

Name(s) and Address of Unitholder(s)

China Merchants Commercial Real Estate Investment Trust
招商局商業房地產投資信託基金
*(Hong Kong collective investment scheme recognized 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



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1 February 2024

Dear Unitholders

New Arrangements on Dissemination of Corporate Communications

INTRODUCTION

Pursuant to Rule 2.07A¹ of the Rules (the “**Listing Rules**”) Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”), China Merchants Commercial Real Estate Investment Trust (“**CMC REIT**”) will disseminate the future corporate communications of CMC REIT (the “**Corporate Communications**”²) to its Unitholders³ electronically and only send Corporate Communications in printed form to the Unitholders upon request.

In this connection, the following arrangements will come into effect from the date hereof.

ARRANGEMENTS

1. Actionable Corporate Communications⁴

CMC REIT will send the Actionable Corporate Communications to its Unitholders individually in electronic form by email. If CMC REIT does not possess the email address of a Unitholder or the email address provided is not functional, CMC REIT will send the Actionable Corporate Communications in printed form together with a request form for soliciting the Unitholder's functional email address to facilitate electronic dissemination of Actionable Corporate Communications in the future.

2. Corporate Communications

CMC REIT will make the Corporate Communications available on its website (www.cmcreit.com) and the Stock Exchange's website (www.hkexnews.hk).

A notice of publication of the Website Version⁵ of Corporate Communications, in both English and Chinese, will be sent by CMC REIT to Unitholders by email or by post (if CMC REIT does not possess the functional email address of a Unitholder) on the publication date of the Corporate Communications.

3. Provision of Unitholder's Email Address to CMC REIT

In support of electronic communication by email, CMC REIT recommends its Unitholders complete the online form by scanning the above QR Code which is valid until 31 March 2024. Should the Unitholders, if for any reason, have difficulty in gaining access to the online form, they may provide CMC REIT with their email address at any time in the future by reasonable notice in writing to the unit registrar of CMC REIT, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to 1503-ecom@hk.tricorglobal.com.

It is the responsibility of the Unitholders to provide email addresses that are functional. If CMC REIT does not possess the email address of a Unitholder or the email address provided is not functional, CMC REIT will act according to the above arrangements. CMC REIT will be considered to have complied with the Listing Rules if it sends Actionable Corporate Communications to the email address provided by a Unitholder without receiving any "non-delivery message".

4. Request for Corporate Communications and Actionable Corporate Communications in printed form

For those Unitholders who wish to receive a printed version of all future Corporate Communications and Actionable Corporate Communications or, if for any reason, have difficulty in gaining access to CMC REIT's website, CMC REIT will, upon receipt of request in writing by the Unitholder to the unit registrar of CMC REIT, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to 1503-ecom@hk.tricorglobal.com, send future Corporate Communications and/or the relevant Corporate Communications (as the case may be) to such Unitholders in printed form free of charge.

Details of the arrangements (i) for dissemination of Corporate Communications and (ii) for requesting a printed copy of Corporate Communications are published under the section Investor Relations of CMC REIT's website (www.cmcreit.com). For any queries in relation to this letter, please call the unit registrar at (852) 2980 1333 during business hours from 9:00 a.m. to 6:00 p.m. from Monday to Friday, excluding Hong Kong public holidays, or by sending an email to 1503-ecom@hk.tricorglobal.com.

Notes:

¹ With effect from 31 December 2023, Rule 2.07A of the Listing Rules requires listed issuers to disseminate all corporate communications electronically to the extent permitted under all applicable laws and regulations.

² Corporate Communications include any document(s) issued or to be issued by CMC REIT for the information or action of holders of any of its securities or the investing public, including but not limited to annual reports, interim reports, notices of meeting, listing documents, circulars and proxy forms.

³ Unitholder(s) of CMC REIT.

⁴ Actionable Corporate Communications refer to any corporate communications that seek instructions from the Unitholders of CMC REIT on how they wish to exercise their rights or make elections as CMC REIT's Unitholders.

⁵ The version of Corporate Communications being published, in both English and Chinese, on CMC REIT's website and the Stock Exchange's website.

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