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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

POLL RESULTS OF THE EXTRAORDINARY GENERAL MEETING HELD ON 18 NOVEMBER 2026

At the EGM held on 18 November 2026, the EGM Resolutions in relation to (1) the CCPT Matters Requiring Approval; and (2) the proposed grant of the Buy-back Mandate, were duly passed by way of poll.

Reference is made to the circular of Yuexiu Real Estate Investment Trust ("**Yuexiu REIT**") dated 30 October 2026 (the "**Circular**") and the EGM Notice attached thereto. Unless the context requires otherwise, capitalised terms used herein shall have the same meanings as those defined in the Circular.

At the EGM, the Ordinary Resolutions set out in the EGM Notice to approve (1) the CCPT Matters Requiring Approval; and (2) the proposed grant of the Buy-back Mandate, were proposed and decided by way of poll.

As at the date of the EGM, there were a total of 5,447,906,681 Units in issue.

As disclosed in the Circular, members of the Yuexiu Connected Persons Group are or will be counterparties to the New Leasing Framework Agreement and the transactions contemplated thereunder. Pursuant to the REIT Code and the Trust Deed, each of Yuexiu Property and Yue Xiu agreed to abstain, and procured that other members of the Yuexiu Connected Persons Group abstained, from voting on the EGM Resolution relating to the CCPT Matters Requiring Approval. As such, the parties

mentioned above which were interested or deemed to be interested in 2,876,916,803 Units representing approximately 52.81% of the Units in issue as at the date of the EGM, abstained from voting on such EGM Resolution. To the best of the Manager's knowledge, information and belief, after having made reasonable enquiries, no other Unitholders were required to abstain from voting on the EGM Resolution relating to the CCPT Matters Requiring Approval at the EGM.

Accordingly, the total number of Units entitling the Independent Unitholders to attend and vote for or against the EGM Resolution relating to the CCPT Matters Requiring Approval was 2,570,989,878 Units, representing approximately 47.19% of the Units in issue as at the date of the EGM.

With respect to the EGM Resolution relating to the Buy-back Mandate, the Manager is not aware of any Unitholders that were required to abstain from voting on such resolution. Accordingly, the total number of Units entitling the Unitholders to attend and vote for or against the EGM Resolution relating to the Buy-back Mandate was 5,447,906,681 Units, representing all of the Units in issue as at the date of the EGM.

All Directors attended the EGM either in person or by electronic means.

The poll at the EGM was scrutinised by Tricor Investor Services Limited, the Unit Registrar of Yuexiu REIT. The Board is pleased to announce that the poll results of the EGM Resolutions are as follows:

No.	Ordinary Resolutions	Number of votes (% of Units voted at the EGM) (%)	
		For*	Against*
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.	184,148,178 (99.92%)	152,290 (0.08%)
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	2,340,756,108 (99.99%)	53,290 (0.01%)

No.	Ordinary Resolutions	Number of votes (% of Units voted at the EGM) (%)	
		For*	Against*
	(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.		

* *All percentages are rounded to two decimal places.*

Based on the poll results above, as more than 50% of the votes cast were in favour of each of the EGM Resolutions, the EGM Resolutions were duly passed as Ordinary Resolutions by way of poll.

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, 18 November 2026

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

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*