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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

INTERIM DISTRIBUTION PER UNIT FOR THE PERIOD FROM 1 JANUARY 2026 TO 30 JUNE 2026

The purpose of this announcement is to inform the Unitholders of the 2026 Interim DPU.

Further to the 2026 Interim Results Announcement and the Manager Fee Announcement, the Board wishes to announce that the 2026 Interim DPU shall be HK\$0.0306. The interim distribution will be paid on 23 October 2026 to those Unitholders whose names appear on the register of Unitholders on 10 September 2026.

The purpose of this announcement is to inform the Unitholders of the distribution per Unit for the period from 1 January 2026 to 30 June 2026 (“**2026 Interim DPU**”).

Reference is made to: (a) the interim results announcement dated 12 August 2026 in relation to, among others, the 2026 Interim DPU (“**2026 Interim Results Announcement**”); and (b) the announcement dated 2 September 2026 in relation to, among others, Manager Fee Units issued to Yuexiu International Investment Limited (“**Manager Fee Announcement**”). Unless the context requires otherwise, terms used in this announcement shall have the same meaning as those defined in the Manager Fee Announcement.

As disclosed in the 2026 Interim Results Announcement, an interim distribution of approximately RMB0.0271 (which is equivalent to HK\$0.0313) per Unit will be paid to persons who are registered Unitholders as at 10 September 2026 (“**Record Date**”), subject to dilution upon issuance of Units to the REIT Manager for settlement of the Manager’s Fee in respect of the period between 1 January 2026 and 30 June 2026. The register of Unitholders is closed from 10 September 2026 to 11 September 2026, both days inclusive, during which period no transfer of Units will be effected.

On 2 September 2026, 109,098,606 new Units (representing approximately 2% of the 5,447,906,681 Units in issue immediately after such issue) were issued by the REIT to Yuexiu International Investment Limited (being a wholly-owned subsidiary of Yuexiu Property Company Limited) instead of the REIT Manager, for settlement of the REIT Manager’s fee in respect of the period from 1 January 2026 to 30 June 2026.

Accordingly, the Board announces that the 2026 Interim DPU payable to the Unitholders, after taking into account the new Units issued on 2 September 2026 as abovementioned, shall be RMB0.0265 (which is equivalent to HK\$0.0306) and will be paid on 23 October 2026 to those Unitholders whose names appear on the register of Unitholders on the Record Date. Distributions will be paid in Hong Kong dollars. The exchange rate adopted by the REIT Manager was the central parity rate, as announced by the People’s Bank of China, for the five business days preceding the date of declaration of distribution.

By order of the board of directors of
Yuexiu REIT Asset Management Limited
(as manager of Yuexiu Real Estate Investment Trust)
YU Tat Fung
Company Secretary

Hong Kong, 10 September 2026

As at the date of this announcement, the Board of the REIT Manager comprises:

<i>Executive Directors:</i>	<i>Ms. OU Haijing and Mr. LIN Deliang</i>
<i>Non-executive Directors:</i>	<i>Mr. JIANG Guoxiong (Chairman) and Mr. ZENG Zhizhao</i>
<i>Independent Non-executive Directors:</i>	<i>Mr. CHAN Chi On, Derek, Mr. CHAN Chi Fai, Brian, Mr. CHEUNG Yuk Tong and Mr. CHEN Guanzhan</i>