

THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in any doubt as to any aspect in this circular or as to the action to be taken, you should consult your licensed securities dealer or registered institution licensed to deal in securities, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your units in Yuexiu Real Estate Investment Trust, you should at once hand this circular, together with the accompanying form of proxy, to the purchaser or transferee or to the bank, licensed securities dealer or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

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越秀房地產投資信託基金

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



越秀房託資產管理有限公司

YUEXIU REIT ASSET MANAGEMENT LIMITED

CIRCULAR TO UNITHOLDERS IN RELATION TO PROPOSED RE-ELECTION OF RETIRING DIRECTOR AND NOTICE OF ANNUAL GENERAL MEETING

A notice convening the annual general meeting of the unitholders of Yuexiu Real Estate Investment Trust ("Yuexiu REIT") to be held at Island Ballroom C, Level 5, Island Shangri-La Hong Kong, Pacific Place, Supreme Court Road, Central, Hong Kong on Monday, 30 May 2022 at 10:30 a.m. is set out on pages 11 to 12 of this circular.

Whether or not you are able to attend the aforesaid annual general meeting in person, you are requested to complete the accompanying proxy form in accordance with the instructions printed thereon and return it to the unit registrar of Yuexiu REIT, Tricor Investor Services Limited of Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong as soon as possible and in any event not less than 48 hours before the time fixed for holding the annual general meeting or any adjournment thereof.

PRECAUTIONARY MEASURES FOR THE 2022 AGM

Please see pages 1 to 3 of this circular for measures being taken to try to prevent and control the spread of the coronavirus disease 2019 ("COVID-19") at the 2022 AGM, including:

- limiting the number of 2022 AGM attendees to avoid over-crowding
- compulsory wearing of surgical face masks and attendees who do not wear surgical face masks may be requested to leave or denied entry into the 2022 AGM venue
- scanning of "Leave Home Safe" venue QR code
- complying with the requirements of the "Vaccine Pass Direction" #
- compulsory hand sanitizing at the entrance of 2022 AGM venue
- compulsory body temperature checks at the entrance of the 2022 AGM venue
- no distribution of refreshments and gift coupons

"Vaccine Pass Direction" is defined under the Prevention and Control of Disease (Vaccine Pass) Regulation (Cap. 599L of the laws of Hong Kong)

It is possible that Unitholders and/or their representatives may not be able to attend in person at the 2022 AGM venue depending on prevailing Government regulations. The Manager wishes to remind Unitholders that they may, by using proxy forms with voting instructions inserted, appoint the Chairman of the 2022 AGM as their proxy to vote on the relevant resolution at the 2022 AGM as an alternative to attending the 2022 AGM in person. Completion and return of the proxy forms will not preclude the Unitholders from attending and voting in person at the 2022 AGM or any adjournment thereof should they subsequently so wish, and in such case, the proxy forms previously submitted shall be deemed to be revoked.

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PRECAUTIONARY MEASURES FOR THE 2022 AGM

In view of the ongoing COVID-19 pandemic and recent recommendations for prevention and control of its spread, the Manager will implement the following precautionary measures at the 2022 AGM to protect attending Unitholders, staff and other persons from the risk of infection:

LIMITING ATTENDANCE IN PERSON AT THE 2022 AGM VENUE

The Manager will limit attendance in person at the 2022 AGM venue in accordance with prevailing requirements or guidelines published by the Government and/or regulatory authorities at the time of the 2022 AGM. Given the limited capacity of the 2022 AGM venue and the requirements for social distancing to ensure attendee safety, only Unitholders and/or their representatives and relevant 2022 AGM staff will be admitted to the 2022 AGM. Admission to the 2022 AGM venue will not be granted in excess of the capacity of the 2022 AGM venue.

