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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 ANNUAL GENERAL MEETING

**PRECAUTIONARY MEASURES
FOR THE ANNUAL GENERAL MEETING**

To prevent and control the spread of the coronavirus disease 2019 (“**COVID-19**”), the REIT Manager will implement the following precautionary measures at the annual general meeting (“**AGM**”) against the epidemic to ensure the safety of the Unitholders and other participants attending:

- Compulsory body temperature check will be conducted for every attendee at the entrance of the venue
- Any person with a body temperature of more than 37.3 degrees Celsius will not be admitted to the venue of the AGM
- Seating at the venue of the AGM will be arranged so as to allow for appropriate social distancing. As a result, there will be limited capacity for Unitholders to attend the AGM. The REIT Manager may limit the number of attendees at the AGM as may be necessary to avoid over-crowding
- Every attendee is required to wear a facial surgical mask before they are permitted to attend, and during their attendance of the AGM
- Any attendee who declines any of the abovementioned measures will be refused admission to the venue of the AGM
- No gifts or refreshments (both food and beverage) will be provided at the AGM

NOTICE IS HEREBY GIVEN that the Annual General Meeting of unitholders (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 2-4) on Friday, 18 June 2021, at 2:00 p.m. for the following purposes:

- (1) To note the audited consolidated financial statements of New Century REIT together with the independent auditor’s report for the year ended 31 December 2020; and
- (2) To note the appointment of auditors of New Century REIT and the fixing of their remuneration.

By Order of the Board
New Century Asset Management Limited
(as manager of New Century Real Estate Investment Trust)
Jin Wenjie
Chairman of the Manager

Hong Kong, 13 May 2021

Notes:

- (a) A Unitholder entitled to attend the meeting (or at any adjournment thereof) is entitled to appoint one or more proxies to attend in his/her stead. The proxy needs not be a Unitholder.
- (b) 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 thereof, must be deposited with the unit registrar of New Century REIT, Tricor Investor Services Limited at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong (“**Unit Registrar**”) not less than 48 hours before the time appointed for holding the meeting or adjourned meeting (as the case may be). Completion and return of the form of proxy will not preclude you from attending in person at the meeting or any adjournment thereof, should you so wish. In the event that you attend the meeting or adjourned meeting (as the case may be) after having lodged a form of proxy, the form of proxy will be deemed to have been revoked.
- (c) Reference is made to the circular dated 19 March 2021 (the “**Circular**”) and the announcement dated 25 March 2021 (the “**Announcement**”) jointly issued by New Century REIT and Huge Harvest International Limited in respect of, among others, the proposed very substantial disposal and connected party transaction, and the proposed termination, proposed liquidation, proposed delisting and proposed deauthorisation of New Century REIT. Capitalised terms used in this paragraph (c) shall have the same meanings as defined in the Circular and the Announcement. The register of Unitholders has been closed from Wednesday, 21 April 2021 and will remain closed until the effective date of the Proposed Delisting. The effective date and the arrangement of the Proposed Delisting and the Proposed Deauthorisation are subject to approval of the Stock Exchange and the SFC. Those Unitholders on the register of Unitholders as at Wednesday, 21 April 2021 are entitled to attend the annual general meeting to be held on 18 June 2021.
- (d) A form of the proxy for use at the Annual General Meeting is sent to Unitholders together with this notice on 13 May 2021. The form of proxy is published on the website of the Stock Exchange at www.hkexnews.hk and can also be downloaded from New Century REIT’s website at www.ncreit.com.

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.