of MCT unitholders (“**Unitholders**”) who have elected to participate in the DRP. The new Units will commence trading on the Main Board of Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) at 9:00 a.m. on 4 December 2015.

The new Units will rank *pari passu* in all respects with the existing Units.

Following the issue of the new Units, the total number of MCT Units in issue has increased from 2,119,183,802 to 2,121,021,544.

Unitholders who did not elect or partially elected to participate in the DRP and overseas Unitholders who did not provide registered addresses in Singapore to The Central Depository (Pte) Limited, will receive their respective entitlements to the 2Q FY15/16 Distribution in cash on 4 December 2015.

By Order of the Board
Wan Kwong Weng
Joint Company Secretary
Mapletree Commercial Trust Management Ltd.
(Company Registration No. 200708826C)
As Manager of Mapletree Commercial Trust

Mapletree Commercial Trust Management Ltd.
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Important Notice

The value of units in MCT ("**Units**") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, Mapletree Commercial Trust Management Ltd., as Manager of MCT (the "**Manager**"), or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of MCT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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

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A subsidiary of **mapletree**