

INVESTOR RELATIONS

The Manager's investor relations policy is to provide clear, timely and transparent disclosure of material information about MGCCT's business and performance to stakeholders including Unitholders, institutional investors, analysts and the media. Through communicating our strategies, business developments and market environment across multiple platforms, we aim to help our stakeholders make informed investment decisions.



Close interaction between management and analysts at Mapletree REITs' year-end networking event.

PROACTIVE & TRANSPARENT INVESTOR COMMUNICATION

MGCCT's quarterly results are released on SGX-ST within one month after the end of each quarter. Quarterly post-results briefings or conference calls are held to provide analysts with updates on MGCCT's financial results, operational performance and outlook. Half-year and full-year result briefings, as well as question-and-answer sessions are broadcast "live" via the MGCCT website, with the webcasts available on demand for up to a year. At these briefings or calls, the Manager's Chief Executive Officer ("CEO") and Chief Financial Officer ("CFO") share updates on MGCCT's financial performance, business operations, opportunities and challenges.

All announcements on MGCCT's latest corporate developments are promptly released to SGX-ST. These announcements are also available on MGCCT's corporate website (www.mapletreenorthasiacommercialtrust.com), which is regularly updated with financial and corporate information, including press releases, annual reports, investor presentations, distribution history and other key information. In addition, investors and the general public may also send questions to the Manager through a

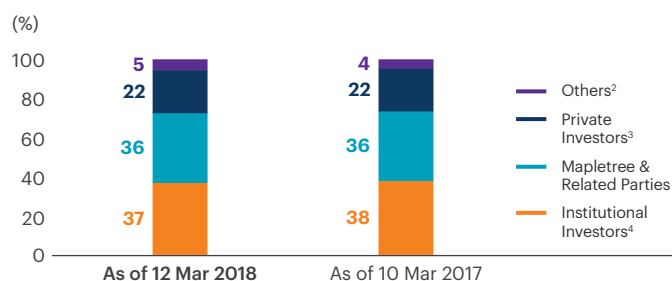
dedicated email address and sign up for email alerts to receive timely updates. In support of SGX's initiative towards electronic communication with Unitholders, CD-ROMs of MGCCT's annual reports¹ will no longer be printed and distributed. Paper copies of annual reports are available upon request and the annual reports can also be downloaded from MGCCT's website.

The Manager continues to actively engage institutional investors locally and globally. In FY17/18, we reached out to 162 investors (FY16/17: 148) through conference calls, participation in one-on-one meetings, non-deal roadshows, as well as investor conferences in Singapore, Hong Kong and Tokyo. Upon request, property tours and site visits are arranged to provide investors with a first-hand view of the operations at MGCCT's properties. We also develop and maintain frequent communication with analysts, including nine analysts from brokerage firms based in Singapore and Hong Kong who offer research coverage on MGCCT as of 31 March 2018. To keep the Board of Directors abreast of market perceptions and concerns, the Manager also provides regular feedback on investor engagements, analyst consensus estimates and views, as well as analysis of MGCCT's unitholder register.

¹ Please refer to MGCCT's SGX-ST announcement dated 24 May 2018 titled "Amendments to the Trust Deed".

INVESTOR RELATIONS

UNITHOLDING OWNERSHIP BY INVESTOR CATEGORY¹



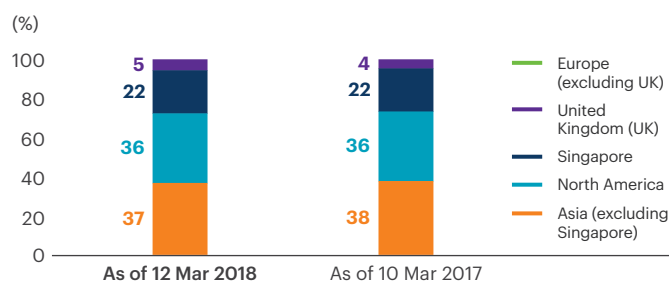
- The share register analysis is carried out by a third-party vendor based on MGCCT's unitholding data obtained from The Central Depository (Pte) Limited as of 12 March 2018 and as of 10 March 2017 (as 12 March 2017 falls on a Sunday).
- Others include corporates, non-profit organisations, custodians and nominees.
- Private investors include investors whose unitholding are less than the threshold of 200,000 units, based on MGCCT's unitholding data obtained from The Central Depository (Pte) Limited as of 12 March 2018 and as of 10 March 2017.
- Institutional investors include private banks.

Following the announcement of the expansion of MGCCT's investment mandate to Japan in January 2018, the Manager actively engaged with the investment community to help them understand MGCCT's strategy, rationale for expanding beyond Greater China as well as the opportunities that this change can bring.

