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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 NOTES UNDER THE US\$1,500,000,000 GUARANTEED MEDIUM TERM NOTE PROGRAMME

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

The Board is pleased to announce that on 2 February 2021, the Issuer successfully issued the 2021 Notes under the Updated Programme. Approval has been granted by the Stock Exchange for the listing of, and permission to deal in, the 2021 Notes by way of “debt issues to professional investors only” in accordance with Chapter 37 of the Listing Rules. The listing of, and permission to deal in, the 2021 Notes is expected to become effective on or about 3 February 2021.

This announcement is made pursuant to paragraph 10.3 of the Code on Real Estate Investment Trusts (the “**REIT Code**”).

Reference is made to the announcement dated 25 January 2021 (the “**Programme Update Announcement**”) made by Yuexiu REIT Asset Management Limited (as manager of Yuexiu Real Estate Investment Trust) (the “**REIT Manager**”) pursuant to paragraph 10.3 of the REIT Code regarding the application for the update and listing of the US\$1,500,000,000 Guaranteed Medium Term Note Programme and the announcement dated 27 January 2021 (the “**Pricing Announcement**”) made by the REIT Manager regarding the proposed issue of an aggregate principal amount of US\$400,000,000 2.65% guaranteed Notes due 2026 (the “**2021 Notes**”). Unless otherwise stated, terms defined in the Programme Update Announcement and the Pricing Announcement shall have the same meaning when used herein.

ISSUE AND PROPOSED LISTING OF NOTES UNDER THE UPDATED PROGRAMME

The Board is pleased to announce that on 2 February 2021, the Issuer successfully issued the 2021 Notes under the Updated Programme. DBS Bank Ltd., CCB International Capital Limited, AMTD Global Markets Limited, Bank of Communications Co., Ltd. Hong Kong Branch, CLSA Limited, CMBC Securities Company Limited, Guotai Junan Securities (Hong Kong) Limited, Yue Xiu Securities Company Limited, The Bank of East Asia, Limited, China Securities (International) Corporate Finance Company Limited, China International Capital Corporation Hong Kong Securities Limited, China CITIC Bank International Limited, Mizuho Securities Asia Limited, BOCOM International Securities Limited, China Everbright Bank Co., Ltd., Hong Kong Branch, CEB International Capital Corporation Limited and Haitong International Securities Company Limited were appointed as managers for the issue.

APPLICATION FOR LISTING

Approval has been granted by the Stock Exchange for the listing of, and permission to deal in, the 2021 Notes by way of “debt issues to professional investors only” in accordance with Chapter 37 of the Listing Rules. The listing of, and permission to deal in, the 2021 Notes is expected to become effective on or about 3 February 2021.

FURTHER ANNOUNCEMENTS

The REIT Manager will make further announcements in respect of any change or update in relation to the Updated Programme or any issue of Notes in the future (and also publish a formal notice where such Notes are to be issued and listed on the Stock Exchange in accordance with the Listing Rules).

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, 2 February 2021

As at the date of this announcement, the board of directors of the REIT Manager is comprised as follows:

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

Non-executive Director: Mr. LI Feng

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