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1st Annual General Meeting

24th July 2014

Important Notice

This presentation 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 Greater China Commercial Trust (“MGCCT” and units in MGCCT, “Units”).

The past performance of the Units and MGCCT is not indicative of the future performance of MGCCT or Mapletree Greater China Commercial Trust Management Ltd. (“Manager”).

The value of Units and the income from them may rise or fall. 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 SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This presentation may also contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of risks, uncertainties and assumptions. Representative examples of these factors include general industry and economic conditions, interest rate trends, cost of capital, occupancy rate, construction and development risks, changes in operating expenses (including employees wages, benefits and training costs), governmental and public policy changes and the continued availability of financing. You are cautioned not to place undue reliance on these forward-looking statements, which are based on current view of management on future events.

Nothing in this presentation should be construed as financial, investment, business, legal or tax advice and you should consult your own independent professional advisors.

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Notice of AGM

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(Constituted in the Republic of Singapore pursuant to a
Trust Deed dated 14 February 2013)

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the inaugural Annual General Meeting of the holders of units of Mapletree Greater China Commercial Trust ("**MGCCT**", and the holders of units of MGCCT, "**Unitholders**") will be held at 2.30 p.m. on 24 July 2014 (Thursday), at 10 Pasir Panjang Road, Mapletree Business City, Multi Purpose Hall – Auditorium, Singapore 117438 to transact the following businesses:

(A) AS ORDINARY BUSINESS

1. To receive and adopt the Report of DBS Trustee Limited, as trustee of MGCCT (the "**Trustee**"), the Statement by Mapletree Greater China Commercial Trust Management Ltd., as manager of MGCCT (the "**Manager**"), and the Audited Financial Statements of MGCCT for the financial period from 14 February 2013 (date of constitution) to 31 March 2014 and the Auditors' Report thereon. **(Ordinary Resolution 1)**

2. To re-appoint PricewaterhouseCoopers LLP as the Auditors of MGCCT and to hold office until the conclusion of the next Annual General Meeting of MGCCT, and to authorise the Manager to fix their remuneration. **(Ordinary Resolution 2)**

(B) AS SPECIAL BUSINESS

To consider and, if thought fit, to pass the following resolution as an Ordinary Resolution, with or without any modifications:

3. That approval be and is hereby given to the Manager, to

(a) (i) issue units in MGCCT ("**Units**") whether by way of rights, bonus or otherwise; and/or

(ii) make or grant offers, agreements or options (collectively, "**Instruments**") that might or would require Units to be issued, including but not limited to the creation and issue of (as well as adjustments to) securities, warrants, debentures or other instruments convertible into Units,

at any time and upon such terms and conditions and for such purposes and to such persons as the Manager may in its absolute discretion deem fit; and

(b) issue Units in pursuance of any Instruments made or granted by the Manager while this Resolution was in force (notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time such Units are issued),

provided that:

(1) the aggregate number of Units to be issued pursuant to this Resolution (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed fifty per cent. (50%) of the total number of issued Units (excluding treasury Units, if any) (as calculated in accordance with sub-paragraph (2) below), of which the aggregate number of Units to be issued other than on a pro rata basis to Unitholders (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed twenty per cent. (20%) of the total number of issued Units (excluding treasury Units, if any) (as calculated in accordance with sub-paragraph (2) below);

(2) subject to such manner of calculation as may be prescribed by the Singapore Exchange Securities Trading Limited ("**SGX-ST**") for the purpose of determining the aggregate number of Units that may be issued under sub-paragraph (1) above, the total number of issued Units (excluding treasury Units, if any) shall be based on the number of issued Units (excluding treasury Units, if any) at the time this Resolution is passed, after adjusting for:

(a) any new Units arising from the conversion or exercise of any Instruments which are outstanding or subsisting at the time this Resolution is passed; and

(b) any subsequent bonus issue, consolidation or subdivision of Units;

(3) in exercising the authority conferred by this Resolution, the Manager shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST) and the trust deed constituting MGCCT (the "**Trust Deed**") for the time being in force (unless otherwise exempted or waived by the Monetary Authority of Singapore);

(4) unless revoked or varied by Unitholders in a general meeting, the authority conferred by this Resolution shall continue in force until (i) the conclusion of the next Annual General Meeting of MGCCT or (ii) the date by which the next Annual General Meeting of MGCCT is required by applicable regulations to be held, whichever is earlier;

(5) where the terms of the issue of the Instruments provide for adjustment to the number of Instruments or Units into which the Instruments may be converted in the event of rights, bonus or other capitalisation issues or any other events, the Manager is authorised to issue additional Instruments or Units pursuant to such adjustment notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time the Instruments or Units are issued; and

(6) the Manager and the Trustee, be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interest of MGCCT to give effect to the authority conferred by this Resolution.

(Please see Explanatory Note) **(Ordinary Resolution 3)**

BY ORDER OF THE BOARD
Mapletree Greater China Commercial Trust Management Ltd.
(Company Registration No. 201229323R)
As Manager of Mapletree Greater China Commercial Trust

Wan Kwong Weng
Joint Company Secretary

Singapore
27 June 2014

Notes:

1. A Unitholder entitled to attend and vote at the Annual General Meeting is entitled to appoint not more than two proxies to attend and vote in his/her stead. A proxy need not be a Unitholder.
2. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless he/she specifies the proportion of his/her holding (expressed as a percentage of the whole) to be represented by each proxy.
3. The proxy form must be lodged at the Manager's registered office at 10 Pasir Panjang Road, #13-01 Mapletree Business City, Singapore 117438 not later than 2.30 p.m. on 22 July 2014 being 48 hours before the time fixed for the Annual General Meeting.

Explanatory Note:

Ordinary Resolution 3

The Ordinary Resolution 3 above, if passed, will empower the Manager from the date of this Annual General Meeting until (i) the conclusion of the next Annual General Meeting of MGCCT or (ii) the date by which the next Annual General Meeting of MGCCT is required by the applicable regulations to be held, whichever is earlier, to issue Units and to make or grant Instruments (such as securities, warrants or debentures) convertible into Units and issue Units pursuant to such Instruments, up to a number not exceeding fifty per cent. (50%) of the total number of issued Units (excluding treasury Units, if any) with a sub-limit of twenty per cent. (20%) for issues other than on a pro rata basis to Unitholders.

For determining the aggregate number of Units that may be issued, the percentage of issued Units will be calculated based on the issued Units at the time the Ordinary Resolution 3 above is passed, after adjusting for new Units arising from the conversion or exercise of any Instruments which are outstanding at the time this Resolution is passed and any subsequent bonus issue, consolidation or subdivision of Units.

Fund raising by issuance of new Units may be required in instances of property acquisitions or debt repayments. In any event, if the approval of Unitholders is required under the Listing Manual of the SGX-ST and the Trust Deed or any applicable laws and regulations in such instances, the Manager will then obtain the approval of Unitholders accordingly.

