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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**

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting of unitholders of China Merchants Commercial Real Estate Investment Trust (“**CMC REIT**” or the “**Trust**”) is now scheduled to be held at SOHO 1 & 2, 6/F, IBIS HONG KONG CENTRAL & SHEUNG WAN, No. 28 Des Voeux Road West, Sheung Wan, Hong Kong on Wednesday, 25 May 2022 at 10:30 a.m. for the following purposes:

1. To note the audited financial statements of CMC REIT together with the auditors’ report for the year ended 31 December 2021; and
2. To note the appointment of auditors of CMC REIT and the fixing of their remuneration.

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, 22 April 2022

Notes:

1. Any unitholder entitled to attend the AGM (or any adjournment thereof) is entitled to appoint no more than two proxies to attend in its/his/her stead. Any unitholder being a corporation may by resolution of its directors (or other governing body) authorise any person to act as its representative at any meeting of unitholders and a person so authorised shall at such meeting be entitled to exercise the same powers on behalf of the corporation as the corporation could exercise as if it were an individual unitholder.
2. In order to be valid, proxy form and any power of attorney or other authority, if any, under which it is signed or a notarially certified copy of such power of attorney or authority, must be deposited at CMC REIT's unit registrar, Tricor Investor Services Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not less than 48 hours before the time appointed for holding the AGM or any adjournment thereof. Completion and return of proxy form will not preclude you from attending and voting in person at the AGM or any adjournment thereof should you so wish and, in such event, this form of proxy shall be deemed to have been revoked.
3. Where a resolution is put to any meeting of unitholders, in the case of joint registered unitholders of a unit, the vote of the senior who tenders a vote (whether in person or by proxy) shall be accepted to the exclusion of the votes of the other joint registered unitholders and for this purpose, seniority shall be determined by the order in which the name stands in the register of unitholders in respect of such unit.
4. The register of unitholders of CMC REIT will be closed from Friday, 20 May 2022 to Wednesday, 25 May 2022, both days inclusive, during which period no transfer of units will be effected. In order to qualify for attending the AGM, all unit certificates with completed transfer forms must be lodged with CMC REIT's Unit Registrar, Tricor Investor Services Limited of Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong, not later than 4:30 p.m. on Thursday, 19 May 2022.
5. In view of the ongoing COVID-19 pandemic and recent requirements for prevention and control of its spread, the Manager will implement the following precautionary measures at the AGM to safeguard the attendees' health and safety and reduce the chance of infection for the attendees, which include without limitation:
 - (i) The Manager may limit the number of attendees at the AGM as may be necessary in order to maintain appropriate distancing and spacing in compliance with relevant applicable guidance issued by the Hong Kong Government from time to time. Seating at the AGM will be arranged so as to reduce interaction between participants.
 - (ii) Every unitholder or proxy is required to: (a) undergo compulsory body temperature screening/ checks at the entrance of the venue; (b) fill in a health declaration form at the reception; and (c) bring and wear surgical face masks before they are permitted to enter the venue, and at all times during their attendance of the AGM. No surgical face masks will be provided at the venue. Any person who refuses to follow the aforesaid requirements will not be admitted to the venue.
 - (iii) All unitholders, proxies and other attendees who (a) are, or have been, in close contact with any person who is subject to any Hong Kong Government prescribed compulsory quarantine (including home quarantine); (b) are subject to any Hong Kong Government prescribed testing requirement or direction and has not tested negative; (c) are, or have been, in close contact with anyone who has contracted COVID-19, has been tested preliminarily positive of COVID-19 or is suspected of contracting COVID-19; or (d) have any flu-like symptoms, may be denied entry into the AGM venue and be asked to leave the AGM venue.
 - (iv) No refreshments and souvenirs/corporate gifts will be provided or distributed to all attendees.

To the extent permitted under law, the Manager reserves the right to deny entry into the AGM venue or require any person to leave the AGM venue in order to ensure the safety of the attendees at the AGM.

6. In order to facilitate the prevention and control of the spread of COVID-19 pandemic and to safeguard the health and safety of the unitholders, the Trust strongly encourages unitholders to appoint the Chairman of the AGM as its/his/her proxy to attending the AGM in person.
7. Due to the ever-evolving COVID-19 pandemic situation in Hong Kong, The Manager may be required to change the AGM arrangements at short notice. Unitholders are advised to check the Stock Exchange's website at www.hkexnews.hk or the CMC REIT's website at www.cmcreit.com for further announcements and updates (if any) on the AGM arrangements.
8. In view of the travelling restrictions imposed by various jurisdictions to prevent the spread of COVID-19 epidemic, certain Director(s) will attend the AGM through video conference.
9. If a black rainstorm warning, signal or a tropical cyclone warning signal no. 8 or above is in force in Hong Kong at any time between 8:00 a.m. and 10:00 a.m. on Wednesday, 25 May 2022, the AGM will be rescheduled. The Manager will publish an announcement on the website of Stock Exchange at www.hkexnews.hk or the CMC REIT's website at www.cmcreit.com to notify unitholders of the arrangement of the rescheduled meeting.

As at the date of this notice, the Board of the Manager 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.