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If you are in any doubt as to any aspect in this circular or as to the action to be taken, you should consult your licensed securities dealer or registered institution licensed to deal in securities, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your units in Yuexiu Real Estate Investment Trust, you should at once hand this circular, together with the accompanying form of proxy, to the purchaser or transferee or to the bank, licensed securities dealer or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

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(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))
(Stock Code: 00405)

Managed by



CIRCULAR TO UNITHOLDERS IN RELATION TO PROPOSED RE-ELECTION OF CERTAIN DIRECTORS AND NOTICE OF ANNUAL GENERAL MEETING

A notice convening the annual general meeting of the unitholders of Yuexiu Real Estate Investment Trust (“**Yuexiu REIT**”) to be held at Plaza 1 to 4, Basement 3, Novotel Century Hong Kong, 238 Jaffe Road, Wanchai, Hong Kong on Wednesday, 3 June 2026 at 11:00 a.m. is set out on pages 12 to 13 of this circular.

Whether or not you are able to attend the aforesaid annual general meeting in person, you are requested to complete the accompanying proxy form in accordance with the instructions printed thereon and return it to the unit registrar of Yuexiu REIT, Tricor Investor Services Limited of 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong as soon as possible and in any event not less than 48 hours before the time fixed for holding the annual general meeting or any adjournment thereof.

29 April 2026

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DEFINITIONS

In this circular, unless otherwise defined or the context otherwise requires, the following expressions have the following meanings:

“2026 AGM”	the annual general meeting of the Unitholders to be held at Plaza 1 to 4, Basement 3, Novotel Century Hong Kong, 238 Jaffe Road, Wanchai, Hong Kong on Wednesday, 3 June 2026 at 11:00 a.m.
“2026 AGM Notice”	the notice convening the 2026 AGM as set out on pages 12 to 13 of this circular
“Announcement”	the announcement dated 15 April 2026 issued by Yuexiu REIT to its Unitholders
“Articles of Association”	the articles of association of the Manager (as amended or supplemented from time to time)
“Audit Committee”	the audit committee of the Manager
“Board”	board of Directors of the Manager
“Compliance Manual”	the compliance manual of the Manager, as amended and supplemented from time to time
“Director(s)”	Director(s) of the Manager
“Disclosures Committee”	the disclosures committee of the Manager
“Finance and Investment Committee”	the finance and investment committee of the Manager
“Hong Kong”	the Hong Kong Special Administrative Region of PRC
“Hong Kong Stock Exchange”	The Stock Exchange of Hong Kong Limited
“INED”	independent non-executive Director(s)
“Latest Practicable Date”	23 April 2026, being the latest practicable date prior to the printing of this circular for the purpose of ascertaining certain information herein
“Listing Rules”	Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (as amended from time to time)
“Manager”	Yuexiu REIT Asset Management Limited, a company incorporated under the laws of Hong Kong, in its capacity as the manager of Yuexiu REIT
“Mr. Chan Chi Fai, Brian”	Mr. Chan Chi Fai, Brian, our INED

DEFINITIONS

“Mr. Chen Guanzhan”	Mr. Chen Guanzhan, our INED
“Ordinary Resolution(s)”	resolution(s) of Unitholders passed by a simple majority of those votes of those present, whether in person or by proxy, and entitled to vote, where the votes shall be taken by way of poll, but with a quorum of two or more Unitholders holding at least 10% of the Units in issue
“PRC”	the People’s Republic of China
“REIT Code”	The Code on Real Estate Investment Trusts published by the Securities and Futures Commission (as amended from time to time)
“Remuneration and Nomination Committee”	the remuneration and nomination committee of the Manager
“SFO”	the Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong (as amended from time to time)
“Trust Deed”	the trust deed constituting Yuexiu REIT dated 7 December 2005 and entered into between the Trustee and the Manager, as the same may be amended and supplemented from time to time
“Trustee”	HSBC Institutional Trust Services (Asia) Limited, a company incorporated under the laws of Hong Kong, in its capacity as the trustee of Yuexiu REIT
“Unit”	one undivided unit in Yuexiu REIT
“Unitholder(s)”	any person registered as holding a Unit on the register of Unitholders
“Yuexiu REIT”	Yuexiu Real Estate Investment Trust, a Hong Kong collective investment scheme constituted as a unit trust and authorised under section 104 of the SFO subject to applicable conditions from time to time (whose Units are listed on the Hong Kong Stock Exchange), and the companies controlled by it, as the context requires

References to persons shall include corporations. Any reference in this circular to any enactment is a reference to that enactment for the time being amended or re-enacted. Any reference to a time of day in this circular shall be a reference to Hong Kong time unless otherwise stated.

