

INVESTOR RELATIONS

COMMITMENT TO HIGH STANDARDS OF DISCLOSURE AND CORPORATE TRANSPARENCY

The Manager is committed to high standards of disclosure and corporate transparency. This is to instil stakeholder confidence and to ensure that they are equipped with the necessary information to make sound judgements about MCT. Because of this, we place a high priority on providing accurate and timely disclosure of financial results, announcements and relevant information related to MCT to the public, and we endeavour to use clear language and maintain consistent disclosures on all relevant issues. We proactively engage investors and analysts, and the media to communicate our business case and to understand and address their concerns where possible. Various avenues and modes of communications are in place to facilitate regular and frequent interactions with the investment community. These include:

- All financial news releases and announcements are published and available on the SGX-ST website.
- Announcements, press releases, investor presentations, and related general information are updated and available on MCT's website at www.mapletreecommercialtrust.com.
- Investors and the public can sign up to MCT's electronic mailing list to receive email notifications of news and updates related to MCT.
- Enquiries and feedback can be conveniently sent to the Manager through the "Contact Us" link on our website.

PROACTIVE ENGAGEMENT OF INVESTORS

We place emphasis on quality interaction with the investment community through multiple platforms such as AGMs, briefings, face-to-face investor meetings, teleconferences, investor conferences, roadshows and property visits. Analysts' briefings are conducted every six months to provide updates on MCT's half-year and full year financial results and operational performance.

These platforms offer opportunities for the Manager to interact first-hand with Unitholders, understand their views, gather feedback and address concerns. To keep the senior management and the Board abreast of market perception and concerns, the Investor Relations Department provides regular updates on analysts' views and estimates, analysis of Unitholders' register and key feedback from the market.

In FY21/22, we engaged over 500 (FY20/21: over 360) fund managers, institutional investors and analysts. These were, however, conducted via virtual means in line with safe management measures arising from the COVID-19 pandemic. On-site meetings, property visits and physical events were limited during the year.

Due to the COVID-19 restriction orders in Singapore, MCT's tenth AGM on 22 July 2021 and the EGM on 23 May 2022 were held via electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. Pre-registered Unitholders who have been verified were given user details and instructions on how to access the live audio-visual webcast and live audio-only stream of the proceedings of the AGM and EGM.

Ahead of the AGM and EGM, Unitholders were invited to submit questions related to the tabled resolutions and to vote by appointing the Chairman of the Meeting as proxy. Responses to substantial and relevant questions received were published on SGXNET and MCT's website prior to the AGM and EGM. During the live audio-visual webcast of the AGM and EGM, Unitholders were further allowed to submit text-based questions. All resolutions were duly approved by Unitholders and results published on SGXNet and MCT's website on the same day. Minutes of the AGM and EGM were also published subsequently.

To specially help retail investors better understand the rationale of the proposed merger with MNACT and to hear their feedback ahead of the EGM, we conducted a virtual information session on 10 May 2022. This was facilitated by SIAS and well-attended by more than 120 retail investors. The Proposed Merger was approved by Unitholders at the EGM held on 23 May 2022.

RESEARCH COVERAGE

During the financial year, we expanded the research coverage of MCT from 14 to 16. As at 31 March 2022, MCT was actively covered by the following research houses:

- BofA Securities
- CGS-CIMB
- Citigroup
- CLSA
- Credit Suisse
- Daiwa Capital Markets
- DBS
- Goldman Sachs
- HSBC
- Jefferies
- JP Morgan
- Macquarie Bank
- Maybank Kim Eng
- Morgan Stanley
- OCBC
- UOB KayHian

INVESTOR RELATIONS

INVESTOR RELATIONS ACTIVITIES IN FY21/22

	Event
First Quarter (period from 1 April 2021 to 30 June 2021)	Analysts' Results Briefing and 'Live' Webcast for 2H and FY20/21 Results 2H and FY20/21 Results Investors Teleconference hosted by Citi Bank of Singapore Virtual Real Estate Corporate Access Day Citi Asia-Pacific Property Virtual Conference
Second Quarter (period from 1 July 2021 to 30 September 2021)	Tenth AGM 1Q FY21/22 Business Updates Investors Teleconference hosted by JP Morgan Mapletree Bangkok Day Virtual Conference hosted by DBS Citi-REITAS-SGX C-Suite Singapore REITS and Sponsors Virtual Forum Daiwa Pan-Asia REIT Virtual Conference 2021 SGX-UOB Kay Hian Virtual Singapore Corporate Day
Third Quarter (period from 1 October 2021 to 31 December 2021)	Analysts' Results Briefing and 'Live' Webcast for 1H FY21/22 Results 1H FY21/22 Results Investors Teleconference hosted by Daiwa UBS Global Real Estate CEO/CFO Virtual Conference 2021 Joint Media and Analysts Briefing on the proposed merger with MNACT
Fourth Quarter (period from 1 January 2022 to 31 March 2022)	Non-deal Roadshow on the proposed merger with MNACT coordinated by DBS 3Q and YTD FY21/22 Business Updates Investors Teleconference hosted by DBS Joint Media and Analysts Briefing on the Revision of the Trust Scheme for the Proposed Merger

FINANCIAL RESULTS, BUSINESS UPDATES AND DISTRIBUTIONS CALENDAR

27 April 2021	2H and FY20/21 Results Announcement
4 June 2021	Payment of 2H FY20/21 Distribution
23 July 2021	1Q FY21/22 Business Updates
27 October 2021	1H FY21/22 Results Announcement
30 November 2021	Payment of 1H FY21/22 Distribution
26 January 2022	3Q & YTD FY21/22 Business Updates
20 April 2022	2H and FY21/22 Results Announcement
3 June 2022	Payment of 2H FY21/22 Distribution

FINANCIAL, BUSINESS UPDATES & DISTRIBUTION CALENDAR FOR FY22/23

(Tentative and subject to changes)

July 2022	11 th AGM
July 2022	1Q FY22/23 Business Updates
October 2022	1H FY22/23 Results Announcement
November 2022	Payment of 1H FY22/23 Distribution
January 2022	3Q & YTD FY22/23 Business Updates
April 2022	2H and FY22/23 Results Announcement
June 2022	Payment of 2H FY22/23 Distribution

To subscribe to the latest news on MCT, please visit www.mapletreecommercialtrust.com.

If you have any enquiries or would like to find out more about MCT, please contact:

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**SUBSTANTIAL UNITHOLDER'S NOTIFICATIONS
AND RELATED ENQUIRIES**

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