

Monthly Return for Collective Investment Scheme listed under Chapter 20 of the Exchange Listing Rules (other than listed open-ended Collective Investment Scheme) on Movements in Units

| For the month ended (dd/mm | n/yyyy):31 March 2017 |
|-------------------------------|--|
| To: Hong Kong Exchanges and | d Clearing Limited |
| Name of Scheme Date Submitted | Yuexiu Real Estate Investment Trust 3 April 2017 |
| Stock Code 405 | |

I. Movements in Interests

| | No. of units | | | | | |
|--|---------------|-----|--|--|--|--|
| | (1) | (2) | | | | |
| Balance at close of preceding month | 2,921,780,484 | N/A | | | | |
| Increase/ (decrease) during the month | 14,401,158 | N/A | | | | |
| EGM approval date | NIL | N/A | | | | |
| Balance at close of the month | 2,936,181,642 | N/A | | | | |
| | | | | | | |

II. Details of Movements in Units

Unit Options (under Unit Option Schemes of the Scheme)

| Particulars of unit option scheme including EGM approval date | | Movement duri | | | No. of new units in Scheme issued during the month pursuant | No. of new units in Scheme which may b issued pursuant theret | |
|--|---------|-----------------|-----------|--------|---|---|--|
| (dd/mm/yyyy) | Granted | Exercised | Cancelled | Lapsed | thereto | as at close of the month | |
| 1. | | | | | | | |
| (/ /) | N/A | N/A | N/A | N/A | N/A | N/A | |
| 2. | | | | | | | |
| (/ /) | | | | | N/A | | |
| 3. | | | | | | | |
| (/ /) | | | | | N/A | | |
| | | | | Total | A. N/A | | |
| Total funds raised dur options (State currence | | from exercise o | f | N/A | | | |

Warrants to Issue Units in the Scheme which are to be Listed

| Description of warrants (Date of expiry - dd/mm/yyyy) | Currency of nominal value | Nominal value at close of preceding month | Exercised during the month | Nominal value at close of the month | No. of new units in Scheme issued during the month pursuant thereto | No. of new units in Scheme which may be issued pursuant thereto as at close of the month |
|---|---------------------------|--|----------------------------|---|---|--|
| 1. N/A | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | · | | _ |
| (/ /) Stock code (if listed) | | | | | | |
| Subscription price | | | | | | |
| EGM approval date | | | | | | |
| (if applicable) (dd/mm/yyyy) | (/ | /) | | | | |
| 2. N/A | ` | <u>, </u> | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Stock code (if listed) Subscription price | | | | | | |
| EGM approval date | | | | | | |
| (if applicable) (dd/mm/yyyy) | (/ | / | | | | |
| 3. N/A | (/ | <i>'</i> | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| (/ /) | | | | · - | | |
| Stock code (if listed) | | | | | | |
| Subscription price EGM approval date | | | | | | |
| (if applicable) | | | | | | |
| (dd/mm/yyyy) 4. N/A | (/ | /) | | | | |
| T. 11/11 | | | | | | |
| | | | | | | |
| | | | | | | |
| (/ /) | | | | | | |
| Stock code (if listed) | | | | | | |
| Subscription price EGM approval date | | | | | | |
| (if applicable) | | | | | | |
| (dd/mm/yyyy) | (/ | /) | | | | |
| | | | | Total B. | N/A | |
| | | | | | | - |

Convertibles (i.e. Convertible into Units in the Scheme which are to be Listed) No. of new No. of new units in units in Scheme which Scheme may be issued issued during pursuant Currency of Amount at close Converted Amount at the month thereto as at of preceding close of the amount during the close of the pursuant Class and description month thereto outstanding month month month 1. N/A Stock code (if listed) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A Stock code (if listed) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A Stock code (if listed) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A Stock code (if listed) Subscription price EGM approval date (if applicable) (/ /) (dd/mm/yyyy) Total C. N/A