LETTER TO UNITHOLDERS



越秀房地產投資信託基金
YUEXIU REAL ESTATE INVESTMENT TRUST

(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))
(Stock Code: 00405)

Managed by



越秀房託資產管理有限公司
YUEXIU REIT ASSET MANAGEMENT LIMITED

Directors of the Manager:

Executive Directors

Ms. OU Haijing (*Chief Executive Officer*)
Mr. LIN Deliang

Non-executive Directors

Mr. JIANG Guoxiong (*Chairman*)
Mr. ZENG Zhizhao

Independent Non-executive Directors

Mr. CHAN Chi On, Derek
Mr. CHAN Chi Fai, Brian
Mr. CHEUNG Yuk Tong
Mr. CHEN Guanzhan

Registered Office:

17B, Yue Xiu Building
160 Lockhart Road
Wanchai
Hong Kong

29 April 2026

To: Unitholders of Yuexiu REIT

Dear Sir or Madam,

**CIRCULAR TO UNITHOLDERS IN RELATION TO
PROPOSED RE-ELECTION OF CERTAIN DIRECTORS
AND
NOTICE OF ANNUAL GENERAL MEETING**

A. INTRODUCTION

Reference is made to the Announcement issued by Yuexiu REIT in connection with, among other things, the appointment of Mr. Chen Guanzhan as an INED. The purpose of this Circular is to provide you with the 2026 AGM Notice and further information on the resolutions to be proposed at the 2026 AGM regarding the re-election of certain Directors.

LETTER TO UNITHOLDERS

The Manager has in place a Nomination Policy which sets out, among other things, the procedures carried out by the Remuneration and Nomination Committee before it recommends to the Board candidates for re-appointment, including the process for reviewing the candidates' overall performance and contribution to determine whether such candidates continue to meet the selection criteria set out in the Nomination Policy. The factors taken into account by the Remuneration and Nomination Committee and the Board with respect to the proposed re-election of Mr. Chan Chi Fai, Brian and Mr. Chen Guanzhan are set out in the section below.

B. PROPOSED RE-ELECTION OF CERTAIN DIRECTORS

(i) Re-election of Mr. Chen Guanzhan being an INED of the Manager

As referred to in the Announcement, the Board has appointed Mr. Chen Guanzhan as an INED, a member of each of the Finance and Investment Committee and the Audit Committee with effect after the close of business on 15 April 2026. Pursuant to the Articles of Association and Compliance Manual of the Manager, Mr. Chen Guanzhan shall hold office only until the 2026 AGM and shall then be eligible for re-election at the 2026 AGM, and such re-election shall be approved by Unitholders by way of an Ordinary Resolution.

Subject to passing of the proposed Ordinary Resolution to re-elect Mr. Chen Guanzhan as an INED as set out in the 2026 AGM Notice, Mr. Chen Guanzhan shall be re-elected as a Director, and he shall continue to hold office on the Board as an INED, a member of each of the Finance and Investment Committee and the Audit Committee subject to the retirement by rotation requirements under the Articles of Association and Compliance Manual, as amended or supplemented from time to time.

Mr. Chen Guanzhan has contributed objectively in advising and giving independent guidance to the Board in his capacity as an INED, a member of each of the Finance and Investment Committee and the Audit Committee. Mr. Chen Guanzhan placed great importance on the Manager observing high standards of corporate governance, and with his relevant experience in government administration and corporate operations in areas including property investment, infrastructure services and capital operations, regularly advised the Board on the strategy and operations of the Manager. The Manager has also received an annual confirmation of independence from Mr. Chen Guanzhan regarding his independence in accordance with Rule 3.13 of the Listing Rules (as if they were applicable to Yuexiu REIT) and the Compliance Manual, and the Board is of the view that Mr. Chen Guanzhan will continue to meet the director independence requirements stated therein.

