



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

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## **ANNOUNCEMENT**

### **PAYMENT OF BASE FEE, PERFORMANCE FEE & PROPERTY MANAGEMENT FEE BY WAY OF ISSUE OF NEW UNITS IN MAPLETREE GREATER CHINA COMMERCIAL TRUST (“MGCCT”)**

25 May 2018 – Mapletree Greater China Commercial Trust Management Ltd. (the “**Manager**”), as the Manager of Mapletree Greater China Commercial Trust, wishes to announce that a total of 8,137,206 new units in MGCCT (“**Units**”) have been issued on 25 May 2018 at S\$1.1609 per unit for the following purposes:

1. 5,459,748 Units issued to the Manager as payment of the Base Fee (as defined in the Trust Deed) for the period from 1 January 2018 to 31 March 2018 and Performance Fee (as defined in the Trust Deed) for the period from 1 April 2017 to 31 March 2018.
2. 2,677,458 Units issued to Mapletree Greater China Property Management Limited (the “**Property Manager**”) as payment of Property Management Fee (as defined in the Trust Deed) relating to Festival Walk and Gateway Plaza for the period from 1 January 2018 to 31 March 2018.

The issue price of the Units is based on the 10-day volume weighted average price for the Units up to 29 March 2018.

This issuance of Units is in accordance with the disclosure in the IPO prospectus of MGCCT dated 27 February 2013. The Manager has elected to receive 100% of the Base Fee and the Performance Fee in the form of Units and the Manager has elected to pay the Property Manager the Property Management Fee relating to Festival Walk and Gateway Plaza in the form of Units. For Sandhill Plaza, the Manager has elected to pay the Property Manager the Property Management Fee in cash from the date of acquisition on 17 June 2015.

Following this issuance, the Manager holds 114,220,408 Units and the Property Manager holds 58,475,741 Units. Total number of Units in issue as at 25 May 2018 is 3,146,007,149.

The Units issued to the Manager on 25 May 2018 does not include the acquisition fee payable in Units to the Manager for the Proposed Acquisition of the Japan Portfolio (as defined in the SGX-ST Announcement dated

#### **Mapletree Greater China Commercial Trust Management Ltd.**

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28 March 2018<sup>1</sup>) (“**Acquisition Fee**”). A further announcement on the Acquisition Fee will be made by the Manager in due course.

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

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<sup>1</sup> Please refer to MGCCT’s SGX-ST Announcement dated 28 March 2018 titled “Proposed Acquisition of a Portfolio of Six Freehold Office Properties in Greater Tokyo, Japan (“Proposed Acquisition”)”.