For Main Board and GEM listed issuers

Any other Agreements or Arrangements to Issue Units in the Scheme which are to be Listed, including Options (other than under Unit Option Schemes)

| Full particulars including EGM approval date (dd/mm/yyyy), if applicable: | No. of new units in Scheme issued during the month pursuant thereto No. of new units in Scheme which may be issued pursuant thereto as at close of the month |
|---|---|
| 1. N/A | |
| | <u> </u> |
| 2. <u>N/A</u> | |
| (/ / |) |
| 3. <u>N/A</u> | |
| (/ / |) |
| Tota | al D. N/A |

Other Movements in Units

| | Type of Issue | | | | | | | | No. of new units in Scheme issued during the month pursuant thereto | No. of new units in Scheme which may be issued pursuant thereto as at close of the month |
|----|---------------------|------------|----------------|--|--------|-----|---|---|---|---|
| | | | | Issue and allot | ment | | | | | |
| 1. | Rights issue | At price : | State currency | date : (dd/mm/yyyy) | | / | / |) | | |
| | | | · | EGM approval (dd/mm/yyyy) | date (| / | / |) | N/A | N/A |
| | | | | | | | | | | |
| | | | State | Issue and allotted the control of th | | , | / | , | | |
| 2. | Open offer | At price : | currency | (dd/mm/yyyy) EGM approval | | / | / |) | | |
| | | | | (dd/mm/yyyy) | (date | / | / |) | N/A | N/A |
| | | | | Issue and allot | ment | | | | | |
| 3. | Placing | At price : | State currency | date : (dd/mm/yyyy) | | / | / |) | | |
| | | | currency | EGM approval (dd/mm/yyyy) | date (| / | / |) | N/A | N/A |
| | | | | | | | | | | |
| 4. | Bonus issue | | | Issue and allot date : (dd/mm/yyyy) | | / | / |) | | |
| | Bollus Issue | | | EGM approval (dd/mm/yyyy) | date | / | |) | NT/A | NT/A |
| | | | | | | | | | N/A | <u>N/A</u> |
| | | | | Issue and allot | ment | | | | | |
| 5. | Scrip dividend | At price : | State currency | date : (dd/mm/yyyy) | | / | / |) | | |
| | | | currency | EGM approval (dd/mm/yyyy) | | , | / | ` | | |
| | | | | (dd/IIIII/yyyy) | (| , / | / | , | N/A | N/A |
| | | | | | | | | | | |
| 6. | Repurchase of units | | | Cancellation da (dd/mm/yyyy) | (| / | / |) | | |
| | | | | EGM approval (dd/mm/yyyy) | date (| / | / |) | N/A | N/A |
| | | | | | | | | | | |
| 7. | Redemption of units | | | Redemption da (dd/mm/yyyy) | | / | / |) | | |
| | r | | | EGM approval (dd/mm/yyyy) | date (| / | / |) | N/A | N/A |
| | | | | | | | | | | |

For Main Board and GEM listed issuers

14,401,158

| | Type of Issue | | | | | | | | No. of new units in Scheme issued during the month pursuant thereto | No. of new units in Scheme which may be issued pursuant thereto as at close of the month |
|----|---|------------|-------------------|---------------|--|---|------|------|---|--|
| 8. | Consideration issue | At price : | State currency | | Issue and allotment date : (dd/mm/yyyy) EGM approval date (dd/mm/yyyy) | (| / |) | N/A | N/A |
| 9. | Other (Please specify) Payment of the Manager's Fees for the period from 1 July 2016 to 31 December 2016 in form of new unit | At price : | State currency | HK\$ 4.624 | Issue and allotment date : (dd/mm/yyyy) EGM approval date (dd/mm/yyyy) | | 3/20 | | <u>14,401,158</u> | N/A |
| | | | | | | | Т | otal | E. 14,401,15 | 8 |

Total increase / (decrease) during the month (i.e. Total of A to E):

(This figure should be the same as the relevant figure under I above ("Movements in Interests").)

| Remarks (if any): |
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| N/A |
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| Submitted by: Mr Yu Tat Fung |
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| Title: Company Secretary of Yuexiu REIT Asset Management Limited |
| (Director, Secretary or other duly authorised officer) |
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Note: If there is insufficient space, please append the prescribed continuation sheet.