The Board has also considered the contributions of Mr. Chen Guanzhan to the diversity of the Board and is satisfied that, given his wealth of experience as a senior executive and educator in the areas of property investment, infrastructure services, capital operations and as a qualified senior engineer, he has the appropriate commercial real estate investment management expertise and possesses the requisite perspectives, skills and experience that would enhance the diversity of the Board as a whole. The Board believes that Mr. Chen Guanzhan possesses the required character, integrity and experience to continue fulfilling his role as an INED, and his continued tenure will continue to bring valuable insights and expertise to the Board.

LETTER TO UNITHOLDERS

In consideration of the above, the Board, having regard to the recommendations of the Remuneration and Nomination Committee, believes that Mr. Chen Guanzhan should continue to serve as an INED, and that his re-election as an INED is in the best interests of Yuexiu REIT and the Unitholders as a whole.

Biographical details and other relevant information of Mr. Chen Guanzhan (including his experience and expertise) are set out in Appendix I to this circular.

(ii) Re-election of Mr. Chan Chi Fai, Brian being an INED of the Manager who has served more than nine years

Mr. Chan Chi Fai, Brian has been appointed as INEDs since 11 November 2005 and have served on the Board for more than nine years. In accordance with the Articles of Association, Mr. Chan Chi Fai, Brian shall retire by rotation, and being eligible, may offer himself for re-election as an INED at the 2026 AGM subject to the approval of Unitholders by way of Ordinary Resolution. Mr. Chan Chi Fai, Brian has offered himself for re-election as an INED commencing from the date of the 2026 AGM.

In accordance with FAQ19 of the Frequently Asked Questions related to REITs issued by the SFC, Corporate Governance Code under the Listing Rules and the Compliance Manual, the further appointment of Mr. Chan Chi Fai, Brian should be subject to a separate resolution to be approved by Unitholders at a general meeting. Subject to passing of the proposed Ordinary Resolution to re-elect Mr. Chan Chi Fai, Brian as an INED as set out in the 2026 AGM Notice, Mr. Chan Chi Fai, Brian shall be re-elected as a Director, and he shall continue to hold office on the Board as an INED, the chairman of the Audit Committee and a member of the Finance and Investment Committee and the Remuneration and Nomination Committee subject to the retirement by rotation requirements under the Articles of Association and Compliance Manual, as amended or supplemented from time to time.

Mr. Chan Chi Fai, Brian has always contributed objectively in advising and giving independent guidance to the Board in his capacity as an INED, the chairman of the Audit Committee and a member of the Finance and Investment Committee and the Remuneration and Nomination Committee. Mr. Chan Chi Fai, Brian placed great importance on the Manager observing high standards of corporate governance, and with his relevant financial experience, regularly monitored communications with Yuexiu REIT's external auditors to ensure the integrity of Yuexiu REIT's interim and annual reports. The Manager has also received an annual confirmation of independence from Mr. Chan Chi Fai, Brian regarding his independence in accordance with Rule 3.13 of the Listing Rules (as if they were applicable to Yuexiu REIT) and the Compliance Manual, and the Board is of the view that Mr. Chan Chi Fai, Brian will continue to meet the director's independence requirements stated therein.

The Board has also considered the contributions of Mr. Chan Chi Fai, Brian to the diversity of the Board and is satisfied that, given his background as a qualified accountant and his wealth of experience in real estate development and investment, he has the appropriate accounting and related financial management expertise and possesses the requisite perspectives, skills and experience that would enhance the diversity of the Board as a whole. The Board believes that Mr. Chan Chi Fai, Brian possesses the required character, integrity and experience to continue fulfilling his role as an INED, and his continued tenure will continue to bring valuable insights and expertise to the Board.

LETTER TO UNITHOLDERS

Taking into account the above and having considered the recommendations of the Remuneration and Nomination Committee (except for Mr. Chan Chi Fai, Brian), the Board is of the view that: (i) the length of service of Mr. Chan Chi Fai, Brian has not, in any way, diminished his independence; (ii) Mr. Chan Chi Fai, Brian has demonstrated independence in character and judgment in his designated roles and as a member of the Board; and (iii) Mr. Chan Chi Fai, Brian is independent and can continue to bring an independent view on Yuexiu REIT's affairs to the Board, notwithstanding the fact that he has served on the Board for more than nine years as at the Latest Practicable Date.

