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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

ISSUE AND PROPOSED LISTING OF THE NOTES

This announcement is made pursuant to paragraph 10.3 of the REIT Code.

Reference is made to the announcement dated 17 March 2023 made by Yuexiu REIT Asset Management Limited (as manager of Yuexiu Real Estate Investment Trust) regarding the proposed issue of the Notes. The Board is pleased to announce that on 24 March 2023, the Issuer successfully issued the Notes. Approval has been granted by the MOX for the listing of the Notes. The listing of the Notes is expected to become effective on or about 27 March 2023.

Reference is made to the announcement (the “**Pricing Announcement**”) dated 17 March 2023 made by Yuexiu REIT Asset Management Limited (in its capacity as manager of Yuexiu Real Estate Investment Trust) pursuant to paragraph 10.3 of the REIT Code regarding the proposed issue of the CNY1,500,000,000 4.15% guaranteed notes due 2026 (the “**Notes**”). Unless otherwise stated, terms defined in the Pricing Announcement shall have the same meaning when used herein.

ISSUE OF THE NOTES

The Board is pleased to announce that on 24 March 2023, the Issuer successfully issued the Notes. China Securities (International) Corporate Finance Company Limited, Chong Hing Bank Limited, Yue Xiu Securities Company Limited, DBS Bank Ltd., Industrial Bank Co., Ltd. Hong Kong Branch, Shanghai Pudong Development Bank Co., Ltd., Hong Kong Branch, Hua Xia Bank Co., Limited Hong Kong Branch, China Minsheng Banking Corp., Ltd., Hong Kong Branch, CMB Wing Lung Bank Limited, Bank of Communications Co., Ltd. Hong Kong Branch and CLSA Limited were appointed as joint lead managers for the issue. The gearing ratio of Yuexiu REIT immediately after the proposed issue of the Notes would be approximately 47.0%.

PROPOSED LISTING OF THE NOTES

Approval has been granted by the MOX for the listing of and permission to deal in the Notes. The listing of and dealing in the Notes is expected to become effective on or about 27 March 2023. The relevant documents delivered to and published on the website of the MOX can be viewed at www.cmox.mo. For the avoidance of doubt, the content of the website in relation to the Notes is for information purpose only.

This announcement is made pursuant to paragraph 10.3 of the REIT Code.

By Order of the Board
Yuexiu REIT Asset Management Limited
(as manager of Yuexiu Real Estate Investment Trust)
YU Tat Fung
Company Secretary

Hong Kong, 24 March 2023

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*