

For Immediate Release

Mapletree Commercial Trust's 2Q FY19/20 Distribution per Unit Up 2.2% to 2.32 Singapore Cents

- Gross revenue and net property income (“NPI”) for 2Q FY19/20 grew 1.9% and 1.7% respectively from 2Q FY18/19, led by higher contribution from VivoCity, Mapletree Business City I (“MBC I”), PSA Building and Bank of America Merrill Lynch HarbourFront (“MLHF”).
- VivoCity continued its robust performance. 2Q FY19/20 gross revenue and NPI grew 5.1% and 4.9% respectively from 2Q FY18/19
- Momentum of shopper traffic and tenant sales at VivoCity has picked up with the progressive opening of new stores on Basement 2 and Level 1 during 2Q FY19/20, as well as NTUC FairPrice commencing and contributing full month from August 2019
- Obtained Unitholders’ approval for the proposed acquisition of Mapletree Business City (Phase 2)¹ (“MBC II”) and the Common Premises² (the “Property”) on 15 October 2019
- The acquisition adds another best-in-class asset to MCT’s portfolio and is expected to be NPI, DPU and NAV per Unit accretive

Singapore, 15 October 2019 – Mapletree Commercial Trust Management Ltd. (“MCTM”), as manager of Mapletree Commercial Trust (“MCT” and as manager of MCT, the “Manager”), is pleased to report that the Distribution per Unit (“DPU”) for 2Q FY19/20 was 2.32 Singapore cents, up by 2.2% on a year-on-year basis.

Ms Sharon Lim, Chief Executive Officer of MCTM, said, “We are proud to share the continued steady performance of our existing portfolio in 2Q FY19/20, which registered year-on-year growth of 1.9% and 1.7% respectively in gross revenue and NPI. In particular, our

¹ Mapletree Business City (Phase 2) located at 40, 50, 60, 70 and 80 Pasir Panjang Road Singapore 117383/117384/117385/117371/117372 including the common property (carpark, landscape areas, driveways and walkways).

² The common premises (common carpark, multi-purpose hall, retail area and common property (including the landscape areas, driveways and walkways) located at 10, 20, 30 Pasir Panjang Road Singapore 117438/117439/117440.

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crown jewel, VivoCity, posted 5.1% and 4.9% growth in gross revenue and NPI respectively for the period.”

Ms Lim adds, “We are pleased to obtain Unitholders’ approval for the proposed acquisition of the Property. As a top-quality asset, it is an excellent fit with the existing portfolio. Not only will it boost MCT’s NPI, DPU and NAV per unit, it will also enlarge MCT’s asset size from S\$7.4 billion to S\$8.9 billion. On top of that, it reinforces MCT’s foothold in the Alexandra Precinct, giving us greater economies of scale and flexibility in meeting tenant requirements. Post-acquisition, MCT’s portfolio will be further elevated, with best-in-class assets, namely VivoCity, MBC I and MBC II, making up approximately 80% of the enlarged portfolio’s valuation and NPI.”

Summary of MCT’s Results

	2Q FY19/20	2Q FY18/19	Variance %
Gross revenue (S\$’000)	112,041	109,918	1.9
Property operating expenses (S\$’000)	(24,317)	(23,657)	(2.8)
Net property income (S\$’000)	87,724	86,261	1.7
Income available for distribution (S\$’000)	66,822	65,564	1.9
Distribution per unit (cents)	2.32	2.27	2.2

	1H FY19/20	1H FY18/19	Variance %
Gross revenue (S\$’000)	224,169	218,451	2.6
Property operating expenses (S\$’000)	(48,098)	(46,252)	(4.0)
Net property income (S\$’000)	176,071	172,199	2.2
Income available for distribution (S\$’000)	134,071	130,174	3.0
Distribution per unit (cents)	4.63	4.50	2.9

STEADY OPERATIONAL PERFORMANCE

Portfolio NPI for 2Q FY19/20 grew 1.7% year-on-year, with a 78.3% NPI margin. As at 30 September 2019, the committed occupancy of the portfolio remained high at 98.8%.

Continued Robust Performance by VivoCity

Momentum of shopper traffic and tenant sales has picked up with the progressive opening of new stores on Basement 2 and Level 1 during 2Q FY19/20, as well as NTUC FairPrice commencing and contributing full month from August 2019. The higher gross revenue and NPI for the period were mainly due to higher rental income from new and renewed leases, achieved together with the asset enhancement initiatives completed to-date, the effects of step-up rents in existing leases and higher other revenue.

As at 30 September 2019, VivoCity was fully committed.

Stability from the Office/Business Park Assets

Gross revenue and NPI from the office/business park assets in 1H FY19/20 were 0.4% and 0.2% higher respectively as compared to 1H FY18/19. This was driven by higher rental income from the renewed leases at PSA Building, higher rental income from new leases at MBC I, and the effects of step-up rents in existing leases at both MBC I and MLHF.

As at 30 September 2019, the occupancy for MCT's office/business park assets remained high, ranging from 93.1% commitment at PSA Building to full occupancy at MLHF.

