The Securities and Futures Commission of Hong Kong, Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

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

ANNOUNCEMENT
POLL RESULTS OF THE EXTRAORDINARY GENERAL MEETING HELD ON 15 OCTOBER 2025

At the EGM held on 15 October 2025, the EGM Resolutions to approve the Investment Policy Amendments, the Investment Policy Trust Deed Amendments, the REIT Term Amendment and the REIT Term Trust Deed Amendment were duly passed by way of poll.

Reference is made to the circular of China Merchants Commercial Real Estate Investment Trust ("**CMC REIT**") dated 23 September 2025 (the "**Circular**") and the EGM Notice attached thereto. Unless the context requires otherwise, capitalised terms used herein shall have the same meanings as those defined in the Circular.

At the EGM, the EGM Resolutions set out in the EGM Notice to approve the Investment Policy Amendments, the Investment Policy Trust Deed Amendments, the REIT Term Amendment and the REIT Term Trust Deed Amendment were proposed and decided by way of poll.

As at the date of the EGM, there were a total of 1,127,819,549 Units in issue. To the best of the Manager's knowledge, information and belief, after having made reasonable enquiries, no Unitholders were required to abstain from voting on the EGM Resolutions.

The Directors' attendance at the EGM consisted of Mr. GUO Jin, one of the Executive Directors, who also acted as the chairman of the EGM.

The Board is pleased to announce that the poll results of the EGM Resolutions are as follows:

No.	Special Resolutions	Number of votes (% of Units voted at the EGM) (%)	
		For*	Against*
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.	406,599,062 (99.99%)	37,100 (0.01%)

No.	Special Resolutions	Number of votes (% of Units voted at the EGM) (%)	
		For*	Against*
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.	406,599,062 (99.99%)	37,100 (0.01%)

* *All percentages are rounded to two decimal places.*

Based on the poll results above, as more than 75% of the votes cast were in favour of the EGM Resolutions, the EGM Resolutions were duly passed as Special Resolutions by way of poll. The poll at the EGM was scrutinised by Tricor Investor Services Limited, the Unit Registrar of CMC REIT.

FIRST SUPPLEMENTAL DEED

Accordingly, following the conclusion of the EGM and on 15 October 2025, the Manager and the Trustee entered into the First Supplemental Deed to effect the Investment Policy Trust Deed Amendments, the REIT Term Trust Deed Amendment and the Severe Weather Trading Amendments. The Trustee has certified in writing that the Severe Weather Trading Amendments are made in compliance with Clause 31.1(a) and Clause 31.1(b) of the Trust Deed and 9.6(a) and 9.6(b) of the REIT Code.

A copy of the Trust Deed (including the First Supplemental Deed) is available for inspection by the public during normal office hours at the Manager's place of business.

By Order of the Board
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, 15 October 2025

As of the date of this announcement, the Board of the Manager 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.