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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

POST-COMPLETION ADJUSTMENT AND FINAL PAYMENT FOR THE ACQUISITIONS (THROUGH THE TARGET COMPANIES) OF TWO COMMERCIAL PROPERTIES IN HONG KONG

The Manager is pleased to announce that on 16 January 2023, Yuexiu MTN and Secure Shell approved the Artform Completion Accounts and the Blow Light Completion Accounts prepared by YXE. Based on these accounts, the amounts of all assets of Artform and Blow Light (excluding the Target Properties and any deferred assets) amount to HK\$145,368 and HK\$80,679, respectively, and the amounts of all liabilities of Artform and Blow Light (excluding the Artform Sale Loan and the Blow Light Sale Loan) amount to HK\$308,800 and HK\$154,000, respectively.

Accordingly, the Artform Final Consideration and the Blow Light Final Consideration are HK\$61,836,568 and HK\$64,226,679, respectively. As the Artform Final Consideration and the Blow Light Final Consideration are higher than the Artform Initial Consideration and Blow Light Initial Consideration, (which were paid upon the Completion), respectively, Yuexiu MTN and Secure Shell shall pay the difference of HK\$136,568 and HK\$126,679, respectively, to YXE by cheques within five business days from 16 January 2023 in accordance with the Sale and Purchase Agreements.

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

Reference is made to the announcement of Yuexiu REIT dated 20 December 2022 (the “**Acquisition Announcement**”) in relation to the acquisitions of the Target Properties through the Target Companies by Yuexiu REIT. Unless the context requires otherwise, capitalised terms used in this announcement shall have the same meanings as those defined in the Acquisition Announcement.

The Artform Final Consideration and the Blow Light Final Consideration

The Manager announces that on 16 January 2023, Yuexiu MTN and Secure Shell approved the Artform Completion Accounts and the Blow Light Completion Accounts prepared by YXE in accordance with the Sale and Purchase Agreements.

Based on the Artform Completion Accounts and the Blow Light Completion Accounts, the amounts of all assets of Artform and Blow Light (excluding the Target Properties and any deferred assets) amount to HK\$145,368 and HK\$80,679, respectively, and the amounts of all liabilities of Artform and Blow Light (excluding the Artform Sale Loan and the Blow Light Sale Loan) amount to HK\$308,800 and HK\$154,000, respectively.

Accordingly, the Artform Final Consideration and the Blow Light Final Consideration (after taking into account the respective agreed property values of the Target Properties and the Artform Completion Accounts and the Blow Light Completion Accounts respectively) are HK\$61,836,568 and HK\$64,226,679, respectively.

Final payment by the Purchasers

As the Artform Final Consideration and the Blow Light Final Consideration are higher than the Artform Initial Consideration and Blow Light Initial Consideration (which were paid upon the Completion), respectively, Yuexiu MTN and Secure Shell shall pay the difference of approximately HK\$136,568 and HK\$126,679, respectively, to YXE by cheques within five business days from 16 January 2023 in accordance with the Sale and Purchase Agreements.

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, 16 January 2023

As at the date of this announcement, the executive Directors of the Board are Mr. LIN Deliang (Chairman) and Ms. OU Haijing; the non-executive Directors are Mr. LI Feng and Mr. ZENG Zhizhao; and the independent non-executive Directors are Mr. CHAN Chi On, Derek, Mr. CHAN Chi Fai, Brian, Mr. CHEUNG Yuk Tong and Mr. CHEN Xiaoou.