In consideration of the above, the Board having regard to the recommendations of the Remuneration and Nomination Committee (except for Mr. Chan Chi Fai, Brian), believes that Mr. Chan Chi Fai, Brian should continue to serve as an INED, and that his re-election as an INED is in the best interests of Yuexiu REIT and the Unitholders as a whole.

Biographical details and other relevant information of Mr. Chan Chi Fai, Brian (including his experience and expertise) are set out in Appendix II to this circular.

(iii) Compositions of Board committees at present and if Mr. Chen Guanzhan and Mr. Chan Chi Fai, Brian are re-elected

As at the Latest Practicable Date, the compositions of the Audit Committee, the Finance and Investment Committee, the Disclosures Committee and the Remuneration and Nomination Committee are (and, if Mr. Chen Guanzhan and Mr. Chan Chi Fai, Brian are re-elected as an INED, will be) as follows:

Audit Committee

Mr. Chan Chi Fai, Brian (*Chairman*)
Mr. Chan Chi On, Derek
Mr. Cheung Yuk Tong
Mr. Chen Guanzhan

Finance and Investment Committee

Ms. Ou Haijing (*Chairlady*)
Mr. Jiang Guoxiong
Mr. Lin Deliang
Mr. Zeng Zhizhao
Mr. Chan Chi On, Derek
Mr. Chan Chi Fai, Brian
Mr. Chen Guanzhan

Disclosures Committee

Mr. Chan Chi On, Derek (*Chairman*)
Ms. Ou Haijing

Remuneration and Nomination Committee

Mr. Cheung Yuk Tong (*Chairman*)
Mr. Jiang Guoxiong
Ms. Ou Haijing
Mr. Chan Chi On, Derek
Mr. Chan Chi Fai, Brian

C. 2026 AGM

The 2026 AGM of Yuexiu REIT will be held at Plaza 1 to 4, Basement 3, Novotel Century Hong Kong, 238 Jaffe Road, Wanchai, Hong Kong on Wednesday, 3 June 2026 at 11:00 a.m. The 2026 AGM Notice convening the meeting is set out on pages 12 to 13 of this circular.

LETTER TO UNITHOLDERS

For the purpose of ascertaining Unitholders' right to attend the 2026 AGM, the register of Unitholders will be closed from Friday, 29 May 2026 to Wednesday, 3 June 2026, both days inclusive, during which period no transfer of Units will be registered. For those Unitholders who are not on the register of Unitholders, in order to be qualified to attend and vote at the 2026 AGM, all unit certificates accompanied by the duly completed transfers must be lodged with the unit registrar of Yuexiu REIT, Tricor Investor Services Limited of 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Thursday, 28 May 2026.

You can vote at the 2026 AGM if you are on the Register of Unitholders of Yuexiu REIT on Wednesday, 3 June 2026. You will find enclosed with this circular the 2026 AGM Notice (see pages 12 to 13 of this circular) and a form of proxy for use for the 2026 AGM.

Your vote is very important. Accordingly, please complete, sign and date the accompanying proxy form in accordance with the instructions printed thereon and return it to the unit registrar of Yuexiu REIT, Tricor Investor Services Limited of 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong as soon as possible and in any event not less than 48 hours before the time fixed for holding the 2026 AGM or any adjournment thereof. Completion and return of the proxy form will not preclude you from attending and voting at the 2026 AGM or any adjournment thereof should you so wish.

D. APPROVAL REQUIRED

Pursuant to paragraph 3.3 of Schedule 1 to the Trust Deed, at any meeting, a resolution put to the vote of the meeting shall be decided on a poll and the result of the poll shall be deemed to be the resolution of the meeting. The Ordinary Resolutions, as set out in the 2026 AGM Notice, will be decided on a poll at the 2026 AGM.

Paragraph 9.9(f) of the REIT Code provides that Unitholder shall be prohibited from voting their own Units at, or counted in the quorum for, a meeting at which they have a material interest in the business to be contracted and that interest is different from the interests of all other Unitholders. Further, under paragraph 3.2 of Schedule 1 to the Trust Deed, where a Unitholder has a material interest in the resolution tabled for approval at a general meeting of Yuexiu REIT, and that interest is different from the interests of other Unitholders as determined by the Manager (where the Unitholders concerned is (are) not connected persons of the Manager under the REIT Code) or the Trustee (where the Unitholders concerned is (are) connected persons of the Manager under the REIT Code, if appropriate, in its absolute opinion), such Unitholder shall be prohibited from voting its Units or being counted in the quorum for the general meeting.

