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China Merchants Commercial Real Estate Investment Trust

(a Hong Kong collective investment scheme authorized 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 ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the annual general meeting of unitholders ("**AGM**") of China Merchants Commercial Real Estate Investment Trust ("**CMC REIT**") is now scheduled to be held at CM+ Hotels and Serviced Apartments, 3/F, South Tower, 16 Connaught Road West, Sheung Wan, Hong Kong on Friday, 29 May 2026 at 10:30 a.m. for the following purposes:

1. To note the audited financial statements of CMC REIT together with the auditors' report for the year ended 31 December 2025; and

2. To note (i) the appointment of KPMG as auditor of CMC REIT and (ii) the fixing of KPMG's remuneration.

By order of the Board
China Merchants Land Asset Management Co., Limited
(as manager of CMC REIT)
Mr. YU Zhiliang
Chairman

Hong Kong, 30 April 2026

Notes:

1. Any unitholder (except HKSCC Nominees Limited) entitled to attend the AGM (or any adjournment thereof) is entitled to appoint no more than two proxies to attend and vote in its/his/her stead. Any unitholder being a corporation may by resolution of its board of directors (or other governing body) authorise any person to act as its representative at AGM 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.

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at the AGM or any adjournment thereof should you so wish and, in such event, the proxy form shall be deemed to have been revoked.

3. Where a resolution is put to the vote of the AGM, in the case of 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 26 May 2026 to 29 May 2026, both days inclusive, during which period no transfer of units will be effected. In order to qualify for attending the AGM, 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 Center, 16 Harcourt Road, Hong Kong, not later than 4:30 p.m. on 22 May 2026. The record date for the purpose of ascertaining unitholders' right to attend and vote at the AGM will be 29 May 2026.

5. If typhoon signal No.8 is hoisted, or a black rainstorm warning signal or "extreme conditions" announced by the Hong Kong government is/are in force in Hong Kong at any time between 8:00 a.m. and 10:00 a.m. on 29 May 2026, the AGM will be rescheduled. The Manager will publish an announcement on the website of the Stock Exchange at www.hkexnews.hk and CMC REIT's website at www.cmcreit.com to notify unitholders of the arrangement of the rescheduled meeting.

As at the date of this notice, 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.