

FORM 2**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

30	04	2019
(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 HKEX website)
Units / Unit Trusts	3,119,618,222

7. Name of substantial shareholder	10. Business registration number	
Yue Xiu Enterprises (Holdings) Limited	09438494-000-12	
8. Registered office	11. Place of incorporation	Certificate of Incorporation number
	Hong Kong	145221
26/F., Yue Xiu Building, 160 Lockhart Road, Wanchai, Hong Kong	12. Contact person	
9. Principal place of business in Hong Kong	13. Daytime telephone number	14. Email address
	N/A	25932317
	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		Enter code or double click below		Enter code or double click below					Enter code or double click below		
Short position	Enter code or double click below	MiscellaneousOther (you must briefly describe the relevant event in the Supplementary Information box)	Enter code or double click below	Interest of corporation controlled by you	Enter code or double click below	Interest of corporation controlled by you	192,307,692					
	1711		2201		2201							

18. Total shares immediately before the relevant event

	Total number of shares	Percentage figure (%)
Long position	1,679,823,895	53.85
Short position	192,307,692	6.16
Lending pool		

19. Total shares immediately after the relevant event

	Total number of shares	Percentage figure (%)
Long position	1,679,823,895	53.85
Short position	192,307,692	6.16
Lending pool		

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

Enter code or double click below	Capacity code	Number of shares	
	Description	Long position	Short position
2201	Interest of corporation controlled by you	1,679,796,575	192,307,692
2101	Beneficial owner	27,320	

21. Further information in respect of derivative interests

Enter code or double click below	Derivatives code	Number of shares	
	Description	Long position	Short position
4101	Listed derivatives - Physically settled		192,307,692

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

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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	N	1,678,497,345	192,307,692
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)	Excellence Enterprises Co., Ltd.	37.14	N	1,670,562,310	192,307,692
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	
Shine Wah Worldwide 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	395,122	
Perfect Goal Development Co., 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	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	
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	
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	38,436,580	
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	
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	
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	
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	
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	
Guangzhou Construction & Development Holdings (China) Limited	Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands (British Virgin Islands)	Yuexiu Property Company Limited	100.00	N		192,307,692
Intellect Aim Management Ltd.	Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands (British Virgin Islands)	Guangzhou Construction & Development Holdings (China) Limited	100.00	Y		192,307,692

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

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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

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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)

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Names 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

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Names	Address	Relationship Code		Percentage (%)
		Enter code or double click below	Description	

27. Supplementary information

The conditions precedent to the issue of the exchangeable bonds as set out in the announcement of Yuexiu Property Company Limited dated 9 April 2019 have been satisfied and completion of the issue of the said exchangeable bonds took place on 30 April 2019.

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