To the best of the Manager's knowledge, information and belief, after having made reasonable enquiries, the Manager takes the view that no Unitholders are required to abstain from voting in respect of the Ordinary Resolutions to be proposed at the 2026 AGM.

LETTER TO UNITHOLDERS

E. RECOMMENDATION

The Board considers that the proposed re-elections of each of Mr. Chen Guanzhan and Mr. Chan Chi Fai, Brian as an INED are in the interests of Yuexiu REIT and the Unitholders as a whole and accordingly recommends Unitholders to vote in favour of the Ordinary Resolutions to be proposed at the 2026 AGM.

F. RESPONSIBILITY STATEMENT

The Manager and the Directors collectively and individually accept full responsibility for the accuracy of the information contained in this circular and confirm, having made all reasonable enquiries, that to the best of their knowledge and belief there are no other facts the omission of which would make any statement herein misleading.

Yours faithfully,
By order of the Board
Yuexiu REIT Asset Management Limited
(as manager of Yuexiu Real Estate Investment Trust)
YU Tat Fung
Company Secretary

Mr. Chen Guanzhan, aged 67, is an INED of the Manager. He was first appointed on 15 April 2026. Mr. Chen Guanzhan has a diverse background spanning higher education, government administration, and corporate operations in areas including property investment, infrastructure services and capital operations. Mr. Chen Guanzhan previously taught at South China University of Technology in Guangzhou, holding certificates as university lecturer and senior engineer, and held offices in various departments in the General Office of the Guangzhou Municipal People's Government.

In November 2004, Mr. Chen Guanzhan joined Yue Xiu Enterprises (Holdings) Limited in Hong Kong, where he served as the general manager in the executive office and capital management department, and the deputy general manager of Yue Xiu Enterprises (Holdings) Limited. He has also served as the general manager of Yue Xiu Finance Company Limited. From April 2007 to November 2009, he also served as an Executive Director of Yuexiu Transport Infrastructure Limited (stock code: 01052).

From March 2012 to February 2017, Mr. Chen Guanzhan was an Executive Director and joint general manager of New World Development Company Limited (stock code: 00017). From March 2017 to June 2017, he was re-designated as a non-executive director and was appointed as an adviser of New World Development Company Limited (stock code: 00017).

From July 2017 to January 2018, Mr. Chen Guanzhan was an Executive Director of Logan Property Holdings Company Limited (stock code: 03380) and the President of Logan Property International Investment Limited, overseeing overseas investment projects and operations.

Since January 2020, Mr. Chen Guanzhan has served as a part-time external director of Guangzhou Pearl River Enterprises Group Ltd. (廣州珠江實業集團有限公司), and since December 2024, he has served as a part-time external director of Guangzhou Affordable Housing Group Co., Ltd.* (廣州安居集團有限公司). He also currently serves as the director of Greater China (HK) Investment Limited.

Mr. Chen Guanzhan holds a Bachelor of Science degree from Sun Yat-Sen University in Guangzhou and a Master of Science in Engineering degree from South China University of Technology in Guangzhou. He was a visiting scholar at the California State University, Northridge in the U.S.A., where he studied Public Administration.

Mr. Chen Guanzhan has not entered into any service contract with the Manager, nor was he appointed for a specific term. Notwithstanding the above, pursuant to the Articles of Association and the Compliance Manual, one-fourth of the INEDs who are subject to retirement by rotation or, if their number is not four or a multiple of four, then the number nearest to one-quarter (subject to a minimum of one INED), will retire at each annual general meeting of Yuexiu REIT.

All director's fees payable to Mr. Chen Guanzhan will be paid and borne by the Manager out of its own resources. Save as disclosed above, Mr. Chen Guanzhan has not held directorship in other public companies, the securities of which are listed in Hong Kong or overseas, in the past three years preceding the Latest Practicable Date. Save as disclosed above, Mr. Chen Guanzhan does not have any relationship with any other Directors, senior management of the Manager or substantial or controlling Unitholders of Yuexiu REIT. As at the Latest Practicable Date, Mr. Chen Guanzhan does not have any interest in Yuexiu REIT within the meaning of Part XV of the SFO.

