

CORPORATE OVERVIEW

Mapletree Commercial Trust ("MCT") is a Singapore-focused real estate investment trust ("REIT") established with the principal investment objective of investing 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 is managed by Mapletree Commercial Trust Management Ltd. ("MCTM" or the "Manager"), a wholly-owned subsidiary of Mapletree Investments Pte Ltd ("MIPL" or the "Sponsor"). The Manager aims to provide unitholders of MCT ("Unitholders") with a relatively attractive rate of return on their investment through regular and steady distributions, and to achieve long-term stability in Distribution per Unit ("DPU") and Net Asset Value ("NAV") per Unit, while maintaining an appropriate capital structure for MCT.

MCT was listed on the Singapore Exchange Securities Trading Limited ("SGX-ST") on 27 April 2011 and is the third REIT sponsored by MIPL, a leading real estate

development, investment, capital and property management company headquartered in Singapore.

As at 31 March 2022, MCT's portfolio comprised five properties in Singapore – four located in the Greater Southern Waterfront (HarbourFront and Alexandra Precincts) and one in the Central Business District ("CBD"), namely:

VivoCity, Singapore's largest mall located in the HarbourFront Precinct;

Mapletree Business City ("MBC"), a large-scale integrated office, business park and retail complex with Grade A building specifications, supported by ancillary retail space, located in the Alexandra Precinct;

mTower, an established integrated development with a 40-storey office block and a three-storey retail centre known as the Alexandra Retail Centre ("ARC"), located in the Alexandra Precinct;

Mapletree Anson, a 19-storey premium office building located in Singapore's CBD; and

Bank of America HarbourFront ("BOAHF")¹, a premium office building located in the HarbourFront Precinct.

The portfolio has a total Net Lettable Area ("NLA") of 5.0 million square feet, valued at S\$8,821 million².

Following the approval by Unitholders on the proposed merger with Mapletree North Asia Commercial Trust ("MNACT", and the proposed merger with MNACT, "Proposed Merger") to form Mapletree Pan Asia Commercial Trust ("Merged Entity" or "MPACT"), the Manager will expand the REIT's investment mandate to include the key gateway markets of Asia (including but not limited to Singapore, China, Hong Kong, Japan and South Korea). The expanded investment mandate takes into account the geographic focus of the Merged Entity's portfolio post-merger.

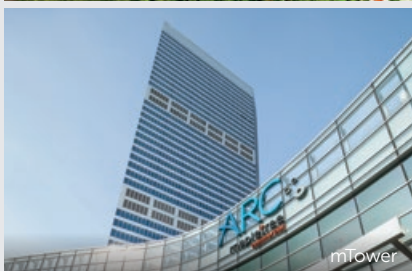
- 1 Formerly known as Bank of America Merrill Lynch HarbourFront ("MLHF").
- 2 Based on the independently appraised values by CBRE Pte. Ltd. ("CBRE") and Jones Lang LaSalle Property Consultants Pte Ltd ("JLL") as at 31 March 2022.



VivoCity



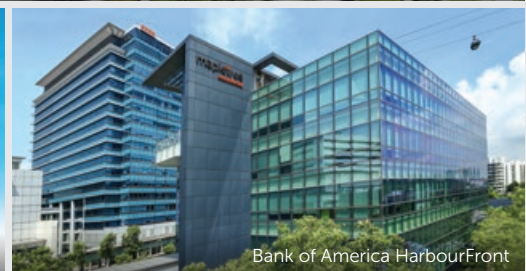
Mapletree Business City



mTower



Mapletree Anson



Bank of America HarbourFront