China Merchants Commercial Real Estate Investment Trust
招商局商業房地產投資信託基金

(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))
(根據香港法例第571章《證券及期貨條例》第104條獲認可之香港集體投資計劃)

(Stock Code 股份代號: 01503)

Managed by
China Merchants Land Asset Management Co., Limited

由
招商局置地資管有限公司
管理

NOTIFICATION LETTER 通知信函

23 September 2025

Dear Registered Unitholders,

China Merchants Commercial Real Estate Investment Trust ("CMC REIT")
– Notice of publication of the circular dated 23 September 2025, Notice of Extraordinary General Meeting and Proxy Form (the "Current Corporate Communication")

The English and Chinese versions of CMC REIT's Current Corporate Communications are now available on CMC REIT's website at www.cmcreit.com and the website of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") at www.hkexnews.hk respectively (the "**Website Version**"). CMC REIT strongly recommends you to access the Website Version of the Current Corporate Communication and all future Corporate Communications *(Note)*. If you have elected to receive the Corporate Communications in printed form, the Current Corporate Communication is enclosed.

If you for any reason have difficulty in receiving email notification or gaining access to the Website Version of the Corporate Communications and would like to receive the Current Corporate Communication and all future Corporate Communications in printed form, please complete, sign the enclosed Reply Form and return it to CMC REIT's unit registrar in Hong Kong, Tricor Investor Services Limited ("**Unit Registrar**") at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong by post using the provided prepaid mailing label (no stamp is needed if posted in Hong Kong) or by email to 1503-ecom@vistra.com. CMC REIT will promptly upon your request send the Current Corporate Communications to you in printed form free of charge.

It is the responsibility of registered unitholders to provide a functional email address. If you have not provided your email address to CMC REIT or need to update your email address, CMC REIT recommends you to provide your email address by completing, signing the enclosed Reply Form and returning to the Unit Registrar at the above-mentioned address by post or by email to 1503-ecom@vistra.com. If CMC REIT does not have your functional email address, until such time that the functional email address is provided to the Unit Registrar, you will be unable to receive via email notices of publication of the Website Version of Corporate Communications ("Notice of Publication") and Actionable Corporate Communications in electronic form. As such, CMC REIT would only be able to send you the Notice of Publication and the Actionable Corporate Communications in printed form.

Should you have any queries relating to this notification, please call the Unit Registrar's telephone hotline at (852) 2980 1333 from 9:00 a.m. to 6:00 p.m., Monday to Friday (excluding public holidays).

Yours faithfully,
China Merchants Land Asset Management Co., Limited
(as manager of China Merchants Commercial Real Estate Investment Trust)
Mr. YU Zhiliang
Chairman

Note: *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, proxy forms and Actionable Corporate Communications.*

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

各位登記基金單位持有人:

招商局商業房地產投資信託基金(「招商局商業房託基金」)
-刊發日期為2025年9月23日的通函、基金單位持有人特別大會通知以及委任代表表格(「本次企業通訊」)

招商局商業房託基金的本次企業通訊之中、英文版本已分別上載於招商局商業房託基金網站(www.cmcreit.com)及香港聯合交易所有限公司(「**聯交所**」)之網站(www.hkexnews.hk)(「**網站版本**」)。我們建議 閣下閱覽招商局商業房託基金本次及日後企業通訊*(附註)*的網站版本。如 閣下已選擇收取企業通訊的印刷本,隨函附上本次企業通訊。

如 閣下因任何理由無法以電子郵件方式收取或閱覽企業通訊的網站版本及欲索取本次企業通訊及日後企業通訊的印刷本,請填妥及簽署隨附之回條,並以已預付郵費的郵寄標籤寄回招商局商業房託基金之基金單位登記處(「**基金單位登記處**」)卓佳證券登記有限公司(地址為香港夏慤道16號遠東金融中心17樓)(如在香港投寄毋須貼上郵票),或電郵至1503-ecom@vistra.com。招商局商業房託基金會因應 閣下之要求立即寄上企業通訊的印刷本,費用全免。

