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NOTICE OF LISTING ON THE STOCK EXCHANGE OF HONG KONG LIMITED

Yuexiu REIT MTN Company Limited

(Incorporated in the British Virgin Islands with limited liability)

and

MOON KING LIMITED

(Incorporated in the British Virgin Islands with limited liability)

(carrying on business in Hong Kong under the name “Yuexiu REIT Moon King Limited” instead of “MOON KING LIMITED”)

as Issuers

U.S.\$1,500,000,000

Guaranteed Medium Term Note Programme

(the “Programme”)

Guaranteed by

HSBC Institutional Trust Services (Asia) Limited

(incorporated in Hong Kong with limited liability)

in its capacity as trustee, and with recourse limited to the assets, of



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 (Cap. 571) 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

(incorporated in Hong Kong with limited liability)
(in its capacity as manager of Yuexiu Real Estate Investment Trust)

Arrangers and Dealers

DBS Bank Ltd.

CITIC Securities

UBS

BOCHK

China Securities
International

Chong Hing Bank

Yue Xiu Securities

Application has been made to The Stock Exchange of Hong Kong Limited for the listing of the Programme for a period of 12 months after 26 January 2026 whereby notes may be issued by way of debt issues to Professional Investors (as defined in Chapter 37 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited) only, as described in the offering circular dated 26 January 2026. The listing of the Programme is expected to become effective on or about 27 January 2026.

Hong Kong, 26 January 2026

As at the date of this announcement, the directors of Yuexiu REIT MTN Company Limited are Mr. LIN Deliang, Ms. OU Haijing and Mr. CHEN Yongqin.

As at the date of this announcement, the directors of MOON KING LIMITED are Mr. LIN Deliang, Ms. OU Haijing and Mr. CHEN Yongqin.

As at the date of this announcement, the board of directors of the Yuexiu REIT Asset Management Limited comprises:

Executive Directors:

Ms. OU Haijing and Mr. LIN Deliang

Non-executive Directors:

Mr. JIANG Guoxiong (Chairman) 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