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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

ANNOUNCEMENT
APPLICATION TO NATIONAL ASSOCIATION OF FINANCIAL MARKET INSTITUTIONAL INVESTORS FOR UNIFIED REGISTRATION OF MULTIPLE TYPES OF DEBT FINANCING INSTRUMENTS

This is an announcement made by Yuexiu REIT Asset Management Limited ("**REIT Manager**") as the manager of Yuexiu Real Estate Investment Trust ("**Yuexiu REIT**"), pursuant to paragraph 10.3 of the Code on Real Estate Investment Trusts (the "**REIT Code**").

The board of directors (the "**Board**") of the REIT Manager hereby announces that, subject to applicable laws, regulations, rules, statutory documents and requirements of regulatory bodies of the People's Republic of China, Yuexiu REIT 2012 Company Limited (the "**Issuer**"), a subsidiary of Yuexiu REIT wholly owned by HSBC Institutional Trust Services (Asia) Limited (in its capacity as the trustee of Yuexiu REIT) has applied (the "**Application**") to the National Association of Financial Market Institutional Investors (the "**Association**") for the unified registration of multiple types of debt financing instruments (the "**Debt Financing Instruments**") with an aggregate principal amount of up to RMB5,000,000,000 to be issued by the Issuer and guaranteed by HSBC Institutional Trust Services (Asia) Limited (in its capacity as the trustee of Yuexiu REIT and with recourse limited to the assets of Yuexiu REIT).

The REIT Manager has been constantly exploring different financing channels in the best interests of Yuexiu REIT and the proposed Application is another step towards diversifying and enriching the financing channels and methods available to Yuexiu REIT.

Upon receipt of the approval of the Application from the Association and depending on the prevailing market conditions and capital requirements of Yuexiu REIT, the Issuer may issue one or more series of debt financing instruments including: super short-term commercial paper, short-term commercial paper, medium-term notes, asset-backed notes, green debt financing instruments in different phases as and when it deems appropriate. The lead underwriter(s), issuance product, issuance size, and the tenor shall be determined, in the Issuer's sole discretion, at each phase. The coupon rate applicable in respect of each series of the Debt Financing Instruments will be determined through a centralized book-building process. The Debt Financing Instruments will, upon issuance, be traded and circulated on the National Inter-Bank Bond Market.

Since as at the date of this announcement, there has been no issuance of the Debt Financing Instruments, Yuexiu REIT's gearing ratio remains unchanged by the Application made to the Association. As disclosed in the latest interim results announcement for the six months ended 30 June 2026 dated 12 August 2026, the gearing ratio of Yuexiu REIT was approximately 41.9% as at 30 June 2026.

Submission versions of the documents related to the Application have been disclosed on the website of the Debt Capital Market Filing Analysis Notification System (http://zhuce.nafmii.org.cn/fans/publicQuery/manager), after the Association has confirmed the acceptance of the Application.

The REIT Manager will make further announcements as and when required under the REIT Code, including in respect of any further change or update in relation to the Debt Financing Instruments and/or any issuance of the Debt Financing Instruments in the future (including the use of net proceeds of such issuance and its impact on Yuexiu REIT's gearing ratio). The Issuer will not issue any Debt Financing Instrument if doing so would cause Yuexiu REIT's gearing ratio to exceed 50% (or such other maximum threshold permitted under paragraph 7.9 of the REIT Code).

Unitholders and prospective investors are reminded to exercise caution when dealing in the units of Yuexiu REIT.

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, 3 September 2026

As at the date of this announcement, the Board 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 Fai, Brian, Mr. CHAN Chi On, Derek, Mr. CHEUNG Yuk Tong and Mr. CHEN Guanzhan*