HEALTH AND SAFETY MEASURES AT THE 2022 AGM

- (i) all attendees must wear face masks inside the 2022 AGM venue at all times and the attendees who do not wear face masks may be requested to leave or denied entry into the 2022 AGM venue;
- (ii) all attendees must scan the “Leave Home Safe” venue QR Code and comply with the requirements of the Vaccine Pass Direction[#], prior to entry into the 2022 AGM venue;
- (iii) all attendees are required to confirm that (a) he/she has not travelled outside of Hong Kong within 14 days immediately before the 2022 AGM (“**Recent Travel History**”); (b) he/she is not subject to any compulsory quarantine prescribed by the local authorities; (c) to his/her knowledge, he/she has not, within 14 days immediately before the 2022 AGM, had close contact with any person under quarantine or with Recent Travel History; (d) he/she is not subject to the Government’s prescribed testing requirement or direction; and (e) he/she has no symptoms of COVID-19. Any person who fails to respond affirmatively to any one of the above questions will be denied entry into the 2022 AGM venue or be required to leave the 2022 AGM venue;
- (iv) all attendees must wash their hands with alcohol-based hand sanitizer before entering the 2022 AGM venue;
- (v) compulsory body temperature checks will be conducted on all attendees at the entrance of the 2022 AGM venue. Any person with a body temperature of over 37.2 degrees Celsius may be denied entry into the 2022 AGM venue or be required to leave the 2022 AGM venue; and
- (vi) no refreshments or gift coupons will be distributed.

[#] “Vaccine Pass Direction” is defined under the Prevention and Control of Disease (Vaccine Pass) Regulation (Cap. 599L of the laws of Hong Kong)

PRECAUTIONARY MEASURES FOR THE 2022 AGM

To the extent permitted under law, the Manager reserves the right to deny entry into the 2022 AGM venue or require any person to leave the 2022 AGM venue in order to ensure the health and safety of the attendees at the 2022 AGM.

Unitholders are requested (i) to consider carefully the risk of attending the 2022 AGM, which will be held in an enclosed environment, (ii) to follow any prevailing requirements or guidelines of the Government relating to COVID-19 in deciding whether or not to attend the 2022 AGM, and (iii) not to attend the 2022 AGM if they have contracted or are suspected to have contracted COVID-19 or have been in close contact with anybody who has contracted or is suspected to have contracted COVID-19.

It is possible that Unitholders and/or their representatives may not be able to attend in person at the 2022 AGM venue depending on prevailing Government regulations. In the interest of all stakeholders' health and safety and in view of the recent COVID-19 guidelines for prevention and control, the Manager wishes to remind all Unitholders that physical attendance at the 2022 AGM is not necessary for the purpose of exercising voting rights. As an alternative, by using proxy forms with voting instructions inserted, Unitholders may appoint the Chairman of the 2022 AGM as their proxy to vote on the relevant resolution at the 2022 AGM instead of attending the 2022 AGM in person. Completion and return of the proxy forms will not preclude the Unitholders from attending and voting in person at the 2022 AGM or any adjournment thereof should they subsequently so wish, and in such case, the proxy forms previously submitted shall be deemed to be revoked.

The proxy form is attached to this circular for Unitholders who opt to receive physical circulars. Alternatively, the proxy form can be downloaded from the "Investor Relations" section of Yuexiu REIT's website at <http://www.yuexiureit.com> and the Hong Kong Stock Exchange's website at www.hkexnews.hk. If you are not a registered Unitholder (if your Units are held via banks, brokers or custodians), you should consult directly with your banks or brokers or custodians (as the case may be) to assist you in the appointment of a proxy.

As the COVID-19 situation continues to evolve, in order to minimise the risks to the Unitholders and other participants attending the 2022 AGM, the Manager will closely monitor the situation and may adopt other precautionary measures as appropriate, according to the latest regulations published by the Government from time to time. The Manager may be required to change the 2022 AGM arrangements at short notice. Unitholders are advised to check the websites of the Hong Kong Stock Exchange (www.hkexnews.hk) and Yuexiu REIT (<http://www.yuexiureit.com>) for further announcement(s) and update(s) (if any) on the 2022 AGM arrangements.

If Unitholders choosing not to attend the 2022 AGM in person have any questions about the relevant resolution, or about Yuexiu REIT or any matters for communication with the Board, they are welcome to contact the Manager via the following means:

Email: yxft.ir@yuexiureit.com

Tel: (852) 2593 2385

Fax: (852) 2519 6473

PRECAUTIONARY MEASURES FOR THE 2022 AGM

If Unitholders have any questions relating to the 2022 AGM, please contact Yuexiu REIT's unit registrar, Tricor Investor Services Limited, via the following means:

Tricor Investor Services Limited
Level 54, Hopewell Centre
183 Queen's Road East
Hong Kong
Tel: (852) 2980 1333
Fax: (852) 2890 9350
E-mail: is-enquiries@hk.tricorglobal.com

DEFINITIONS

In this circular, unless otherwise defined or the context otherwise requires, the following expressions have the following meanings:

