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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

UPDATES ON CHANGE OF AUDITOR AND ANNUAL GENERAL MEETING

Reference is made to the announcements of China Merchants Commercial Real Estate Investment Trust (“**CMC REIT**”) dated 22 March 2024 and 28 May 2024 regarding, respectively, the change of auditor of CMC REIT (the “**Auditor**”) and the postponement of the annual general meeting of CMC REIT (the “**AGM**”), which will now be held at CM+ Hotels and Serviced Apartments, 3/F, South Tower, 16 Connaught Road West, Sheung Wan, Hong Kong on Friday, 28 June 2024 at 10:00 a.m..

CHANGE OF AUDITOR

China Merchants Land Asset Management Co., Limited (as the manager of CMC REIT) (the “**Manager**”) announces that, concerning the change of Auditor following the retirement of Deloitte Touche Tohmatsu (“**Deloitte**”), the board of directors of the Manager (the “**Board**”), upon further consideration and in consultation with its audit committee, has resolved to appoint KPMG instead of PricewaterhouseCoopers (“**PwC**”), effective immediately following the conclusion of the AGM. The Board has confirmed that there are no matters in respect of the abovementioned change that need to be brought to the attention of the holders of securities of CMC REIT and that the appointment of KPMG is not subject to approval by the unitholders of CMC REIT and is in compliance with the Code on Real Estate Investment Trusts (the “**REIT Code**”) and the trust deed constituting CMC REIT (the “**Trust Deed**”).

Based and in sole reliance on the information provided by the Manager, DB Trustees (Hong Kong) Limited in its capacity as the trustee of CMC REIT, has no objection to the appointment of KPMG as the new Auditor having regard to the REIT Code and the Trust Deed requirements, and is of the view that such appointment is not subject to approval by the unitholders of CMC REIT under the REIT Code or the Trust Deed.

AMENDMENT TO AGM AGENDA

Accordingly, for the purposes of the AGM, agenda item No. 2 of the AGM will be amended as follows (with the insertions and deletions indicated by, respectively, the underlined text and the strike-through text):

“2. To note (i) the appointment of ~~PricewaterhouseCoopers~~KPMG as auditor of CMC REIT following the retirement of Deloitte Touche Tohmatsu with effect from the conclusion of the AGM and (ii) the fixing of ~~PricewaterhouseCoopers~~KPMG’s remuneration.”

The Manager will make further announcement to the extent there is any further update regarding the AGM as and when appropriate to keep Unitholders and investors informed.

By order of the Board
China Merchants Land Asset Management Co., Limited
(as manager of CMC REIT)
Mr. HUANG Junlong
Chairman of the Manager

Hong Kong, 13 June 2024

As at the date of this announcement, the Board of the Manager 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, Ms. WONG Yuan Chin, Tzena and Mr. WONG Chun Sek, Edmund as Independent Non-executive Directors.