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New Century Real Estate Investment Trust
開元產業投資信託基金

*(a Hong Kong collective investment scheme authorised under section 104
of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))*
(Stock Code: 1275)

Managed by
NEW CENTURY ASSET MANAGEMENT LIMITED

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an **EXTRAORDINARY GENERAL MEETING** (the “**EGM**”) of the unitholder (the “**Unitholders**”) of New Century Real Estate Investment Trust (“**New Century REIT**”) will be held at Portion 2, 12/F., The Center, 99 Queen’s Road Central, Central, Hong Kong, (Conference Room 1-6) on 12 April 2021 at 10:00 a.m. for the purpose of considering and, if thought fit, passing, with or without amendments, the resolution below.

Words and expressions that are not expressly defined in this notice of EGM shall bear the same meaning as that defined in the circular dated 19 March 2021 issued to the Unitholders.

SPECIAL RESOLUTION

“THAT:

- (a) the Proposed Disposal, the Agreement and the transactions contemplated thereunder be and are hereby approved, and the Board and the Trustee be and are hereby authorised to do all such acts and things as may be necessary or desirable to implement or give effect to the Proposed Disposal, the terms of the Agreement and the transactions contemplated thereunder and to make and agree such variations, amendments or modifications (if any) to the terms of the Agreement as any Director(s) may consider to be desirable, necessary or appropriate and in the interest of the Unitholders; and

- (b) subject to completion of the transactions contemplated by paragraph (a) set out in this notice of the EGM, the Proposed Termination, the Proposed Liquidation and the Proposed Delisting be and are hereby approved, and the Trustee and any Director(s) be and are hereby authorised to execute such documents, make such applications and submissions and do all such acts, deeds or things on behalf of New Century REIT which the Director(s) consider(s) to be necessary or desirable in connection with the Proposed Termination, the Proposed Liquidation and the Proposed Delisting, and all the documents signed by the relevant Director(s) on behalf of the Manager in such connection be and are hereby approved.”

Yours faithfully,
By Order of the Board
New Century Asset Management Limited
As manager of New Century Real Estate Investment Trust
Mr. Jin Wenjie
Chairman of the Manager

Hong Kong, 19 March 2021

*Registered Office of the Manager:
Unit 4706, 47th Floor, the Centre
99 Queen's Road Central
Hong Kong*

As at the date of this notice, the Executive Director of the Manager is Ms. Ho Wai Chu, the Non-executive Directors of the Manager are Mr. Jin Wenjie and Mr. Zhang Guanming, and the Independent Non-executive Directors of the Manager are Mr. Angelini Giovanni, Mr. Yu Hon To David and Professor He Jianmin.

Notes:

- (a) Pursuant to the trust deed constituting New Century REIT, a resolution put to vote at the EGM will be taken by poll and the result of the poll will be published on the websites of Stock Exchange and New Century REIT.
- (b) A unitholder of New Century REIT entitled to attend and vote at the EGM may appoint proxy(ies) to attend and vote in his/her stead in accordance with the Trust Deed. The person appointed to act as proxy does not need to be a unitholder of New Century REIT.
- (c) In order to be valid, the form of proxy together with the power of attorney or other authority (if any) under which it is signed or a notarially certified copy of that power or authority, must be deposited at the unit registrar of New Century REIT, Tricor Investor Services Limited at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not less than 48 hours before the time appointed for holding the meeting. Completion and return of the form of proxy will not preclude unitholders from attending and voting in person should they so wish.
- (d) For the purpose of determining unitholders of New Century REIT who are entitled to attend and vote at the forthcoming EGM to be held on 12 April 2021, the register of unitholders of New Century REIT will be closed from 7 April 2021 to 12 April 2021, both days inclusive. In order to qualify for attending and voting at the EGM, all transfer documents should be lodged for registration with unit registrar of New Century REIT, Tricor Investor Services Limited at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 4:30 p.m. on 1 April 2021.
- (e) Where there are joint registered unitholders of a Unit, any one of such unitholders may vote at the meeting either personally or by proxy in respect of such Units as if he/she were solely entitled thereto, but if more than one of such unitholders is present at the meeting personally or by proxy, that one of such unitholders so present whose name stands first on the register of unitholders in respect of such Unit shall alone be entitled to vote in respect thereof.