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AGM Resolutions

Resolution 1

- To receive and adopt the Trustee's Report, the Manager's Statement, the Audited Financial Statements of MGCCT for the financial period from 14 February 2013 (date of constitution) to 31 March 2014 (end of financial year) and the Auditors' Report thereon.

Resolution 2

- To re-appoint PricewaterhouseCoopers LLP as Auditors and to authorise the Manager to fix the Auditors' remuneration.

Resolution 3

- To authorise the Manager to issue Units and to make or grant convertible instruments.

MGCCT Performance Overview

Portfolio Highlights

Financial Highlights

MGCCT as at Listing Date of 7 March 2013

Festival Walk

Gateway Plaza

Forecast Distributable Income[1]	Forecast DPU[1]	Portfolio Valuation	Net Asset Value per Unit	Net Lettable Area	Issue Price
S$148.4 mil	5.538 cents	S$4.3 bn	S$0.91	1.9 mil sq ft	S$0.93

1 For period from 7 March 2013 to 31 March 2014

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MGCCT as at 31 March 2014

Festival Walk

Gateway Plaza

Actual Distributable Income[1]	Actual DPU[1]	Portfolio Valuation	Net Asset Value per Unit	Net Lettable Area	Unit Closing Price
↑13.3%	↑13.1%	↑9.5%	↑16.5%		↓2.7%
S$168.2 mil	6.265 cents	S$4.7 bn	$1.06	1.9 mil sq ft	S$0.905 (23 Jul 2014)

1 For period from 7 March 2013 to 31 March 2014

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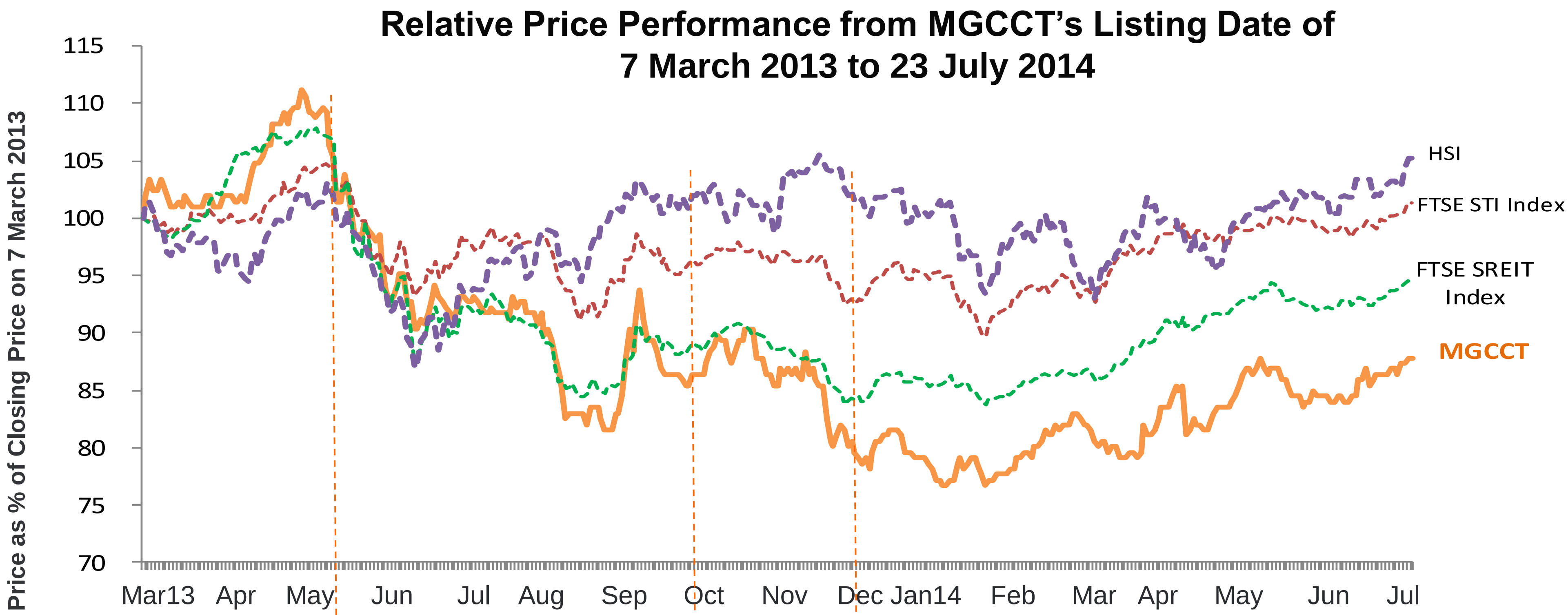
MGCCT Unit Price Performance



May: Talks about tapering of bond purchases by the Federal Reserve (the "Fed") started

Oct- Nov: China President announced broad agenda for economic reforms; leading to economy slowdown

Dec: The Fed announced first tapering to begin in Jan 2014

Tapering by US$10b at each Federal Open Market Committee meeting; Fed Chair indicated short-term interest rates to be kept low for some time

