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(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



ANNOUNCEMENT

FINAL DISTRIBUTION PER UNIT FOR THE PERIOD FROM 1 JULY 2023 TO 31 DECEMBER 2023

The purpose of this announcement is to inform the Unitholders of the 2023 Final DPU.

Further to the 2023 Final Results Announcement and the Manager Fee Announcement, the Board wishes to announce that the 2023 Final DPU shall be HK\$0.0328. The final distribution will be paid on 24 May 2024 to those Unitholders whose names appear on the register of Unitholders on 11 April 2024.

The purpose of this announcement is to inform the Unitholders of the distribution per Unit for the period from 1 July 2023 to 31 December 2023 (“**2023 Final DPU**”).

Reference is made to: (a) the final results announcement dated 7 March 2024 in relation to, among others, the 2023 Final DPU (“**2023 Final Results Announcement**”); and (b) the announcement dated 24 March 2024 in relation to, among others, Manager Fee Units issued to Yuexiu International Investment Limited (“**Manager Fee Announcement**”). Unless the context requires otherwise, terms used in this announcement shall have the same meaning as those defined in the Manager Fee Announcement.

As disclosed in the 2023 Final Results Announcement, a final distribution of approximately RMB0.0303 (which is equivalent to HK\$0.0334) per Unit will be paid to persons who are registered Unitholders as at 11 April 2024 (“**Record Date**”), subject to dilution upon issuance of Units to the REIT Manager for settlement of the Manager’s Fee payable in respect of the period between 1 July 2023 and 31 December 2023. The register of Unitholders is closed from 11 April 2024 to 12 April 2024, both days inclusive, during which period no transfer of Units will be effected.

On 22 March 2024, a tranche of 80,000,000 new Units (being the Issued Manager Fee Units and representing approximately 1.60% of the 4,995,738,171 Units in issue immediately after such issuance) was issued to Yuexiu International Investment Limited (being a wholly-owned subsidiary of Yuexiu Property Company Limited) instead of the REIT Manager, for partial settlement of the Relevant Period Manager’s Fee for the period from 1 July 2023 to 31 December 2023. Excluding the part of the Relevant Period Manager’s Fee that the REIT Manager agreed to waive as disclosed in the Manager Fee Announcement, the remaining part of the Relevant Period Manager’s Fee is expected to be settled by the issuance of another tranche of new Units (being the Deferred Manager Fee Units) at the applicable Market Price at such later date which the REIT Manager considers is in the interests of the independent Unitholders provided that the Trustee has no objection to such issuance.

Accordingly, the Board announces that the 2023 Final DPU payable to the Unitholders, after taking into account the Issued Manager Fee Units, shall be RMB0.0298 (which is equivalent to HK\$0.0328) and will be paid on 24 May 2024 to those Unitholders whose names appear on the register of Unitholders on the Record Date. Distributions will be paid in Hong Kong dollars. The exchange rate adopted by the REIT Manager was the average central parity rate, as announced by the People’s Bank of China, for the five business days preceding the date of declaration of distribution.

By order of the board of directors of
Yuexiu REIT Asset Management Limited
(as manager of Yuexiu Real Estate Investment Trust)
YU Tat Fung
Company Secretary

Hong Kong, 11 April 2024

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

<i>Executive Directors:</i>	<i>Mr. LIN Deliang (Chairman) and Ms. OU Haijing</i>
<i>Non-executive Directors:</i>	<i>Mr. LI Feng and Mr. ZENG Zhizhao</i>
<i>Independent Non-executive Directors:</i>	<i>Mr. CHAN Chi On, Derek, Mr. CHAN Chi Fai, Brian, Mr. CHEUNG Yuk Tong and Mr. CHEN Xiaoou</i>