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Cash Dividend Announcement for Collective Investment Scheme	
Issuer name	China Merchants Commercial Real Estate Investment Trust
Stock code	01503
Multi-counter stock code and currency	Not applicable
Other related stock code(s) and name(s)	Not applicable
Title of announcement	INTERIM DISTRIBUTION PER UNIT FOR THE PERIOD FROM 1 JANUARY 2025 TO 30 JUNE 2025
Announcement date	22 August 2025
Status	New announcement
Information relating to the dividend	
Dividend type	Interim (Semi-annual)
Dividend nature	Ordinary
For the financial year end	31 December 2025
Reporting period end for the dividend declared	30 June 2025
Dividend declared	HKD 0.0558 per unit
Date of unitholders' approval	Not applicable
Information relating to Hong Kong unit register	
Default currency and amount in which the dividend will be paid	HKD 0.0558 per unit
Exchange rate	HKD 1 : HKD 1
Ex-dividend date	05 September 2025
Latest time to lodge transfer documents for registration with unit registrar for determining entitlement to the dividend	08 September 2025 16:30
Book close period	From 09 September 2025 to 12 September 2025
Record date	12 September 2025
Payment date	30 October 2025
Unit registrar and its address	Tricor Investor Services Limited 17/F, Far East Finance Centre 16 Harcourt Road Hong Kong
Information relating to withholding tax	
Details of withholding tax applied to the dividend declared	Not applicable

Information relating to listed warrants / convertible securities issued by the issuer	
Details of listed warrants / convertible securities issued by the issuer	Not applicable
Other information	
Other information	Not applicable
Directors of the manager for collective investment scheme	
As of the date of this announcement, the Board comprises Mr. YU Zhiliang (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.	