

## CORPORATE SUBSTANTIAL SHAREHOLDER NOTICE

## Notice pursuant to s. 324 of Part XV of the Securities and Futures Ordinance (Cap. 571)

Form for use by a corporation giving notice of:

- (i) First acquiring an interest in 5% or more of the shares of a listed corporation (i.e. first becoming a substantial shareholder);
- (ii) Changes in the percentage level, or nature, of its interest or its short position in such shares; and
- (iii) Ceasing to have an interest of 5% in such shares (complete Boxes 1 to 19 and 27 only).

**This Form must be completed in accordance with the directions and instructions in the Notes to Form 2.**

<b>1. Name of listed corporation</b> Yuexiu Real Estate Investment Trust		<b>4. Number of issued shares in class</b> 2,828,887,374
<b>2. Stock code</b> 405	<b>3. Class of shares</b> Units	

<b>5. Name of substantial shareholder</b> 廣州越秀集團有限公司 (Guangzhou Yue Xiu Holdings Limited)	<b>8. Business registration number</b>	
	<b>9. Place of incorporation</b> PRC	Certificate of Incorporation No.
<b>6. Registered office</b> 中國廣州市天河區體育西路189號16樓 16/F City Development Plaza, 189 Ti Yu Xi Road, Guangzhou, China	<b>10. Contact person</b> Yu Tat Fung	
	<b>11. Daytime tel. No.</b> 25932362	<b>12. e-mail address</b>
<b>7. Principal place of business in Hong Kong</b> N/A	<b>13. Exchange on which listed</b> N/A	
	<b>14. Name of listed parent and exchange on which parent is listed</b> N/A	

**15. Date of relevant event**

12	8	2015
(day)	(month)	(year)

**16. Date when the substantial shareholder became aware of the relevant event/ interest in the shares (if later)**

(day)	(month)	(year)

**17. Details of relevant event**

	Relevant event code describing circumstances (see Table 1)	Code describing capacity in which shares were/are held (see Table 2)		Number of shares bought/sold or involved	Currency of transaction	On Exchange		Off Exchange	
		Before relevant event	After relevant event			Highest price per share	Average price per share	Average consideration per share	Consideration Code (see Table 3)
Long position	115	- Select -	205	13,610,590	HKD			4.413	304
Short position	- Select -	- Select -	- Select -						

**18. Total shares immediately before the relevant event**

	Total number of shares	Percentage figure (%)
Long position	1,778,454,358	63.17
Short position		
Lending pool		

**19. Total shares immediately after the relevant event**

	Total number of shares	Percentage figure (%)
Long position	1,792,064,948	63.35
Short position		
Lending pool		

**20. Capacity in which interests disclosed in Box 19 are held**

Code describing capacity (see Table 2)	Number of shares	
	Long position	Short position
205	1,792,064,948	
- Select -		
- Select -		
- Select -		
- Select -		

**21. Further information in respect of derivative interests**

Code describing derivatives (see Table 4)	Number of shares	
	Long position	Short position
NIL		
- Select -		
- Select -		
- Select -		
- Select -		

**22. Further information in relation to interests of corporations controlled by substantial shareholder**

GZYX DI Form 12 Aug 2015

Name of controlled corporation	Address and place of incorporation	Name of controlling shareholder	% control	Direct interest (Y/N)	Number of shares	
					Long position	Short Position
Yue Xiu Enterprises (Holdings) Limited	26/F., Yue Xiu Building, 160 Lockhart Road, Wanchai, Hong Kong (Hong Kong)	廣州越秀集團有限公司 (Guangzhou Yue Xiu Holdings Limited)	100.00	Y	27,320	
Yue Xiu Enterprises (Holdings) Limited	26/F., Yue Xiu Building, 160 Lockhart Road, Wanchai, Hong Kong (Hong Kong)	廣州越秀集團有限公司 (Guangzhou Yue Xiu Holdings Limited)	100.00	N	1,792,037,628	
Yue Xiu Finance Company Limited	24/F Yue Xiu Building, 160-174 Lockhart Road, Wanchai, Hong Kong (Hong Kong)	Yue Xiu Enterprises (Holdings) Limited	100.00	Y	1,299,230	
Excellence Enterprises Co., Ltd.	Tropic Isle Building, P.O. Box 438, Road Town, Tortola, British Virgin Islands (British Virgin Islands)	Yue Xiu Enterprises (Holdings) Limited	100.00	N	1,790,738,398	
Bosworth International Limited	Akara Building, 24 De Castro Street, Wickhams Cay I, Road Town, Tortola, British Virgin Islands (British Virgin Islands)	Excellence Enterprises Co., Ltd.	100.00	N	1,782,803,363	
Bosworth International Limited	Akara Building, 24 De Castro Street, Wickhams Cay I, Road Town, Tortola, British Virgin Islands (British Virgin Islands)	Excellence Enterprises Co., Ltd.	100.00	Y	5,698,282	
Yuexiu Property Company Limited	26/F Yue Xiu Building, 160 Lockhart Road, Wanchai, Hong Kong (Hong Kong)	Bosworth International Limited	33.89	N	1,782,803,363	
Dragon Yield Holding Limited	Akara Building, 24 De Castro Street, Wickhams Cay I, Road Town, Tortola, British Virgin Islands (British Virgin Islands)	Yuexiu Property Company Limited	100.00	Y	1,697,125,730	

