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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 30 SEPTEMBER 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 30 September 2022.

#### Unaudited operating statistics for the three months ended 30 September 2022

Property	Occupancy Rate		Passing Rent (RMB/sq.m.)	
	As at 30 September 2022	As at 30 June 2022	As at 30 September 2022	As at 30 June 2022
<b>Office</b>				
New Times Plaza	85.7%	92.3%	183.5	182.2
Cyberport Building	82.5%	75.9%	126.1	125.6
Technology Building	100.0%	100.0%	126.1	122.3
Technology Building 2	90.5%	76.8%	118.6	116.9
Onward Science & Trade Center	70.4%	70.4%	319.5	319.2
<b>Average</b>	<b>85.9%</b>	<b>84.1%</b>		
<b>Retail</b>				
Garden City Shopping Centre	82.2%	84.5%	170.0	173.3
<b>Property Average</b>	<b>85.2%</b>	<b>84.2%</b>		

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**

In the third quarter of 2022, the overall occupancy rate of CMC REIT's office portfolio recorded a slight increase of 1.8 percentage points to 85.9% compared to the second quarter. Of note was the continued expansion of the area leased by Shenzhen Qianhai Shekou Free Trade Zone Hospital as evidenced by the 3.1% increase (RMB3.8/sq.m.) in passing rent at Technology Building even as the occupancy rate remained at 100%. The occupancy rates for Technology Building 2 and Cyberport Building recorded a significant increase of 13.7 percentage points and 6.6 percentage points respectively, with positive revisions to their passing rent rates. Offsetting these positives, the occupancy rate of New Times Plaza decreased by 6.6 percentage points as several tenants chose to vacate upon the expiry of their leases. There was little change in the operating statistics of the newly acquired Onward Science & Trade Center.

Affected by renovation works in some areas of the property, the occupancy rate for Garden City Shopping Centre in the third quarter decreased by 2.3 percentage points to 82.2%. Over the course of its asset enhancement project, Garden City Shopping Centre will take the opportunity to optimize its tenant mix, and new tenants will be introduced as soon as possible after the enhancement works are completed.

## **Asset Enhancement**

The interior renovation and enhancement works for New Times Plaza have been completed, and outdoor landscaping is now being carried out in sync with the construction progress of the exit to Shenzhen Metro Line 12 on its grounds. The asset enhancement of Garden City Shopping Centre is underway, and to reduce any disruptive effects this might have, this will be conducted in 3 stages.

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, 17 October 2022

*As of 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.*