

APPENDIX B DATED 27 JUNE 2025

THIS APPENDIX IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION.

This Appendix is circulated to holders of units in Mapletree Pan Asia Commercial Trust ("**MPACT**", the units in MPACT, "**Units**", and the holders of Units, "**Unitholders**"). Its purpose is to provide the Unitholders with information on the proposed renewal of the Unit Buy-Back Mandate (as defined herein) (Ordinary Resolution 4) to be tabled at the annual general meeting of Unitholders to be convened and held at 20 Pasir Panjang Road, Mapletree Business City, Town Hall – Auditorium, Singapore 117439 on Tuesday, 29 July 2025 at 2.30 p.m. ("**AGM**").

Singapore Exchange Securities Trading Limited (the "**SGX-ST**") assumes no responsibility for the accuracy of any statements or opinions made, or reports contained, in this Appendix. If you are in any doubt as to the action you should take, you should consult your stockbroker, bank manager, solicitor, accountant or other professional adviser immediately.

If you have sold or transferred all your Units, you should immediately forward this Appendix, together with the notice of annual general meeting convening the AGM (the "**Notice of Annual General Meeting**") and the accompanying Proxy Form, to the purchaser or transferee or to the bank, stockbroker or other agent through whom the sale or transfer was effected for onward transmission to the purchaser or transferee.



(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 25 August 2005 (as amended))

Managed by
MPACT MANAGEMENT LTD.
(Company Registration No. 200708826C)

**APPENDIX TO UNITHOLDERS IN RELATION TO:
THE PROPOSED RENEWAL OF THE UNIT BUY-BACK MANDATE**

TABLE OF CONTENTS

	Page
1. Introduction	3
2. The Proposed Renewal of the Unit Buy-Back Mandate	4
3. Interests of Directors and Substantial Unitholders.....	15
4. Directors' Recommendations.....	17
5. Directors' Responsibility Statement	17
6. Document on Display	17
IMPORTANT NOTICE	18
GLOSSARY	19



(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 25 August 2005 (as amended))

Directors of the Manager

Mr Samuel N. Tsien (Non-Executive Chairman and Director)
Mr Alvin Tay Tuan Hearn (Lead Independent Non-Executive Director)
Mr Wu Long Peng (Independent Non-Executive Director)
Mr Chua Kim Chiu (Independent Non-Executive Director)
Mr Mak Keat Meng (Independent Non-Executive Director)
Mr Lawrence Wong Liang Ying (Independent Non-Executive Director)
Ms Chiang Sui Fook Lilian (Independent Non-Executive Director)
Mr Pascal Jean-Louis Lambert (Independent Non-Executive Director)
Mr Chua Tiow Chye (Non-Executive Director)
Ms Wendy Koh Mui Ai (Non-Executive Director)
Ms Sharon Lim Hwee Li (Executive Director and Chief Executive Officer)

Registered Office

10 Pasir Panjang Road,
#13-01 Mapletree Business City
Singapore 117438

27 June 2025

To: Unitholders of MPACT

Dear Sir/Madam

1 INTRODUCTION

1.1 Summary

MPACT Management Ltd., as manager of MPACT (the “**Manager**”), refers to the proposed Ordinary Resolution 4 (“**Resolution 4**”) under the “As Special Business” section of the notice dated 27 June 2025 convening the AGM of MPACT to be held at 20 Pasir Panjang Road, Mapletree Business City, Town Hall – Auditorium, Singapore 117439 on Tuesday, 29 July 2025 at 2.30 p.m..

Resolution 4 relates to the proposed renewal of the unit buy-back mandate of the Manager. The Manager’s existing mandate to exercise its powers to procure the repurchases of Units for and on behalf of MPACT without the prior specific approval of the Unitholders in a general meeting was approved by Unitholders at the annual general meeting of MPACT that was held on 29 July 2024, and such mandate expires on 29 July 2025 being the date of the AGM. In this regard, the Manager seeks approval from the Unitholders at the AGM in relation to the renewal of the mandate to exercise its powers to procure the repurchases of Units without the prior specific approval of Unitholders in a general meeting (the “**Unit Buy-Back Mandate**”).

1.2 This Appendix

The purpose of this Appendix is to provide Unitholders with information relating to the above proposal which will be tabled at the AGM.

1.3 Advice to Unitholders

Unitholders should note that by voting in favour of the resolution relating to the proposed renewal of the Unit Buy-Back Mandate, they will be renewing the authority of the Manager to procure the repurchases of Units on the terms and conditions set out in paragraph 2 of this Appendix and in accordance with all applicable laws and regulations, including but not limited to the provisions of the trust deed constituting MPACT dated 25 August 2005 (as amended) (the “**Trust Deed**”) and the Listing Manual of the SGX-ST (the “**Listing Manual**”).

