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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

AMENDMENTS TO THE TRUST DEED

The Board wishes to announce that certain amendments have been made to the Trust Deed mainly to: (i) permit the repurchase of Units by or on behalf of Yuexiu REIT where effected in accordance with the relevant laws and regulations; (ii) incorporate the Treasury Units Amendments; (iii) introduce provisions enabling general meetings of Unitholders to be held at one or more physical and/or virtual meeting location(s); (iv) align with the regulatory changes relating to trading of the Units during severe weather conditions; and (v) implement miscellaneous amendments of an editorial or immaterial nature.

The Trust Deed Amendments became effective on 29 October 2026.

1 INTRODUCTION

The Board wishes to announce that on 29 October 2026, the Manager entered into the Sixth Supplemental Deed with the Trustee to amend and restate the Trust Deed. The main purposes of the Trust Deed Amendments are to: (i) permit the repurchase of Units by or on behalf of Yuexiu REIT where effected in accordance with the relevant laws and regulations; (ii) incorporate the Treasury Units Amendments; (iii) introduce provisions enabling general meetings of Unitholders to be held at one or more physical and/or virtual meeting location(s), in line with the core shareholder protection standards set out in Appendix A1 to the Listing Rules; (iv) align with the

regulatory changes relating to trading during severe weather conditions by introducing a definition of "Bad Weather Signal" and amending the definition of "Business Day"; and (v) implement miscellaneous amendments of an editorial or immaterial nature.

2 TRUST DEED AMENDMENTS

The key Trust Deed Amendments are as follows:

(i) clarify that the Manager is permitted to cause Units to be repurchased by or on behalf of Yuexiu REIT so long as such repurchase of Units is effected in accordance with the REIT Code, the Listing Rules, the Takeovers Code, or any published guidelines, policies, practice statements, circulars or other guidance issued by the SFC from time to time and applicable laws and regulations;

(ii) introduce a definition of "Treasury Units" and amend the provisions of the Trust Deed in respect of the repurchase and holding of Units by or on behalf of Yuexiu REIT, including specifying that Treasury Units shall be held, resold, transferred or otherwise managed in the manner permitted by the REIT Code, the Listing Rules, the Takeovers Code and any published guidelines, policies, practice statements or other guidance issued by the SFC from time to time;

(iii) introduce provisions enabling general meetings of Unitholders to be held at one or more meeting location(s) (which may include physical venue(s) and/or a virtual place at which Unitholders and their proxies may attend and participate by means of electronic facilities), in line with the core shareholder protection standards set out in Appendix A1 to the Listing Rules;

(iv) introduce a definition of "Bad Weather Signal" and amend the definition of "Business Day" to align with the regulatory changes allowing trading in securities on the Stock Exchange during severe weather conditions, including typhoon signal no. 8 or above and black rainstorm warning signal conditions; and

(v) implement certain miscellaneous amendments of an editorial or immaterial nature.

3 TRUSTEE CERTIFICATION AND NOTICE TO UNITHOLDERS

The Trustee has certified pursuant to clause 36.1 of the Trust Deed and paragraph 9.6 of the REIT Code that, in its opinion, the Trust Deed Amendments: (i) are necessary in order to comply with applicable fiscal, statutory or official requirements (whether or not having the force of law); (ii) do not materially prejudice the interests of the Unitholders, do not operate to release to any material extent the Trustee, the Manager

or any other person from any liability to the Unitholders and do not increase the costs and charges payable from the Deposited Property; or (iii) are necessary to correct a manifest error. Accordingly, the Trust Deed Amendments do not require approval from the Unitholders.

The Manager hereby gives notice of the Trust Deed Amendments to the Unitholders pursuant to clause 36.2 of the Trust Deed.

4 INSPECTION

In accordance with the provisions of the Trust Deed, a copy of the Trust Deed (including the Sixth Supplemental Deed) is available for public inspection by prior appointment at all times during Business Hours (except during Bad Weather Signals) on Business Days at the place of business of the Manager, being 17B, Yue Xiu Building, 160-174 Lockhart Road, Wanchai, Hong Kong.

