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(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



ANNOUNCEMENT

- (1) RESIGNATION OF INDEPENDENT NON-EXECUTIVE DIRECTOR;
(2) APPOINTMENT OF INDEPENDENT NON-EXECUTIVE DIRECTOR;
AND
(3) CHANGE IN COMPOSITION OF BOARD COMMITTEES**

For reasons set out in this announcement, the Board announces that with effect from 15 April 2026 after the close of business:

- (i) Mr. Chen Xiaoou, having served the Board for more than nine years, has voluntarily resigned as an Independent Non-Executive Director. Accordingly, he has also ceased to be a member of each of the Finance and Investment Committee and the Audit Committee of the Manager; and
- (ii) Mr. Chen Guanzhan has been appointed as an Independent Non-Executive Director and a member of each of the Finance and Investment Committee and the Audit Committee of the Manager.

The board (the “**Board**”) of directors (the “**Directors**”) of Yuexiu REIT Asset Management Limited (the “**Manager**”), as manager of Yuexiu Real Estate Investment Trust (“**Yuexiu REIT**”), announces that with effect from 15 April 2026 after the close of business:

- (i) Mr. Chen Xiaou (“**Mr. CXO**”), having served the Board for more than nine years, has voluntarily resigned as an Independent Non-Executive Director to align with the requirements of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) in relation to long-serving Independent Non-Executive Director. Accordingly, Mr. CXO has also ceased to be a member of each of the Finance and Investment Committee and the Audit Committee of the Manager; and
- (ii) Mr. Chen Guanzhan (“**Mr. CGZ**”) has been appointed as an Independent Non-Executive Director and a member of each of the Finance and Investment Committee and the Audit Committee of the Manager.

RESIGNATION OF INDEPENDENT NON-EXECUTIVE DIRECTOR

Mr. CXO has tendered notice to the Manager that he will voluntarily resign as an Independent Non-Executive Director, considering that he had served the Board for more than nine years, to allow the Board to align with the requirements of the Stock Exchange in relation to long-serving Independent Non-Executive Director in an orderly and measured manner with a phased approach, with effect from 15 April 2026 after the close of business, and the Board has accepted the tendering of such notice by Mr. CXO. Accordingly, Mr. CXO has also ceased to be a member of each of the Finance and Investment Committee and the Audit Committee of the Manager.

Mr. CXO confirmed that he has no disagreement with the Board and there are no matters relating to his resignation that need to be brought to the attention of the unitholders of Yuexiu REIT (“**Unitholders**”). Save as disclosed above, the Board is not aware of any other matters that need to be brought to the attention of the Unitholders in relation to Mr. CXO’s resignation and there is no information that is required to be disclosed pursuant to Rule 13.51(2)(h) to (v) of the Rules Governing of the Listing of Securities on the Stock Exchange (“**Listing Rules**”) as if they were applicable to Yuexiu REIT.

The Board would like to take this opportunity to thank Mr. CXO for his invaluable contribution to the Manager during the tenure of his service.

APPOINTMENT OF INDEPENDENT NON-EXECUTIVE DIRECTOR

Mr. Chen Guanzhan has been appointed as an Independent Non-Executive Director and a member of each of the Finance and Investment Committee and the Audit Committee of the Manager, with effect from 15 April 2026 after the close of business. Pursuant to the articles of association and compliance manual of the Manager, Mr. CGZ shall hold office only until the next general meeting of Yuexiu REIT and shall then be eligible for re-election at that meeting, the re-election of which shall be approved by Unitholders by ordinary resolution. If such Unitholders' approval is obtained, Mr. CGZ shall continue to hold office subject to the retirement by rotation requirements under the articles of association and compliance manual of the Manager, as amended or supplemented from time to time.

Mr. CGZ, aged 67, has a diverse background spanning higher education, government administration, and corporate operations in areas including property investment, infrastructure services and capital operations. Mr. CGZ previously taught at South China University of Technology in Guangzhou, holding certificates as university lecturer and senior engineer, and held offices in various departments in the General Office of the Guangzhou Municipal People's Government.