(See “*The Proposed Renewal of the Unit Buy-Back Mandate*” in paragraph 2 of this Appendix for further details.)

If a Unitholder is in any doubt as to the action he should take, he should consult his stockbroker, bank manager, solicitor, accountant or other professional adviser immediately.

1.4 Singapore Exchange Securities Trading Limited

The SGX-ST assumes no responsibility for the accuracy of any statements or opinions made, or reports contained, in this Appendix.

2 THE PROPOSED RENEWAL OF THE UNIT BUY-BACK MANDATE

2.1 Rationale for the Unit Buy-Back Mandate

The Manager aims to deliver sustainable returns to Unitholders and achieve long-term stability in distribution per Unit (“**DPU**”) and net asset value (“**NAV**”) per Unit, while maintaining an appropriate capital structure. In alignment with this objective, the approval of the renewal of the Unit Buy-Back Mandate authorising the Manager to repurchase Units for and on behalf of MPACT would give the Manager the flexibility to undertake repurchases of Units of up to the 5.0% limit described in paragraph 2.2.1 of this Appendix at any time, during the period when the Unit Buy-Back Mandate is in force (“**Unit Buy-Back**”).

The rationale for seeking the Unit Buy-Back Mandate is as follows:

- (i) Enhanced Capital Efficiency: the Unit Buy-Back Mandate would serve as a flexible and cost-effective capital management tool to allocate capital and enhance long-term returns for Unitholders by improving DPU for Unitholders

and/or the NAV per Unit; and

- (ii) Stabilisation of Unit Prices: the Unit Buy-Back Mandate, when exercised at appropriate times, would allow the Manager to mitigate short-term market volatility and counter the effects of short-term speculative trading of the Units that may not reflect the underlying value of the Units. This would support a more stable market price for the Units and bolster market confidence in MPACT.

While the Unit Buy-Back Mandate would authorise Unit Buy-Backs of up to the said 5.0% limit during the period when the Unit Buy-Back Mandate is in force, Unitholders should note that the Manager may not necessarily repurchase Units and Unit Buy-Backs may not necessarily be carried out to the entire 5.0% limit as authorised by Unitholders.

Repurchases of Units will be made only when the Manager considers it to be in the best interests of MPACT and the Unitholders.

Rule 723 of the Listing Manual requires MPACT to ensure that at least 10.0% of its Units are at all times held by the public (the “**Public Float**”). As at 30 May 2025, being the latest practicable date prior to the issuance of this Appendix (the “**Latest Practicable Date**”), the Public Float was approximately 43.17%, and accordingly, the Manager is of the view that the orderly trading and the listing status of the Units on the SGX-ST is not likely to be affected by the Unitholders’ approval of the Unit Buy-Back Mandate and the repurchases of Units thereunder.

2.2 Authority and Limits on the Unit Buy-Back Mandate

The authority conferred on the Manager and the limits placed on the repurchases of Units by the Manager under the Unit Buy-Back Mandate are set out below:

2.2.1 Maximum Limit

The total number of Units which may be repurchased pursuant to the Unit Buy-Back Mandate is limited to that number of Units representing not more than 5.0% of the total number of issued Units as at the date of the AGM.¹

FOR ILLUSTRATIVE PURPOSES ONLY: On the basis of 5,271,106,938 Units in issue as at the Latest Practicable Date, and assuming that no further Units are issued on or prior to the AGM at which the Unit Buy-Back Mandate is approved, not more than 263,555,346 Units (representing 5.0% of the

¹ Pursuant to Rule 882 of the Listing Manual, a unit buy-back shall not exceed 10.0% of the total number of issued units excluding treasury units and subsidiary holdings in each class as at the date of the resolution passed by unitholders for the unit buy-back. For the avoidance of doubt, MPACT does not hold any treasury units and there are no subsidiary holdings as none of the subsidiaries of MPACT hold any Units. There is also only one class of units in MPACT.

issued Units) may be repurchased by the Manager pursuant to the Unit Buy-Back Mandate during the Mandate Duration (as defined in paragraph 2.2.2 below).

2.2.2 Duration of Authority

Unless revoked or varied by Unitholders in a general meeting, the Unit Buy-Back Mandate, if approved by Unitholders, will be in force for the period commencing from the date on which the AGM is held and the Unit Buy-Back Mandate is approved and expiring on the earliest of the following dates:

- (i) the date on which the next annual general meeting of MPACT is held;
- (ii) the date by which the next annual general meeting of MPACT is required by applicable laws and regulations or the provisions of the Trust Deed to be held; or
- (iii) the date on which the repurchases of Units by the Manager pursuant to the Unit Buy-Back Mandate are carried out to the full extent mandated,

(the “**Mandate Duration**”).

Under the Trust Deed and the prevailing laws and regulations of Singapore, MPACT is required to convene an annual general meeting of Unitholders once every calendar year and not more than 15 months after the holding of the last preceding annual general meeting, and in any case within four months from the financial year end of MPACT.

