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Cash Dividend Announcement for Collective Investment Scheme	
Issuer name	Yuexiu Real Estate Investment Trust
Stock code	00405
Multi-counter stock code and currency	Not applicable
Other related stock code(s) and name(s)	Not applicable
Title of announcement	INTERIM DISTRIBUTION PER UNIT FOR THE PERIOD FROM 1 JANUARY 2026 TO 30 JUNE 2026
Announcement date	12 August 2026
Status	New announcement
Information relating to the dividend	
Dividend type	Interim (Semi-annual)
Dividend nature	Ordinary
For the financial year end	31 December 2026
Reporting period end for the dividend declared	30 June 2026
Dividend declared	HKD 0.0313 per unit
Date of unitholders' approval	Not applicable
Information relating to Hong Kong unit register	
Default currency and amount in which the dividend will be paid	HKD 0.0313 per unit
Exchange rate	HKD 1 : HKD 1
Ex-dividend date	08 September 2026
Latest time to lodge transfer documents for registration with unit registrar for determining entitlement to the dividend	09 September 2026 16:30
Book close period	From 10 September 2026 to 11 September 2026
Record date	10 September 2026
Payment date	23 October 2026
Unit registrar and its address	Tricor Investor Services Limited 17/F, Far East Finance Center 16 Harcourt Road Hong Kong
Information relating to withholding tax	
Details of withholding tax applied to the dividend declared	Not applicable

Information relating to listed warrants / convertible securities issued by the issuer	
Details of listed warrants / convertible securities issued by the issuer	Not applicable

Other information
Such interim distribution per unit is subject to adjustment after new units are issued to the Manager (in satisfaction of the Manager's fee) prior to the record date for the interim distribution. A further announcement will be published by Yuexiu REIT to inform unitholders of the interim distribution per unit after issuance of the manager fee units.

Directors of the manager for collective investment scheme
The Board comprises: Ms. OU Haijing and Mr. LIN Deliang as executive directors; Mr. JIANG Guoxiong (Chairman) and Mr. ZENG Zhizhao as non-executive directors; and Mr. CHAN Chi On, Derek, Mr. CHAN Chi Fai, Brian, Mr. CHEUNG Yuk Tong and Mr. CHEN Guanzhan as independent non-executive directors.