



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

ANNOUNCEMENT

VALUATION OF PROPERTIES IN MAPLETREE GREATER CHINA COMMERCIAL TRUST

27 April 2016 – In compliance with the Monetary Authority of Singapore "Code on Collective Investment Schemes Appendix 6 – Property Funds" and pursuant to Rule 703 of the SGX-ST Listing Manual, Mapletree Greater China Commercial Trust Management Ltd. ("MGCCTM" or the "Manager"), the Manager of Mapletree Greater China Commercial Trust ("MGCCT" or the "Trust"), wishes to announce that an independent valuation of the properties in MGCCT ("Valuation") was conducted as at 31 March 2016.

Owner	DBS Trustee Limited (as Trustee of Mapletree Greater China Commercial Trust)
Date of Valuation	31 March 2016
Valuer	Colliers International (Hong Kong) Limited

Description of Property	Address	Valuation
Festival Walk	No. 80 Tat Chee Avenue, Kowloon Tong, Hong Kong SAR	S\$ 4,253 million ¹ (HKD 23,930 million)
Gateway Plaza	No. 18 Xiaguangli, East 3rd Ring Road North, Chaoyang District, Beijing, The People's Republic of China	S\$ 1,256 million ¹ (RMB 5,930 million)
Sandhill Plaza	Blocks 1 to 5 and 7 to 9, No.2290 Zuchongzhi Road, Pudong New District, Shanghai, The People's Republic of China	S\$ 413 million ¹ (RMB 1,950 million)

¹ Based on exchange rates S\$1 = HK\$ 5.6265 and S\$1 = RMB 4.7203

Copies of the valuation reports will be available for inspection by prior appointment at MGCCTM's registered office during business hours for three months from 27 April 2016.

For enquires and inspection appointments, please contact:

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By order of the Board

Wan Kwong Weng

Joint Company Secretary

Mapletree Greater China Commercial Trust Management Ltd.

(Company Registration No. 201229323R)

As Manager of Mapletree Greater China Commercial Trust