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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 (“AGM”) of China Merchants Commercial Real Estate Investment Trust (“CMC REIT”) is now scheduled to be held at Drawing Room, Mezzanine Floor, Grand Hyatt Hong Kong, 1 Harbour Road, Hong Kong on Tuesday, 30 May 2023 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 2022; 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 of the Manager

Hong Kong, 27 April 2023

Notes:

1. Any unitholder entitled to attend the AGM (or any adjournment thereof) is entitled to appoint no more than two proxies to attend and vote in its/his/her stead. Any unitholder being a corporation may by resolution of its board of 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, the 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 17/F, Far East Finance Center, 16 Harcourt Road, Hong Kong not less than 48 hours before the time appointed for holding the AGM or any adjournment thereof. Completion and return of the 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at the AGM or any adjournment thereof should you so wish and, in such event, the proxy form shall be deemed to have been revoked.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 Wednesday, 24 May 2023 to Tuesday, 30 May 2023, 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 17/F, Far East Finance Center, 16 Harcourt Road, Hong Kong, not later than 4:30 p.m. on Tuesday, 23 May 2023.
5. If a black rainstorm warning signal or "extreme conditions" caused by super typhoons 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 Tuesday, 30 May 2023, 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.