“2022 AGM”	the annual general meeting of the Unitholders to be held at Island Ballroom C, Level 5, Island Shangri-La Hong Kong, Pacific Place, Supreme Court Road, Central, Hong Kong on Monday, 30 May 2022 at 10:30 a.m.
“2022 AGM Notice”	the notice convening the 2022 AGM as set out on pages 11 to 12 of this circular
“Articles of Association”	the articles of association of the Manager, as amended or supplemented from time to time
“Audit Committee”	the audit committee of the Manager
“Board”	board of Directors
“Compliance Manual”	the compliance manual of the Manager, as amended or supplemented from time to time
“Director(s)”	Director(s) of the Manager
“Disclosures Committee”	the disclosures committee of the Manager
“Finance and Investment Committee”	the finance and investment committee of the Manager
“Hong Kong”	the Hong Kong Special Administrative Region of The People’s Republic of China
“Government”	The Government of Hong Kong
“Hong Kong Stock Exchange”	The Stock Exchange of Hong Kong Limited
“INED”	independent non-executive Director
“Listing Rules”	Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (as amended from time to time)
“Manager”	Yuexiu REIT Asset Management Limited, a company incorporated under the laws of Hong Kong, in its capacity as the manager of Yuexiu REIT
“Mr. Cheung”	Mr. Cheung Yuk Tong

DEFINITIONS

“Ordinary Resolution(s)”	resolution(s) of Unitholders passed by a simple majority of those votes of those present, whether in person or by proxy, and entitled to vote, where the votes shall be taken by way of poll, but with a quorum of two or more Unitholders holding at least 10% of the Units in issue
“REIT Code”	The Code on Real Estate Investment Trusts published by the Securities and Futures Commission (as amended from the time to time)
“Remuneration and Nomination Committee”	the remuneration and nomination committee of the Manager
“SFO”	Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong (as amended from time to time)
“Trust Deed”	the trust deed constituting Yuexiu REIT dated 7 December 2005 and entered into between the Trustee and the Manager, as the same may be amended and supplemented from time to time
“Trustee”	HSBC Institutional Trust Services (Asia) Limited, a company incorporated under the laws of Hong Kong, in its capacity as the trustee of Yuexiu REIT
“Unit”	one undivided unit in Yuexiu REIT
“Unitholder”	any person registered as holding a Unit on the register of Unitholders of Yuexiu REIT
“Yuexiu REIT”	Yuexiu Real Estate Investment Trust, a Hong Kong collective investment scheme constituted as a unit trust and authorised under section 104 of the SFO subject to applicable conditions from time to time (whose Units are listed on the Hong Kong Stock Exchange), and the companies controlled by it, as the context requires

References to persons shall include corporations. Any reference in this circular to any enactment is a reference to that enactment for the time being amended or re-enacted. Any reference to a time of day in this circular shall be a reference to Hong Kong time unless otherwise stated.

LETTER TO UNITHOLDERS



越秀房地產投資信託基金
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



越秀房託資產管理有限公司
YUEXIU REIT ASSET MANAGEMENT LIMITED

Directors of the Manager:

Executive Directors

Mr. Lin Deliang (*Chairman*)

Ms. Ou Haijing

Non-executive Directors

Mr. Li Feng

Mr. Zeng Zhizhao

Independent Non-executive Directors

Mr. Chan Chi On, Derek

Mr. Chan Chi Fai, Brian

Mr. Cheung Yuk Tong

Mr. Chen Xiaoou

Registered Office:

17B, Yue Xiu Building

160 Lockhart Road

Wanchai

Hong Kong

27 April 2022

To: Unitholders of Yuexiu REIT

Dear Sir or Madam,

**CIRCULAR TO UNITHOLDERS IN RELATION TO
PROPOSED RE-ELECTION OF RETIRING DIRECTOR
AND
NOTICE OF ANNUAL GENERAL MEETING**

A. INTRODUCTION

The purpose of this circular is to provide you with the 2022 AGM Notice and further information on the resolution to be proposed at the 2022 AGM regarding the re-election of a retiring Director.

In accordance with the Articles of Association and the Compliance Manual, Mr. Cheung shall retire by rotation, and being eligible, may offer himself for re-election as an INED at the 2022 AGM subject to the approval of Unitholders by way of Ordinary Resolution.