The authority conferred on the Manager under the Unit Buy-Back Mandate to repurchase Units may be renewed at the next annual general meeting of Unitholders. When seeking the approval of Unitholders for any subsequent Unit buy-back mandate, the Manager shall disclose details of each Unit buy-back made during the Mandate Duration in respect of the Unit buy-back mandate immediately preceding such Unit buy-back mandate being sought, including the total number of Units repurchased, the repurchase price per Unit or the highest and lowest prices paid for such repurchases of Units, where relevant, and the total consideration paid for such repurchases.

2.2.3 Manner of Repurchase

Repurchases of Units may be made by way of:

- (i) market repurchase(s) (“**Market Repurchases**”); and/or
- (ii) off-market repurchase(s) (“**Off-Market Repurchases**”).

Market Repurchases refer to repurchases of Units by the Manager effected on the SGX-ST and/or, as the case may be, such other stock exchange for the time being on which the Units may be listed and quoted, through one or more duly licensed stockbrokers appointed by the Manager for the purpose.

Off-Market Repurchases refer to repurchases of Units by the Manager (which are not Market Repurchases) made under an equal access scheme or schemes for the repurchase of Units from Unitholders in accordance with the Trust Deed. In this regard, an Off-Market Repurchase must satisfy all the following conditions:

- (i) offers for the repurchase or acquisition of Units shall be made to every person who holds Units to repurchase or acquire the same percentage of their Units;
- (ii) all of the above-mentioned persons shall be given a reasonable opportunity to accept the offers made to them; and
- (iii) the terms of all the offers shall be the same, except that there shall be disregarded:
 - (a) differences in consideration attributable to the fact that offers may relate to Units with different accrued distribution entitlements;
 - (b) differences in consideration attributable to the fact that the offers may relate to Units with different amounts remaining unpaid; and
 - (c) differences in the offers introduced solely to ensure that each Unitholder is left with a whole number of Units.

Additionally, the Listing Manual provides that, in making an Off-Market Repurchase, the Manager must issue an offer document to all Unitholders which must contain, *inter alia*:

- (i) the terms and conditions of the offer;
- (ii) the period and procedures for acceptances;
- (iii) the reasons for the proposed Unit repurchases;

- (iv) the consequences, if any, of Unit repurchases by the Manager that will arise under the Singapore Code on Take-overs and Mergers (the “**Code**”) or other applicable takeover rules;
- (v) whether the Unit repurchases, if made, could affect the listing of the Units on the SGX-ST;
- (vi) details of any Unit repurchases made by the Manager in the previous 12 months (whether Market Repurchases or Off-Market Repurchases in accordance with an equal access scheme), giving the total number of Units repurchased, the repurchase price per Unit or the highest and lowest prices paid for the repurchases, where relevant, and the total consideration paid for the repurchases; and
- (vii) whether the Units repurchased by the Manager will be cancelled or, where permissible, kept as treasury Units.

2.2.4 Repurchase Price

The Manager has the discretion to determine the repurchase price for a repurchase of Units under a Unit buy-back mandate, subject to such repurchase price not exceeding 105.0% of the Average Closing Price (as defined herein) of the Units for both a Market Repurchase (in accordance with Rule 884 of the Listing Manual) and an Off-Market Repurchase, excluding brokerage, stamp duty, commission, applicable goods and services tax and other related expenses (“**Related Expenses**”) of such repurchase (the “**Maximum Price**”).

For the purposes of this paragraph 2.2.4:

“**Average Closing Price**” means the average of the closing market prices of the Units over the last five Market Days, on which transactions in the Units were recorded, immediately preceding the date of the Market Repurchase or, as the case may be, the date of the making of the offer pursuant to the Off-Market Repurchase, and deemed to be adjusted for any corporate action that occurs during the relevant five Market Days and the date of the Market Repurchase(s) or, as the case may be, the date of the making of the offer pursuant to the Off-Market Repurchase(s);

“**date of the making of the offer**” means the date on which the Manager makes an offer for an Off-Market Repurchase, stating therein the repurchase price (which shall not be more than the Maximum Price for an Off-Market Repurchase calculated on the foregoing basis) for each Unit and the relevant terms of the equal access scheme for effecting the Off-Market Repurchase; and

“Market Day” means a day on which the SGX-ST is open for trading in securities.

2.3 Status of Repurchased Units

Under the Trust Deed, a Unit repurchased by way of a Unit buy-back shall be deemed cancelled immediately on repurchase (and all rights and privileges attached to such Unit will expire on such cancellation).

2.4 Reporting Requirements

Rule 886 of the Listing Manual specifies that an issuer shall notify the SGX-ST of all repurchases or acquisitions of its Units not later than 9.00 a.m.:

- (i) in the case of a Market Repurchase, on the Market Day following the day on which the Market Repurchase was made; or
- (ii) in the case of an Off-Market Repurchase under an equal access scheme, on the second Market Day after the close of acceptance of the offer for the Off-Market Repurchase.

