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China Merchants Commercial Real Estate Investment Trust

(a Hong Kong collective investment scheme authorised 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 EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting (the "**EGM**") of the unitholders (the "**Unitholders**") of China Merchants Commercial Real Estate Investment Trust ("**CMC REIT**") will be held at CM+ Hotels and Serviced Apartments, 3/F, South Tower, 16 Connaught Road West, Sheung Wan, Hong Kong on Wednesday, 15 October 2025 at 11:00 a.m. for the purpose of considering and, if thought fit, passing, with or without amendments, the resolutions below.

Words and expressions that are not expressly defined in this notice of extraordinary general meeting shall bear the same meaning as that defined in the unitholder circular dated 23 September 2025 (the "**Circular**").

SPECIAL RESOLUTIONS

1. Special Resolution No. 1

"**THAT**:

(a) the Investment Policy Amendments and the Investment Policy Trust Deed Amendments, be and are hereby approved, confirmed and ratified; and

(b) the Manager, any Director, the Trustee and any authorised signatory of the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing the supplemental deed to effect the Investment Policy Trust Deed Amendments and all such other documents as may be required) as the Manager, such Director, the Trustee and/or such authorised signatory of the Trustee, as the case may be, may consider desirable, expedient or necessary or in the interest of CMC REIT to implement or give effect to all matters contemplated and/or authorised in paragraph (a) of this resolution."

2. Special Resolution No. 2

"**THAT**:

(a) the REIT Term Amendment and the REIT Term Trust Deed Amendment, be and are hereby approved, confirmed and ratified; and

(b) the Manager, any Director, the Trustee and any authorised signatory of the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing the supplemental deed to effect the REIT Term Trust Deed Amendment and all such other documents as may be required) as the Manager, such Director, the Trustee and/or such authorised signatory of the Trustee, as the case may be, may consider desirable, expedient or necessary or in the interest of CMC REIT to implement or give effect to all matters contemplated and/or authorised in paragraph (a) of this resolution."

By order of the board of directors of
China Merchants Land Asset Management Co., Limited
(as manager of China Merchants Commercial Real Estate Investment Trust)
Mr. YU Zhiliang
Chairman of the Manager

Hong Kong, 23 September 2025

Notes:

1. A Unitholder entitled to attend and vote at the EGM (or at 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. The instrument appointing a proxy shall be in writing under the hand of the appointor or of his attorney duly authorised in writing, or if the appointor is a corporation, either under the common seal, or under the hand of an officer or attorney so authorised in accordance with its constitutional documents. The person appointed to act as proxy or corporate representative need not be a Unitholder.

2. In order to be valid, an instrument of proxy 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 of 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not less than 48 hours before the time appointed for holding the EGM or any adjournment thereof. Completion and return of the form of proxy will not preclude you from attending and voting in person at the EGM or any adjournment thereof should you so wish and, in such event, the form of proxy shall be deemed to be revoked.

3. Where there are 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, 10 October 2025 to Wednesday, 15 October 2025, both days inclusive, during which period no transfer of units will be effected. In order to qualify for attending and voting (as the case may be) at the EGM, 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 Centre, 16 Harcourt Road, Hong Kong, not later than 4:30 p.m. on Thursday, 9 October 2025.

5. If a black rainstorm warning signal, a tropical cyclone warning signal no. 8 or above or "extreme conditions" from a super typhoon as announced by the Hong Kong Government, is in force in Hong Kong at any time between 8:00 a.m. and 11:00 a.m. on Wednesday, 15 October 2025, the EGM will be rescheduled. The Manager will publish an announcement on the website of CMC REIT (http://www.cmcreit.com) or from HKEXnews (http://www.hkexnews.hk) to notify Unitholders of the arrangement of the rescheduled meeting.

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.