**23. Further information in relation to interests held by substantial shareholder jointly with another person**

Name of joint shareholder	Address	Number of shares	
		Long position	Short Position
Nil			

**24. Further information from a trustee, or beneficiary of a trust, or a founder of a Discretionary Trust**

Name of Trust	Address	Status Code (see Table 5)	Number of shares	
			Long position	Short position
Nil		- Select -		
		- Select -		
		- Select -		

**25. Further information from a party to an agreement under Section 317 ( Please see Notes for further information required)**

Names of other parties	Address	Number of shares
Nil		
Total number of shares in which substantial shareholder is interested under section 317 and 318		

**26. Details of person(s) in accordance with whose directions the substantial shareholder or its directors are accustomed to act**

Names	Address	Relationship Code (see Table 6)	Percentage (%)
Nil		- Select -	
		- Select -	
		- Select -	

27. Date of filing this Form 2

17	8	2015
(day)	(month)	(year)

Form 2.

28. Number of continuation sheets

1
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29. Number of attachments

0
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22. Further information in relation to interests of corporations controlled by substantial shareholder

Name of controlled corporation	Address and place of incorporation	Name of controlling shareholder	% control	Direct interest (Y/N)	Number of shares	
					Long position	Short position
Sun Peak Enterprises Ltd.	Akara Building, 24 De Castro Street, Wickhams Cay I, Road Town, Tortola, British Virgin Islands (British Virgin Islands)	Excellence Enterprises Co., Ltd.	100.00	N	1,414,207	
Novena Pacific Limited	Akara Building, 24 De Castro Street, Wickhams Cay I, Road Town, Tortola, British Virgin Islands (British Virgin Islands)	Sun Peak Enterprises Ltd.	100.00	Y	1,414,207	
Shine Wah Worldwide Limited	Trident Chambers, P.O. Box 146, Road Town, Tortola, British Virgin Islands (British Virgin islands)	Excellence Enterprises Co., Ltd.	100.00	N	395,122	
Morrison Pacific Limited	Akara Building, 24 De Castro Street, Wickhams Cay I, Road Town, Tortola, British Virgin Islands (British Virgin Islands)	Shine Wah Worldwide Limited	100.00	Y	395,122	
Perfect Goal Development Co., Ltd.	Tropic Isle Building, P.O. Box 438, Road Town, Tortola, British Virgin Islands (British Virgin Islands)	Excellence Enterprises Co., Ltd.	100.00	N	339,342	
Greenwood Pacific Limited	Akara Building, 24 De Castro Street, Wickhams Cay I, Road Town, Tortola, British Virgin Islands (British Virgin Islands)	Perfect Goal Development Co., Ltd.	100.00	Y	339,342	
Seaport Development Limited	Akara Building, 24 De Castro Street, Wickhams Cay I, Road Town, Tortola, British Virgin Islands (British Virgin Islands)	Excellence Enterprises Co., Ltd.	100.00	N	88,082	
Goldstock International Limited	Akara Building, 24 De Castro Street, Wickhams Cay I, Road Town, Tortola, British Virgin Islands (British Virgin Islands)	Seaport Development Limited	100.00	Y	88,082	
Yuexiu International Investment Limited	Palm Grove House, P.O. Box 438, Road Town, Tortola, British Virgin Islands (British Virgin Islands)	Yuexiu Property Company Limited	100.00	Y	85,677,633	