Some market data points to possible interest rate hikes earlier than expected

Source: Bloomberg, MGCCTM Calculations

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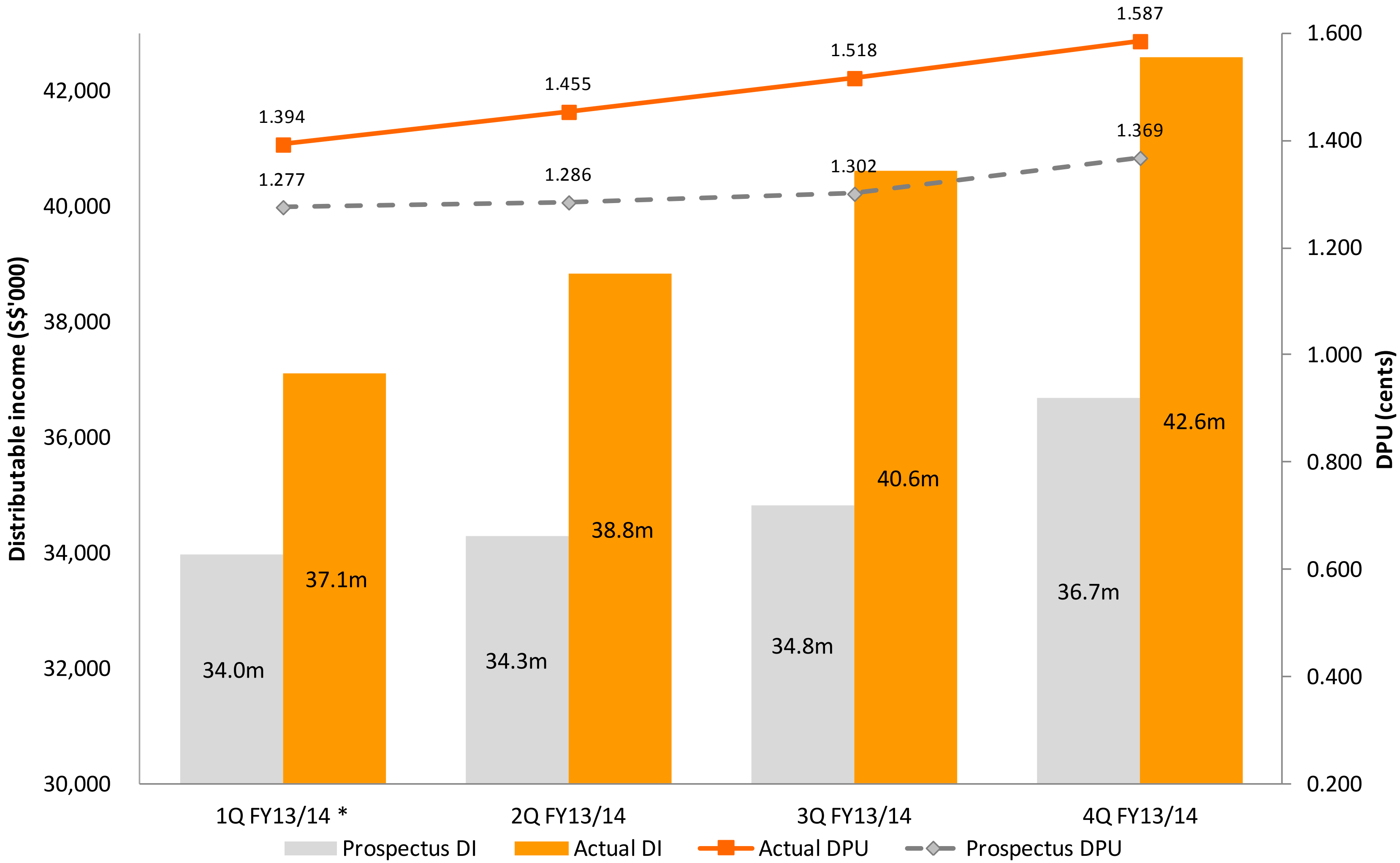
DPU and Distributable Income Above Forecast



* Quarter results for Q1 excludes stub period 7 to 31 March 2013. Distributable Income for the period from 7 March to 30 June 2013 = S$46.1m; Total DPU for the period from 7 March to 30 June 2013 = 1.7337 cents. The DPU per quarter is calculated based on the number of issued units as at the end of the quarter

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Portfolio Highlights

Festival Walk (又一城) – Best-in-Class Territorial Mall

Retail and lifestyle destination of choice – footfall of over 40mm per annum

100% occupancy since completion in 1998

Excellent tenant positioning and diversification – annual sales turnover of HK$5.3bn

Location	Kowloon Tong, Hong Kong
Gross Floor Area	1,208,754 sq ft • 980,089 sq ft (retail) • 228,665 sq ft (office)
Lettable Area	798,372 sq ft • 584,390 sq ft (retail) • 213,982 sq ft (office)
Number of Floors	7 floors (retail); 4 floors (office) 3 basement car park levels
Car Park Lots	830
Building Completion	November 1998

Quality & Diverse Tenant Base

Office

ARUP Prudential

Retail

H&M ROLEX Brooks Brothers Toys"R"Us MARKS & SPENCER UNI QLO STARBUCKS COFFEE adidas MONT BLANC

BALLY SWAROVSKI THE BODY SHOP FORTRESS A|X ARMANI EXCHANGE TASTE MORE THAN FOOD ck Calvin Klein BANG & OLUFSEN B&O Kiehl's SINCE 1851 PIAGET

Gateway Plaza (佳程广场) – Premier Grade-A Office Building

Location	Lufthansa Area, Beijing
Gross Floor Area	1,145,882 sq ft • 1,019,503 sq ft (office) • 126,379 sq ft (retail)
Lettable Area	1,145,882 sq ft • 1,019,503 sq ft (office) • 126,379 sq ft (retail)
Number of Floors	Two 25 storey office towers; 3 storey podium area; 3 underground floors
Car Park Lots	692
Building Completion	August 2005

Quality & Diverse Tenant Base

BMW | John Deere | Cummins | 中国银行 BANK OF CHINA | DOOSAN | BASF The Chemical Company

- ✓ Over 50% of lettable area leased to Fortune 500 companies
- ✓ Quality specifications and property well-managed

Resilient Portfolio Occupancy

		As at 31 Mar 2014	As at 31 Dec 2013	As at 30 Sep 2013	As at 30 June 2013
Festival Walk **Hong Kong**		100.0%	100.0%	100.0%	99.1%
Gateway Plaza **Beijing**		97.5%	96.5%[1]	98.3%	97.8%
Portfolio	mapletree greater china commercial	98.5%	97.9%[1]	99.0%	98.3%

- Consistently high occupancy rate for both properties

[1] As at 7 January 2014, Gateway Plaza recorded committed occupancy at 97.2% and portfolio occupancy level was at 98.3%

Strong Rental Uplift

For the period from 1 April to 31 March 2014	**Committed Leases** **(% of NLA of expiring leases in FY13/14)**	**Rental Uplift [1]**
Festival Walk		
- Retail	100%	20%
- Office	100%	22%
Gateway Plaza		
- Office	90%	79%

- 95% of expiring leases in FY13/14 have been renewed or re-let
- Robust rental uplift achieved for leases committed in FY13/14

