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

FORM OF PROXY FOR USE BY UNITHOLDERS AT THE EXTRAORDINARY GENERAL MEETING

I/We, _____ (Name)

of _____ (Address)
being a registered holder(s) of units (the "**Unitholder(s)**") in Yuexiu Real Estate Investment Trust ("**Yuexiu REIT**"), hereby

appoint _____ (Name)

of _____ (Address)
or, failing him/her, the Chairman of the Extraordinary General Meeting, as my/our proxy/proxies to attend and to vote for me/us on my/our

behalf in respect of _____ units of Yuexiu REIT (the "**Units**") at the Extraordinary General Meeting of Unitholders to be held at Plaza 1 to 4, Basement 3, Novotel Century Hong Kong, 238 Jaffe Road, Wanchai, Hong Kong on Wednesday, 18 November 2026 at 10:30 a.m. or any adjournment thereof, and specifically direct my/our proxy to vote on the undermentioned resolution(s) as indicated below.

NO.	ORDINARY RESOLUTIONS	VOTE FOR[4] ("√")	VOTE AGAINST[4] ("√")
1	THAT: (a) approval (where relevant, shall include approval by way of ratification) be and is hereby given for the CCPT Matters Requiring Approval, as more fully described in the Circular; and (b) authorisation be granted to the Manager, any director of the Manager, the Trustee and any authorised signatory of the Trustee to complete and to do all such acts and things (including executing all such documents as may be required) as the Manager, such director of the Manager, the Trustee or such authorised signatory of the Trustee, as the case may be, may consider expedient or necessary or in the interest of Yuexiu REIT to give effect to all matters in relation to the CCPT Matters Requiring Approval generally.		
2	THAT: (a) subject to paragraph (b) of this resolution, the exercise by the Manager during the Relevant Period (as defined below) of all the powers of Yuexiu REIT to (for and on behalf of Yuexiu REIT) purchase Units on the Stock Exchange, subject to and in accordance with the Trust Deed, the REIT Code, the Listing Rules, the circulars and guidelines issued by the SFC from time to time, and applicable laws of Hong Kong, be and is hereby generally and unconditionally approved; (b) the aggregate number of Units which may be purchased or agreed to be purchased by Yuexiu REIT pursuant to the approval in paragraph (a) of this resolution during the Relevant Period (as defined below) shall not exceed 10% of the total number of Units in issue (excluding any Treasury Units) as at the date of the passing of this resolution, and the authority pursuant to paragraph (a) of this resolution shall be limited accordingly; and (c) for the purpose of this resolution, "Relevant Period" means the period from the date of the passing of this resolution until whichever is the earliest of: (i) the conclusion of the next annual general meeting of the Unitholders following the passing of this resolution; or (ii) the expiration of the period within which the next annual general meeting of the Unitholders as referred to in sub-paragraph (i) above is required to be held by the Trust Deed, the REIT Code or any applicable laws; or (iii) the revocation or variation of the authority given under this resolution by the passing of an Ordinary Resolution.		

AS WITNESS my hand this _____ day of _____

Signature(s) of Unitholder(s) _____ Signature of Witness _____

Notes:

1. A Unitholder entitled to attend and vote at the meeting convened by the above notice 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 proxy need not be a Unitholder.
2. If any proxy other than the Chairman of the Extraordinary General Meeting is preferred, a Unitholder should insert the name and address of the proxy desired in the space provided and strike out the words "or, failing him/her, the Chairman of the Extraordinary General Meeting".
3. A Unitholder should insert the total number of Units registered in his/her name. If no number is inserted, this form of proxy will be deemed to relate to all the Units held by the Unitholder.
4. **IMPORTANT: IF YOU WISH TO VOTE FOR THE RESOLUTION, TICK ("√") THE APPROPRIATE BOX MARKED "VOTE FOR". IF YOU WISH TO VOTE AGAINST A RESOLUTION, PLEASE TICK ("√") THE APPROPRIATE BOX MARKED "VOTE AGAINST".** If no specific direction as to voting is given, the proxy will vote or abstain from voting at its discretion, as it will on any other matter arising at the Extraordinary General Meeting.
5. This form of proxy must be signed by you or your attorney duly authorised in writing or, in the case of a legal person, must either be executed under its seal or under the hand of a legal representative or other person duly authorised to sign the same. If this form of proxy is signed by an attorney of the appointer, the power of attorney authorising that attorney to sign, or other document of authorisation, must be notarially certified.
6. In order to be valid, this 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 appointed for holding the meeting or any adjournment thereof. Completion and return of the form of proxy will not preclude you from attending and voting in person should you so wish. In the event that you attend and vote at 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.
7. Where there are joint registered Unitholders, 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 of Yuexiu REIT in respect of such Unit shall alone be entitled to vote in respect thereof.
8. Pursuant to the trust deed constituting Yuexiu REIT, 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.
9. On a poll, every Unitholder who is present in person or by proxy shall have one vote for every Unit of which he/she is the Unitholder. A person entitled to more than one vote need not use all his/her votes or cast them in the same way.