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This announcement, the offering circular and the pricing supplement are for information purposes only and do not constitute an invitation or offer to acquire, purchase or subscribe for the securities referred to herein.

*This announcement, the offering circular and the pricing supplement are not, and are not intended to be, an offer of securities for sale, or the solicitation of an offer to buy securities, in the United States or elsewhere. The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “**Securities Act**”), or the securities laws of any state of the United States or other jurisdiction, and the securities may not be offered or sold within the United States (as defined in Regulation S under the Securities Act) except pursuant to an exemption under, or in a transaction not subject to, the Securities Act and applicable state or local securities laws. This announcement, the offering circular and the pricing supplement are not for distribution, directly or indirectly, in or into the United States. No public offer of the securities referred to herein is being or will be made in the United States.*

***Notice to Hong Kong investors:** The Issuer, the REIT Manager and the Guarantor confirm that the Notes are intended for purchase by professional investors (as defined in Chapter 37 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited) only and have been listed on the The Stock Exchange of Hong Kong Limited on that basis. Accordingly, the Issuer, the REIT Manager and the Guarantor confirm that the Notes are not appropriate as an investment for retail investors in Hong Kong. Investors should carefully consider the risks involved.*

***This announcement, the offering circular and the pricing supplement referred to herein have been published for information purposes only as required by the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited and do not constitute an offer to sell nor a solicitation of an offer to buy any securities. Neither this announcement nor anything referred to herein (including the offering circular and the pricing supplement) forms the basis for any contract or commitment whatsoever.** For the avoidance of doubt, the publication of this announcement and the listing document referred to herein shall not be deemed to be an offer of securities made pursuant to a prospectus issued by or on behalf of the issuer for the purposes of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Cap. 32) of Hong Kong nor shall it constitute an advertisement, invitation or document containing an invitation to the public to enter into or offer to enter into an agreement to acquire, dispose of, subscribe for or underwrite securities for the purposes of the Securities and Futures Ordinance (Cap. 571) of Hong Kong.*

Yuexiu REIT MTN Company Limited
(Incorporated in the British Virgin Islands with limited liability)

as Issuer

US\$400,000,000 2.65 % Guaranteed Notes due 2026 (the “Notes”)
(Stock code: 40577)

under the

US\$1,500,000,000
Guaranteed Medium Term Note Programme

Guaranteed by

HSBC Institutional Trust Services (Asia) Limited
(incorporated in Hong Kong with limited liability)

in its capacity as trustee, and with recourse limited to the assets, of



(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Cap. 571) of Hong Kong)

(Stock code: 00405)

Managed by



(incorporated in Hong Kong with limited liability)

(in its capacity as manager of Yuexiu Real Estate Investment Trust)

as REIT Manager

Publication of the Pricing Supplement

This announcement is issued pursuant to Rule 37.39A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) (the “**Listing Rules**”).

Please refer to the offering circular dated 22 January 2021 (the “**Offering Circular**”) as published on 25 January 2021 in relation to the US\$1,500,000,000 guaranteed medium term note programme (the “**Programme**”), a copy of which is available at: <https://www1.hkexnews.hk/listedco/listconews/sehk/2021/0125/2021012500319.pdf>, and the pricing supplement dated 26 January 2021 in relation to the Notes (the “**Pricing Supplement**”) as appended hereto. As disclosed in the Pricing Supplement, the Notes issued under the Programme were intended for purchase by professional investors (as defined in Chapter 37 of the Listing Rules) only and have been listed on the Stock Exchange on that basis.

The Offering Circular and the Pricing Supplement do not constitute a prospectus, notice, circular, brochure or advertisement offering to sell any securities to the public in any jurisdiction, nor is it an invitation to the public to make offers to subscribe for or purchase any securities, nor is it circulated to invite offers by the public to subscribe for or purchase any securities.

The Offering Circular and the Pricing Supplement must not be regarded as an inducement to subscribe for or purchase any securities, and no such inducement is intended. No investment decision should be made based on the information contained in the Offering Circular and the Pricing Supplement.

Hong Kong, 3 February 2021

As at the date of this announcement, the directors of Yuexiu REIT MTN Company Limited are Mr. LIN Deliang, Mr. CHENG Jiuzhou, Ms. OU Haijing and Mr. CHEN Yongqin.