The notification of any such repurchases of Units to the SGX-ST (in the form of an announcement on the SGXNet) shall be in such form and shall include such details as the SGX-ST may prescribe.

The Manager shall make arrangements with the appointed stockbrokers and/or custodians to ensure that they provide the Manager in a timely fashion the necessary information which will enable the Manager to make the notifications to the SGX-ST.

2.5 Sources of Funds

The Manager may only apply funds for the repurchase of Units as provided in the Trust Deed and in accordance with the applicable laws and regulations in Singapore. The Manager may not repurchase Units for a consideration other than in cash.

The Manager intends to utilise MPACT’s internal sources of funds, external borrowings or a combination of both to finance the Manager’s repurchase of Units on behalf of MPACT pursuant to the Unit Buy-Back Mandate, subject always to the requirements of the applicable laws and/or regulations in force at the relevant time.

2.6 Financial Effects

It is not possible for the Manager to calculate realistically or quantify the impact of repurchases of Units that may be made pursuant to the Unit Buy-Back Mandate on

the NAV per Unit and DPU as the resultant effect would depend on, among others, the aggregate number of Units repurchased and the repurchase prices paid for such Units.

MPACT's total number of issued Units will be diminished by the total number of Units repurchased by way of a Unit Buy-Back as such Units will be cancelled.

The Manager will only exercise the Unit Buy-Back Mandate when it considers it to be in the best interests of MPACT and the Unitholders. The Manager will consider factors such as the working capital requirements, availability of financial resources, the investment and growth strategies of MPACT and the prevailing market conditions before repurchasing Units under the Unit Buy-Back Mandate. The Manager will exercise the Unit Buy-Back Mandate with a view to enhancing the DPU and/or the NAV per Unit. The Manager does not intend to exercise the Unit Buy-Back Mandate to such an extent as would have a material adverse effect on the financial position of MPACT.

FOR ILLUSTRATIVE PURPOSES ONLY: The financial effects of a Unit buy-back on MPACT are based on the assumptions set out below:

- (i) 263,555,346 Units (representing approximately 5.0% of the issued Units as at the Latest Practicable Date) are repurchased by the Manager pursuant to the Unit Buy-Back Mandate on 1 April 2024;
- (ii) 5,271,106,938 Units are in issue as at the Latest Practicable Date (assuming no further Units are issued on or prior to the AGM at which the Unit Buy-Back Mandate is approved);
- (iii) Units are repurchased by the Manager at the Maximum Price of S\$1.231 per Unit (being the price equivalent to 105.0% of the Average Closing Price of the Units immediately preceding the Latest Practicable Date), and accordingly, the maximum amount of funds required for the repurchase of the 263,555,346 Units, representing 5.0% of the issued Units as at the Latest Practicable Date (excluding Related Expenses) is approximately S\$324.3 million;
- (iv) the Unit Buy-Back Mandate has been effective since 1 April 2024;
- (v) all Units repurchased under the Unit Buy-Back Mandate are cancelled;
- (vi) the repurchases of Units are funded solely by external borrowings to finance the Manager's repurchase of Units; and
- (vii) there are no changes to the distribution policy to Unitholders.

Based on the assumptions set out above, the financial effects of the repurchase of 263,555,346 Units (representing 5.0% of the issued Units as at the Latest Practicable Date) by the Manager pursuant to the Unit Buy-Back Mandate are set

out below based on the audited consolidated financial statements of MPACT and its subsidiaries (the “**Group**”) for the financial year ended 31 March 2025 (“**FY2024/25**” and the audited consolidated financial statements of the Group for FY2024/25, the “**FY2024/25 Audited Financial Statements**”):

	FY2024/25 Audited Financial Statements	Pro forma financial effects of Unit repurchases on the FY2024/25 Audited Financial Statements
Net Assets attributable to Unitholders of MPACT (S\$ million)	9,364.0	9,036.4
Current Assets (S\$ million)	209.0	206.3
Current Liabilities (S\$ million)	684.5	684.2
Number of issued Units (as at the Latest Practicable Date) (million)	5,271.1	5,007.1
<u>Financial Ratios</u>		
Adjusted NAV per Unit (excluding outstanding distributable income) (S\$)	1.78	1.81
Distribution per Unit (Singapore cents)	8.02	8.16
Aggregate Leverage (%)	37.7	39.7

Unitholders should note that the financial effects set out in the table above are based on the FY2024/25 Audited Financial Statements and are presented strictly for illustrative purposes only. The results of MPACT for FY2024/25 may not be representative of future performance. Although the Unit Buy-Back Mandate would authorise the Manager to repurchase up to 5.0% of the total number of issued Units, the Manager may not necessarily repurchase or be able to repurchase the entire 5.0% of the total number of issued Units at any time while the Unit Buy-Back Mandate is in force.

