

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

| | | |
|-------|---------|--------|
| 02 | 09 | 2024 |
| (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) 5,070,738,171 |

| | | |
|---|--|--|
| 7. Name of substantial shareholder Yuexiu International Investment Limited | 10. Business registration number 62250847-000 | |
| | 11. Place of incorporation British Virgin Islands | Certificate of Incorporation number 1756512 |
| 8. Registered office Palm Grove House, P.O. Box 438, Road Town, Tortola, British Virgin Islands | 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 25/F., Yue Xiu Building, 160 Lockhart Road, Wanchai, Hong Kong | 15. Exchange on which listed | |
| | 16. Name of listed parent and exchange on which parent is listed Yuexiu Property Company Limited, The Stock Exchange of Hong Kong Limited | |

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 increased because: Any other event (you must briefly describe the relevant event in the Supplementary Information box) | Enter code or double click below | Beneficial owner | 97,123,766 | HKD | | | 0.9600 | Enter code or double click below | Services | |
| | 1113 | | | | | | | | | | | 2101 |
| Short position | 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 | 413,637,868 | 8.28 |
| Short position | | |
| Lending pool | | |

19. Total shares immediately after the relevant event

| | Total number of shares | Percentage figure (%) |
|----------------|------------------------|-----------------------|
| Long position | 510,761,634 | 10.07 |
| 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 |
| 2101 | Beneficial owner | 510,761,634 | |
| | | | |
| | | | |
| | | | |

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

| 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 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

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

Add Row Delete Row

| 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 | |
| | | | | |
| | | | | |
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| | | | | |

27. Supplementary information

Yuexiu International Investment Limited ("YIIL"), a wholly-owned subsidiary of Yuexiu Property Company Limited, was entitled to receive a maximum of 97,123,766 new units as payment of the manager's fee. The first tranche of 75,000,000 units was issued to YIIL on 2 September 2024. The second tranche of a maximum of 22,123,766 units will be issued at a later date. Details of which can be referred to the announcement of the issuer dated 2 September 2024.

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