

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.

| | | |
|---|-------|--|
| 1. Name of listed corporation Yuexiu Real Estate Investment Trust | | |
| 2. Stock code | 405 | 4. Number of issued shares in class |
| 3. Class of shares | Units | 2,948,285,896 |

| | | | |
|---|--|--|---|
| 5. Name of substantial shareholder Yuexiu Property Company Limited | | 8. Business registration number 16072463-000-06 | |
| | | 9. Place of incorporation Hong Kong | Certificate of Incorporation No. 0362639 |
| 6. Registered office 26/F, Yue Xiu Building, 160 Lockhart Road, Wanchai, Hong Kong | | 10. Contact person Yu Tat Fung | |
| | | 11. Daytime tel. No. 25932362 | 12. e-mail address |
| 7. Principal place of business in Hong Kong 26/F, Yue Xiu Building, 160 Lockhart Road, Wanchai, Hong Kong | | 13. Exchange on which listed Hong Kong | |
| | | 14. Name of listed parent and exchange on which parent is listed N/A | |

15. Date of relevant event

| | | |
|-------|---------|--------|
| 24 | 8 | 2017 |
| (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 | 12,104,254 | HKD | | | 5.037 | 304 |
| Short position | - Select - | - Select - | - Select - | | | | | | |

18. Total shares immediately before the relevant event

| | Total number of shares | Percentage figure (%) |
|----------------|------------------------|-----------------------|
| Long position | 1,697,125,730 | 57.80 |
| Short position | | |
| Lending pool | | |

19. Total shares immediately after the relevant event

| | Total number of shares | Percentage figure (%) |
|----------------|------------------------|-----------------------|
| Long position | 1,709,229,984 | 57.97 |
| 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 | 1,709,229,984 | |
| - 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

| 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 |
| Dragon Yield Holding Limited | Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands (British Virgin Islands) | Yuexiu Property Company Limited | 100.00 | Y | 1,697,125,730 | |
| 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 | 12,104,254 | |
| | | | | | | |
| | | | | | | |
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| | | | | | | |

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

| | | |
|-------|---------|--------|
| 29 | 8 | 2017 |
| (day) | (month) | (year) |

Form 2.

28. Number of continuation sheets

| |
|---|
| 0 |
|---|

29. Number of attachments

| |
|---|
| 0 |
|---|