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China Merchants Commercial Real Estate Investment Trust

(a Hong Kong collective investment scheme authorized under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))

(Stock Code: 1503)

Managed by
China Merchants Land Asset Management Co., Limited

UNAUDITED OPERATING STATISTICS FOR THE THREE MONTHS ENDED 30 SEPTEMBER 2021

The board of directors (the “**Board**”) of China Merchants Land Asset Management Co., Limited (the “**Manager**”), as manager of China Merchants Commercial Real Estate Investment Trust (“**CMC REIT**”) is pleased to announce the unaudited operating statistics of CMC REIT’s property portfolio for the three months ended 30 September 2021.

Unaudited operating statistics for the three months ended 30 September 2021

Property	Occupancy rate		Passing Rent (RMB/sq.m.)	
	As at 30 Sep 2021	As at 30 Jun 2021	As at 30 Sep 2021	As at 30 Jun 2021
Office				
New Times Plaza	91.9%	88.6%	179.6	178.3
Cyberport Building	73.3%	76.7%	126.0	126.9
Technology Building	100.0%	100.0%	119.6	115.3
Technology Building 2	81.3%	79.5%	115.1	114.8
Average	87.4%	86.5%		
Retail				
Garden City Shopping Centre	88.4%	89.0%	175.4	173.1
Property average	87.6%	87.1%		

Note: The operating statistics above are based on preliminary internal records, which have not been audited. As such, the statistics contained herein are for investors’ reference only.

Over the third quarter of 2021, the occupancy rate of CMC REIT's overall property portfolio increased from 87.1% to 87.6%. The occupancy rate of office properties increased from 86.5% to 87.4%. In particular, the occupancy rate of New Times Plaza increased 3.3 percentage points to 91.9%, Technology Building remained fully occupied, the occupancy rate of Technology Building 2 increased 1.8 percentage points to 81.3%, and that of Cyberport Building decreased to 73.3%. The occupancy rate of retail properties as of 30 September 2021 was 88.4%, and was relatively stable over the quarter.

In the third quarter of 2021, the overall passing rents of our office buildings maintained their upward trajectory. The passing rents of all office properties except for Cyberport Building increased slightly. In particular, the passing rents of Technology Building increased 3.7% or RMB4.3 in the third quarter. For retail properties, the passing rents of Garden City Shopping Centre increased RMB2.3 in the third quarter, an increase of 1.3% compared with the previous quarter.

In terms of our asset enhancement initiatives, the renovation of Cyberport Building and Technology Building 2 will be completed as scheduled within this year. New Times Plaza's renovation schedule has been extended, and completion of renovation is now expected by the end of the first quarter of next year. The upgrade plan and designs for Garden City Shopping Centre is expected to be finalized within this year.

By order of the Board
China Merchants Land Asset Management Co., Limited
(as manager of China Merchants Commercial Real Estate
Investment Trust)
Mr. HUANG Junlong
Chairman of the Manager

Hong Kong, 18 October 2021

As at the date of this announcement, the Board comprises Mr. HUANG Junlong (Chairman), Mr. YU Zhiliang and Ms. LIU Ning as Non-executive Directors, Mr. GUO Jin as Executive Director, and Mr. LIN Hua, Mr. LIN Chen and Ms. WONG Yuan Chin, Tzena as Independent Non-executive Directors.