

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	2025
(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) 5,258,969,097

7. Name of substantial shareholder Yuexiu Property Company Limited	10. Business registration number 16072463-000-06
	11. Place of incorporation Hong Kong
	Certificate of Incorporation number 16072463
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 26/F., Yue Xiu Building, 160 Lockhart Road, Wanchai, Hong Kong	15. Exchange on which listed The Stock Exchange of Hong Kong Limited
	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	Interest of corporation controlled by you	Enter code or double click below	Interest of corporation controlled by you					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	2,399,118,987	46.01
Short position		
Lending pool		

19. Total shares immediately after the relevant event

	Total number of shares	Percentage figure (%)
Long position	2,399,118,987	45.62
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	2,396,693,347	
2101	Beneficial owner	2,425,640	

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
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	1,762,700,787	
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	633,992,560	

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	

27. Supplementary information

New units of the issuer were issued on 31 December 2025 as consideration for the acquisition taken place in 2012. Details of which can be referred to the issuer's announcement dated 31 December 2025.

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