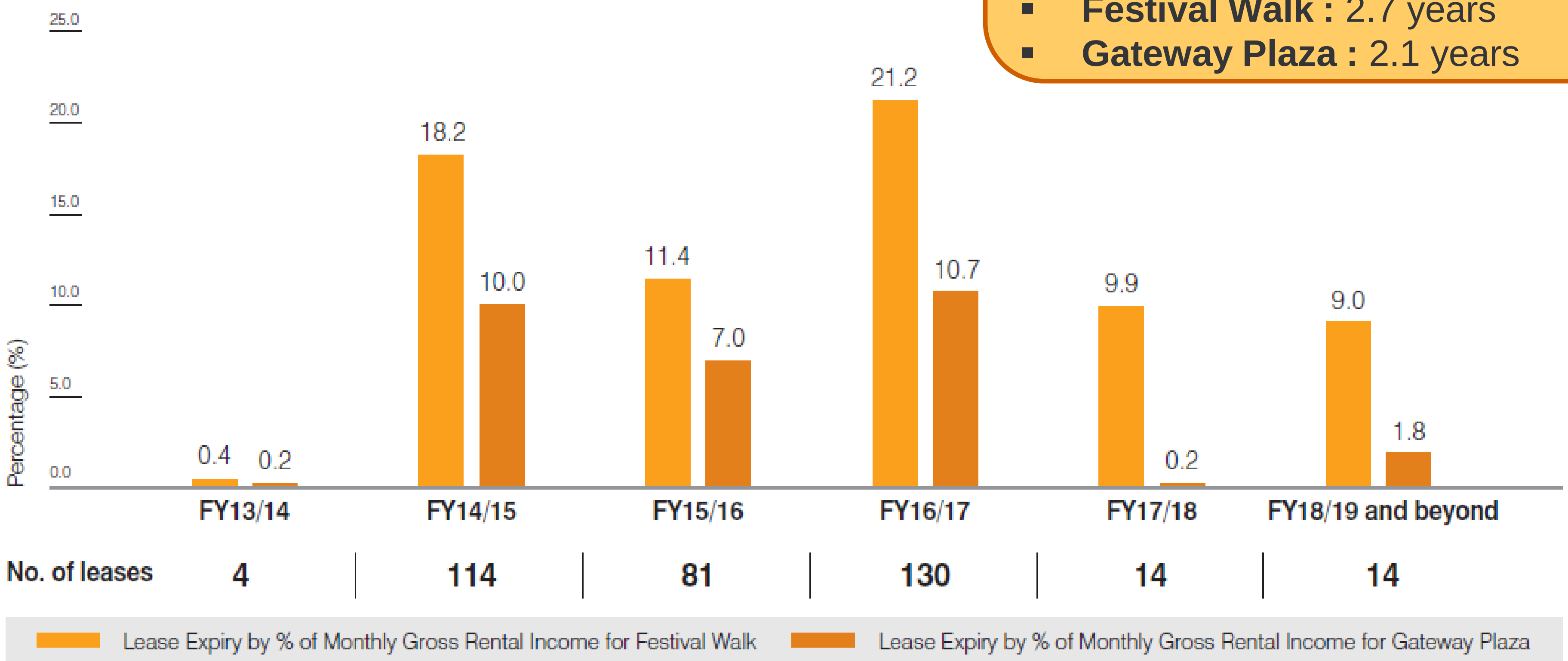
[1] Rental uplift is computed based on effective rental rate of expiring leases vs. effective rental rate of the contracted leases that were renewed or re-let over the lease term

Portfolio Lease Expiry Profile

(As of 31 March 2014)

Weighted Average Lease Expiry (WALE) by Gross Rental Income

Portfolio: 2.5 years
- **Festival Walk :** 2.7 years
- **Gateway Plaza :** 2.1 years



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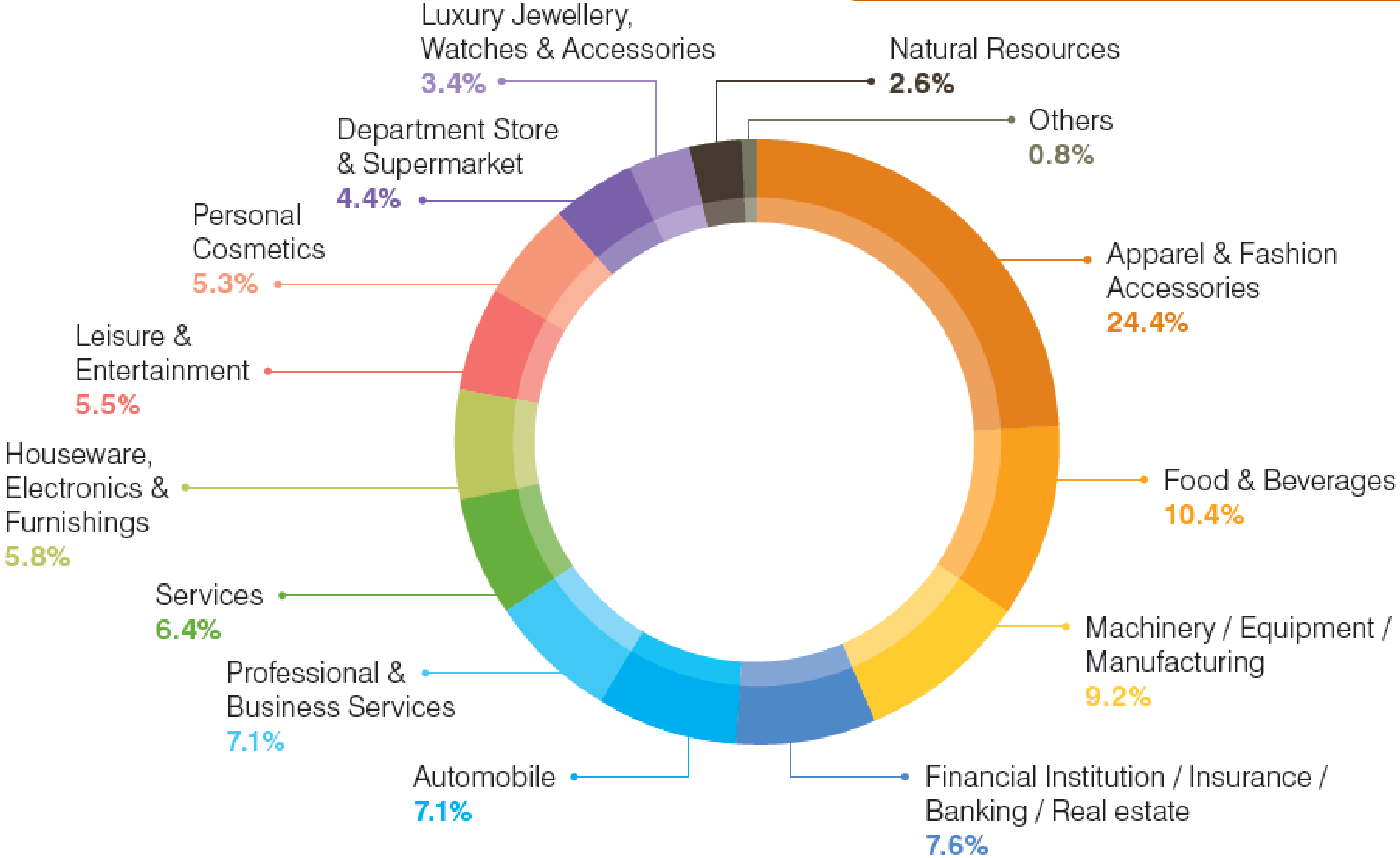
Diversified Tenant Mix by Monthly Gross Rental Income

(As of 31 March 2014)

No single trade sector comprises more than 24.4% of GRI



Top 10 Tenants by Gross Rental Income

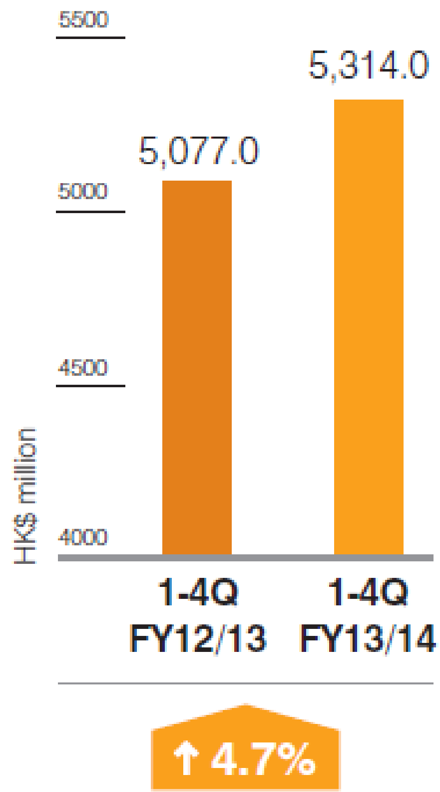
(As of 31 March 2014)

