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

YUEXIU REIT ASSET MANAGEMENT LIMITED

30 October 2026

Dear Unitholder,

Yuexiu Real Estate Investment Trust ("Yuexiu REIT")
Circular dated 30 October 2026, Proxy Form, Notice of Extraordinary General Meeting and Closure of Register of Unitholders (collectively the "Corporate Communication")

Please be informed that the Corporate Communication of Yuexiu REIT is now available on the website of Yuexiu Real Estate Investment Trust ("**Yuexiu REIT**") at www.yuexiureit.com. You may access the Corporate Communication by clicking "Investor Relations" on the home page of the website of Yuexiu REIT under "Circulars" section.

The Corporate Communication is also available on the website of HKExnews of Hong Kong Exchanges and Clearing Limited ("**HKExnews**") at www.hkexnews.hk.

If you have difficulty in gaining access to the Corporate Communication, we shall promptly send the printed form of the same to you free of charge upon request. You are also entitled to change your choice on means of receipt and/or language of Corporate Communications [Note] at any time by reasonable notice in writing. In both cases, please complete and return the attached change request form to the unit registrar of Yuexiu REIT, Tricor Investor Services Limited, either (i) by post using the postage-prepaid mailing label provided at the bottom of the form; or (ii) by email (yuexiureit-ecom@vistra.com); or (iii) by fax to (852) 2890 9350.

Both the English and Chinese versions of Corporate Communications, as applicable, are available in an accessible format on the websites of Yuexiu REIT (for five years from the date of first publication) and HKExnews.

Should you have any queries relating to this letter, please call the enquiry hotline at (852) 2980 1333 during business hours from 9:00 a.m. to 5:00 p.m., Monday to Friday (excluding Hong Kong public holidays).

Yours faithfully,
For and on behalf of
Yuexiu REIT Asset Management Limited
(as manager of Yuexiu Real Estate Investment Trust)

YU Tat Fung
Company Secretary

Encl.

Note: Corporate Communications refer to any documents issued or to be issued by Yuexiu REIT for the information or action of unitholders, including but not limited to annual report, interim report, notice of meeting, listing document, circular and proxy form.