2.7 Taxation

Unitholders who are in doubt as to their respective tax positions or the tax implications of Unit repurchases by the Manager, or, who may be subject to tax whether in or outside Singapore, should consult their own professional advisers.

2.8 Units Repurchased by the Manager

As at the Latest Practicable Date, the Manager has not repurchased any Units under the existing Unit buy-back mandate immediately preceding the AGM.

2.9 Black-Out Periods

The Manager will not repurchase any Units for and on behalf of MPACT at any time after a material price sensitive development has occurred or has been the subject of a decision until such time the price sensitive information has been publicly announced. In addition, the Manager will not repurchase Units for and on behalf of MPACT during the period commencing two weeks before the announcement of the Group's financial statements for each of the first three quarters of its financial year and the period commencing one month before the announcement of the Group's full year financial statements.

2.10 Take-over Implications

The circumstances under which Unitholders and persons acting in concert with them will incur an obligation to make a mandatory take-over offer under Rule 14 of the Code after a repurchase of Units by the Manager are set out in Appendix 2 of the Code. The take-over implications which may arise from any repurchase by the Manager of Units by way of a Unit buy-back are set out below.

2.10.1 Obligation to make a Take-over Offer

If, as a result of any repurchase by the Manager of the Units, the proportionate interest in the voting rights of a Unitholder and persons acting in concert with him increases, such increase will be treated as an acquisition for the purposes of Rule 14 of the Code. Consequently, a Unitholder or a group of Unitholders acting in concert could obtain or consolidate effective control of MPACT and become obliged to make a mandatory take-over offer under Rule 14 of the Code.

2.10.2 Persons Acting in Concert

Applying the Code to MPACT, to the extent possible, persons acting in concert comprise individuals or companies who, pursuant to an agreement or understanding (whether formal or informal), co-operate, through the acquisition by any of them of Units (or otherwise), to obtain or consolidate effective control of MPACT.

Unless the contrary is established, the following persons, among others, will be presumed to be acting in concert, namely:

- (i) the following companies:
 - (a) a company (“**(A)**”);
 - (b) the parent company of (A) (“**(B)**”);
 - (c) the subsidiaries of (A) (each, “**(C)**”);
 - (d) the fellow subsidiaries of (A) (each, “**(D)**”);
 - (e) the associated companies of any of (A), (B), (C), or (D) (each, “**(E)**”);
 - (f) companies whose associated companies include any of (A), (B), (C), (D) or (E); and
 - (g) any person who has provided financial assistance (other than a bank in the ordinary course of business) to any of the foregoing companies for the purchase of voting rights; and
- (ii) a company with any of its directors (together with their close relatives, related trusts as well as companies controlled by any of the directors, their close relatives and related trusts).

For this purpose, a company is an “associated company” (as defined in the Code) of another company if the second company owns or controls at least 20.0% but not more than 50.0% of the voting rights of the first-mentioned company.

2.10.3 Effect of Rule 14 and Appendix 2 of the Code

In general terms, the effect of Rule 14 and Appendix 2 of the Code is that, unless exempted², Unitholders and/or persons acting in concert with them will incur an obligation to make a mandatory take-over offer under Rule 14 of the Code if, as a result of the Manager repurchasing Units by way of a Unit buy-back, the voting rights of such Unitholders and/or their concert parties would increase to 30.0% or more, or in the event that such Unitholders and/or their concert parties hold between 30.0% and 50.0% of the voting rights in MPACT, if the voting rights of such Unitholders and/or their concert parties would increase by more than 1.0% in any period of six months.

² Unitholders and/or persons acting in concert with them will be exempt from the requirement to make a mandatory take-over offer under Rule 14 of the Code upon the satisfaction of the conditions set out in paragraph 3(a) of Appendix 2 of the Code.

When the Unitholders and/or persons acting in concert with them holds over 50.0%, no obligation normally arises from acquisitions by any member of such Unitholders and/or their concert parties. However, under Note 5 to Rule 14.1 of the Code, subject to considerations set out in the Code, the Securities Industry Council may regard as giving rise to an obligation to make an offer any acquisition by a single member or sub-group of the group of voting rights sufficient to increase his/its holding to 30.0% or more or, if he/it already holds between 30.0% and 50.0%, by more than 1.0% in any six month period.

Under Appendix 2 of the Code, a Unitholder not acting in concert with the directors of the Manager (“**Directors**”) will not be required to make a mandatory take-over offer under Rule 14 of the Code if, as a result of the Manager repurchasing Units by way of a Unit buy-back, the voting rights of such Unitholder would increase to 30.0% or more, or, if such Unitholder holds between 30.0% and 50.0% of the voting rights in MPACT, the voting rights of such Unitholder would increase by more than 1.0% in any period of six months. Such Unitholder need not abstain from voting in respect of the resolution relating to the renewal of the Unit Buy-Back Mandate.

