

## CORPORATE SUBSTANTIAL SHAREHOLDER NOTICE

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

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

## 1. Date of relevant event

31	12	2018
(day)	(month)	(year)

## 2. Date when the substantial shareholder becomes aware of the relevant event/interest in the shares (if later)

(day)	(month)	(year)

3. Stock code		00405
4. Name of listed corporation		
Yuexiu Real Estate Investment Trust		
5. Class of shares		6. Number of issued shares in class (Link to <a href="#">HKEX website</a> )
Units / Unit Trusts		3,106,450,427

7. Name of substantial shareholder		10. Business registration number	
廣州越秀集團有限公司 (Guangzhou Yue Xiu Holdings Limited)			
		11. Place of incorporation	Certificate of Incorporation number
		PRC	91440101698677792A
8. Registered office		12. Contact person	
中國廣州市天河區珠江新城珠江西路5號廣州國際金融中心65樓		Yu Tat Fung	
		13. Daytime telephone number	14. Email address
		25932317	yu.tatfung@yuexiu.com
9. Principal place of business in Hong Kong		15. Exchange on which listed	
N/A			
		16. Name of listed parent and exchange on which parent is listed	

**17. Details of relevant event**

	Brief description of relevant event		Capacity in which shares were/are held				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)	Nature of consideration
Long position	Enter code or double click below	The percentage level of your interest in the shares has reduced because: Any other event (you must briefly describe the relevant event in the Supplementary Information box)	Enter code or double click below	<b>Interest of corporation controlled by you</b>	Enter code or double click below	<b>Interest of corporation controlled by you</b>					Enter code or double click below	
	1213		2201		2201							
Short position	Enter code or double click below		Enter code or double click below		Enter code or double click below							

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

	Total number of shares	Percentage figure (%)
Long position	1,666,656,100	54.83
Short position		
Lending pool		

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

	Total number of shares	Percentage figure (%)
Long position	1,666,656,100	53.65
Short position		
Lending pool		

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

Add Row Delete Row

Capacity code		Number of shares	
Enter code or double click below	Description	Long position	Short position
2201	Interest of corporation controlled by you	1,666,656,100	

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

Add Row Delete Row

Derivatives code		Number of shares	
Enter code or double click below	Description	Long position	Short position

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

Add Row	Delete Row
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Name of controlled corporation	Address and place of incorporation	Name of controlling person	% 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	1,666,628,780	
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	1,665,329,550	
Bosworth International Limited	Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands (British Virgin Islands)	Excellence Enterprises Co., Ltd.	100.00	N	1,657,394,515	
Bosworth International Limited	Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, 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	1,657,394,515	
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	1,632,125,730	
Sun Peak Enterprises Ltd.	Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands (British Virgin Islands)	Excellence Enterprises Co., Ltd.	100.00	N	1,414,207	
Novena Pacific Limited	Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, 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	Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, 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	Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands (British Virgin Islands)	Perfect Goal Development Co., Ltd.	100.00	Y	339,342	
Seaport Development Limited	Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands (British Virgin Islands)	Excellence Enterprises Co., Ltd.	100.00	N	88,082	
Goldstock International Limited	Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, 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	25,268,785	

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

Add Row	Delete Row
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Name of joint shareholder	Address	Number of shares	
		Long position	Short position

**24. Further information from a trustee, a beneficiary of a trust, or a person who has set up a discretionary trust**

Name of trust	Address	Status code		Number of shares	
		Enter code or double click below	Description	Long position	Short position

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

Name of other parties	Address	Number of shares
Total number of shares in which a substantial shareholder is interested under sections 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		Percentage (%)
		Enter code or double click below	Description	


**27. Supplementary information**

New units were issued as deferred consideration for an acquisition that took place in 2012.

28.  Check this box if this is a revision of a previously submitted form

29. Number of concert party document(s) under section 317 attached/uploaded