LETTER TO UNITHOLDERS

The Manager has in place a Nomination Policy which sets out, among other things, the procedures carried out by the Remuneration and Nomination Committee before it recommends to the Board candidates for re-appointment, including the process for reviewing the candidates' overall performance and contribution to determine whether such candidates continue to meet the selection criteria set out in the Nomination Policy. The factors taken into account by the Remuneration and Nomination Committee and the Board with respect to the proposed re-election of Mr. Cheung are set out in the section below.

B. PROPOSED RE-ELECTION OF RETIRING DIRECTOR

(i) Re-election of Mr. Cheung being an INED of the Manager

Subject to passing of the proposed Ordinary Resolution to re-elect Mr. Cheung as an INED as set out in the 2022 AGM Notice, Mr. Cheung shall be re-elected as a Director, and he shall continue to hold office on the Board as an INED, the chairman of the Remuneration and Nomination Committee and a member of the Audit Committee subject to the retirement by rotation requirements under the Articles of Association and the Compliance Manual.

Mr. Cheung has always contributed objectively in advising and giving independent guidance to the Board in his capacity as an INED, the chairman of the Remuneration and Nomination Committee and a member of the Audit Committee. Mr. Cheung placed great importance on the Manager observing high standards of corporate governance, and with his relevant legal experience, regularly monitored communications with Yuexiu REIT's legal and other external advisors. The Manager has also received an annual confirmation of independence from Mr. Cheung regarding his independence in accordance with Rule 3.13 of the Listing Rules (as if they were applicable to Yuexiu REIT) and the Compliance Manual, and the Board is of the view that Mr. Cheung will continue to meet the director independence requirements stated therein.

The Board has also considered the contributions of Mr. Cheung to the diversity of the Board and is satisfied that, given his wealth of legal experience, he has the appropriate expertise and possesses the requisite perspectives, skills and experience that would enhance the diversity of the Board as a whole. The Board believes that Mr. Cheung possesses the required character, integrity and experience to continue fulfilling his role as an INED, and his continued tenure will continue to bring valuable insights and expertise to the Board.

In consideration of the above, the Board having regard to the recommendations of the Remuneration and Nomination Committee (except Mr. Cheung), believes that Mr. Cheung should continue to serve as an INED, and that his re-election as an INED is in the best interests of Yuexiu REIT and the Unitholders as a whole.

Biographical details and other relevant information of Mr. Cheung (including his experience and expertise) are set out in the Appendix to this circular.

LETTER TO UNITHOLDERS

(ii) **Compositions of Board committees at present and if Mr. Cheung is re-elected**

As at the date this circular, the compositions of the Disclosures Committee, the Audit Committee, the Finance and Investment Committee, and the Remuneration and Nomination Committee are (and, if Mr. Cheung is re-elected as an INED, will be) as follows:

Audit Committee

Mr. Chan Chi Fai, Brian (*Chairman*)
Mr. Chan Chi On, Derek
Mr. Cheung Yuk Tong
Mr. Chen Xiaoou

Finance and Investment Committee

Mr. Lin Deliang (*Chairman*)
Ms. Ou Haijing
Mr. Li Feng
Mr. Zeng Zhizhao
Mr. Chan Chi On, Derek
Mr. Chan Chi Fai, Brian
Mr. Chen Xiaoou

Disclosures Committee

Mr. Chan Chi On, Derek (*Chairman*)
Mr. Lin Deliang

Remuneration and Nomination Committee

Mr. Cheung Yuk Tong (*Chairman*)
Mr. Lin Deliang
Mr. Chan Chi On, Derek
Mr. Chan Chi Fai, Brian

C. 2022 AGM

The 2022 AGM of Yuexiu REIT will be held at Island Ballroom C, Level 5, Island Shangri-La Hong Kong, Pacific Place, Supreme Court Road, Central, Hong Kong on Monday, 30 May 2022 at 10:30 a.m. The 2022 AGM Notice convening the 2022 AGM is set out on pages 11 to 12 of this circular.

For the purpose of ascertaining Unitholders' right to attend the 2022 AGM, the register of Unitholders will be closed from Wednesday, 25 May 2022 to Monday, 30 May 2022, both days inclusive, during which period no transfer of units will be registered. For those Unitholders who are not on the register of Unitholders, in order to be qualified to attend and vote at the 2022 AGM, all unit certificates accompanied by the duly completed transfers must be lodged with the unit registrar of Yuexiu REIT, Tricor Investor Services Limited of Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong, for registration not later than 4:30 p.m. on Tuesday, 24 May 2022.

