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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: 01503)

Managed by
China Merchants Land Asset Management Co., Limited

UNAUDITED OPERATING STATISTICS FOR THE THREE MONTHS ENDED 31 MARCH 2022

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 31 March 2022.

Unaudited operating statistics for the three months ended 31 March 2022

Property	Occupancy Rate		Passing Rent (RMB/sq.m.)	
	As at 31 Mar 2022	As at 31 Dec 2021	As at 31 Mar 2022	As at 31 Dec 2021
Office				
New Times Plaza	92.8%	91.9%	180.1	179.4
Cyberport Building	75.4%	71.3%	126.9	126.9
Technology Building	100.0%	100.0%	120.8	119.6
Technology Building 2	76.9%	81.2%	116.7	116.1
Average	87.1%	86.9%		
Retail				
Garden City Shopping Centre	88.2%	90.5%	179.0	176.8
Property Average	87.4%	87.7%		

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.

Rental and Occupancy

Over the first quarter of 2022, the occupancy rate of CMC REIT's overall property portfolio decreased marginally from 87.7% to 87.4%. Passing rent of each property remained stable, in particular, the Garden City Shopping Centre's passing rent increased from RMB176.8 to RMB179.0 per square meter.

Within the office portfolio the aggregate occupancy at our office properties improved marginally, from 86.9% to 87.1%. The office passing rents at our properties also improved. The largest increase was at Technology Building, where the passing rent increased by RMB1.20, to RMB120.80 per square meter.

Asset Enhancement

The enhancement work of New Times Plaza is on schedule and the design plan of Garden City Shopping Centre has made progress to the next stage.

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

Hong Kong, 26 April 2022

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.