5 DEFINITIONS

In this announcement, the following expressions have the following meanings unless the context otherwise requires:

Bad Weather Signal	a No. 8 typhoon warning signal or above, a black rainstorm warning signal and/or "extreme conditions" as announced by the Hong Kong government
Board	the board of Directors of the Manager
Business Day	any day on which the Stock Exchange is open for the business of dealing in securities
Business Hours	9:00 a.m. to 5:00 p.m. (Hong Kong time) on a Business Day
CCASS	the Central Clearing and Settlement System operated by Hong Kong Securities Clearing Company Limited or any successor system operated by Hong Kong Securities Clearing Company Limited or any successor thereto
Deposited Property	all the assets of Yuexiu REIT
Director(s)	director(s) of the Manager

electronic facilities	include, without limitation, website addresses, webinars, webcasts, videos, software programmes or any form of conference call systems (telephone, video, web or otherwise)
Hong Kong	the Hong Kong Special Administrative Region of the People's Republic of China
Listing Rules	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended, supplemented and/or otherwise modified from time to time (modified as appropriate pursuant to paragraph 2.26 of the REIT Code)
Manager	Yuexiu REIT Asset Management Limited, in its capacity as manager of Yuexiu REIT
REIT Code	the Code on Real Estate Investment Trusts published by the SFC, as amended, supplemented and/or otherwise modified from time to time
Second Amended and Restated Deed	the Second Amended and Restated Deed appended to the Sixth Supplemental Deed
SFC	the Securities and Futures Commission of Hong Kong
SFO	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented and/or otherwise modified from time to time
Sixth Supplemental Deed	the sixth supplemental deed dated 29 October 2026 entered into between the Manager and the Trustee amending and restating the Trust Deed in the form of the Second Amended and Restated Deed as set out in the schedule thereto
Specified Stock Exchange	has the same meaning as defined in Part 3 of Schedule 1 of the SFO
Stock Exchange	The Stock Exchange of Hong Kong Limited
Takeovers Code	the Codes on Takeovers and Mergers and Share Buy-backs published by the SFC, as amended, supplemented and/or otherwise modified from time to time

Treasury Units	the Units repurchased and held by Yuexiu REIT in treasury (including those held or deposited in CCASS) in accordance with the Trust Deed, the REIT Code, the Listing Rules, the Takeovers Code, other relevant codes and guidelines issued by the SFC from time to time and applicable laws and regulations, which may be repurchased and held by any of its subsidiaries or by an agent or nominee on its behalf or on behalf of any such subsidiary and may also be repurchased and held by the Trustee and including (without limitation) Units so repurchased and held or deposited in CCASS for sale on the Stock Exchange
Treasury Units Amendments	the amendments to the Listing Rules, which took effect on 11 June 2024, allowing the holding and the resale of treasury shares, as modified and supplemented by the circular published by the SFC on 24 May 2024 regarding "Treasury units of SFC-authorised REITs"
Trust Deed	the trust deed dated 7 December 2005 made between the Manager and the Trustee constituting Yuexiu REIT, as amended by the First Supplemental Deed dated 25 March 2008, the Second Supplemental Deed dated 23 July 2010, the Third Supplemental Deed dated 25 July 2012 and the Fourth Supplemental Deed dated 3 April 2020, and as amended and restated by the First Amended and Restated Trust Deed appended to the Fifth Supplemental Deed dated 28 May 2021, and as further amended and restated by the Second Amended and Restated Deed appended to the Sixth Supplemental Deed
Trust Deed Amendments	the amendments to the Trust Deed pursuant to the Sixth Supplemental Deed
Trustee	HSBC Institutional Trust Services (Asia) Limited, in its capacity as trustee of Yuexiu REIT
Unit(s)	unit(s) of Yuexiu REIT
Unitholder(s)	holder(s) of Unit(s)

Yuexiu REIT	Yuexiu Real Estate Investment Trust, a collective investment scheme constituted as a unit trust and authorised under section 104 of the SFO subject to applicable conditions from time to time

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 October 2026

As at the date of this announcement, the Board of the Manager is comprised as follows:

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*