In November 2004, Mr. CGZ joined Yue Xiu Enterprises (Holdings) Limited in Hong Kong, where he served as the general manager in the executive office and capital management department, and the deputy general manager of Yue Xiu Enterprises (Holdings) Limited. He has also served as the general manager of Yue Xiu Finance Company Limited. From April 2007 to November 2009, he also served as an Executive Director of Yuexiu Transport Infrastructure Limited (stock code: 01052).

From March 2012 to February 2017, Mr. CGZ was an Executive Director and joint general manager of New World Development Company Limited (stock code: 00017). From March 2017 to June 2017, he was re-designated as a non-executive director and was appointed as an adviser of New World Development Company Limited (stock code: 00017).

From July 2017 to January 2018, Mr. CGZ was an Executive Director of Logan Property Holdings Company Limited (stock code: 03380) and the President of Logan Property International Investment Limited, overseeing overseas investment projects and operations.

Since January 2020, Mr. CGZ has served as a part-time external director of Guangzhou Pearl River Enterprises Group Ltd. (廣州珠江實業集團有限公司), and since December 2024, he has served as a part-time external director of Guangzhou Affordable Housing Group Co., Ltd.* (廣州安居集團有限公司). He also currently serves as the director of Greater China (HK) Investment Limited.

Mr. CGZ holds a Bachelor of Science degree from Sun Yat-Sen University in Guangzhou and a Master of Science in Engineering degree from South China University of Technology in Guangzhou. He was a visiting scholar to the California State University, Northridge in the U.S.A., where he studied Public Administration.

Mr. CGZ has not entered into any service agreement with the Manager in relation to his appointment as an Independent Non-Executive Director nor was he appointed for a specific term. All remuneration payable to Mr. CGZ will be paid and borne by the Manager out of its own resources.

Save as disclosed above, as at the date of this announcement, Mr. CGZ: (i) did not hold any directorships in other public companies, the securities of which are listed on any securities market in Hong Kong or overseas, in the past three years immediately preceding the date of this announcement; (ii) was not interested in any other units of Yuexiu REIT within the meaning of Part XV of the SFO; and (iii) did not have any relationship with any Directors or senior management of the Manager, or any substantial or controlling Unitholders.

In addition, save as disclosed herein, the Board is not aware of any other matters that need to be brought to the attention of the Unitholders in relation to Mr. CGZ's appointment and there is no other information in relation to the appointment of Mr. CGZ that needs to be disclosed pursuant to Rule 13.51(2)(h) to (v) of the Listing Rules as if they were applicable to Yuexiu REIT.

Mr. CGZ has confirmed (i) his independence in accordance with the independence criteria set out in the compliance manual of the Manager and each of the factors referred to in Rules 3.13(1) to (8) of the Listing Rules; (ii) that he has no past or present financial or other interest in the business of Yuexiu REIT or the Manager or any of its subsidiaries or any connection with any core connected person (as defined under the Listing Rules) of Yuexiu REIT or the Manager; and (iii) that there are no other factors that may affect his independence at the time of his appointment as an Independent Non-Executive Director. The Board is satisfied with the independence of Mr. CGZ in acting as an Independent Non-Executive Director.

CHANGE IN COMPOSITION OF BOARD COMMITTEES

After the above changes, the compositions of the Board and the Finance and Investment Committee and Audit Committee of the Manager will be as follows:

Board

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 Guanzhan

Finance and Investment Committee of the Manager

Ms. OU Haijing (Chairlady)
Mr. JIANG Guoxiong
Mr. LIN Deliang
Mr. ZENG Zhizhao
Mr. CHAN Chi On, Derek
Mr. CHAN Chi Fai, Brian
Mr. CHEN Guanzhan

Audit Committee of the Manager

Mr. CHAN Chi Fai, Brian (Chairman)
Mr. CHAN Chi On, Derek
Mr. CHEUNG Yuk Tong
Mr. CHEN Guanzhan

The compositions of other board committees remain unchanged.

The Board confirms that the compositions of the Board and board committees remain in compliance with the requirements of the Manager's corporate governance policy notwithstanding the resignation of Mr. CXO and the appointment of Mr. CGZ.

This announcement is made pursuant to paragraph 10.3 of the Code on Real Estate Investment Trusts.

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 April 2026

As at the date of this announcement, the Board of the Manager is comprised as follows:

<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 Guanzhan</i>

* *for identification purposes only*