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 Non-registered Unitholder(s) [(Note 1)],

China Merchants Commercial Real Estate Investment Trust ("CMC REIT")
– Notification 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 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 Current Corporate Communication.

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 [(Note 2)] in printed form, please complete, sign the enclosed Request Form and return it to CMC REIT's Unit Registrar, 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 upon request promptly send the Current Corporate Communication to you in printed form free of charge.

As a Non-registered Unitholder, if you wish to receive Corporate Communications of CMC REIT in electronic form, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares in CMC REIT are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries. Please contact your intermediary/nominee for the detailed procedure. If CMC REIT does not receive your functional email address from the Intermediaries, until such time that the functional email address is provided to the Intermediaries, you will be unable to receive any notices of publication of the Website Version of Corporate Communications ("Notice of Publication") by email; and CMC REIT would only be able to send you the Notice of Publication in printed form.

Should you have any queries relating to any of the above matters, please call the Unit Registrar's telephone hotline at (852) 2980 1333 during business hours 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

Notes:

1. *Non-Registered Unitholder means such person or company whose shares are held in The Central Clearing and Settlement System (CCASS) and who has notified CMC REIT from time to time through Hong Kong Securities Clearing Company Limited that such person or company wishes to receive Corporate Communications of CMC REIT.*
2. *Corporate Communications include any document(s) issued or to be issued by CMC REIT for the information or action of unitholders 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.*

各位非登記基金單位持有人[(附註1)]:

招商局商業房地產投資信託基金(「招商局商業房託基金」)
一刊發日期為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**」)。招商局商業房託基金建議 閣下閱覽招商局商業房託基金本次企業通訊的網站版本。

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,及欲索取本次及將來企業通訊的印刷本,請填妥及簽署隨附之申請表格,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。

作為非登記基金單位持有人,如 閣下欲以電子方式收取招商局商業房託基金的企業通訊[(附註2)], 閣下應聯絡代 閣下持有股份的銀行、經紀、託管商、代理人或香港中央結算(代理人)有限公司(統稱「中介公司」),並向 閣下的中介公司提供 閣下的電子郵件地址。請聯絡 閣下的中介人公司/代理人以了解詳細程序。如果招商局商業房託基金沒有從中介公司收到 閣下的有效電子郵件地址,直至中介公司收到 閣下有效的電子郵件地址前,招商局商業房託基金將無法透過電子郵件方式發送企業通訊網站版本的登載通知(「登載通知」),而招商局商業房託基金只能發送登載通知之印刷本予 閣下。

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:

1. *非登記基金單位持有人指其股份存放於中央結算及交收系統(中央結算及交收系統)的有關人士或公司,而彼等已透過香港中央結算有限公司不時通知招商局商業房託基金,彼等擬收取招商局商業房託基金之企業通訊。*
2. *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基金單位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。*

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

REQUEST FORM 申請表格

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： **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

REMINDER 提示

As a non-registered Unitholder(1), if you wish to receive Corporate Communications(2) pursuant to the Listing Rules(3), you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries.
作為非登記基金單位持有人(1)，如有意根據《上市規則》(3)收取企業通訊(2)， 閣下應聯絡 閣下持有股份的銀行、經紀、託管商、代理人或香港中央結算(代理人)有限公司(統稱「中介公司」)，並向 閣下的中介公司提供 閣下的電子郵件地址。

I/We would like to receive the Current Corporate Communications and all future Corporate Communications(2) of CMC REIT in the manner as indicated below:
本人／我們現在希望以下列方式收取招商局商業房託基金本次及將來所有企業通訊(2)文件：

(Please mark a "✓" 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)

☐ to receive a printed copy **in the English language only; OR**
僅收取所有日後企業通訊的**英文**印刷本；**或**

☐ to receive a printed copy **in the Chinese language only; OR**
僅收取所有日後企業通訊的**中文**印刷本；**或**

☐ to receive a printed copy **in both the English language and the Chinese language.**
同時收取所有日後企業通訊的**英文及中文**印刷本。

Signature:
簽署：_____

Date:
日期：_____

Name:
姓名：_____ (English 英文)
(*Please use BLOCK LETTERS 請以正楷填寫*)

Contact Phone Number:
聯絡電話：_____

Postal Address:
郵寄地址：_____ (English 英文) (*Please use BLOCK LETTERS 請以正楷填寫*)

Notes 附註：

1. Non-Registered Unitholder means such person or company whose shares are held in The Central Clearing and Settlement System (CCASS) and who has notified CMC REIT from time to time through Hong Kong Securities Clearing Company Limited that such person or company wishes to receive Corporate Communications of CMC REIT.
非登記基金單位持有人指其股份存放於中央結算及交收系統(中央結算及交收系統)的有關人士或公司，而彼等已透過香港中央結算有限公司不時通知招商局商業房託基金，彼等擬收取招商局商業房託基金之企業通訊。
2. Corporate Communications include any document(s) issued or to be issued by CMC REIT for the information or action of unitholders 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基金單位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。
3. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.
香港聯合交易所有限公司證券上市規則。
4. By completing and returning the Request Form to request for the printed copy of the Corporate Communications, you have expressly indicated that you prefer to receive all future Corporate Communications of CMC REIT in printed form and in the language selected above.
當 閣下填寫及寄回申請表格以索取企業通訊的印刷本後，即表示 閣下確認擬收取招商局商業房託基金日後刊發的所有企業通訊的印刷本及其語言版本。
5. The above instruction will apply to all future Corporate Communications to be sent to you until you notify otherwise by reasonable notice in writing to CMC REIT's Unit Registrar 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 the non-registered unitholder prefers to continue receiving printed copy of future Corporate Communications.
上述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)。如果非登記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。
6. For the avoidance of doubt, no additional instructions (other than those imprinted herein) written on this Request Form will be processed.
為免存疑，任何在本申請表格寫上的額外指示(本申請表格上所印列之指示除外)將不予處理。
7. 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 non-registered 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非登記基金單位持有人。

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

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Please cut the mailing label and stick it on an envelope to return this Request Form to us.
No postage is necessary if posted in Hong Kong.
當 閣下寄回本申請表格時，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