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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: 1503)

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 of China Merchants Commercial Real Estate Investment Trust (“**CMC REIT**”) is now scheduled to be held at the Pheasant & Jasmine Rooms, 1/F, Mandarin Oriental Hong Kong, 5 Connaught Road, Central, Hong Kong on Tuesday, 25 May 2021 at 10:30 a.m. for the following purposes:

1. To note the audited consolidated financial statements of CMC REIT together with the independent auditors’ report for the year ended 31 December 2020; and
2. To note the appointment of auditors of CMC REIT and the fixing of their remuneration.

By order of the Board
China Merchants Land Asset Management Co., Limited
(as manager of China Merchants Commercial Real Estate Investment Trust)
Mr. HUANG Junlong
Chairman of the Manager

Hong Kong, 22 April 2021

Notes:

1. A unitholder entitled to attend and vote at the annual general meeting (or at any adjournment thereof) is entitled to appoint no more than two proxies to attend in its/his/her stead. Any unitholder being a corporation may by resolution of its directors (or other governing body) authorize any person to act as its representative at any meeting of unitholders and a person so authorized 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. The instrument appointing a proxy shall be in writing under the hand of the appointor or of his attorney duly authorized in writing, or if the appointor is a corporation, either under the common seal, or under the hand of an officer or attorney so authorized in accordance with its constitutional documents. The person appointed to act as proxy or corporate representative need not be a unitholder.

2. In order to be valid, an instrument of proxy 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 of Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not less than 48 hours before the time appointed for holding the annual general meeting or any adjournment thereof. Delivery of an instrument appointing a proxy shall not preclude you from attending and voting at the meeting or any adjourned meeting (as the case may be) and, in such event, the instrument appointing the proxy shall be deemed to be revoked.
3. Where there are 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 Thursday, 20 May 2021 to Tuesday, 25 May 2021, both days inclusive, during which period no transfer of units will be effected. In order to qualify for attending and voting (as the case may be) at the annual general meeting, all unit certificates with completed transfer forms must be lodged with CMC REIT's Unit Registrar, Tricor Investor Services Limited of Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong, not later than 4:30 p.m. on Tuesday, 18 May 2021.
5. Considering the novel coronavirus ("COVID-19") pandemic situation, certain measures will be implemented at the annual general meeting with the aim of safeguarding the health and safety of the attendees at the annual general meeting, including, without limitation:
 - (i) a compulsory body temperature check to be conducted on all attendees;
 - (ii) all attendees will be required to complete and sign a health declaration before admission to the annual general meeting;
 - (iii) all attendees will be required to wear surgical masks at the annual general meeting venue and throughout the meeting;
 - (iv) attendees who are subject to quarantine orders issued by the Hong Kong Government will not be admitted to the annual general meeting venue;
 - (v) seating will be arranged so as to allow for appropriate social distancing in strict compliance with the Prevention and Control of Disease (Prohibition on Group Gathering) Regulation, and the Manager of CMC REIT may limit the number of attendees at the annual general meeting to avoid over-crowding;
 - (vi) no refreshments will be served; and
 - (vii) any other additional precautionary measures in accordance with the prevailing requirements or guidelines of the Hong Kong Government and/or regulatory authorities, or as considered appropriate in light of the development of COVID-19.

To the extent permitted under law, the Manager of CMC REIT reserves the right to deny entry into the annual general meeting venue or require any person to leave the annual general meeting venue in order to ensure the safety of the attendees at the annual general meeting.

Due to the constantly evolving COVID-19 situation in Hong Kong, the unitholders are urged to check the respective websites of CMC REIT and The Stock Exchange of Hong Kong Limited for future announcements (if any) on the arrangements of the annual general meeting.

As at the date of this notice, the Board of the Manager comprises Mr. HUANG Junlong (Chairman), Mr. YU Zhiliang and Ms. LIU Ning as Non-executive Directors, Mr. GUO Jin as Executive Director, and Mr. LIN Hua, Mr. LIN Chen and Ms. LAU Sze Wan, Serena as Independent Non-executive Directors.