

## ANNOUNCEMENT

### VALUATION OF PROPERTIES UNDER MAPLETREE COMMERCIAL TRUST GROUP

*Singapore, 20 April 2022* – In compliance with the Monetary Authority of Singapore “Code on Collective Investment Schemes Appendix 6 – Property Funds” and pursuant to Rule 703 of the Singapore Exchange Securities Trading Limited Listing Manual, Mapletree Commercial Trust Management Ltd., as manager of Mapletree Commercial Trust (“MCT” and as manager of MCT, the “Manager”), wishes to announce that the Manager has obtained independent valuations as at 31 March 2022 for all properties owned by MCT Group.

The aggregate value of MCT Group’s properties comprising VivoCity, Mapletree Business City (“MBC”) I and MBC II, mTower, Mapletree Anson and Bank of America Merrill Lynch HarbourFront was S\$8,821.0 million as at 31 March 2022. The valuation details for the respective properties are set out below.

Date of Valuation	31 March 2022		
Description of Property	Owner	Valuation (\$ million)	Valuer
<b>VivoCity</b> 1 HarbourFront Walk, Singapore 098585	DBS Trustee Limited (as Trustee of MCT)	3,182.0	CBRE Pte. Ltd.
<b>Mapletree Business City I<sup>1</sup></b> 10, 20, 30 Pasir Panjang Road, Singapore 117438 / 117439 / 117440	DBS Trustee Limited (as Trustee of MCT)	2,249.0	Jones Lang LaSalle Property Consultants Pte Ltd

<sup>1</sup> Comprising the strata lease over level two to the rooftop of the office and business park components

**Mapletree Commercial Trust Management Ltd.**

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Date of Valuation	31 March 2022		
Description of Property	Owner	Valuation (S\$ million)	Valuer
<b>Mapletree Business City II</b> Part 20, 40, 50, 60, 70, 80 Pasir Panjang Road, Singapore 117439 / 117383 / 117384 / 117385 / 117371 / 117372	Mapletree Business City LLP	1,551.0	Jones Lang LaSalle Property Consultants Pte Ltd
<b>mTower</b> <i>(excludes 17<sup>th</sup>-21<sup>st</sup>, 33<sup>rd</sup> &amp; 39<sup>th</sup> storeys)</i> 460 Alexandra Road, Singapore 119963	DBS Trustee Limited (as Trustee of MCT)	747.0	Jones Lang LaSalle Property Consultants Pte Ltd
<b>Mapletree Anson</b> 60 Anson Road, Singapore 079914	DBS Trustee Limited (as Trustee of MCT)	752.0	Jones Lang LaSalle Property Consultants Pte Ltd
<b>Bank of America Merrill Lynch HarbourFront</b> 2 HarbourFront Place, Singapore 098499	DBS Trustee Limited (as Trustee of MCT)	340.0	Jones Lang LaSalle Property Consultants Pte Ltd

Copies of the valuation certificates will be available for inspection, only by prior appointment at the Manager's registered office during business hours, for three months from the date of this announcement.

For enquires and inspection appointments, please contact:

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By Order of the Board

Wan Kwong Weng

Joint Company Secretary

Mapletree Commercial Trust Management Ltd.

(Company Registration No.200708826C)

As Manager of Mapletree Commercial Trust