登記基金單位持有人有責任提供有效的電子郵件地址。如 閣下尚未提供 閣下之電子郵件地址予招商局商業房託基金,或需更新 閣下之電子郵件地址,招商局商業房託基金建議 閣下填妥及簽署隨附之回條,並按上述地址以郵寄方式交回招商局商業房託基金的基金單位登記處或以電郵方式發送至1503-ecom@vistra.com。如果招商局商業房託基金沒有收到 閣下的有效電子郵件地址, 閣下將無法透過電子郵件方式收取以電子方式發送的企業通訊網站版本的登載通知(「登載通知」)及可供採取行動的企業通訊。招商局商業房託基金只能以印刷本方式向 閣下發送登載通知及可供採取行動的企業通訊之印刷本予 閣下,直至基金單位登記處收到 閣下有效的電子郵件地址為止。

倘 閣下對本通知有任何查詢,請於星期一至星期五(公眾假期除外)上午9時至下午6時,致電基金單位登記處熱線(852) 2980 1333。

承董事會命
招商局置地資管有限公司
(作為招商局商業房地產投資信託基金的管理人)
主席
余志良先生

2025年9月23日

附註: *企業通訊包括招商局商業房託基金發佈或將予發佈以供其任何證券持有人或投資大眾參照或採取行動的任何文件,其中包括但不限於年度報告、中期報告、會議通告、上市文件、通函、委任代表表格及可供採取行動的企業通訊。*

可供採取行動的企業通訊是指任何涉及要求基金單位持有人指示其擬如何行使其有關基金單位持有人權利的企業通訊。

Registered Unitholder's information (English name and address)
登記基金單位持有人資料(英文姓名及地址)

REPLY FORM 回條

To: **China Merchants Commercial Real Estate Investment Trust**
(the "**Company**") (Stock Code: 1503)
(a Hong Kong collective investment scheme authorized under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))
c/o Tricor Investor Services Limited
17/F, Far East Finance Centre,
16 Harcourt Road, Hong Kong

致: **致:招商局商業房地產投資信託基金**
(「**招商局商業房託基金**」)(股份代號:1503)
(根據香港法例第571章《證券及期貨條例》第104條獲認可之香港集體投資計劃)
經卓佳證券登記有限公司
香港夏慤道16號
遠東金融中心17樓

Part A 甲部 I/We would like to receive the Current Corporate Communication and all future Corporate Communications in printed form in the manner indicated below:
本人/我們現欲以下列方式收取本次企業通訊及將來所有企業通訊之印刷本:

(Please mark "✓" in **ONLY ONE** of the following boxes請從下列選擇中,**僅**在其中**一個**空格內劃上「✓」號)

☐ I/We would like to receive a printed copy **in the English language only; OR**
本人/我們現欲收取一份**英文**印刷本;**或**

☐ I/We would like to receive a printed copy **in the Chinese language only; OR**
本人/我們現欲收取一份**中文**印刷本;**或**

☐ I/We would like to receive a printed copy **in both the English language and the Chinese language.**
本人/我們現欲收取**英文和中文**各一份印刷本。

Part B 乙部 I/We would like to receive all future Corporate Communications (and Actionable Corporate Communications in electronic form via the email address below:
本人/我們現欲以以下電郵地址電子郵件方式收取招商局商業房託基金所有將來的企業通訊及可供採取行動的企業通訊的登載通知:

(Please provide the email address in English Capital Letters)
(請以英文正楷填寫電郵地址)

Name(s) of Unitholder(s):
基金單位持有人姓名:

Signature:
簽名:

(Please use BLOCK LETTERS請用正楷填寫)

Address:
地址:

(Please use BLOCK LETTERS請用正楷填寫)

Contact telephone number:
聯絡電話號碼:

Date:
日期:

Notes附註:

