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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

### DETERMINATION AND PAYMENT OF DEFERRED OFFSHORE REPAYMENT AMOUNT IN RELATION TO ACQUISITION OF YUEXIU FINANCIAL TOWER

Reference is made to the circular of Yuexiu Real Estate Investment Trust (“**Yuexiu REIT**”) dated 13 November 2021 (the “**Circular**”) and the announcements of Yuexiu REIT dated 24 October 2021, 6 December 2021 and 23 December 2021 (the “**Announcements**”) in relation to, among other things, the acquisition of the office property known as “Yuexiu Financial Tower” in Guangzhou, the PRC. Unless the context requires otherwise, terms used in this announcement shall have the same meaning as those defined in the Circular.

Pursuant to the Acquisition Deed, the remaining 50% of the Offshore Repayment Amount (being the Deferred Offshore Repayment Amount) plus the interest accrued thereon shall be deferred and settled by the Purchaser within ten Business Days after the Rights Issue Completion.

As the Rights Issue Completion occurred on 26 January 2022, on 27 January 2022, the Purchaser had settled the Deferred Offshore Repayment Amount and the interest accrued thereon, which amounted to approximately HKD4,293 million (being equivalent to approximately RMB3,505 million) in aggregate. Approximately HKD3,940 million (being equivalent to approximately RMB3,216 million) was settled using the net proceeds of the Rights Issue, with the remainder of approximately HKD353 million (being equivalent to approximately RMB289 million) being the sum of approximately HKD300 million financed by further drawing down under the New Bank Facility and approximately HKD53 million paid from the internal resources of Yuexiu REIT.

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, 27 January 2022

*As at the date of this announcement, the Board of the Manager 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*