Top 10 tenants comprise 27.0% of GRI

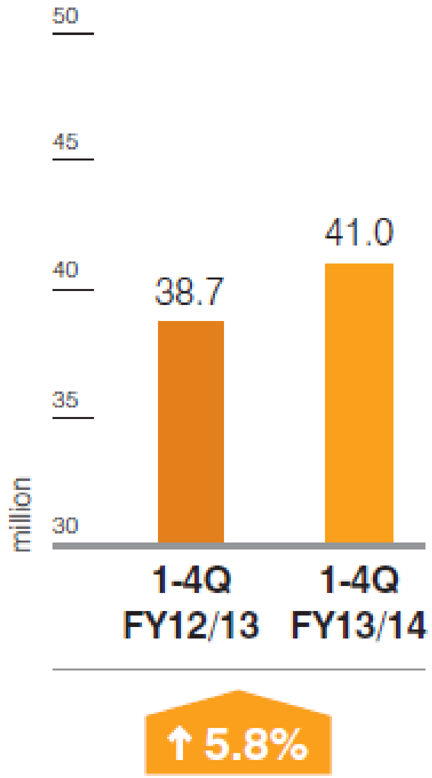
	Building	Tenant	Sector	Trade Sector	% of Monthly Gross Rental Income
1	Gateway Plaza	BMW	Office	Automobile	7.1
2	Festival Walk	Ove Arup	Office	Professional & Business Services	4.2
3	Festival Walk	TaSTe	Retail	Department Store & Supermarket	3.0
4	Gateway Plaza	China Fortune Land Development Co., Ltd. (CFLD)	Office	Real Estate	2.8
5	Festival Walk	Apple	Retail	Electronics	2.4
6	Gateway Plaza	Cummins	Office	Manufacturing	1.8
7	Festival Walk	H&M	Retail	Apparel & Fashion Accessories	1.5
8	Festival Walk	Marks & Spencer	Retail	Department Store & Supermarket	1.4
9	Festival Walk	Prudential	Office	Insurance	1.4
10	Gateway Plaza	John Deere	Office	Manufacturing	1.3

Festival Walk – Continued Growth in Retail Sales & Footfall

Sales Turnover (HK$ m)



Footfall (millions)



1-4Q refers to the period from 1 April to 31 March

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New Brands and Tenants @ Festival Walk

Aesop

Aldo

Armani Jeans

Benefit

Cocktail

Cova (expansion)

Glasstique

Hallmark

Hunter

ItsImagical

Just Cavalli

La Maison Du Chocolat

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New Brands and Tenants @ Festival Walk

Links

Love Moschino

Natures Purest

Oliver's Sandwiches
(relocation)

Pashma

Qeelin

Staccato

Ted Baker

Vivienne Westwood


2/3 Dolci

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Festival Walk: Festive Events

Festival Walk: Marketing & Promotional Activities

Festival Walk: Corporate Social Responsibility Events

Update on Festival Walk Flood Incident

- Flooding on 30 March 2014 due to exceptionally high volume of torrential rainwater from unexpected thunderstorm
- Rainwater discharge pipes were immediately repaired and mall was brought back into operations by next morning
- Looking into incorporating measures to enhance rainwater discharge system
- Minimal impact on distribution to Unitholders

March 31 2014 (First day after incident)
Festival Walk was quickly back in operations. Checks performed on false ceiling boards

April 1 2014 (Second day after incident)
A fashion show organised by tenant attracts throngs of shoppers

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Festival Walk – Awards & Accolades

- **Yahoo! Emotive Brand Award, shopping centre category (雅虎香港感情品牌大奖)**
- **The Most "LIKE" Hong Kong Brand – Shopping Mall (香港最LIKE名品牌商场)**
  Southern Metropolis Daily, Guangzhou (广州南方都市报)
- **Top 10 Favourite Shopping Malls in Hong Kong (香港十大我最喜愛商场)**

  Hong Kong Economic Times
- **The Best Shopping Mall in Town** by Fashion & Beauty Magazine
- **Most Prestigious Brands by Mainland Visitors**（最受内地游客欢迎之尊贵品牌）
  LoveTravel Media

Yahoo! Emotive Brand Award

The Most "LIKE" Hong Kong Brand-Shopping Mall

Top 10 Favourite Shopping Malls in Hong Kong

Most Prestigious Brands

Gateway Plaza – New Tenants and Events

New Tenants

Events

Chinese New Year
Lion Dance Performance

Fire Drill & Assembly Area

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Key Strategies

Provide Unitholders with attractive return on investment

- **Regular & stable distributions and sustainable long-term growth in DPU & NAV per unit**
- **Maintain an appropriate capital structure for MGCCT**

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Financial Highlights

Financial Performance Summary

	7 Mar 13 to 31 Mar 14 (Actual)	7 Mar 13 to 31 Mar 14 (Forecast)	Variance
Gross Revenue (S$m)	267.6	249.2	▲ 7.4%
Net Property Income (S$m)	216.2	197.0	▲ 9.7%
Distribution per Unit (cents)[1]	6.265	5.538	▲ 13.1%
	As at 31 Mar 14 (Actual)	**As at 7 Mar 13[2] (Proforma)**	**Variance**
Investment Property Value (S$m)	4,722	4,312	▲ 9.5%
Net Asset Value per Unit (S$)	1.06	0.91	▲16.5%
Gearing Ratio (%)	38.0	43.0	▼ 5% pts

[1] The DPU is calculated based on the number of issued units as at the end of the period
[2] Refer to unaudited Proforma Balance Sheet of MGCCT as of 7 March 2013 in Prospectus