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

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 Xiaoou

**APPENDIX 1 – PRICING SUPPLEMENT IN RELATION TO THE NOTES DATED 26
JANUARY 2021**

IMPORTANT NOTICE

THIS OFFERING IS AVAILABLE ONLY TO INVESTORS WHO ARE ADDRESSEES OUTSIDE OF THE UNITED STATES.

IMPORTANT: You must read the following disclaimer before continuing. The following disclaimer applies to the attached pricing supplement (the “**Pricing Supplement**”). You are advised to read this disclaimer carefully before accessing, reading or making any other use of the attached Pricing Supplement. In accessing the attached Pricing Supplement, you agree to be bound by the following terms and conditions, including any modifications to them from time to time, each time you receive any information from us as a result of such access.

Confirmation of Your Representation: This Pricing Supplement is being sent to you at your request, and by accepting the e-mail and accessing the attached Pricing Supplement, you shall be deemed to represent to Yuexiu REIT MTN Company Limited (the “**Issuer**”), Yuexiu REIT Asset Management Limited (in its capacity as manager of Yuexiu Real Estate Investment Trust) (the “**REIT Manager**”) and 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 (the “**Managers**”) that the e-mail address that you gave us and to which this e-mail has been delivered is not located in the United States, its territories or possessions, and you consent to delivery of the attached Pricing Supplement and any amendments or supplements thereto by electronic transmission.

The attached Pricing Supplement has been made available to you in electronic form. You are reminded that documents transmitted via this medium may be altered or changed during the process of transmission and consequently none of the Issuer, the Guarantor, the REIT Manager, the Managers, or any of their respective affiliates, directors, officers, employees, representatives, agents and each person who controls any Manager accepts any liability or responsibility whatsoever in respect of any discrepancies between the document distributed to you in electronic format and the hard copy version. We will provide a hard copy version to you upon request.

Restrictions: The attached Pricing Supplement is being furnished in connection with an offering exempt from registration under the U.S. Securities Act of 1933, as amended (the “**Securities Act**”) solely for the purpose of enabling a prospective investor to consider the purchase of securities described in the attached Pricing Supplement.

THE SECURITIES HAVE NOT BEEN, AND WILL NOT BE, REGISTERED UNDER THE SECURITIES ACT, OR THE SECURITIES LAWS OF ANY STATE OF THE UNITED STATES OR OTHER JURISDICTION AND THE SECURITIES MAY NOT BE OFFERED OR SOLD WITHIN THE UNITED STATES, EXCEPT PURSUANT TO AN EXEMPTION FROM, OR IN A TRANSACTION NOT SUBJECT TO, THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT AND APPLICABLE STATE OR LOCAL SECURITIES LAWS.

Nothing in this electronic transmission constitutes an offer or an invitation by or on behalf of any of the Issuer, the REIT Manager, the Guarantor or the Managers to subscribe for or purchase any of the securities described therein, and access has been limited so that it shall not constitute in the United States or elsewhere a general solicitation or general advertising (as those terms are used in Regulation D under the Securities Act) or directed selling efforts (within the meaning of Regulation S under the

Securities Act). If a jurisdiction requires that the offering be made by a licensed broker or dealer and any Manager or any of its affiliates is a licensed broker or dealer in that jurisdiction, the offering shall be deemed to be made by it or such affiliate on behalf of the Issuer and the REIT Manager in such jurisdiction.

You are reminded that you have accessed the attached Pricing Supplement on the basis that you are a person into whose possession this Pricing Supplement may be lawfully delivered in accordance with the laws of the jurisdiction in which you are located and you may not nor are you authorised to deliver this document, electronically or otherwise, to any other person. If you have gained access to this transmission contrary to the foregoing restrictions, you are not allowed to purchase any of the securities described in the attached Pricing Supplement.

Actions that You May Not Take: If you receive this document by e-mail, you should not reply by e-mail to this document, and you may not purchase any securities by doing so. Any reply e-mail communications, including those you generate by using the "Reply" function on your e-mail software, will be ignored or rejected.

