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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

FINAL DISTRIBUTION PER UNIT

FOR THE PERIOD FROM 1 JULY 2025 TO 31 DECEMBER 2025

The purpose of this announcement is to inform the Unitholders of the 2025 Final DPU.

Further to the 2025 Final Results Announcement and the Manager Fee Announcement, the Board wishes to announce that the 2025 Final DPU shall be HK\$0.0211. The final distribution will be paid on 22 May 2026 to those Unitholders whose names appear on the register of Unitholders on 9 April 2026.

The purpose of this announcement is to inform the Unitholders of the distribution per Unit for the period from 1 July 2025 to 31 December 2025 (“**2025 Final DPU**”).

Reference is made to: (a) the final results announcement dated 11 March 2026 in relation to, among others, the 2025 Final DPU (“**2025 Final Results Announcement**”); and (b) the announcement dated 1 April 2026 in relation to, among others, Manager Fee Units issued to Yuexiu International Investment Limited (“**Manager Fee Announcement**”). Unless the context requires otherwise, terms used in this announcement shall have the same meaning as those defined in the Manager Fee Announcement.

As disclosed in the 2025 Final Results Announcement, a final distribution of approximately RMB0.0189 (which is equivalent to HK\$0.0214) per Unit will be paid to persons who are registered Unitholders as at 9 April 2026 (“**Record Date**”), subject to dilution upon issuance of Units to the REIT Manager for settlement of the Manager’s Fee payable in respect of the period between 1 July 2025 and 31 December 2025. The register of Unitholders is closed from 9 April 2026 to 10 April 2026, both days inclusive, during which period no transfer of Units will be effected.

On 1 April 2026, 79,838,978 new Units (representing approximately 1.50% of the 5,338,808,075 Units in issue immediately after such issue) were issued to Yuexiu International Investment Limited, being a wholly-owned subsidiary of Yuexiu Property Company Limited, instead of the REIT Manager, for the settlement of remaining part of the Base Fee for the period from 1 July 2025 to 31 December 2025 that had not been waived by the REIT Manager.

Accordingly, the Board announces that the 2025 Final DPU payable to the Unitholders, after taking into account the Manager Fee Units issued on 1 April 2026, shall be RMB0.0186 (which is equivalent to HK\$0.0211) and will be paid on 22 May 2026 to those Unitholders whose names appear on the register of Unitholders on the Record Date. Distributions will be paid in Hong Kong dollars. The exchange rate adopted by the REIT Manager was the average central parity rate, as announced by the People’s Bank of China, for the five business days preceding the date of declaration of distribution.

By order of the board of directors of
Yuexiu REIT Asset Management Limited
(as manager of Yuexiu Real Estate Investment Trust)
YU Tat Fung
Company Secretary

Hong Kong, 9 April 2026

As at the date of this announcement, the Board of the REIT Manager 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*