Based on the above and on the interests of the Substantial Unitholders³ in Units recorded in the Register of Substantial Unitholders and information available to the Manager as at the Latest Practicable Date,⁴ none of the Substantial Unitholders would normally become obliged to make a take-over offer for MPACT under Rule 14 of the Code as a result of any repurchase of Units by the Manager pursuant to the Unit Buy-Back Mandate of the maximum limit of 5.0% of its issued Units as at the Latest Practicable Date, subject to the relevant considerations referred to under Note 5 to Rule 14.1 of the Code.

Important:

The statements herein do not purport to be a comprehensive or exhaustive description of all the relevant provisions of, or all the implications that may arise under the Code. Unitholders are advised to consult their professional advisers and/or the Securities Industry Council at the earliest opportunity as to whether an obligation to make a mandatory take-over offer would arise by reason of any Unit repurchases by the Manager.

³ “**Substantial Unitholder**” means a person with an interest in Units constituting not less than 5.0% of the total number of Units in issue.

⁴ Please refer to paragraph 3.2 of this Appendix for the interests of the Substantial Unitholders as at the Latest Practicable Date.

2.11 Unitholders' Approval

In view of the foregoing, the Manager is seeking the approval of Unitholders under Resolution 4 relating to the renewal of the Unit Buy-Back Mandate.

Important:

Unitholders should note that by voting in favour of the resolution relating to the renewal of the Unit Buy-Back Mandate, they will be authorising the Manager to procure the repurchases of Units on the terms and conditions set out in paragraph 2 of this Appendix and in accordance with the provisions of the Trust Deed and all applicable laws and regulations including, but not limited to, the Listing Manual.

3 INTERESTS OF DIRECTORS AND SUBSTANTIAL UNITHOLDERS

3.1 Interests of Directors

Based on the Register of Directors' Unitholdings maintained by the Manager, the direct and deemed interests and voting rights of the Directors as at the Latest Practicable Date are as follows:

Name of Director	Direct Interest		Deemed Interest		Total no. of Units held	% ⁽¹⁾
	No. of Units	% ⁽¹⁾	No. of Units	% ⁽¹⁾		
Mr Samuel N. Tsien	-	-	-	-	-	-
Mr Alvin Tay Tuan Hearn	-	-	-	-	-	-
Mr Wu Long Peng	-	-	-	-	-	-
Mr Chua Kim Chiu	-	-	-	-	-	-
Mr Mak Keat Meng	-	-	-	-	-	-
Mr Lawrence Wong Liang Ying	100,000	0.0018	-	-	100,000	0.0018
Ms Chiang Sui Fook Lilian	-	-	64,000	0.0012	64,000	0.0012
Mr Pascal Jean-Louis Lambert	-	-	-	-	-	-
Mr Chua Tiow Chye	-	-	3,785,596	0.0718	3,785,596	0.0718
Ms Wendy Koh Mui Ai	-	-	1,128,699	0.0214	1,128,699	0.0214
Ms Sharon Lim Hwee Li	-	-	20,200	0.0003	20,200	0.0003

Note:

- (1) The percentage interest is based on total issued Units of 5,271,106,938 as at the Latest Practicable Date and is rounded to the nearest four decimal places.

3.2 Interests of Substantial Unitholders

Based on the information available to the Manager, the direct and deemed interests and voting rights of the Substantial Unitholders of MPACT as at the Latest Practicable Date are as follows:

Name of Substantial Unitholder	Direct Interest		Deemed Interest		Total Interest	
	No. of Units	% ⁽¹⁾	No. of Units	% ⁽¹⁾	No. of Units	% ⁽¹⁾
Temasek Holdings (Private) Limited ⁽²⁾	-	-	2,990,456,184	56.73	2,990,456,184	56.73
Fullerton Management Pte Ltd ⁽²⁾	-	-	2,945,390,291	55.87	2,945,390,291	55.87
Mapletree Investments Pte Ltd ⁽³⁾	-	-	2,945,390,291	55.87	2,945,390,291	55.87
Sienna Pte. Ltd.	1,115,457,048	21.16	-	-	1,115,457,048	21.16
The HarbourFront Pte Ltd ⁽⁴⁾	137,699,999	2.61	795,085,306	15.08	932,785,305	17.69
Kent Assets Pte. Ltd.	464,449,105	8.81	-	-	464,449,105	8.81
HarbourFront Place Pte. Ltd.	442,846,329	8.40	-	-	442,846,329	8.40
HarbourFront Eight Pte Ltd	352,238,977	6.68	-	-	352,238,977	6.68

Notes:

- (1) The percentage interest is based on total issued Units of 5,271,106,938 as at the Latest Practicable Date and is rounded to the nearest two decimal places.
- (2) Each of Temasek Holdings (Private) Limited ("**Temasek**") and Fullerton Management Pte Ltd ("**Fullerton**") is deemed to be interested in the 1,115,457,048 Units held by Sienna Pte. Ltd. ("**Sienna**"), 137,699,999 Units held by The HarbourFront Pte Ltd ("**THFPL**"), 442,846,329 Units held by HarbourFront Place Pte. Ltd. ("**HFPlace**"), 352,238,977 Units held by HarbourFront Eight Pte Ltd ("**HF8**"), 464,449,105 Units held by Kent Assets Pte. Ltd. ("**Kent Assets**"), 164,129,263 Units held by Suffolk Assets Pte. Ltd. ("**Suffolk Assets**"), 121,127,133 Units held by Mapletree North Asia Commercial Trust Management Ltd. ("**MNACTM**") and 147,442,437 Units held by MPACT Management Ltd. ("**MPACTM**"). In addition, Temasek is deemed to be interested in the 45,065,893 Units in which its other subsidiaries and associated companies have direct or deemed interests. Sienna, THFPL, HFPlace, HF8, Kent Assets, Suffolk Assets, MNACTM and MPACTM are wholly-owned subsidiaries of Mapletree Investments Pte Ltd ("**MIPL**"). MIPL is a wholly-owned subsidiary of Fullerton which is in turn a wholly-owned subsidiary of Temasek. Each of MIPL and such other subsidiaries and associated companies referred to above is an independently-managed Temasek portfolio company. Neither Temasek nor Fullerton are involved in their business or operating decisions, including those regarding their unitholdings.
- (3) MIPL is deemed to be interested in the 1,115,457,048 Units held by Sienna, 137,699,999 Units held by THFPL, 442,846,329 Units held by HFPlace, 352,238,977 Units held by HF8, 464,449,105 Units held by Kent Assets, 164,129,263 Units held by Suffolk Assets, 121,127,133 Units held by MNACTM and 147,442,437 Units held by MPACTM.
- (4) THFPL as holding company of HFPlace and HF8, is deemed to be interested in the 442,846,329 Units held by HFPlace and 352,238,977 Units held by HF8.

4 DIRECTORS' RECOMMENDATION

Having considered the relevant factors, including the rationale for the proposed renewal of the Unit Buy-Back Mandate as set out in paragraph 2 of this Appendix, the Directors recommend that Unitholders vote at the AGM in favour of the resolution relating to the renewal of the Unit Buy-Back Mandate.

5 DIRECTORS' RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this Appendix and confirm after making all reasonable enquiries that, to the best of their knowledge and belief, this Appendix constitutes full and true disclosure of all material facts about the proposed renewal of the Unit Buy-Back Mandate, MPACT and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this Appendix misleading.

Where information in this Appendix has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this Appendix in its proper form and context.

6 DOCUMENT ON DISPLAY

The Trust Deed will be available for inspection at the registered office of the Manager for so long as MPACT is in existence.

Yours faithfully,

MPACT Management Ltd.
(Company Registration No. 200708826C)
(as Manager of MPACT)

Samuel N. Tsien
Non-Executive Chairman and Director

IMPORTANT NOTICE

This Appendix does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for any securities of MPACT in Singapore or any other jurisdictions. The value of 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, DBS Trustee Limited (in its capacity as trustee of MPACT), or any of their affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Unitholders have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that Unitholders 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 MPACT is not indicative of the future performance of MPACT. Similarly, the past performance of the Manager is not indicative of the future performance of the Manager.

This Appendix may contain forward-looking statements that 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 factors include (without limitation) general industry and economic conditions, interest rate and foreign exchange trends, cost of capital and capital availability, competition from other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, 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 on future events.

If you have sold or transferred all your Units, you should immediately forward this Appendix, together with the Notice of Annual General Meeting and the accompanying Proxy Form, to the purchaser or transferee or to the bank, stockbroker or other agent through whom the sale or transfer was effected for onward transmission to the purchaser or transferee.

GLOSSARY

In this Appendix, the following definitions apply throughout unless otherwise stated:

%	:	Per centum or Percentage
AGM	:	The annual general meeting of Unitholders to be held at 20 Pasir Panjang Road, Mapletree Business City, Town Hall – Auditorium, Singapore 117439 on Tuesday, 29 July 2025 at 2.30 p.m., to approve the matters set out in the Notice of Annual General Meeting
Appendix	:	This Appendix dated 27 June 2025
Average Closing Price	:	The average of the closing market prices of the Units over the last five Market Days, on which transactions in the Units were recorded, immediately preceding the date of the Market Repurchase or, as the case may be, the date of the making of the offer pursuant to the Off-Market Repurchase, and deemed to be adjusted for any corporate action that occurs during the relevant five Market Days and the date of the Market Repurchase(s) or, as the case may be, the date of the making of the offer pursuant to the Off-Market Repurchase(s), is made
CDP	:	The Central Depository (Pte) Limited
Code	:	The Singapore Code on Take-overs and Mergers
date of the making of the offer	:	The date on which the Manager makes an offer for an Off-Market Repurchase, stating therein the repurchase price (which shall not be more than the Maximum Price for an Off-Market Repurchase) for each Unit and the relevant terms of the equal access scheme for effecting the Off-Market Repurchase
Directors	:	Directors of the Manager
DPU	:	Distribution per Unit
FY2024/25	:	The financial year ended 31 March 2025
FY2024/25 Audited Financial Statements	:	The audited consolidated financial statements of the Group for FY2024/25

Group	:	MPACT and its subsidiaries
Latest Practicable Date	:	30 May 2025, being the latest practicable date prior to the issuance of this Appendix
Listing Manual	:	The Listing Manual of the SGX-ST
Manager	:	MPACT Management Ltd., in its capacity as manager of MPACT
Mandate Duration	:	<p>Unless revoked or varied by Unitholders in a general meeting, the period commencing from the date on which the AGM is held and the Unit Buy-Back Mandate is approved and expiring on the earliest of the following dates:</p> <ul style="list-style-type: none"> (a) the date on which the next annual general meeting of MPACT is held; (b) the date by which the next annual general meeting of MPACT is required by applicable laws and regulations or the provisions of the Trust Deed to be held; or (c) the date on which the repurchases of Units by the Manager pursuant to the Unit Buy-Back Mandate are carried out to the full extent mandated
Market Day	:	A day on which the SGX-ST is open for trading in securities
Market Repurchases	:	Repurchases of Units made by way of market repurchases
Maximum Limit	:	The number of Units representing not more than 5.0% of the total number of issued Units as at the date of the AGM
Maximum Price	:	Repurchase price not exceeding 105.0% of the Average Closing Price of the Units, excluding brokerage, stamp duty, commission, applicable goods and services tax and other related expenses of such repurchase
MPACT	:	Mapletree Pan Asia Commercial Trust
NAV	:	Net asset value
Notice of Annual General Meeting	:	The notice of annual general meeting dated 27 June 2025 convening the AGM of MPACT

Off-Market Repurchases	:	Repurchases of Units made by way of off-market repurchases
Ordinary Resolution	:	A resolution proposed and passed as such by a majority being greater than 50.0% of the total number of votes cast for and against such resolution at a meeting of Unitholders or (as the case may be) Depositors named in the Depository Register as at 72 hours before the time of such meeting as certified by the Depository to the Manager
Public Float	:	Refers to the percentage of Units held by the public
Related Expenses	:	Brokerage, stamp duty, commission, applicable goods and services tax and other related expenses
Resolution 4	:	Ordinary Resolution 4, under the heading “As Special Business” as set out in the Notice of Annual General Meeting
S\$ and cents	:	Singapore dollars and cents
Securities Account	:	Securities accounts maintained by the CDP, the Central Provident Fund and the Supplementary Retirement Scheme
SGX-ST	:	Singapore Exchange Securities Trading Limited
Substantial Unitholder	:	A person with an interest in Units constituting not less than 5.0% of the total number of Units in issue
Trust Deed	:	The trust deed dated 25 August 2005 constituting MPACT (as amended)
Unit	:	A unit representing an undivided interest in MPACT
Unit Buy-Back	:	The repurchase of Units pursuant to the Unit Buy-Back Mandate
Unit Buy-Back Mandate	:	The proposed unit buy-back mandate to be given to the Manager by way of an Ordinary Resolution in a general meeting, to exercise its powers to procure the repurchases of Units for and on behalf of MPACT without the prior specific approval of Unitholders at a general meeting
Unitholder(s)	:	The registered holder(s) for the time being of a Unit, including person(s) so registered as joint holders, except where the registered holder is CDP, the term “ Unitholder ”

shall, in relation to Units registered in the name of CDP, mean, where the context requires, the Depositor whose Securities Account with CDP is credited with Units

The terms “**Depositor**”, “**Depository**” and “**Depository Register**” shall have the meanings ascribed to them respectively in Section 81SF of the Securities and Futures Act 2001 of Singapore.

Words importing the singular shall, where applicable, include the plural and vice versa and words importing the masculine gender shall, where applicable, include the feminine and neuter genders. References to persons shall include corporations.

Any reference in this Appendix to any enactment is a reference to that enactment for the time being amended or re-enacted.

Any reference to a time of day in this Appendix shall be a reference to Singapore time unless otherwise stated.

Any discrepancies in the tables, graphs and charts between the listed amounts and totals thereof are due to rounding. Unless otherwise stated in this Appendix, figures and percentages are rounded off where applicable.

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