THE ATTACHED PRICING SUPPLEMENT MAY NOT BE FORWARDED OR DISTRIBUTED TO ANY OTHER PERSON AND MAY NOT BE REPRODUCED IN ANY MANNER WHATSOEVER. YOU ARE NOT AUTHORISED TO AND YOU MAY NOT FORWARD OR DELIVER THE ATTACHED PRICING SUPPLEMENT, ELECTRONICALLY OR OTHERWISE, TO ANY OTHER PERSON OR REPRODUCE SUCH PRICING SUPPLEMENT IN ANY MANNER WHATSOEVER. ANY FORWARDING, DISTRIBUTION OR REPRODUCTION OF THE ATTACHED PRICING SUPPLEMENT IN WHOLE OR IN PART IS UNAUTHORISED. FAILURE TO COMPLY WITH THIS DIRECTIVE MAY RESULT IN A VIOLATION OF THE SECURITIES ACT OR THE APPLICABLE LAWS OF OTHER JURISDICTIONS.

You are responsible for protecting against viruses and other destructive items. If you receive this document by e-mail, your use of this e-mail is at your own risk and it is your responsibility to take precautions to ensure that it is free from viruses and other items of a destructive nature.

PRIIPs REGULATION - PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (“**EEA**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, “**MiFID II**”); or (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended, the “**Insurance Distribution Directive**”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (the “**PRIIPs Regulation**”) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

UK PRIIPs REGULATION - PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (the “**UK**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the “**EUWA**”); or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (the “**FSMA**”) and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA. Consequently no key information document required by the PRIIPs Regulation as it forms part of domestic law by virtue of the EUWA (the “**UK PRIIPs Regulation**”) for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

In connection with Section 309B of the Securities and Futures Act (Chapter 289) of Singapore (the “**SFA**”) and the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore (the “**CMP Regulations 2018**”), the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A(1) of the SFA), that the Notes are prescribed capital markets products (as defined in the CMP Regulations 2018) and are Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

This document is for distribution to professional investors (as defined in Chapter 37 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Hong Kong Stock Exchange”)) (“Professional Investors”) only.

Notice to Hong Kong investors: The Issuer, the REIT Manager and the Guarantor confirm that the Notes are intended for purchase by Professional Investors only and will be listed on the Hong Kong Stock Exchange on that basis. Accordingly, the Issuer, the REIT Manager and the Guarantor confirm that the Notes are not appropriate as an investment for retail investors in Hong Kong. Investors should carefully consider the risks involved.

The Hong Kong Stock Exchange has not reviewed the contents of this document, other than to ensure that the prescribed form disclaimer and responsibility statements, and a statement limiting distribution of this document to Professional Investors only have been reproduced in this document. Listing of the Programme and the Notes on the Hong Kong Stock Exchange is not to be taken as an indication of the commercial merits or credit quality of the Programme, the Notes or the Issuer, the Guarantor, Yuexiu REIT, the REIT Manager or quality of disclosure in this document. Hong Kong Exchanges and Clearing Limited and the Hong Kong Stock Exchange take no

responsibility for the contents of this document, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.

This document includes particulars given in compliance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited for the purposes of giving information with regard to the Issuer, the Guarantor, Yuexiu REIT, the REIT Manager and the Group. The Issuer and the REIT Manager accept full responsibility for the accuracy of the information contained in this document 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.

Pricing Supplement dated 26 January 2021

Yuexiu REIT MTN Company Limited
(Incorporated in the British Virgin Islands with limited liability)
Issue of US\$400,000,000 2.65 per cent. Guaranteed Notes due 2026
under the US\$1,500,000,000 Guaranteed Medium Term Note Programme
guaranteed by
HSBC Institutional Trust Services (Asia) Limited
in its capacity as trustee, and with recourse limited to the assets, of
Yuexiu Real Estate Investment Trust

The document constitutes the Pricing Supplement relating to the issue of Notes described herein.

Terms used herein shall be deemed to be defined as such for the purposes of the Terms and Conditions of the Notes (the “**Conditions**”) set forth in the Offering Circular dated 22 January 2021. This Pricing Supplement contains the final terms of the Notes and must be read in conjunction with such Offering Circular dated 22 January 2021.