MGCCT's fourth Annual General Meeting ("AGM") was held on 19 July 2017. Well-attended by about 358 Unitholders, proxy holders and observers, the AGM was an important platform for retail investors to raise questions and engage directly with the Board of Directors and senior management on matters affecting MGCCT. All AGM resolutions were polled electronically and the results showing the number of votes cast for and against each resolution were published

INSTITUTIONAL INVESTORS UNITHOLDING OWNERSHIP BY GEOGRAPHICAL DISTRIBUTION¹

(Excluding Mapletree & Related Parties, Private Investors and Others)



on SGX-ST. An independent scrutineer was also appointed to validate the vote tabulation procedures. For the first time, minutes of the fourth AGM were also made available on MGCCT's website.

To further connect with retail investors, the Manager also participated in the REITs Symposium 2017 jointly organised by ShareInvestor and the REIT Association of Singapore ("REITAS") for the third year.

In recognition of good corporate governance, corporate transparency, and best practices in investor relations, MGCCT was awarded Bronze for Best Investor Relations in the REITs & Business Trusts category at the Singapore Corporate Awards 2017.

INVESTOR RELATIONS CALENDAR FOR FY17/18

2017

APRIL TO JUNE

4Q FY16/17 Analysts' Briefing and "Live" Audio Webcast
 Post-results Non-deal Roadshow hosted by Macquarie, Singapore
 REITs Symposium 2017, Singapore
 Citi Asia Pacific Property Conference, Hong Kong

JULY TO SEPTEMBER

4th Annual General Meeting, Singapore
 1Q FY17/18 Analysts' Conference Call
 Post-results Luncheon hosted by CIMB, Singapore
 Citi C-Suite Singapore REITs & Sponsors Corporate Day

OCTOBER TO DECEMBER

2Q FY17/18 Analysts' Briefing and "Live" Audio Webcast
 Post-results Non-deal Roadshow hosted by DBS, Singapore
 Post-results Non-deal Roadshow hosted by Mizuho, Tokyo
 Mapletree REITs' Year-End Analyst Event, Singapore
 Morgan Stanley Annual Asia Pacific Summit, Singapore

2018

JANUARY TO MARCH

3Q FY17/18 Analysts' Conference Call
 Post-results Luncheon hosted by CLSA, Singapore
 Non-deal Roadshow hosted by HSBC, Hong Kong
 Analysts' Briefing and Call on Proposed Japan Acquisition

FINANCIAL CALENDAR

FY17/18

1 st Quarter Results Announcement	28 July 2017
2 nd Quarter and Half-year Results Announcement	20 October 2017
Books Closure Date for First Semi-annual Distribution	30 October 2017
Payment of First Semi-annual Distribution to Unitholders	20 November 2017
3 rd Quarter Results Announcement	25 January 2018
4 th Quarter and Full-year Results Announcement	25 April 2018
Books Closure Date for Cumulative Distribution ¹	7 May 2018
Payment of Cumulative Distribution to Unitholders	25 May 2018

1 Cumulative Distribution comprises the semi-annual distribution for the period from 1 October 2017 to 31 March 2018 ("2H FY17/18 Distribution") and the advanced distribution for the period from 1 April 2018 to 7 May 2018, which is the day immediately prior to the date on which the New Units are issued pursuant to the Private Placement (refer to SGX-ST announcement dated 25 April 2018 titled "Launch of Private Placement to Raise Gross Proceeds of Approximately S\$325.0 million" and SGX-ST announcement dated 7 May 2018 titled "Details of Cumulative Distribution in Connection with the Private Placement by MGCCT"). The next distribution following the Cumulative Distribution will comprise MGCCT's distributable income for the period from 8 May 2018, the day the New Units are issued pursuant to the Private Placement, to 30 June 2018. Subsequent distributions will be made on a quarterly basis to Unitholders following the change in MGCCT's distribution policy to distribute its distributable income on a quarterly basis (refer to SGX-ST announcement dated 25 April 2018 titled "Change from Semi-annual Distribution to Quarterly Distribution").

RESEARCH COVERAGE

(As of 31 March 2018)

- CGS-CIMB Research
- Citi Research
- CLSA Singapore
- DBS Group Research
- Goldman Sachs
- Macquarie Securities
- Mizuho Securities Asia Limited
- OCBC Investment Research
- The Hong Kong and Shanghai Banking Corporation

INVESTOR RELATIONS CONTACT

The Manager values and welcomes feedback from Unitholders and other stakeholders. Please contact:

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F: +65 6352 6382

Email: enquiries_mnact@mapletree.com.sg

UNITHOLDER DEPOSITORY

For depository-related matters such as change of details pertaining to Unitholders' investment records, please contact:

The Central Depository (Pte) Limited

9 North Buona Vista Drive

#01-19/20 The Metropolis Singapore 138589

T: +65 6535 7511

F: +65 6535 0775

Email: asksgx@sgx.com

Website: www.sgx.com/cdp

FOR SUBSTANTIAL UNITHOLDERS:

For changes in percentage unitholding level, email: _MNACT_Disclosure@mapletree.com.sg