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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)
(the “Issuer”)

US\$300,000,000 6.50% Green Notes due 2029
(Stock code: 40088)
(the “Notes”)

under the

US\$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 (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

(incorporated in Hong Kong with limited liability)

(in its capacity as manager of Yuexiu Real Estate Investment Trust)

Managers

DBS Bank Ltd.	CITIC Securities	UBS	Yue Xiu Securities
Chong Hing Bank	Bank of China (Hong Kong)	China Minsheng Banking Corp., Ltd. Hong Kong Branch	J.P. Morgan
Guotai Junan International	HSBC	Industrial Bank Co., Ltd. Hong Kong Branch	

Application has been made to The Stock Exchange of Hong Kong Limited for the listing of, and permission to deal in the Notes, as described in the offering circular dated 26 January 2026 prepared in respect of the Programme, and the pricing supplement dated 5 February 2026 prepared in respect of the Notes, 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. The listing of, and permission to deal in, the Notes is expected to become effective on or about 13 February 2026.

Hong Kong, 13 February 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 board of directors of 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 Xiaou