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Yuexiu 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: 00405)

Managed by



Yuexiu REIT Asset Management Limited

ANNOUNCEMENT

FINAL DISTRIBUTION PER UNIT FOR THE PERIOD FROM 1 JULY 2012 TO 31 DECEMBER 2012

The purpose of this announcement is to inform the Unitholders of the Final 2012 DPU.

Further to the Final Result Announcement and the Manager's Fee Announcement, the Board wishes to announce that the Final 2012 DPU shall be HK\$0.1278.

The purpose of this announcement is to inform the Unitholders of the final distribution per Unit for the period from 1 July 2012 to 31 December 2012 (*Final 2012 DPU*).

Reference is made to: (a) the final results announcement dated 13 March 2013 in relation to, among others, the Final 2012 DPU (*Final Results Announcement*); and (b) the announcement dated 28 March 2013 in relation to, among others, Manager Fee Units issued to Union Gain International Limited (*Manager Fee Announcement*). Unless the context requires otherwise, terms used in this announcement shall have the same meaning as those defined in the Manager Fee Announcement.

According to the Final Results Announcement, a final distribution of approximately RMB0.1037 (which is equivalent to HK\$0.1282) per Unit will be paid to persons who are registered Unitholders as at 16 April 2013 (*Record Date*), subject to dilution upon issuance of Units to the REIT Manager for settlement of entire portion of the Manager's Fee in respect of the period between 1 July 2012 and 31 December 2012. The register of Unitholders will be closed from 17 April 2013 to 19 April 2013, both days inclusive, during which period no transfer of Units will be effected.

On 28 March 2013, 9,176,630 new Units (representing approximately 0.33% of the 2,752,386,371 Units in issue immediately after such issue) were issued to Union Gain International Limited, a wholly-owned subsidiary of Yuexiu Property Company Limited, for settlement of the entire portion of the Manager's Fee arising from the real estate owned by Yuexiu REIT.

Accordingly, the Board announces that the Final 2012 DPU shall be RMB0.1034 (which is equivalent to HK\$0.1278) and will be payable on 14 May 2013 to Unitholders whose names appear on the Register of Unitholders on the Record Date. Distribution payable to the Unitholders will be paid in HK\$. The exchange rate adopted by the REIT Manager is the average closing exchange rate, as announced by the People's Bank of China, for the five business days preceding the date of declaration of distributions.

By order of the board of directors of
Yuexiu REIT Asset Management Limited
(as manager of Yuexiu Real Estate Investment Trust)
YU Tat Fung

Company Secretary

Hong Kong, 18 April 2013

As at the date of this announcement, the REIT Manager Board comprises:

Executive Directors: Messrs. LIANG Ningguang (Chairman) and LIU Yongjie

Non-executive Director: Mr. LI Feng

Independent Non-executive Messrs. CHAN Chi On Derek, LEE Kwan Hung Eddie and CHAN

Directors: Chi Fai Brian