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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

FINAL DISTRIBUTION PER UNIT FOR THE PERIOD FROM 1 JULY 2016 TO 31 DECEMBER 2016

The purpose of this announcement is to inform the Unitholders of the 2016 Final DPU.

Further to the 2016 Final Results Announcement and the Manager Fee Announcement, the Board wishes to announce that the 2016 Final DPU shall be HK\$0.1691.

The purpose of this announcement is to inform the Unitholders of the distribution per Unit for the period from 1 July 2016 to 31 December 2016 (**2016 Final DPU**).

Reference is made to: (a) the final results announcement dated 14 February 2017 in relation to, among others, the 2016 Final DPU (**2016 Final Results Announcement**); and (b) the announcement dated 10 March 2017 in relation to, among others, the 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 2016 Final Results Announcement, a final distribution of approximately RMB0.1506 (which is equivalent to HK\$0.1699) per Unit will be paid to persons who are registered Unitholders as at 12 April 2017 (**Record Date**), subject to dilution upon issuance of Units to the REIT Manager for settlement of 85% of the Manager's Fee in respect of the period between 1 July 2016 and 31 December 2016. The register of Unitholders will be closed from 12 April 2017 to 13 April 2017, both days inclusive, during which period no transfer of Units will be effected.

On 10 March 2017, 14,401,158 new Units (representing approximately 0.49% of the 2,936,181,642 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 85% of the Manager's Fee arising from the real estate owned by Yuexiu REIT.

Accordingly, the Board announces that the 2016 Final DPU shall be RMB0.1499 (which is equivalent to HK\$0.1691) and will be payable on 16 May 2017 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, 12 April 2017

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

Executive Directors: Mr. LIN Deliang and Mr. CHENG Jiuzhou

Non-executive Directors: Mr. LIN Zhaoyuan (Chairman) and Mr. LI Feng

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