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**Cash Dividend Announcement for Collective Investment Scheme**

Issuer name	Yuxiu Real Estate Investment Trust
Stock code	00405
Multi-counter stock code and currency	Not applicable
Other related stock code(s) and name(s)	Not applicable
Title of announcement	INTERIM DISTRIBUTION PER UNIT FOR THE PERIOD FROM 1 JANUARY 2025 TO 30 JUNE 2025
Announcement date	14 August 2025
Status	New announcement

**Information relating to the dividend**

Dividend type	Interim (Semi-annual)
Dividend nature	Ordinary
For the financial year end	31 December 2025
Reporting period end for the dividend declared	30 June 2025
Dividend declared	HKD 0.0366 per unit
Date of unitholders' approval	Not applicable

**Information relating to Hong Kong unit register**

Default currency and amount in which the dividend will be paid	HKD 0.0366 per unit
Exchange rate	HKD 1 : HKD 1
Ex-dividend date	09 September 2025
Latest time to lodge transfer documents for registration with unit registrar for determining entitlement to the dividend	10 September 2025 16:30
Book close period	From 11 September 2025 to 12 September 2025
Record date	11 September 2025
Payment date	24 October 2025
Unit registrar and its address	Tricor Investor Services Limited
	17/F, Far East Finance Center
	16 Harcourt Road
	Hong Kong

**Information relating to withholding tax**

Details of withholding tax applied to the dividend declared	Not applicable
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Information relating to listed warrants / convertible securities issued by the issuer	
Details of listed warrants / convertible securities issued by the issuer	Not applicable
Other information	
Such interim distribution per unit is subject to adjustment after new units are issued to the Manager (in satisfaction of the Manager's fee) prior to the record date for the interim distribution. A further announcement will be published by Yuexiu REIT to inform unitholders of the interim distribution per unit after issuance of the manager fee units.	
Directors of the manager for collective investment scheme	
The Board comprises: Ms. OU Haijing and Mr. LIN Deliang as executive directors; Mr. JIANG Guoxiong (Chairman) and Mr. ZENG Zhizhao as non-executive directors; and Mr. CHAN Chi On, Derek, Mr. CHAN Chi Fai, Brian, Mr. CHEUNG Yuk Tong and Mr. CHEN Xiaouu as independent non-executive directors.	