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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

FINAL DISTRIBUTION PER UNIT FOR THE PERIOD FROM 1 JULY 2020 TO 31 DECEMBER 2020

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

Further to the 2020 Final Results Announcement and the Manager Fee Announcement, the Board wishes to announce that the 2020 Final DPU shall be HK\$0.1192.

The purpose of this announcement is to inform the Unitholders of the distribution per Unit for the period from 1 July 2020 to 31 December 2020 (“**2020 Final DPU**”).

Reference is made to: (a) the final results announcement dated 4 March 2021 in relation to, among others, the 2020 Final DPU (“**2020 Final Results Announcement**”); and (b) the announcement dated 7 April 2021 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 Final Results Announcement, a final distribution of approximately RMB0.0999 (which is equivalent to HK\$0.1199) per Unit will be paid to persons who are registered Unitholders as at 16 April 2021 (“**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 July 2020 and 31 December 2020. The register of Unitholders is closed from 16 April 2021 to 19 April 2021, both days inclusive, during which period no transfer of Units will be effected.

On 7 April 2021, 16,174,466 new Units (representing approximately 0.49% of the 3,319,288,131 Units in issue immediately after such issue) were issued to Yuexiu International Investment Limited, a wholly-owned subsidiary of Yuexiu Property Company Limited, for settlement of 80% of the Manager’s Fee arising from the real estate owned by Yuexiu REIT.

Accordingly, the Board announces that the 2020 Final DPU payable to the Unitholders shall be RMB0.0994 (which is equivalent to HK\$0.1192) and will be paid on 26 May 2021 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, 19 April 2021

As at the date of this announcement, the Board 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*