

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/n | nm/yyyy): 31 March 2021 | |
|---------------------------|-------------------------------------|--|
| To: Hong Kong Exchanges | and Clearing Limited | |
| Name of Scheme | Yuexiu Real Estate Investment Trust | |
| Date Submitted | 7 April 2021 | |
| Stock Code 405 | | |
| T 3.4 | | |

I. Movements in Interests

| | No. of units | | | | | |
|--|---------------|-----|--|--|--|--|
| | (1) | (2) | | | | |
| Balance at close of preceding month | 3,303,113,665 | N/A | | | | |
| Increase/ (decrease) during the month | NIL | N/A | | | | |
| EGM approval date | NIL | N/A | | | | |
| Balance at close of the month | 3,303,113,665 | N/A | | | | |
| | | | | | | |

II. Details of Movements in Units

Unit Options (under Unit Option Schemes of the Scheme) Particulars of unit option scheme No. of new units in No. of new units in including EGM Scheme issued during Scheme which may be Movement during the month approval date the month pursuant issued pursuant thereto (dd/mm/yyyy) Granted Exercised Cancelled as at close of the month Lapsed thereto N/A N/A N/A N/A N/AN/A N/A

Warrants to Issue 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 Nominal value at Exercised Nominal value the month thereto as at Description of warrants nominal close of during the at close of the close of the pursuant (Date of expiry - dd/mm/yyyy) value preceding month month month thereto month 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) N/A Total B.

| Convertibles (i.e. Convertible in Class and description | | Amount at close of preceding month | Converted during the month | Amount 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 | outstanding | monui | monui | monui | thereto | monui |
| | | | | | | |
| | | | | | | |
| Stock code (if listed) Subscription price EGM approval date | | | | | | |
| (if applicable) (dd/mm/yyyy) | (/ / | , | | | | |
| 2. N/A | | <u>) </u> | | | | |
| | <u> </u> | | | | | |
| | - | | | | | |
| Stock code (if listed) Subscription price EGM approval date | | | | | | |
| (if applicable) (dd/mm/yyyy) | (/ / |) | | | | |
| 3. N/A | <u>-</u> | | | | | |
| | _ _ | | | | | |
| | | | | | | |
| Stock code (if listed) Subscription price | | | | | | |
| EGM approval date | | | | | | |
| (if applicable) (dd/mm/yyyy) | (/ / |) | | | | |
| 4. N/A | _ | | | | | |
| | _ | | | | | |
| | | | | | | |
| Stock code (if listed) Subscription price | | | | | | |
| EGM approval date (if applicable) | (| | | | | |
| (dd/mm/yyyy) | (/ / |) | | | | |
| | | | | Total C. | N/A | _ |

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/yy 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. <u>N/A</u> | | | | | |
| | | | | - | |
| | / | / |) | | _ |
| | | | | - | |
| 2. <u>N/A</u> | | | | _ | |
| | | | | _ | |
| | / | / |) | | |
| | | | | - | |
| 3. N/A | | | | | |
| | | | | _ | |
| | / | / |) | - | |
| | | | T-4-1 | D N/A | - |
| | | | Total | D. N/A | - |
| L | | | | | |

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 allotment | | | | | | |
| 1. | Rights issue | AI Drice : | State Turrency — | date: | (| / | / |) | | |
| | | | · | EGM approval date (dd/mm/yyyy) | (| / | / |) | N/A | N/A |
| | | | | | | | | | | |
| 2. | Open offer | At price : S | State | Issue and allotment date : (dd/mm/yyyy) | (| / | / |) | | |
| ۷٠ | Open oner | At plice. c | urrency – | EGM approval date | (| , | , | , | | |
| | | | | (dd/mm/yyyy) | (| / | / |) | N/A | N/A |
| | | | | Issue and allotment | | | | | | |
| 3. | Placing | | State | date : (dd/mm/yyyy) | (| / | / |) | | |
| | - | 1 (1 | currency | EGM approval date (dd/mm/yyyy) | (| / | / |) | N/A | N/A |
| | | | | | | | | | | |
| 4. | Bonus issue | | | Issue and allotment date : (dd/mm/yyyy) | (| / | / |) | | |
| 4. | Bolius Issue | | EGM approval date | (| / | / | , | | | |
| | | | (dd/mm/yyyy) | (| / | / |) | N/A | N/A | |
| | | | | | | | | | | |
| | | S | State | Issue and allotment date: | , | , | , | ` | | |
| 5. | Scrip dividend | At nrice . | urrency – | | (| / | / |) | | |
| | | | EGM approval date (dd/mm/yyyy) | (| / | / |) | N/A | N/A | |
| _ | | | | | | | | | | |
| 6. | Repurchase of units | | | | (| / | / |) | | |
| | - | | EGM approval date (dd/mm/yyyy) | (| / | / |) | N/A | N/A | |
| | | | | | | | | | | |
| 7. | Redemption of units | | | Redemption date : (dd/mm/yyyy) | (| / | / |) | | |
| 7. Teachiperon of the | | | | EGM approval date (dd/mm/yyyy) | (| / | / |) | N/A | N/A |
| | | | | | | | | | | |

For Main Board listed issuers

| 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 — | EGM approval date | (/ / | , | N/A | N/A |
| 9. Other At price: State (Please specify) | EGM approval date | / / | | N/A | N/A |
| | | , | Total | E. N/A | _ |
| Total increase / (decrease) during the month (i.e. To (This figure should be the same as the relevant figure | | in Intere | ests" | | N/A |

| Remarks (if any): |
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| N/A |
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| Submitted by: Mr Yu Tat Fung |
| Submitted by. MI 14 14t Fung |
| 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.