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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

COMPLETION OF DISPOSAL OF 50% INTEREST IN YUEXIU FINANCIAL TOWER

Reference is made to the circular of Yuexiu Real Estate Investment Trust (“**Yuexiu REIT**”) dated 10 September 2025 (the “**Circular**”) in relation to the Disposal and the announcement dated 26 September 2025 in relation to the passing of the Ordinary Resolution to approve the Transaction Matters Requiring Approval. Unless the context requires otherwise, capitalised terms used herein shall have the same meanings as those defined in the Circular.

COMPLETION OF THE DISPOSAL

The Manager is pleased to announce that the Limited Liability Partnership (as transferor) received from the External Transferee (as transferee) an amount equal to RMB1,716,562,000, representing 50% of the Share Consideration (based on the Reference NAV), by bank transfer. The transfer of 50% of the equity interests in the Target Companies from the Limited Liability Partnership to the External Transferee was thereafter registered with AMR, who issued the notice of acceptance of registration of the aforesaid transfer on 15 October 2025.

Accordingly, completion of the Disposal took place on 15 October 2025 (“**Disposal Completion**”). Immediately following Disposal Completion and as at the date of this announcement, Yuexiu REIT, through its Transferors, held 50% of the equity interests in the Target Companies and the Property.

On the same day, the External Transferee and the Target Companies entered into a Shareholder Loan Agreement, pursuant to which the External Transferee extended RMB650,000,000 to the Target Companies as Shareholder Loan, which was utilised entirely to repay part of the Existing Payables.

FURTHER STEPS RELATING TO THE DISPOSAL, THE INTERNAL REORGANISATION AND THE REFINANCING

Further steps relating to the Disposal, the Internal Reorganisation and the Refinancing, including the drawdown under the New Bank Facility (and/or, if available, other facilities extended by one or more Independent Third Party lenders on the same or more favourable terms), the transfer of the remaining 50% equity interests in the Target Companies to the Internal Reorganisation Party, the execution of the Joint Venture Agreement, and the determination of the Completion NAV based on the Final Completion Statement, will proceed in accordance with the terms and timetable set out in the Circular. The Manager will publish further announcement(s) regarding the completion of these steps and the final Share Consideration after adjustments, as and when necessary or appropriate in compliance with the applicable regulatory requirements.

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

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, 15 October 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 Xiaou</i>