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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

CHANGE OF AUDITOR

This announcement is made by China Merchants Land Asset Management Co., Limited (the “**Manager**”) as the manager of China Merchants Commercial Real Estate Investment Trust (“**CMC REIT**”) pursuant to 10.3 and 10.4(t) of the Code on Real Estate Investment Trusts (the “**REIT Code**”) and Rule 13.51(4) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Deloitte Touche Tohmatsu (“**Deloitte**”) will retire as the auditor of CMC REIT (the “**Auditor**”) at the conclusion of the forthcoming 2024 annual general meeting of CMC REIT (the date of which will be announced by the Manager) (the “**AGM**”). Deloitte has served as the Auditor since the initial listing of CMC REIT’s units on The Stock Exchange of Hong Kong Limited in December 2019.

In view of the fact that Deloitte has provided audit services as the Auditor for a number of years consecutively, in order to further enhance the corporate governance of CMC REIT and ensure the independence and objectivity of the audit work, pursuant to the powers and duties of the Manager under the REIT Code and the trust deed constituting CMC REIT dated 15 November 2019 (as amended, supplemented and restated from time to time) (the “**Trust Deed**”), the Board has resolved, with the recommendation of its audit committee, to appoint PricewaterhouseCoopers (“**PwC**”) as the new Auditor, effective immediately following the retirement of Deloitte at the conclusion of the AGM.

The Manager has received a confirmation letter from Deloitte confirming that there are no circumstances connected with their retirement that need to be brought to the attention of CMC REIT's holders of securities or creditors. The Board has confirmed that there is no disagreement between Deloitte and the Manager, there are no matters in respect of the change of Auditor that need to be brought to the attention of the holders of securities of CMC REIT and that the change of Auditor from Deloitte to PwC is not subject to approval by the unitholders of CMC REIT and is in compliance with the REIT Code and the Trust Deed.

The Board would like to express its sincere appreciation to Deloitte for its professional services and support to CMC REIT and the Manager for the past years.

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 change of Auditor from Deloitte to PwC having regard to the REIT Code and the Trust Deed requirements, and is of the view that such change is not subject to approval by the unitholders of CMC REIT under the REIT Code or the Trust Deed.

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, 22 March 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.