Save as disclosed in this Circular, there is no other matter in connection with Mr. Chen Guanzhan's re-election that needs to be brought to the attention of the Unitholders and there is no other information that should be disclosed pursuant to Rule 13.51(2)(h) to (v) of the Listing Rules, as if they were applicable to Yuexiu REIT.

As Mr. Chan Chi Fai, Brian (being current INED) has served more than nine years on the Board, his further appointment as an INED shall be subject to a separate resolution to be approved by Unitholders. His biographical details are set out below to enable Unitholders to make an informed decision on his re-appointment.

Mr. Chan Chi Fai, Brian, aged 71, has been an INED of the Manager since 11 November 2005.

Mr. Chan Chi Fai, Brian is currently also a director of the Hong Kong Parkview Group. He has been heavily involved in the overall development of the Hong Kong Parkview Group since he joined the group in 1990. With projects and investment properties in Hong Kong, PRC, Singapore and United Kingdom, the Hong Kong Parkview Group is principally engaged in property development and hospitality.

Prior to joining the Hong Kong Parkview Group, Mr. Chan Chi Fai, Brian worked in the banking sector from 1978 to 1989, the first 7 years of which was with a reputable international bank. The last position Mr. Chan Chi Fai, Brian held before leaving his banking career was as group financial controller of IBI Asia (Holding) Limited. During his 11 years in banking, Mr. Chan Chi Fai, Brian was involved in international banking operations, mergers and acquisitions as well as financial and risk management.

Mr. Chan Chi Fai, Brian was formerly a director of Primeline Energy Holdings Inc., whose shares were delisted from the TSX Venture Exchange on 5 November 2024 (Stock Code: PEH.V).

Mr. Chan Chi Fai, Brian is a certified public accountant with professional accounting qualifications in Hong Kong and United Kingdom, and has a higher diploma in business studies from The Hong Kong Polytechnic University.

Mr. Chan Chi Fai, Brian has not entered into any service contract with the Manager, nor was he appointed for a specific term. Notwithstanding the above, pursuant to the Articles of Association and the Compliance Manual, every INED shall be subject to retirement by rotation at least once every three years, and one-fourth of the INEDs who are subject to retirement by rotation or, if their number is not four or a multiple of four, then the number nearest to one-quarter (subject to a minimum of one INED), will retire at each annual general meeting of Yuexiu REIT.

All director's fees payable to Mr. Chan Chi Fai, Brian will be paid and borne by the Manager out of its own resources. Save as disclosed above, Mr. Chan Chi Fai, Brian has not held directorship in other public companies, the securities of which are listed in Hong Kong or overseas, in the past three years preceding the Latest Practicable Date. Save as disclosed above, Mr. Chan Chi Fai, Brian does not have any relationship with any other Directors, senior management of the Manager or substantial or controlling Unitholders of Yuexiu REIT. As at the Latest Practicable Date, Mr. Chan Chi Fai, Brian does not have any interest in Yuexiu REIT within the meaning of Part XV of the SFO.

Save as disclosed in this circular, there is no other matter in connection with Mr. Chan Chi Fai, Brian's re-election that needs to be brought to the attention of the Unitholders and there is no other information that should be disclosed pursuant to Rule 13.51(2)(h) to (v) of the Listing Rules, as if they were applicable to Yuexiu REIT.

NOTICE OF ANNUAL GENERAL MEETING



越秀房地產投資信託基金 YUEXIU REAL ESTATE INVESTMENT TRUST

(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))

(Stock Code: 00405)

Managed by



越秀房託資產管理有限公司 YUEXIU REIT ASSET MANAGEMENT LIMITED

NOTICE IS HEREBY GIVEN that the annual general meeting of the unitholders of Yuexiu Real Estate Investment Trust (“**Yuexiu REIT**”) will be held at Plaza 1 to 4, Basement 3, Novotel Century Hong Kong, 238 Jaffe Road, Wanchai, Hong Kong on Wednesday, 3 June 2026 at 11:00 a.m. for the following purposes:

1. To note the audited consolidated financial statements of Yuexiu REIT together with the Auditors’ Report for the year ended 31 December 2025.
2. To note the appointment of auditors of Yuexiu REIT and the fixing of their remuneration.
3. To seek Unitholders’ approval (where relevant, shall include approval by way of ratification) by Ordinary Resolution for: (i) the re-election of Mr. Chen Guanzhan as an independent non-executive Director, a member of the Audit Committee and the Finance and Investment Committee; and (ii) authorisation be granted to the Manager, any director of the Manager and the Trustee and any authorised signatory of the Trustee to do all such acts and things (including executing all such documents as may be required) as the Manager, or such director of the Manager may consider expedient or necessary or in the interests of Yuexiu REIT to give effect to all matters resolved upon in this resolution.
4. To seek Unitholders’ approval (where relevant, shall include approval by way of ratification) by Ordinary Resolution for: (i) the re-election of Mr. Chan Chi Fai, Brian as an independent non-executive Director, the chairman of the Audit Committee and a member of the Finance and Investment Committee and the Remuneration and Nomination Committee; and (ii) authorisation be granted to the Manager, any director of the Manager and the Trustee and any authorised signatory of the Trustee to do all such acts and things (including executing all such documents as may be required) as the Manager, or such director of the Manager may consider expedient or necessary or in the interests of Yuexiu REIT to give effect to all matters resolved upon in this resolution.

NOTICE OF ANNUAL GENERAL MEETING

Words and expressions that are not expressly defined in this notice of annual general meeting shall bear the same meaning as that defined in the circular of Yuexiu REIT dated 29 April 2026.

Yours faithfully,
By order of the Board
Yuexiu REIT Asset Management Limited
(as manager of Yuexiu Real Estate Investment Trust)
YU Tat Fung
Company Secretary

Hong Kong, 29 April 2026

Notes:

- (a) A Unitholder entitled to attend and vote at the annual general meeting of Yuexiu REIT is entitled to appoint one or more proxies to attend and, on a poll, vote in his/her stead. The person appointed to act as a proxy need not be a Unitholder.
- (b) In order to be valid, the form of proxy, together with the power of attorney or other authority (if any) under which it is signed or a notarially certified copy thereof, must be deposited at the registered office of the unit registrar of Yuexiu REIT, Tricor Investor Services Limited of 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, not less than 48 hours before the time fixed for holding the meeting or any adjournment thereof. Completion and return of the proxy will not preclude you from attending and voting in person should you so wish. In the event that you attend the meeting or adjourned meeting (as the case may be) after having lodged a form of proxy, the form of proxy will be deemed to have been revoked.
- (c) Where there are joint registered Unitholders of a unit, any one of such Unitholders may vote at the meeting either personally or by proxy in respect of such unit as if he/she were solely entitled thereto, but if more than one of such Unitholders is present at the meeting personally or by proxy, that one of such Unitholders so present whose name stands first on the register of Unitholders in respect of such unit shall alone be entitled to vote in respect thereof.
- (d) The register of Unitholders will be closed from Friday, 29 May 2026 to Wednesday, 3 June 2026, both days inclusive, during which period no transfer of units will be registered. For those Unitholders who are not on the register of Unitholders, in order to be qualified to attend and vote at the annual general meeting of Yuexiu REIT, all unit certificates accompanied by the duly completed transfer forms must be lodged with the unit registrar of Yuexiu REIT, Tricor Investor Services Limited of 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Thursday, 28 May 2026.
- (e) If a black rainstorm warning signal, a tropical cyclone warning signal no. 8 or above or “extreme conditions” caused by a super typhoon is/are in force in Hong Kong at or at any time after 7:00 a.m. on the date of the 2026 AGM, the 2026 AGM will be automatically postponed. Unitholders will be notified of the date, time and place of the postponed meeting by an announcement to be posted on Yuexiu REIT’s website (www.yuexiureit.com) and the HKEXnews website (www.hkexnews.hk). Unitholders should make their own decision as to whether they would attend the 2026 AGM under bad weather conditions at their own risk having regard to their own situation and if they should choose to do so, they are advised to exercise care and caution.

As at the date of this notice, the Board of the Manager comprises:

Executive Directors:

Ms. OU Haijing and Mr. LIN Deliang

Non-executive Directors:

Mr. JIANG Guoxiong (Chairman) and Mr. ZENG Zhizhao

Independent Non-executive Directors:

Mr. CHAN Chi On, Derek, Mr. CHAN Chi Fai, Brian, Mr. CHEUNG Yuk Tong and Mr. CHEN Guanzhan