- 1** Issuer: Yuexiu REIT MTN Company Limited
- 2** Guarantor: HSBC Institutional Trust Services (Asia) Limited
(in its capacity as trustee, and with recourse limited to the assets, of Yuexiu Real Estate Investment Trust)
- 3** REIT Manager: Yuexiu REIT Asset Management Limited
(in its capacity as manager of Yuexiu Real Estate Investment Trust)
- 4** (i) Series Number: 4
(ii) Tranche Number: 1
- 5** Specified Currency or Currencies: United States Dollars (“**US\$**”)
- 6** Aggregate Nominal Amount: US\$400,000,000
(i) Series: US\$400,000,000
(ii) Tranche: US\$400,000,000
- 7** (i) Issue Price: 99.94 per cent. of the Aggregate Nominal Amount
(ii) Gross Proceeds: US\$399,760,000

- 8** (i) Specified Denominations: US\$200,000 and integral multiples of US\$1,000 in excess thereof
- (ii) Calculation Amount: US\$1,000
- 9** (i) Issue Date: 2 February 2021
- (ii) Interest Commencement Date: Issue Date
- 10** Maturity Date: 2 February 2026
- 11** Interest Basis: 2.65 per cent. Fixed Rate
(further particulars specified below)
- 12** Redemption/Payment Basis: Redemption at par
- 13** Change of Interest or Redemption/Payment Basis: Not Applicable
- 14** Put/Call Options: Issuer Call
Change of Control Put Option
(further particulars specified in paragraphs 23 and 25 respectively below)
- 15** (i) Date of the Pre-issuance NDRC Registration Certificate evidencing the registration of the issue of the Notes with the NDRC: 13 November 2020
- (ii) Date of Board approval for issuance of Notes obtained: 25 January 2021
- 16** Listing: The Hong Kong Stock Exchange
Expected effective listing date of the Notes: 3 February 2021
- 17** Method of distribution: Syndicated

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

- 18 Fixed Rate Note Provisions:** Applicable
- (i) Rate(s) of Interest: 2.65 per cent. per annum payable semi-annually in arrear
- (ii) Interest Payment Date(s): 2 February and 2 August in each year, commencing on 2 August 2021, up to and including the Maturity Date
- (iii) Fixed Coupon Amount: US\$13.25 per Calculation Amount
- (iv) Broken Amount(s): Not Applicable
- (v) Day Count Fraction: 30/360
- (vi) Determination Dates: Not Applicable

(vii)	Other terms relating to the method of calculating interest for Fixed Rate Notes:	Not Applicable
19	Floating Rate Note Provisions:	Not Applicable
20	Zero Coupon Note Provisions:	Not Applicable
21	Index-Linked Interest Note/other variable-linked interest Note Provisions:	Not Applicable
22	Dual Currency Note Provisions:	Not Applicable

PROVISIONS RELATING TO REDEMPTION

23	Call Option:	<p>Applicable</p> <p>The Issuer may, on or at any time prior to the Maturity Date, on giving not less than 30 days' nor more than 60 days' notice to the Noteholders (which notice shall be irrevocable), redeem all, but not some only, of the Notes at their Make Whole Redemption Price, together with interest accrued to the date fixed for redemption.</p> <p>For the purpose of this paragraph 23:</p> <p>"Make Whole Redemption Price" means in respect of each Note, (a) the principal amount of such Note or, if this is higher (b) the amount equal to the sum of the present value of the principal amount of such Note, together with the present values of the interest payable for the relevant Interest Periods from the relevant date fixed for redemption to the Maturity Date, in each case, discounted to such redemption date on a semi-annual compounded basis at the adjusted U.S. Treasury Rate plus 0.35 per cent., all as determined by the Determination Agent. For the purposes hereof, "U.S. Treasury Rate" means either (i) the rate per annum equal to the yield, that represents the average of the daily yields for the week immediately preceding the third Business Day prior to the relevant redemption date, derived from the most recently published statistical release designated "H.15" or any successor publication that is published by the Board of Governors of the Federal Reserve System and that establishes yields on actively traded United States Treasury securities adjusted to constant maturity under the caption "Treasury Constant Maturities" for the maturity corresponding to the Comparable Treasury Issue (if no maturity is within three months before or after the Maturity Date, yields for the two</p>
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published maturities most closely corresponding to the Comparable Treasury Issue shall be determined and the U.S. Treasury Rate shall be interpolated or extrapolated from such yields on a straight line basis, rounding to the nearest month) or (ii) if such release (or any successor release) is not published during the week preceding the third Business Day prior to the relevant date or does not contain such yields, the rate per annum equal to the semi-annual equivalent yield to maturity of the Comparable Treasury Issue (expressed as a percentage of its principal amount) equal to the Comparable Treasury Price for the relevant date fixed for redemption, in each case calculated on the third Business Day immediately preceding the relevant date fixed for redemption. For the purposes of the definition of Make Whole Redemption Price:

