

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	2026
(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

Yuxiu Real Estate Investment Trust

5. Class of shares

Units / Unit Trusts

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

5,447,906,681

7. Name of substantial shareholder

Dragon Yield Holding Limited

10. Business registration number

70954516-000

11. Place of incorporation

British Virgin Islands

Certificate of Incorporation number

610562

8. Registered office

Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands

12. Contact person

Yu Tat Fung

13. Daytime telephone number

25932317

14. Email address

yu.tatfung@yuxiu.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

Yuxiu 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 reduced because: Any other event (you must briefly describe the relevant event in the Supplementary Information box)	Enter code or double click below		Enter code or double click below							Enter code or double click below	
	1213												
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	1,762,700,787	33.02
Short position		
Lending pool		

19. Total shares immediately after the relevant event

	Total number of shares	Percentage figure (%)
Long position	1,762,700,787	32.36
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
2101	Beneficial owner	1,762,700,787	

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

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
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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)

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 to Yuexiu International Investment Limited as payment for service fees.

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