

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

ANNOUNCEMENT

NOTICE OF BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of unitholders of Mapletree North Asia Commercial Trust (“**MNACT**”) will be closed at **5.00pm** on **Monday, 4 February 2019** for the purpose of determining unitholders’ entitlement of MNACT’s distribution. MNACT has announced distribution of 1.927 cents (SGD) per unit for the period from 1 October 2018 to 31 December 2018 (the “**Distribution**”).

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with units in MNACT as at 5.00pm on 4 February 2019 will be entitled to the Distribution that will be paid on **Friday, 22 February 2019**.

The Distribution will comprise two components:

- (a) distribution out of tax-exempt income (the “**tax-exempt income component**”) of 1.394 cents (SGD); and
- (b) distribution out of capital (the “**capital component**”) of 0.533 cents (SGD).

The tax-exempt income component of the Distribution is exempt from tax in the hands of all unitholders. No tax will be deducted at source from this component.

The capital component of the Distribution represents a return of capital to unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For unitholders who hold the units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the units.

IMPORTANT DATES AND TIMES

| Date / Deadline | Event |
|--------------------------------|---|
| 9.00am, Friday 1 February 2019 | Units will be traded ex-distribution |
| 5.00pm, Monday 4 February 2019 | Closure of MNACT's Transfer Books and Register of unitholders |
| Friday, 22 February 2019 | Payment of Distribution |

Should unitholders have any queries in relation to these procedures, please do not hesitate to contact:-

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Vice President, Investor Relations
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Or visit MNACT's website: www.mapletreenorthasiacommercialtrust.com.

By Order of the Board
Wan Kwong Weng
Joint Company Secretary
Mapletree North Asia Commercial Trust Management Ltd.
(Company Registration No. 201229323R)
As Manager of Mapletree North Asia Commercial Trust

25 January 2019

Important Notice

The value of units in MNACT (“Units”) and the income derived from them may fall as well as rise. Units are not obligations of deposits in, or guaranteed by, Mapletree North Asia Commercial Trust Management Ltd., as Manager of MNACT (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 of MNACT 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.

The past performance of MNACT is not necessarily indicative of the future performance of MNACT.