You can vote at the 2022 AGM if you are a Unitholder on Monday, 30 May 2022. You will find enclosed with this circular the 2022 AGM Notice (see pages 11 to 12 of this circular) and a form of proxy for use for the 2022 AGM.

Your vote is very important. Accordingly, please complete, sign and date the accompanying proxy form in accordance with the instructions printed thereon and return it to the unit registrar of Yuexiu REIT, Tricor Investor Services Limited of Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong as soon as possible and in any event not less than 48 hours before the time fixed for holding the 2022 AGM or any adjournment

LETTER TO UNITHOLDERS

thereof. Completion and return of the proxy form will not preclude you from attending and voting at the 2022 AGM or any adjournment thereof should you so wish.

D. APPROVAL REQUIRED

Pursuant to paragraph 3.3 of Schedule 1 to the Trust Deed, at any meeting, a resolution put to the vote of the meeting shall be decided on a poll and the result of the poll shall be deemed to be the resolution of the meeting. The Ordinary Resolution, as set out in the 2022 AGM Notice, will be decided on a poll at the 2022 AGM.

Paragraph 9.9(f) of the REIT Code provides that where a Unitholder has a material interest in the resolution tabled for approval, and that interest is different from that of all other Unitholders, such Unitholder shall abstain from voting. Further, under paragraph 3.2 of Schedule 1 to the Trust Deed, where a Unitholder has a material interest in the resolution tabled for approval at a general meeting of Yuexiu REIT, and that interest is different from the interests of other Unitholders as determined by the Manager (where the Unitholders concerned is (are) not connected persons of the Manager under the REIT Code) or the Trustee (where the Unitholders concerned is (are) connected persons of the Manager under the REIT Code, if appropriate, in its absolute opinion), such Unitholder shall be prohibited from voting its Units or being counted in the quorum for the general meeting.

To the best of the Manager 's knowledge, information and belief, after having made reasonable enquiries, the Manager takes the view that no Unitholders are required to abstain from voting in respect of the Ordinary Resolution to be proposed at the 2022 AGM.

E. RECOMMENDATION

The Board considers that the proposed re-election of Mr. Cheung as an INED is in the interests of Yuexiu REIT and the Unitholders as a whole and accordingly recommends Unitholders to vote in favour of the Ordinary Resolution to be proposed at the 2022 AGM.

F. RESPONSIBILITY STATEMENT

The Manager and the Directors collectively and individually accept full responsibility for the accuracy of the information contained in this circular and confirm, having made all reasonable enquiries, that to the best of their knowledge and belief there are no other facts the omission of which would make any statement herein misleading.

Yours faithfully,
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

Mr. Cheung Yuk Tong, aged 64, has been an INED of the Manager since 2014.

Mr. Cheung joined Baker & McKenzie in 1982 and worked in the Chicago, Beijing, Shanghai and Hong Kong offices of the firm. He was a partner in the corporate group of Baker & McKenzie's Hong Kong office, and was co-head of its Hong Kong and China mergers and acquisitions practice until June 2013 when he ceased to be a partner of Baker & McKenzie. His practice was focused in the areas of mergers and acquisitions and corporate finance.

Mr. Cheung was a member of the Judging Panel for the Corporate Governance Excellence Awards organized by the Hong Kong Chamber of Listed Companies from 2012 to 2015. He was also a member of the Takeovers and Mergers Panel and the Takeovers Appeals Committee of the Securities and Futures Commission of Hong Kong from 2012 to 2014.

Mr. Cheung graduated from The University of Hong Kong with an LL.B. and a postgraduate certificate in laws, and from the London School of Economics with an LL.M. He was admitted as a solicitor in Hong Kong and England, and as an attorney-at-law in New York.

Mr. Cheung has not entered into any service contract with the Manager, nor was he appointed for a specific term. Notwithstanding the above, pursuant to the Articles of Association and the Compliance Manual, one-fourth of the INEDs who are subject to retirement by rotation or, if their number is not four or a multiple of four, then the number nearest to one-quarter (subject to a minimum of one INED), will retire at each annual general meeting of Yuexiu REIT.

