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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
POLL RESULTS OF THE EXTRAORDINARY GENERAL MEETING
HELD ON 26 SEPTEMBER 2025

At the EGM held on 26 September 2025, the EGM Resolution in relation to the Transaction Matters Requiring Approval was duly passed by way of a poll.

The Manager will publish further announcement(s) to update Unitholders on the latest status of the Disposal and the Internal Reorganisation, including completion of the Disposal and the determination of the Completion NAV and the final Share Consideration after adjusting for the difference between Reference NAV and the Completion NAV, as and when necessary or appropriate in accordance with the applicable regulatory requirements.

Reference is made to the circular of Yuexiu Real Estate Investment Trust (“**Yuexiu REIT**”) dated 10 September 2025 (the “**Circular**”) and the EGM Notice attached thereto. Unless the context requires otherwise, capitalised terms used herein shall have the same meanings as those defined in the Circular.

At the EGM, the Ordinary Resolution set out in the EGM Notice to approve the Transaction Matters Requiring Approval was proposed and decided by way of a poll.

As at the date of the EGM, there were a total of 5,213,969,097 Units in issue.

As disclosed in the Circular, the External Transferee, GCCD Group, Yuexiu Property and each of their close associates (as defined under the Listing Rules) shall abstain from voting on the EGM Resolution. As such, the parties mentioned above which were interested or deemed to be interested in 2,642,979,219 Units representing approximately 50.69% of the Units in issue as at the date of the EGM, abstained from voting on the EGM Resolution. To the best of the Manager's knowledge, information and belief, after having made reasonable enquiries, no other Unitholders were required to abstain from voting on the EGM Resolution at the EGM.

Accordingly, the total number of Units entitling the Independent Unitholders to attend and vote for or against the EGM Resolution was 2,570,989,878 Units, representing approximately 49.31% of the Units in issue as at the date of the EGM.

All Directors attended the EGM either in person or by electronic means.

The poll at the EGM was scrutinised by Tricor Investor Services Limited, the Unit Registrar of Yuexiu REIT. The Board is pleased to announce that the poll results of the EGM Resolution are as follows:

No.	Ordinary Resolution	Number of votes (% of Units voted at the EGM) (%)	
		For*	Against*
1.	<p>THAT, approval (where relevant, shall include approval by way of ratification) be and is hereby given for each of the Transaction Matters Requiring Approval, being:</p> <p>(a) the Disposal and the Internal Reorganisation (including the entry into of the Equity Transfer Agreement) and the consummation of transactions contemplated under the Equity Transfer Agreement, on the terms and conditions set out in the Equity Transfer Agreement; and</p> <p>(b) subject to completion of the Disposal, the entry into of the Joint Venture Agreement and the Shareholder Loan Agreements and the consummation of transactions contemplated thereunder, on the terms and conditions set out in the Joint Venture Agreement and the Shareholder Loan Agreements, in each case, as more fully described in the Circular.</p> <p>AND THAT authorisation be granted to the Manager, any director of the Manager, the Trustee and any authorised signatory of the Trustee to complete and to do all such acts and things (including executing all such documents as may be required) as the Manager, such director of the Manager, the Trustee or such authorised signatory of the Trustee, as the case may be, may consider expedient or necessary or in the interest of Yuexiu REIT to give effect to all matters in relation to the Transaction Matters Requiring Approval generally.</p>	377,489,472 (77.28%)	111,003,224 (22.72%)

* All percentages are rounded to two decimal places.

Based on the poll results above, as more than 50% of the votes cast were in favour of the EGM Resolution, the EGM Resolution was duly passed as an Ordinary Resolution by way of a poll.

Under the Equity Transfer Agreement, the External Transferee shall pay to the Limited Liability Partnership an amount equal to 50% of the Share Consideration (based on the Reference NAV) by bank transfer within 10 working days after the satisfaction of the Conditions Precedent. As the Conditions Precedent have all been satisfied, the Manager expects that the abovementioned amount (which equals RMB1,716,562,000) will be received from the External Transferee by 16 October 2025, upon which the transfer of 50% of the equity interests in the Target Companies to the External Transferee will be registered with AMR. Completion of the Disposal shall take place on the date on which the Target Companies receive from AMR the notice of acceptance of registration of the transfer under the Disposal.

The Manager will publish further announcement(s) to update Unitholders on the latest status of the Disposal and the Internal Reorganisation, including completion of the Disposal and the determination of the Completion NAV and the final Share Consideration after adjusting for the difference between Reference NAV and the Completion NAV, as and when necessary or appropriate in accordance with the applicable regulatory requirements.

Unitholders, as well as any prospective investors of Yuexiu REIT, are advised to exercise caution when dealing in the Units.

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, 26 September 2025

As at the date of this announcement, the Board comprises:

<i>Executive Directors:</i>	<i>Ms. OU Haijing and Mr. LIN Deliang</i>
<i>Non-executive Directors:</i>	<i>Mr. JIANG Guoxiong (Chairman) and Mr. ZENG Zhizhao</i>
<i>Independent Non-executive Directors:</i>	<i>Mr. CHAN Chi On, Derek, Mr. CHAN Chi Fai, Brian, Mr. CHEUNG Yuk Tong and Mr. CHEN Xiaoou</i>