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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

ANNOUNCEMENT

INTERIM DISTRIBUTION PER UNIT FOR THE PERIOD FROM 1 JANUARY 2019 TO 30 JUNE 2019

The purpose of this announcement is to inform the Unitholders of the 2019 Interim DPU.

Further to the 2019 Interim Results Announcement and the Manager Fee Announcement, the board of directors of the REIT Manager wishes to announce that the 2019 Interim DPU shall be HK\$0.1540.

The purpose of this announcement is to inform the Unitholders of the distribution per Unit for the period from 1 January 2019 to 30 June 2019 (“**2019 Interim DPU**”).

Reference is made to: (a) the interim results announcement dated 1 August 2019 in relation to, among others, the 2019 Interim DPU (“**2019 Interim Results Announcement**”); and (b) the announcement dated 26 August 2019 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 2019 Interim Results Announcement, an interim distribution of approximately RMB0.1360 (which is equivalent to HK\$0.1546) per Unit will be paid to persons who are registered Unitholders as at 13 September 2019 (“**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 2019 and 30 June 2019. The register of Unitholders will be closed from 13 September 2019 to 16 September 2019, both days inclusive, during which period no transfer of Units will be effected.

On 26 August 2019, 12,238,329 new Units (representing approximately 0.39% of the 3,131,856,551 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 for the period from 1 January 2019 to 30 June 2019.

Accordingly, the board of directors of the REIT Manager announces that the 2019 Interim DPU shall be RMB0.1355 (which is equivalent to HK\$0.1540) and will be payable on 17 October 2019 to Unitholders whose names appear on the Register of Unitholders on the Record Date. Distribution payable to the Unitholders 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, 13 September 2019

As at the date of this announcement, the REIT Manager's board of directors comprises:

Executive Directors:

Mr. LIN Deliang (Chairman) and Mr. CHENG Jiuzhou

Non-executive Directors:

Mr. LI Feng and Mr. LIANG Danqing

Independent Non-executive Directors:

*Mr. CHAN Chi On Derek, Mr. CHAN Chi Fai Brian,
Mr. CHEUNG Yuk Tong and Mr. CHEN Xiaoou*