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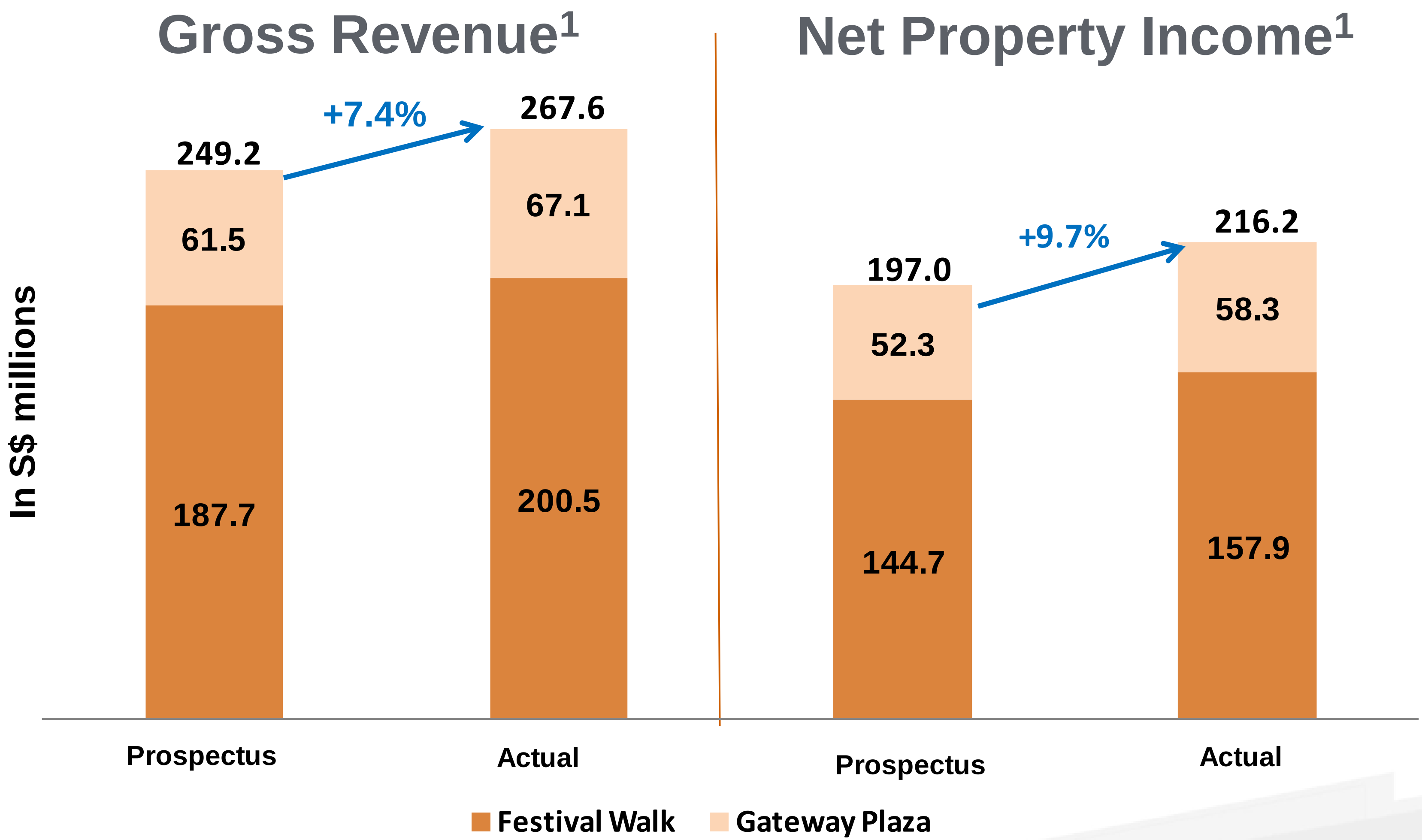
Portfolio Revenue and NPI Above Forecast



1. For the Period from Listing Date of 7 March 2013 to 31 March 2014.

Healthy Balance Sheet – Growing NAV per Unit

S$'000	Actual 31 Mar 2014	As at 7 March 2013[1]
Investment Properties	4,722,070	4,311,781
Other Assets	151,020	137,190
Total Assets	**4,873,090**	**4,448,971**
Bank Borrowings	1,852,787	1,911,405
Other Liabilities	180,600	107,741
Net Assets	**2,839,703**	**2,429,825**
Units in Issue ('000)	2,684,275	2,661,709
Net Asset Value per Unit (S$)	**1.06**	**0.91**

▲ Higher valuation for two properties

▼ Repayment of HK$695m of Term Loan Facility

[1] Refer to unaudited Proforma Balance Sheet of MGCCT as of 7 March 2013 in Prospectus

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Appreciation in Portfolio Valuation

$ million	Valuation as of 31 Mar 2014[1]	Valuation as of 7 Mar 2013[2]	Cap Rate as of 31 Mar 2014	Purchase price as of 7 Mar 2013[3]
Festival Walk	HK$22,100 (S$ 3,609)	HK$20,700 (S$ 3,296)	4.5% (gross)	S$ 3,296
Gateway Plaza	RMB 5,371 (S$ 1,113)	RMB 5,165 (S$ 1,016)	6.5% (gross)	S$ 1,013
Portfolio	**S$ 4,722**	**S$ 4,312**	**-**	**S$ 4,309**

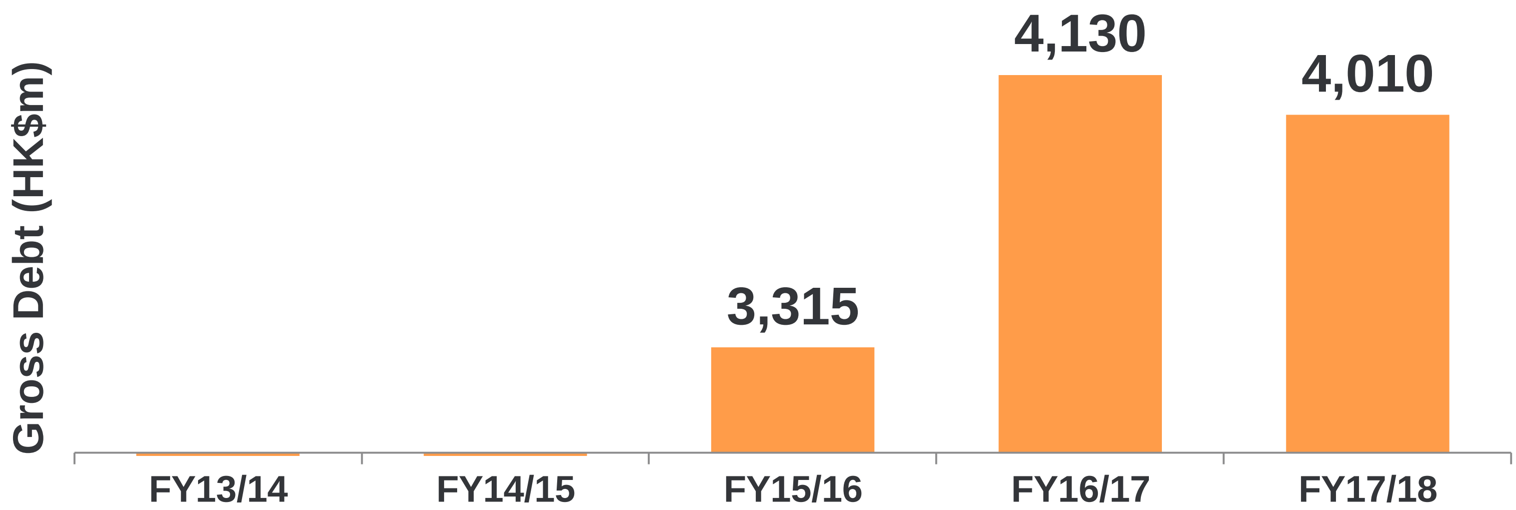
[1] Valuation methodologies used as of 31 March 2014 by Cushman & Wakefield Valuation Advisory Services (HK) Ltd include: Term & Reversion Analysis and Discounted Cash Flow Analysis

