

Next Day Disclosure Return

*(Collective Investment Scheme listed under Chapter 20 of the Exchange Listing Rules other than listed open-ended Collective Investment Scheme)*Name of Scheme: Yuexiu Real Estate Investment TrustStock code: 00405 Date submitted: 31 December 2020

I.					
Issues of units (Notes 6 and 7)	No. of units	Issued units as a % of existing issued unit capital before relevant unit issue (Notes 4, 6 and 7)	Issue price per unit (Notes 1, 6 and 7)	Closing market price per unit of the immediately preceding business day (Note 5)	% discount/premium of issue price to market price (Notes 6 and 7)
Opening balance as at (Note 2) 30 November 2020	3,233,856,551				
(Note 3) Issue of Deferred Units	62,000,000	1.92%	HK\$4.00	HK\$3.80	5.26%
(Note 3) Issue of units for payment of the Deferred Manager's Fees for the period from 1 July 2019 to 31 December 2019 and from 1 January 2020 to 30 June 2020	7,257,114	0.22%	HK\$3.80	HK\$3.80	0.00%
	0	N / A	N / A	N / A	N / A
Unit repurchases	0	N / A			
Closing balance as at (Note 8) 31 December 2020	3,303,113,665				

Notes to Section I:

1. *Where units have been issued at more than one issue price per unit, a weighted average issue price per unit should be given.*
2. *Please insert the closing balance date of the last Next Day Disclosure Return published pursuant to paragraph 4A of the Listing Agreement or Monthly Return pursuant to paragraph 4B of the Listing Agreement, whichever is the later.*
3. *Please set out all changes in issued units requiring disclosure pursuant to paragraph 4A of the Listing Agreement together with the relevant dates of issue. Each category will need to be disclosed individually with sufficient information to enable the user to identify the relevant category in the Scheme's Monthly Return. For example, multiple issues of units as a result of multiple exercises of unit options under the same unit option scheme or of multiple conversions under the same convertible note must be aggregated and disclosed as one category. However, if the issues resulted from exercises of unit options under 2 unit option schemes or conversions of 2 convertible notes, these must be disclosed as 2 separate categories.*
4. *The percentage change in the number of units in the Scheme is to be calculated by reference to the number of units in the Scheme (excluding for such purpose any units repurchased or redeemed but not yet cancelled) as it was immediately before the earliest relevant event which has not been disclosed in a Monthly Return or Next Day Disclosure Return.*
5. *Where trading in the units of the Scheme has been suspended, "closing market price per unit of the immediately preceding business day" should be construed as "closing market price per unit of the business day on which the units were last traded".*
6. *In the context of a repurchase of units:*
 - "issues of units" should be construed as "repurchases of units"; and*
 - "issued units as a % of the existing number of units before relevant unit issue" should be construed as "repurchased units as a % of the existing number of units before relevant unit repurchase"; and*
 - "issue price per unit" should be construed as "repurchase price per unit".*
7. *In the context of a redemption of units:*
 - "issues of units" should be construed as "redemptions of units";*
 - "issued units as a % of the existing number of units before relevant unit issue" should be construed as "redeemed units as a % of the existing issued number of units before relevant unit redemption"; and*
 - "issue price per unit" should be construed as "redemption price per unit".*
8. *The closing balance date is the date of the last relevant event being disclosed.*

II.

A. Purchase report

Trading date	Number of securities purchased	Method of purchase (Note)	Price per unit or highest price paid \$	Lowest price paid \$	Total paid \$
N / A	N / A	N / A	N / A	N / A	N / A
N / A	N / A	N / A	N / A	N / A	N / A
N / A	N / A	N / A	N / A	N / A	N / A
N / A	N / A	N / A	N / A	N / A	N / A
N / A	N / A	N / A	N / A	N / A	N / A
Total	N / A				N / A

B. Additional information for issuer whose primary listing is on the Exchange

1. Number of such securities purchased on the Exchange in the year to date (since ordinary resolution)	(a)	N / A
2. % of issued unit capital at time ordinary resolution passed acquired on the Exchange since date of resolution		N / A
$\frac{\text{-----}}{\text{issued unit capital}} \times 100$		

We hereby confirm that the repurchases set out in A above which were made on the Exchange were made in accordance with the Listing Rules and that there have been no material changes to the particulars contained in the Explanatory Statement dated (**N / A**) which has been filed with the Exchange. We also confirm that any purchases set out in A above which were made on another stock exchange were made in accordance with the domestic rules applying to purchases made on that other exchange.

Note to Section II: Please state whether on the Exchange, on another stock exchange (stating the name of the exchange), by private arrangement or by general offer.

Submitted by:

Mr Yu Tat Fung

(Name)

Company Secretary of Yuexiu REIT Asset Management Limited

Title:

Manager of Yuexiu Real Estate Investment Trust

(Director, Secretary or other duly authorised officer)