

ANNOUNCEMENT

NOTICE OF BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Unitholders of Mapletree North Asia Commercial Trust (“MNACT”) will be closed at **5.00pm** on **Tuesday, 7 August 2018** for the purpose of determining Unitholders’ entitlement of MNACT’s distribution. MNACT has announced distribution of 1.117 cents (SGD) per unit for the period from 8 May 2018, when new units¹ were issued pursuant to the launch of the private placement on 25 April 2018, to 30 June 2018² (the “**Distribution**”).

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units in MNACT as at 5.00pm on 7 August 2018 will be entitled to the Distribution that will be paid on **Wednesday, 29 August 2018**.

The Distribution will comprise two components:

- (a) distribution out of tax-exempt income (the “**tax-exempt income component**”) of 0.758 cents (SGD); and
- (b) distribution out of capital (the “**capital component**”) of 0.359 cents (SGD).

The tax-exempt income component of the Distribution is exempt from tax in the hands of all Unitholders. No tax will be deducted at source from this component.

The capital component of the Distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For Unitholders who hold the Units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their Units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the Units.

¹ Please refer to MNACT’s SGX-ST announcement dated 8 May 2018 titled “Issue of 311,602,000 New Units in Mapletree Greater China Commercial Trust Pursuant to the Private Placement”.

² An advanced distribution for the period from 1 April 2018 to 7 May 2018 (prior to the issuance of new units pursuant to the private placement, on 8 May 2018) of 0.764 cents was paid to eligible Unitholders on 25 May 2018.

IMPORTANT DATES AND TIMES

Date / Deadline	Event
9.00am, Friday 3 August 2018	Units will be traded ex-distribution
5.00pm, Tuesday 7 August 2018	Closure of MNACT's Transfer Books and Register of Unitholders
Wednesday, 29 August 2018	Payment of Distribution

Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact:-

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Or visit MNACT's website: www.mapletreenorthasiacommercialtrust.com.

By Order of the Board
Wan Kwong Weng
Joint Company Secretary
Mapletree North Asia Commercial Trust Management Ltd.
(Company Registration No. 201229323R)
As Manager of Mapletree North Asia Commercial Trust

30 July 2018

Important Notice

The value of units in MNACT (“Units”) and the income derived from them may fall as well as rise. Units are not obligations of deposits in, or guaranteed by, Mapletree North Asia Commercial Trust Management Ltd., as Manager of MNACT (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 MNACT 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 MNACT is not necessarily indicative of the future performance of MNACT.