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(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



ANNOUNCEMENT

INTERIM DISTRIBUTION PER UNIT FOR THE PERIOD FROM 1 JANUARY 2021 TO 30 JUNE 2021

The purpose of this announcement is to inform the Unitholders of the 2021 Interim DPU.

Further to the 2021 Interim Results Announcement and the Manager Fee Announcement, the Board wishes to announce that the 2021 Interim DPU shall be HK\$0.1227.

The purpose of this announcement is to inform the Unitholders of the distribution per Unit for the period from 1 January 2021 to 30 June 2021 (“**2021 Interim DPU**”).

Reference is made to: (a) the interim results announcement dated 9 August 2021 in relation to, among others, the 2021 Interim DPU (“**2021 Interim Results Announcement**”); and (b) the announcement dated 26 August 2021 in relation to, among others, Manager Fee Units issued to Yuexiu International Investment 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 2021 Interim Results Announcement, an interim distribution of approximately RMB0.1025 (which is equivalent to HK\$0.1233) per Unit will be paid to persons who are registered Unitholders as at 15 September 2021 (“**Record Date**”), subject to dilution upon issuance of Units to the REIT Manager for settlement of 80% of the Manager’s Fee in respect of the period between 1 January 2021 to 30 June 2021. The register of Unitholders will be closed from 15 September 2021 to 16 September 2021, both days inclusive, during which period no transfer of Units will be effected.

On 26 August 2021, 16,936,297 new Units (representing approximately 0.51% of the 3,336,224,428 Units in issue immediately after such issue) were issued to Yuexiu International Investment Limited, a wholly-owned subsidiary of Yuexiu Property Company Limited, for settlement of 80% of the Manager’s Fee arising from the real estate owned by Yuexiu REIT.

Accordingly, the Board announces that the 2021 Interim DPU payable to the Unitholders shall be RMB0.1020 (which is equivalent to HK\$0.1227) and will be paid on 22 October 2021 to those Unitholders whose names appear on the register of Unitholders on the Record Date. Distributions will be paid in HK\$. The exchange rate adopted by the REIT Manager is the central parity rate, as announced by the People's Bank of China, for the five business days preceding the date of declaration of distribution.

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, 15 September 2021

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

Executive Directors: Mr. LIN Deliang (Chairman) and Ms. OU Haijing

Non-executive Directors: Mr. LI Feng and Mr. ZENG Zhizhao

*Independent Non-executive Directors: Mr. CHAN Chi On, Derek, Mr. CHAN Chi Fai, Brian,
Mr. CHEUNG Yuk Tong and Mr. CHEN Xiaoou*