“Comparable Treasury Issue” means the United States Treasury security selected by the Determination Agent as having a maturity comparable to the remaining term of the Notes from the relevant date fixed for redemption to the Maturity Date, that would be utilised, at the time of selection and in accordance with customary financial practice, in pricing new issues of corporate debt securities of a maturity most nearly equal to the Maturity Date;

“Comparable Treasury Price” means, with respect to any redemption date, the average of three, or such lesser number as is obtained by the Determination Agent, Reference Treasury Dealer Quotations for the relevant date fixed for redemption of the Notes;

“Determination Agent” means an independent investment bank of international repute appointed by the Issuer (and notice thereof is given to Noteholders by the Issuer in accordance with Condition 16) for the purposes of performing any of the functions expressed to be performed by it under this paragraph 23;

“Reference Treasury Dealer” means each of the three nationally recognised investment banking firms selected by the Determination Agent that are primary U.S. Government securities dealers; and

“Reference Treasury Dealer Quotations” means with respect to each Reference Treasury Dealer and any date fixed for redemption of the Notes, the average, as determined by the Determination Agent, of the bid and asked prices for the Comparable Treasury Issue, expressed in each case as a percentage of its principal amount, quoted in writing to the Determination Agent by such Reference Treasury Dealer at 5:00 p.m., New York City time on the third Business Day immediately preceding such due date for redemption. Any reference in these conditions to

principal and/or interest shall be deemed to include any Make Whole Redemption Price which may be payable under this paragraph 23.

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| 24 | Put Option: | Not Applicable |
| 25 | Change of Control Put Option: | Applicable |
| | (i) Change of Control Redemption Amount: | US\$1,010 per Calculation Amount |
| | (ii) Put Period: | No earlier than 30 days and no later than 60 days after a Change of Control Put Event Notice is given (in accordance with Condition 6(e)) |
| | (iii) Put Date: | Seven days after the expiration of the Put Period (in accordance with Condition 6(e)) |
| 26 | Final Redemption Amount of each Note: | US\$1,000 per Calculation Amount |
| 27 | Early Redemption Amount
Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons on event of default or other early redemption and/or the method of calculating the same (if required or if different from that set out in the Conditions): | US\$1,000 per Calculation Amount |

GENERAL PROVISIONS APPLICABLE TO THE NOTES

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| 28 | Form of Notes: | Registered Notes:
Global Certificate exchangeable for Individual Certificates in the limited circumstances described in the Global Certificate |
| 29 | Financial Centre(s) or other special provisions relating to payment dates: | Hong Kong and New York |
| 30 | Talons for future Coupons or Receipts to be attached to Definitive Notes (and dates on which such Talons mature): | No |
| 31 | Details relating to Partly Paid Notes: amount of each payment comprising the Issue Price and date on which each payment is to be made and consequences (if any) of failure to pay, including any right of the | Not Applicable |

Issuer to forfeit the Notes and interest due on late payment:

- | | | |
|-----------|--|----------------|
| 32 | Details relating to Instalment Notes: amount of each instalment, date on which each payment is to be made: | Not Applicable |
| 33 | Redenomination, renominatisation and reconventioning provisions: | Not Applicable |
| 34 | Any applicable currency disruption/ fallback provisions: | Not Applicable |
| 35 | Other terms or special conditions: | Not Applicable |

DISTRIBUTION

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| 36 | (i) If syndicated, names of Managers: | 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 |
| | (ii) Stabilising Manager(s) (if any): | DBS Bank Ltd. |
| 37 | If non-syndicated, name and address of Dealer: | Not Applicable |
| 38 | U.S. Selling Restrictions: | Reg. S Category 1;
TEFRA Not Applicable |
| 39 | Additional selling restrictions: | Not Applicable |

