

MAPLETREE NORTH ASIA COMMERCIAL TRUST¹

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

28 June 2019

Dear Unitholder,

MNACT's ANNUAL REPORT FY18/19

Mapletree North Asia Commercial Trust Management Ltd.² (the "**Manager**"), the Manager of Mapletree North Asia Commercial Trust ("**MNACT**"), is pleased to enclose a summary of MNACT's Annual Report for FY18/19 as well as printed copies of the Notice and Proxy Form for MNACT's 6th Annual General Meeting ("**AGM**") to be held on 17 July 2019.

As part of our overall drive towards environmental sustainability and in line with the Singapore Exchange's Listing Rules, we are using electronic communication to transmit annual reports to our Unitholders. The electronic copy of MNACT's Annual Report for the financial year ended March 2019 has been made available for download from www.mapletreenorthasiacommercialtrust.com. You may also download it to your mobile devices using the Quick Response ("**QR**") code which is printed at the back of this booklet. You will need an internet browser and PDF reader to view these documents.

We sincerely hope that you will support our sustainability efforts. If you still wish to receive a printed copy of the Annual Report, please complete the Request Form and return it to the Manager by mail or fax (Fax No.: +65 6352 6382). Alternatively, you can provide the information required (as outlined in the Request Form) by email to enquiries_mnact@mapletree.com.sg. Please send in your request **no later than Tuesday, 09 July 2019** to receive a printed copy before the AGM.

MNACT's 6th AGM

We look forward to your attendance at MNACT's AGM on **Wednesday, 17 July 2019 at 2.30 p.m.** at **20 Pasir Panjang Road, Mapletree Business City, Town Hall – Auditorium, Singapore 117439**. Enclosed on the inside back cover, please find a direction map to Mapletree Business City where the AGM will be held.

Please contact Ms. Lim Zi Qi at DID: +65 6807 4211 (from 0900 to 1700 hours, Monday to Friday) or email: enquiries_mnact@mapletree.com.sg if you require further clarification on the directions to Mapletree Business City.

Should you have any questions on the proxy form, kindly contact MNACT's Unit Registrar at DID: +65 6536 5355.

Please also be informed that light snacks, coffee and tea will be served after the AGM ends.

We look forward to seeing you.

Thank you.

Yours faithfully,

For and on behalf of

Mapletree North Asia Commercial Trust Management Ltd.

(As Manager of Mapletree North Asia Commercial Trust)

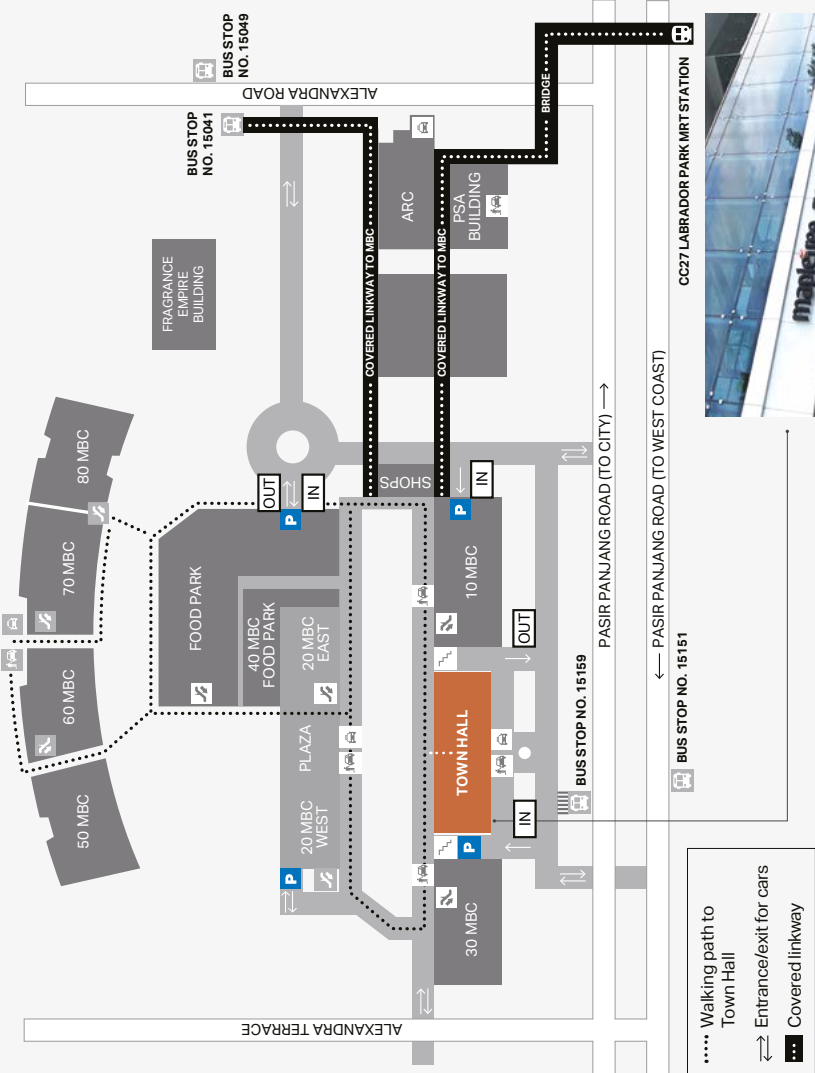
Wan Kwong Weng

Joint Company Secretary

1 Formerly known as Mapletree Greater China Commercial Trust. Please refer to MNACT's SGX-ST Announcement dated 25 May 2018 titled "Change of Name of Mapletree Greater China Commercial Trust and the Manager".

2 Formerly known as Mapletree Greater China Commercial Trust Management Ltd.

Directions to Mapletree Business City ("MBC") Town Hall



- Walking path to Town Hall
- ↔ Entrance/exit for cars
- Covered linkway



BY BUS
 Bus Services at Bus Stop No. 15049 & 15041: 51, 57, 61, 93, 97, 100, 120, 166, 175, 963
 Please walk towards the Alexandria Retail Centre ("ARC") and take the linkway to MBC and Town Hall on the 2nd level.

Bus Services at Bus Stop No. 15159 & 15151: 10, 30, 51, 143, 175, 176, 188
 Please walk towards the Town Hall.

BY MRT
 Please alight at the Labrador Park MRT Station (CC27).
 Take the overhead bridge to ARC, followed by the linkway to MBC on the 2nd level.

BY CAR
 Please enter the carpark through the entrance at 10 MBC, 20 MBC, 30 MBC or 40 MBC/FoodPark (as indicated on the map). Follow the vehicle entry path (→) to enter the carpark.