All director's fees payable to Mr. Cheung will be paid and borne by the Manager out of its own resources. Save as disclosed above, Mr. Cheung has not held directorship in other public companies, the securities of which are listed in Hong Kong or overseas, in the past three years preceding the date of this circular. Save as disclosed above, Mr. Cheung does not have any relationship with any other Directors, senior management or substantial or controlling Unitholders of Yuexiu REIT. As at the date of this circular, Mr. Cheung does not have any interest in Yuexiu REIT within the meaning of Part XV of the SFO.

Save as disclosed in this circular, there is no other matter in connection with Mr. Cheung's re-election that needs to be brought to the attention of the Unitholders and there is no other information that should be disclosed pursuant to Rule 13.51(2)(h) to (v) of the Listing Rules, as if they were applicable to Yuexiu REIT.

NOTICE OF ANNUAL GENERAL MEETING



越秀房地產投資信託基金
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



越秀房託資產管理有限公司
YUEXIU REIT ASSET MANAGEMENT LIMITED

NOTICE IS HEREBY GIVEN that the annual general meeting of the unitholders of Yuexiu Real Estate Investment Trust (“**Yuexiu REIT**”) will be held at Island Ballroom C, Level 5, Island Shangri-La Hong Kong, Pacific Place, Supreme Court Road, Central, Hong Kong on Monday, 30 May 2022 at 10:30 a.m. for the following purposes:

1. To note the audited consolidated financial statements of Yuexiu REIT together with the Auditors’ Report for the year ended 31 December 2021.
2. To note the appointment of auditors of Yuexiu REIT and the fixing of their remuneration.
3. To seek unitholder approval (where relevant, shall include approval by way of ratification) by Ordinary Resolution for: (i) the re-election of Mr. Cheung Yuk Tong as an independent non-executive Director, the chairman of the Remuneration and Nomination Committee, and a member of the Audit Committee; and (ii) authorisation be granted to the Manager, any director of the Manager and the Trustee and any authorised signatory of the Trustee to do all such acts and things (including executing all such documents as may be required) as the Manager, or such director of the Manager may consider expedient or necessary or in the interests of Yuexiu REIT to give effect to all matters resolved upon in this resolution.

Words and expressions that are not expressly defined in this notice of annual general meeting shall bear the same meaning as that defined in the circular of Yuexiu REIT dated 27 April 2022.

Yours faithfully,
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, 27 April 2022

NOTICE OF ANNUAL GENERAL MEETING

Notes:

- (a) A unitholder of Yuexiu REIT (“**Unitholder**”) entitled to attend and vote at the annual general meeting of Yuexiu REIT is entitled to appoint one or more proxies to attend and, on a poll, vote in his/her stead. The person appointed to act as a proxy need not be a Unitholder.
- (b) In order to be valid, the form of proxy, together with the power of attorney or other authority (if any) under which it is signed or a notarially certified copy thereof, must be deposited at the registered office of the unit registrar of Yuexiu REIT, Tricor Investor Services Limited of Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong, not less than 48 hours before the time fixed for holding the meeting or any adjournment thereof. Completion and return of the proxy will not preclude you from attending and voting in person should you so wish. In the event that you attend the meeting or adjourned meeting (as the case may be) after having lodged a form of proxy, the form of proxy will be deemed to have been revoked.
- (c) Where there are joint registered Unitholders of a unit, any one of such Unitholders may vote at the meeting either personally or by proxy in respect of such unit as if he/she were solely entitled thereto, but if more than one of such Unitholders is present at the meeting personally or by proxy, that one of such Unitholders so present whose name stands first on the register of Unitholders in respect of such unit shall alone be entitled to vote in respect thereof.
- (d) The register of Unitholders will be closed from Wednesday, 25 May 2022 to Monday, 30 May 2022, both days inclusive, during which period no transfer of units will be registered. For those Unitholders who are not on the register of Unitholders, in order to be qualified to attend and vote at the annual general meeting of Yuexiu REIT, all unit certificates accompanied by the duly completed transfers must be lodged with the unit registrar of Yuexiu REIT, Tricor Investor Services Limited of Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong, for registration not later than 4:30 p.m. on Tuesday, 24 May 2022.
- (e) In view of the coronavirus disease 2019 and recent recommendations for prevention and control of its spread, the Manager will implement certain precautionary measures at the annual general meeting of Yuexiu REIT to protect attending Unitholders, staff and other persons from the risk of infection. For further details, please refer to the circular of Yuexiu REIT dated 27 April 2022.

As at the date of this notice, the board of Directors of the Manager is comprised as follows:

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*