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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

INTERIM DISTRIBUTION PER UNIT FOR THE PERIOD FROM 1 JANUARY 2020 TO 30 JUNE 2020

The purpose of this announcement is to inform the Unitholders of the 2020 Interim DPU.

Further to the 2020 Interim Results Announcement and the Manager Fee Announcement, the Board wishes to announce that the 2020 Interim DPU shall be HK\$0.1094.

The purpose of this announcement is to inform the Unitholders of the distribution per Unit for the period from 1 January 2020 to 30 June 2020 (“**2020 Interim DPU**”).

Reference is made to: (a) the interim results announcement dated 6 August 2020 in relation to, among others, the 2020 Interim DPU (“**2020 Interim Results Announcement**”); and (b) the announcement dated 26 August 2020 in relation to, among others, 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 2020 Interim Results Announcement, an interim distribution of approximately RMB0.0990 (which is equivalent to HK\$0.1098) per Unit will be paid to persons who are registered Unitholders as at 15 September 2020 (“**Record Date**”), subject to dilution upon issuance of Units to the REIT Manager for settlement of 80% of the Manager’s Fee in respect of the period between 1 January 2020 and 30 June 2020 (being the Relevant Period). The register of Unitholders will be closed from 15 September 2020 to 16 September 2020, both days inclusive, during which period no transfer of Units will be effected.

On 26 August 2020, a tranche of 14,000,000 new Units (being the Issued Manager Fee Units and representing approximately 0.43% of the 3,233,856,551 Units in issue immediately after such issuance) was issued to Yuexiu International Investment Limited, a wholly-owned subsidiary of Yuexiu Property Company Limited, for partial settlement of 80% of the Relevant Period Manager's Fee. The unsettled portion of the 80% of the Relevant Period Manager's Fee will be deferred and settled by the issuance of another tranche of new Units (being the Deferred Manager Fee Units) at such later date which the REIT Manager considers is in the interests of the independent Unitholders provided the Trustee has no objection to such issuance.

For the avoidance of doubt, both the Deferred Manager Fee Units and the 2019 Deferred Manager Fee Units, which have not been issued yet as at the Record Date, will not be entitled to receive any distribution for the Relevant Period. Further announcement(s) will be made by the REIT Manager when these Units are issued.

Accordingly, the Board announces that the 2020 Interim DPU payable to the Unitholders shall be RMB0.0986 (which is equivalent to HK\$0.1094) and will be paid on 23 October 2020 to those Unitholders whose names appear on the register of Unitholders on the Record Date. Distributions 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, 15 September 2020

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

Executive Directors: **Mr. LIN Deliang (Chairman) and Mr. CHENG Jiuzhou**

Non-executive Directors: **Mr. LI Feng and Mr. LIANG Danqing**

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