

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

Units / Unit Trusts

6. Number of issued shares in class (Link to [HKEX](#) website)

3,106,450,427

7. Name of substantial shareholder

Yue Xiu Enterprises (Holdings) Limited

10. Business registration number

09438494-000-12

11. Place of incorporation

Hong Kong

Certificate of Incorporation number

145221

8. Registered office

26/F., Yue Xiu Building, 160 Lockhart Road, Wanchai, Hong Kong

12. Contact person

Yu Tat Fung

13. Daytime telephone number

25932317

14. Email address

yu.tatfung@yuexiu.com

9. Principal place of business in Hong Kong

N/A

15. Exchange on which listed

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 1213	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 2201	Interest of corporation controlled by you	Enter code or double click below 2201	Interest of corporation controlled by you					Enter code or double click below	
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

Capacity code		Number of shares	
Enter code or double click below	Description	Long position	Short position
2201	Interest of corporation controlled by you	166,628,780	
2101	Beneficial owner	27,320	

21. Further information in respect of derivative interests

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
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	<input type="text" value="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	<input type="text" value="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	<input type="text" value="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	<input type="text" value="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	<input type="text" value="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	<input type="text" value="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	<input type="text" value="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	<input type="text" value="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	<input type="text" value="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	<input type="text" value="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	<input type="text" value="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	<input type="text" value="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	<input type="text" value="Y"/>	88,082	
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	<input type="text" value="Y"/>	1,299,230	
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	<input type="text" value="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

Add Row Delete Row

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)

Add Row Delete Row

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

Add Row Delete Row

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

[insert log/serial number of the previous filing]

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