1. Please complete and sign this form and return it by cutting and sticking the prepaid mailing label on an envelope to CMC REIT's unit registrar in Hong Kong, Tricor Investor Services Limited or via email to 1503-ecom@vistra.com.
請填妥及簽署本表格,並以隨附已預付郵費的郵寄標籤貼於信封上,寄回招商局商業房託基金之基金單位登記處卓佳證券登記有限公司,或電郵至1503-ecom@vistra.com。
2. Please complete this form clearly. Any form with no indicated choice, with no signature or otherwise incorrectly completed shall be void. If your shares are held in joint names, the unitholder whose name stands first on the register of members of the CMC REIT in respect of the joint holding should sign on this form in order to be valid.
請清楚填寫本表格。回條上若未有作出選擇、沒有簽名或沒有正確地填寫,均屬無效。如屬聯名基金單位持有人,則本回條須按招商局商業房託基金基金單位持有人名冊上聯名持有之股份戶口,由其姓名列於首位的基金單位持有人簽署,方為有效。
3. The above instruction for part A will apply to all future Corporate Communications to be sent to you until you notify otherwise by reasonable notice in writing CMC REIT's unit registrar in Hong Kong or until expired on the last day of the following financial year of CMC REIT (whichever is earlier). Further request in writing will be required if a unitholder prefers to continue receiving printed copy of future Corporate Communications.
上述甲部指示適用於招商局商業房託基金日後向 閣下發出之所有企業通訊,直至 閣下以合理時間書面通知招商局商業房託基金的基金單位登記處更改有關指示或直至招商局商業房託基金下一個財政年度的最後一天到期(以較早者為準)。如果基金單位持有人希望繼續收到日後的企業通訊的印刷本,則需要做進一步書面請求。
4. If both English and Chinese versions of the Corporate Communications are combined into one document, a printed form of the Corporate Communications with both English and Chinese versions will be sent to the Unitholder requesting for a printed form of any version(s) of the Corporate Communications.
若企業通訊的英文版本及中文版本合併為一份文件,則企業通訊的英文版本及中文版本的印刷版本將寄給要求索取任一版本企業通訊印刷版本的基金單位持有人。
5. It is the responsibility of the Unitholders to provide email address that is functional. If CMC REIT does not possess the email address of a Unitholder or the email address provided is not functional, such Unitholder will be deemed, until such time when such Unitholder has provided a valid and functional email address to the Unit Registrar, to have elected to receive a notice of publication of the Corporate Communications by post.
倘若招商局商業房託基金並無基金單位持有人的電子郵件地址或所提供的電子郵件地址無效,則該基金單位持有人將被視為已選擇以郵寄方式接收企業通訊網站版的通知,直至該基金單位持有人向股份過戶登記處提供有效且可用的電子郵件地址為止。
6. For the avoidance of doubt, we do not accept any special instructions written on this form.
為免產生疑問,在本表格作出的任何額外手寫指示,公司將不予受理。
7. 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, proxy forms and Actionable Corporate Communications.
企業通訊包括招商局商業房託基金發佈或將予發佈以供其任何證券持有人或投資大眾參照或採取行動的任何文件,其中包括但不限於年度報告、中期報告、會議通告、上市文件、通函、委任代表表格及可供採取行動的企業通訊。
8. Actionable Corporate Communications refer to any corporate communications that seek instructions from the Unitholders on how they wish to exercise their rights or make elections as Unitholders.
可供採取行動的企業通訊是指任何涉及要求基金單位持有人指示其擬如何行使其有關基金單位持有人權利的企業通訊。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

"Personal Data" in this statement has the same meaning as "personal data" defined in the Personal Data (Privacy) Ordinance, Cap. 486 (the "**PDPO**"), which may include but not limited to your name, contact telephone number, email address and mailing address.
Your supply of Personal Data is on a voluntary basis for the purpose of receiving Corporate Communications in the manner chosen. Your Personal Data will be retained for such period as may be necessary for our verification and record purposes.
You have the right to request access to and/or to correct the respective Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of the Personal Data should be in writing by either of the following means:
本聲明中所指的「個人資料」具有香港法例第486章《個人資料(私隱)條例》(「**《私隱條例》**」)中「個人資料」的涵義,包括但不限於, 閣下的名稱,聯絡電話號碼,電子郵箱地址和郵寄地址。
閣下是自願向招商局商業房託基金提供閣下個人資料,以便以 閣下所選之方式接收企業通訊。 閣下的個人資料將在適當期間保留作核實及記錄用途。
閣下有權根據《私隱條例》的條文要求查閱及/或修改 閣下的個人資料。任何該等要求均須以書面方式提出。

By mail to: Data Privacy Officer
Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road, Hong Kong
By email to: is-enquiries@vistra.com

經郵寄: 個人資料私隱主任
卓佳證券登記有限公司
香港夏慤道16號
遠東金融中心17樓
經電郵: is-enquiries@vistra.com

✂ ----------

Please cut the mailing label and stick it on an envelope to return this Reply Form to us.
No postage is necessary if posted in Hong Kong.
當 閣下寄回本回條時,請將郵寄標籤剪貼於信封上。
如在本港投寄, 閣下無需支付郵費或貼上郵票。

MAILING LABEL 郵寄標籤

Tricor Investor Services Limited
卓佳證券登記有限公司
Freepost No.簡便回郵號碼:10 GPO
Hong Kong香港