

ANNOUNCEMENT

VALUATION OF PROPERTIES IN MAPLETREE GREATER CHINA COMMERCIAL TRUST

26 April 2017 – 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, wishes to announce that an independent valuation of the properties in MGCCT ("**Valuation**") was conducted as at 31 March 2017.

Owner	DBS Trustee Limited (as Trustee of Mapletree Greater China Commercial Trust)
Date of Valuation	31 March 2017
Valuer	Colliers International (Hong Kong) Limited

Description of Property	Address	Valuation
Festival Walk	No. 80 Tat Chee Avenue, Kowloon Tong, Hong Kong SAR	S\$4,549 million ¹ (HKD 24,870 million)
Gateway Plaza	No. 18 Xiaguangli, East 3rd Ring Road North, Chaoyang District, Beijing, The People's Republic of China	S\$ 1,258 million ¹ (RMB 6,120 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\$ 419 million ¹ (RMB 2,040 million)

¹ Based on exchange rates S\$1 = HK\$ 5.4669 and S\$1 = RMB 4.8655

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 26 April 2017.

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