[2] Refer to the unaudited Proforma Balance Sheet of MGCCT as of Listing Date as disclosed in the Prospectus

[3] Figures from Prospectus

Debt Maturity Well Staggered

Total Debt: HK$11,455 million



% of total debt maturing	0%	0%	29%	36%	35%

- Management has repaid HK$695m of Term Loan Facility using operating cash
- Weighted Debt Maturity as of 31 March 2014 is 3.0 years
- No refinancing requirements until FY15/16

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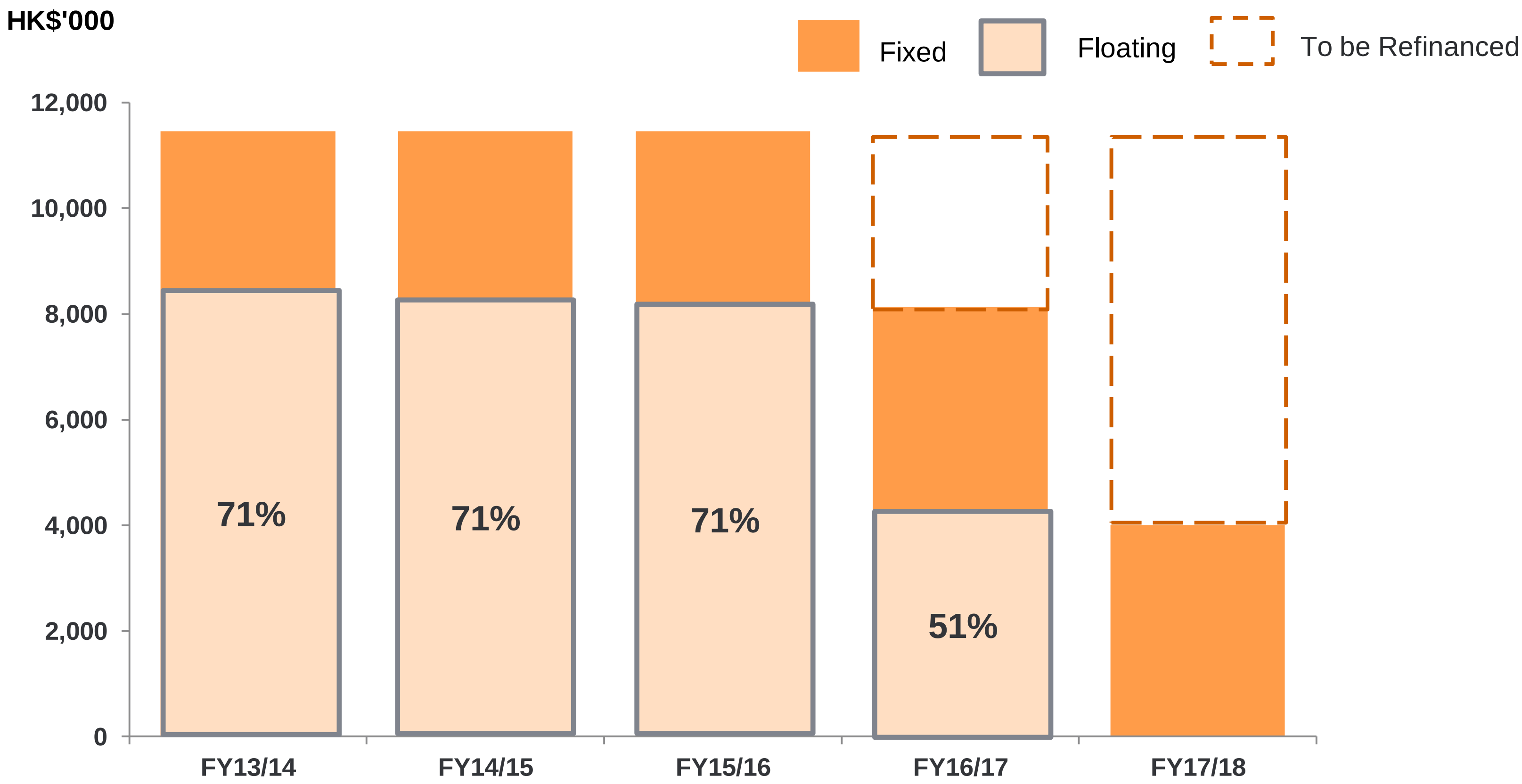
Debt Maturity Profile – Mitigates Interest Rate Volatility



- Interest cost fixed for 71% of total debt from FY13/14 to end of FY15/16 and 51% of total remaining debt until end of FY16/17
- A potential 100bps increase in interest rates may result in a 0.2 cents reduction in DPU (~ 3% of FY13/14 DPU)

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Key Financial Indicators

	Actual as at 31 Mar 2014	Proforma as of 7 March 2013[1]
Total Debt Outstanding[2]	HK$11,455 m	HK$12,150 m
Gearing Ratio	38.0%	43.0%
Interest Cover Ratio	4.6 x	4.0 x
Average Term to Maturity for Debt	3.0 yrs	4.0 yrs
Average All-In Cost of Debt	2.0%	2.0%
Unencumbered Assets as % of Total Assets	100%	100%
MGCCT Corporate Rating (By Moody's Investors Service)	Baa1 Stable	Baa1 Stable

1 Refer to unaudited Proforma Balance Sheet of MGCCT as of 7 March 2013 in Prospectus
2 MGCCT repaid HK$695 million in September 2013

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Resilient and Positioned for Further Growth

We have adopted a prudent risk-based approach to position MGCCT for further growth

RESILIENT PORTFOLIO

- Tenant mix: Well diversified by trade
- Tenant quality: High % of MNC office tenants
  Strong retail brands
- Well distributed lease expiry profile
- Low arrears and no defaults

ACTIVE & PRUDENT CAPITAL MANAGEMENT

- Well staggered debt profile ~ No debt expiring in FY14/15
- Lower gearing at 38%
- High interest coverage ratio of 4.6 times
- FX exposure mitigated: 90% of HKD DI hedged
- Interest rate exposure mitigated: > 70% of interest rate swapped to fixed rate

ORGANIC AND INORGANIC GROWTH

- Active leasing approach
- Focus on cost efficiency and management
- Add value with asset enhancement initiatives
- Prudent and rigorous acquisition growth strategy





