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 Non-Registered Unitholder,

Notification of publication of Circular dated 30 October 2026, Notice of Extraordinary General Meeting and Closure of Register of Unitholders (the "Corporate Communication") on the website of Yuexiu Real Estate Investment Trust ("Yuexiu REIT")

We hereby notify you that the above corporate communication (collectively the "Corporate Communication") of Yuexiu REIT, in both English and Chinese, is now available on Yuexiu REIT's website at www.yuexiureit.com.

You may now access to the Corporate Communication on the Yuexiu REIT's website.

For future corporate communications, a notice of publication of the Website Version of Corporate Communications, in both English and Chinese, will be sent by the Company to Non-Registered Unitholders by email or by post on the publication date of the Corporate Communications. In support of electronic communication by email, the Company recommends you to provide your bank, broker, custodian, nominees or CCASS participant with your email address at any time in the future.

If you wish to receive a printed copy of the Corporate Communication, you can complete the enclosed Request Form and return it to Yuexiu REIT's Unit Registrar, Tricor Investor Services Limited, by post using the mailing label provided. The printed Chinese or English version or both the printed Chinese and English versions of the Corporate Communication will be sent to you free of charge upon receipt of your request.

Please note that by completing and returning the Request Form to request for the printed copy of the Corporate Communication, you will expressly indicate that you prefer to receive all future corporate communication(s) of Yuexiu REIT in printed form.

Should you have any queries relating to this notification, please contact enquiry hotline of Tricor Investor Services Limited at **(852) 2980 1333** 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 Communication(s)" include(s) any document(s) to be issued by Yuexiu REIT for the information or action of unitholders, including but not limited to: the annual report*, the interim report*, a notice of meeting, an offering document*, a circular and a proxy form.

(Save for the documents marked with an asterisk (*) above, the Corporate Communications will be produced in both the English and Chinese languages and the unitholders will accordingly receive a printed version in both language versions regardless of their choice.)