Proposed Acquisition of Mapletree Business City (Phase 2) and the Common Premises

On 27 September 2019, the Manager announced the proposed acquisition of Mapletree Business City (Phase 2) and the Common Premises through the acquisition of shares of Mapletree Business City Pte. Ltd. from Heliconia Realty Pte Ltd, a wholly owned subsidiary of Mapletree Investments Pte Ltd, at an agreed property value of S\$1,550.0 million.

Located conveniently in the Alexandra Precinct, the Property stands out as a premium campus-style workplace, given its award-winning design, eco-friendly features, and

comprehensive suite of recreational and lifestyle amenities all set amidst 2.8 hectares of lush landscape. It appeals as an attractive alternative to the Central Business District at almost half its rent. As a result, it has benefitted from both decentralisation and flight to quality trends – tenants such as Google, Covidien and Pfizer have consolidated their operations, expanded their footprints cost-effectively and relocated to the Property in pursuit of higher quality space. These trends, together with limited upcoming supply of business parks, will continue to bolster the Property's occupancy and rent.

The proposed acquisition of the Property was approved by Unitholders on 15 October 2019.

CAPITAL MANAGEMENT

In September 2019, MCT secured a S\$100.0 million term loan facility for refinancing. This would complete all refinancing due in FY19/20.

As at 30 September 2019, the average term to maturity was 3.1 years (from 4.1 years as at 30 September 2018) and the aggregate leverage was 31.7%. Approximately 82.6% of the total debt of S\$2,349.0 million has been fixed by way of fixed rate debt or interest rate swaps, providing sufficient certainty on interest expense. As at 30 September 2019, the weighted average all-in cost of debt was 3.00% per annum and the interest coverage ratio was kept at approximately 4.5 times.

MCT maintained ample debt headroom of approximately S\$1.7 billion based on the 45% regulatory gearing limit. Overall, the debt maturity profile remained well-distributed with no more than 20% of debt due for refinancing in any financial year.

Following MCT's announcement on the Proposed Acquisition of the Property, Moody's re-affirmed MCT's Baa1 issuer rating with a stable outlook on 30 September 2019.

DISTRIBUTION TO UNITHOLDERS

DPU for 2Q FY19/20 is 2.32 Singapore cents. Notice of books closure date and payment date for the distribution will be announced in due course.

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About Mapletree Commercial Trust

Mapletree Commercial Trust is a Singapore-focused real estate investment trust ("REIT") that invests on a long-term basis, directly or indirectly, in a diversified portfolio of income-producing real estate used primarily for office and/or retail purposes, whether wholly or partially, in Singapore, as well as real estate related assets. MCT's portfolio comprises VivoCity, MBC I, PSA Building, Mapletree Anson and MLHF. These five assets have a total NLA of 3.8 million square feet with a total value of S\$7,350 million.

For more information, please visit www.mapletreecommercialtrust.com.

About the Manager – Mapletree Commercial Trust Management Ltd.

MCT is managed by Mapletree Commercial Trust Management Ltd., a wholly-owned subsidiary of Mapletree Investments Pte Ltd. The Manager's main responsibility is to manage MCT's assets and liabilities for the benefit of Unitholders. The Manager is also responsible for setting the strategic direction of MCT on the acquisition, divestment and/or enhancement of assets of MCT in accordance with its stated investment strategy. The Manager's key objectives are to provide Unitholders of MCT with an attractive rate of return on their investment through regular and relatively stable distributions and to achieve long-term growth in DPU and net asset value per Unit, with an appropriate capital structure for MCT.

About the Sponsor – Mapletree Investments Pte Ltd

Mapletree Investments Pte Ltd ("Mapletree") is a leading real estate development, investment, capital and property management company headquartered in Singapore. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, Mapletree has established a track record of award-winning projects, and delivers consistent and high returns across real estate asset classes.

Mapletree currently manages four Singapore-listed REITs and six private equity real estate funds, which hold a diverse portfolio of assets in Asia Pacific, Europe, the United Kingdom (UK) and the United States (US).

As at 31 March 2019, Mapletree owns and manages S\$55.7 billion of office, retail, logistics, industrial, residential and lodging properties.

The Group's assets are located across 12 markets globally, namely Singapore, Australia, China, Europe, Hong Kong SAR, India, Japan, Malaysia, South Korea, the UK, the US and Vietnam. To support its global operations, Mapletree has established an extensive network of offices in these countries.

For more information, please visit www.mapletree.com.sg.

IMPORTANT NOTICE

This release is for information only and does not constitute an offer or solicitation of an offer to sell or invitation to subscribe for or acquire any units in Mapletree Commercial Trust ("MCT", and the units in MCT, the "Units").

The past performance of MCT and Mapletree Commercial Trust Management Ltd., in its capacity as manager of MCT (the "Manager"), is not indicative of the future performance of MCT and the Manager. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited ("SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This release may also contain forward-looking statements involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these risks, uncertainties and assumptions include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to

support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

Nothing in this release should be construed as financial, investment, business, legal or tax advice and you should consult your own independent professional advisors. Neither the Manager nor any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use, reliance or distribution of this presentation or its contents or otherwise arising in connection with this presentation. This release shall be read in conjunction with MCT's financial results for Second Quarter and Financial Period from 1 April 2019 to 30 September 2019 in the SGXNET announcement dated 15 October 2019.

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