

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
招商局置地資產有限公司
管理

NOTIFICATION LETTER 通知信函

30 April 2026

Dear Registered Unitholders,

China Merchants Commercial Real Estate Investment Trust (“CMC REIT”)
– Notice of publication of 2025 Annual Report, Notice of 2026 Annual 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2025年年報、2026年基金單位持有人週年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
招商局置地資產有限公司
(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

2026年4月30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。