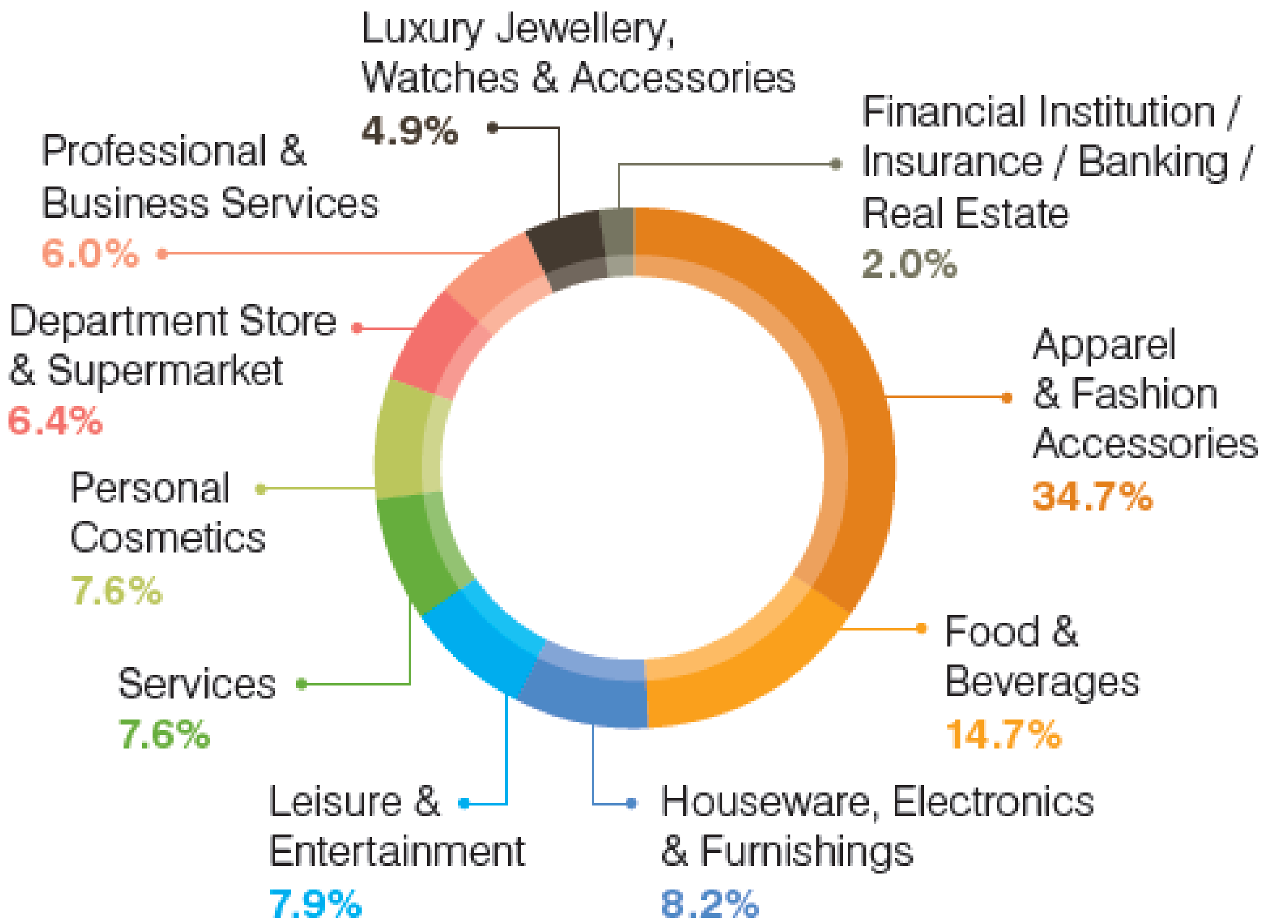





Thank You

Tenant Mix at Festival Walk by Monthly Gross Rental Income

(As of 31 March 2014)



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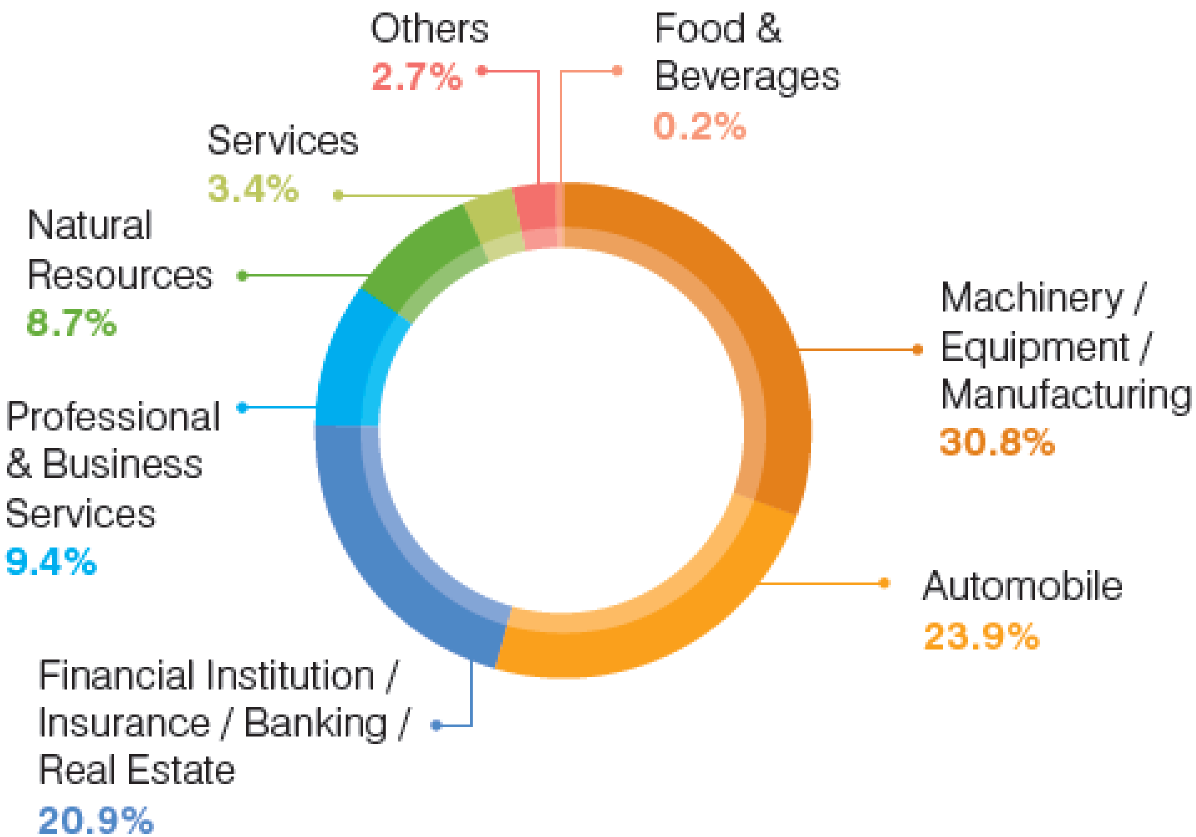
Tenant Mix at Gateway Plaza by Monthly Gross Rental Income

(As of 31 March 2014)



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