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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 JUNE 2023

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 June 2023.

#### UNAUDITED OPERATING STATISTICS FOR THE THREE MONTHS ENDED 30 JUNE 2023

Property	Occupancy Rate		Passing Rent (RMB/sq.m.)	
	As at 30 Jun 2023	As at 31 Mar 2023	As at 30 Jun 2023	As at 31 Mar 2023
<b>Office</b>				
New Times Plaza	79.9%	76.0%	177.9	181.3
Cyberport Building	82.8%	83.1%	126.3	127.3
Technology Building	100.0%	100.0%	132.4	129.7
Technology Building 2	91.2%	90.8%	125.2	123.2
Onward Science & Trade Center	76.7%	68.4%	313.3	320.0
<b>Average</b>	<b>85.5%</b>	<b>82.9%</b>		
<b>Retail</b>				
Garden City Shopping Centre	53.2%	53.3%	171.9	161.4
<b>Property Average</b>	<b>79.3%</b>	<b>77.1%</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**

China's post-Covid economic recovery has been milder than expected, and this has been dampening demand for office space in Shenzhen and Beijing. At the same time, the ample new supply of Grade-A office in Shenzhen continues to create a challenging environment for landlords.

In the second quarter, in order to boost occupancy at our Grade-A office properties, the manager adopted a more flexible approach to rental concessions and rent rates. As our asking rental levels were allowed to soften somewhat, the passing rents at Onward Science & Trade Center and New Times Plaza decreased by 2.1% and 1.9% respectively due to new leases. However, compared with the previous quarter, the overall occupancy rate of the office portfolio increased by 2.6 percentage points to 85.5%. In particular, Onward Science & Trade Center recorded a substantial 8.3 percentage points improvement in occupancy to 76.7% while New Times Plaza's occupancy increased by 3.9 percentage points to 79.9%. The operating environment for our Shekou Net Valley assets continues to be more favourable. Technology Building and Technology Building 2 continued to do well while at the Cyberport Building rents and occupancy weakened very marginally.

Operations at Garden City Shopping Centre continued to be affected by renovation and remodeling works. New tenants have been successfully sourced for the renovated areas (Southern Zone) at improved rental rates, and the passing rent at the mall rose by RMB10.5 per sq.m. to RMB171.9 per sq.m., an increase of 6.5% over the first quarter. The mall's occupancy rate remained roughly the same.

## **ASSET ENHANCEMENT**

Asset upgrading for 2023 will be focused on Garden City Shopping Centre. As of the end of the second quarter, works in the Central Zone (approximately 10,000 square meters) under Phase II is nearing completion and will officially reopen for business with a refreshed look this month. In turn, the North Zone will be closed for renovation in the third quarter under Phase III and we expect all upgrading works at Garden City Shopping Centre to be completed by the end of 2023.

The upgrading works at the Onward Science & Trade Center have been completed.

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 July 2023

*As at the date of this announcement, the Board comprises Mr. HUANG Junlong (Chairman) and Mr. LI Yao as Non-executive Directors, Mr. GUO Jin and Mr. ZHONG Ning as Executive Directors, and Mr. LIN Chen and Ms. WONG Yuan Chin, Tzena as Independent Non-executive Directors.*