OPERATIONAL INFORMATION

- | | | |
|-----------|--|----------------|
| 40 | ISIN Code: | XS2290959860 |
| 41 | Common Code: | 229095986 |
| 42 | CMU Instrument Number: | Not Applicable |
| 43 | Any clearing system(s) other than Euroclear/Clearstream and the CMU and the relevant identification number(s): | Not Applicable |

- | | | |
|-----------|--------------------------------------|--------------------------|
| 44 | Delivery: | Delivery against payment |
| 45 | Additional Paying Agent(s) (if any): | Not Applicable |

GENERAL

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|-----------|--|---|
| 46 | The aggregate principal amount of Notes issued has been translated into US dollars at the rate of N/A, producing a sum of (for Notes not denominated in US dollars): | Not Applicable |
| 47 | Ratings: | The Notes to be issued are expected to be rated:
Moody's: Baa3 |
| 48 | Prohibition of Sales to EEA Retail Investors: | Applicable |
| 49 | Prohibition of Sales to UK Retail Investors: | Applicable |

USE OF PROCEEDS

The proceeds from the issuance of the Notes are intended to be used for repayment of the outstanding aggregate principal amount of the notes issued by the Issuer on 27 April 2018 due on 27 April 2021 being US\$400,000,000.

STABILISING

In connection with this issue, DBS Bank Ltd. (the “**Stabilising Manager**”) (or persons acting on behalf of the Stabilising Manager) may over-allot Notes or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail. However, there is no assurance that the Stabilising Manager (or persons acting on behalf of the Stabilising Manager) will undertake stabilisation action. Any stabilisation action may begin on or after the date on which adequate public disclosure of the terms of the offer of the Notes is made and, if begun, may be discontinued at any time, but it must end no later than the earlier of 30 days after the issue date of the Notes and 60 days after the date of the allotment of the Notes. Any stabilisation action or over-allotment must be conducted by the Stabilising Manager (or persons acting on behalf of the Stabilising Manager) in accordance with all applicable laws and rules.

PURPOSE OF PRICING SUPPLEMENT

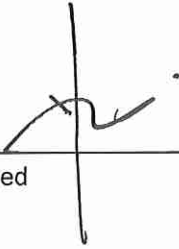
This Pricing Supplement comprises the final terms required for issue and admission to trading on the Hong Kong Stock Exchange of the Notes described herein pursuant to the US\$1,500,000,000 Guaranteed Medium Term Note Programme.

RESPONSIBILITY

The Issuer and the REIT Manager accept responsibility for the information contained in this Pricing Supplement.

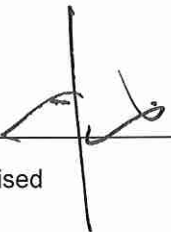
Signed on behalf of Yuexiu REIT MTN Company Limited:

By: _____
Duly authorised

A handwritten signature in black ink is written over a horizontal line. The signature is stylized and appears to be a cursive or semi-cursive script. A vertical line is drawn through the signature, extending above and below the horizontal line.

Signed on behalf of Yuexiu REIT Asset Management Limited (in its capacity as manager of Yuexiu Real Estate Investment Trust)


By: _____
Duly authorised


A handwritten signature in black ink is written over a horizontal line. The signature is stylized and appears to be a cursive or semi-cursive script. A vertical line is drawn through the signature, extending above and below the horizontal line.

ACKNOWLEDGEMENT

HSBC Institutional Trust Services (Asia) Limited (in its capacity as trustee of Yuexiu Real Estate Investment Trust) (the "REIT Trustee") acknowledges the existence of the obligations of the Issuer in respect of the Notes described in this Pricing Supplement, to be read in conjunction with the terms and conditions of the Notes set out in Schedule 2 Part C of the amended and restated trust deed dated 22 January 2021, and made between the Issuer, the REIT Trustee, the REIT Manager and Citicorp International Limited as the Trustee (as further amended and supplemented from time to time, the "Trust Deed"), and agrees that such obligations will be guaranteed by the REIT Trustee on the terms set out in the Trust Deed.

Signed on behalf of HSBC Institutional Trust Services (Asia) Limited (in its capacity as trustee of Yuexiu Real Estate Investment Trust)

By: 
Duly authorised Vinita Rao

By: 
Duly authorised Glenn Kennedy