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Link Real Estate Investment Trust

*(a collective investment scheme authorised under section 104
of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))*
(stock code: 823)

DISTRIBUTION REINVESTMENT SCHEME IN RESPECT OF THE FINAL DISTRIBUTION FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025 – CALCULATION OF ISSUE PRICE

The Board is pleased to inform the Unitholders of the Issue Price for each New Unit and the maximum number of New Units to be issued for the purposes of the Scheme and the Final Distribution.

The Issue Price for each New Unit is HK\$42.489, which represents the volume weighted average closing price of the Units for the ten consecutive business days from, and including, Thursday, 26 June 2025, subject to the restriction under the trust deed of Link REIT.

This announcement is made pursuant to 10.3 of the Code on Real Estate Investment Trusts.

Reference is made to the announcement (the **Announcement**) dated Wednesday, 25 June 2025 and the circular (the **Circular**) dated and despatched to the unitholders (the **Unitholders**) of Link Real Estate Investment Trust (**Link REIT**) on Thursday, 3 July 2025 setting out the details of the distribution reinvestment scheme of Link REIT (the **Scheme**) in respect of the final distribution of HK137.45 cents per unit of Link REIT (the **Unit**) for the financial year ended 31 March 2025 (the **Final Distribution**). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those in the Announcement and the Circular.

As stated in the Announcement and the Circular, on 27 May 2025, the Board declared the Final Distribution, payable on Monday, 4 August 2025, to the Unitholders whose names appeared on the register of Unitholders on the Record Date (being Wednesday, 25 June 2025). Eligible Unitholders on the Record Date may elect to receive the Final Distribution wholly in cash or wholly in New Units or a combination of both.

The Issue Price for each New Unit is HK\$42.489, which represents the volume weighted average closing price of the Units for the ten consecutive business days from, and including, Thursday, 26 June 2025, subject to the restriction under the trust deed of Link REIT. Accordingly, the formula used for calculating the entitlement of the eligible Unitholders is as follows:

$$\begin{aligned} & \text{Number of Units held on the Record Date} \times \text{HK\$1.3745} \\ & + \text{any residual distribution entitlement brought forward} \\ & = \text{Maximum distribution available for election of New Units} \end{aligned}$$

$$\begin{array}{lcl} \text{Maximum number of New Units to be issued} & & \text{Maximum distribution available} \\ \text{(rounded down to the nearest} & = & \text{for election of New Units} \\ \text{whole number)} & & \hline & & \text{HK\$42.489} \end{array}$$

If all Unitholders were eligible Unitholders and all of them were to elect to receive their entitlement to the Final Distribution wholly in New Units under the Scheme, a maximum of 83,541,656 New Units would be issued, representing an increase of approximately 3.24% of the Units in issue as at the Record Date, i.e. Wednesday, 25 June 2025.

No fraction of a New Unit will be issued.

Unless standing instructions have previously been given, those Unitholders who are eligible to participate in the Scheme and wish to receive their Final Distribution wholly in New Units, or partly in New Units and partly in cash, must complete, sign and return the Election Form as soon as possible so as to enable it to be received by the Unit Registrar, Computershare Hong Kong Investor Services Limited of 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong and in any event, not later than 4:30 p.m. on Friday, 18 July 2025 (the **Closing Time**).

Unitholders who have previously given (and have not revoked) standing instructions to receive New Units under the Scheme and wish to receive the Final Distribution wholly in cash, or partly in cash and partly in New Units, must complete, sign and return the Revocation Notice as soon as possible so as to enable it to be received by the Unit Registrar at the abovementioned address and in any event, not later than the Closing Time.

Application will be made to the Listing Committee of the Hong Kong Stock Exchange for the listing of, and permission to deal in, the New Units to be issued pursuant to the Scheme. The Scheme is conditional upon the Listing Committee of the Hong Kong Stock Exchange granting listing of, and permission to deal in, the New Units to be issued in respect of the Final Distribution. It is expected that the cheques for cash distributions and certificates for the New Units will be despatched to the Unitholders at the risk of those entitled thereto on Monday, 4 August 2025.

This announcement is made pursuant to 10.3 of the Code on Real Estate Investment Trusts.

By order of the Board
Link Asset Management Limited
(as manager of Link Real Estate Investment Trust)
Kenneth Tai Lun WONG
Company Secretary

Hong Kong, 10 July 2025

As at the date of this announcement, the Board of Link Asset Management Limited (as manager of Link REIT) comprises:

Chair (also an Independent Non-Executive Director)

Duncan Gareth OWEN

Executive Directors

George Kwok Lung HONGCHOY (*Group Chief Executive Officer*)

NG Kok Siong (*Chief Financial Officer*)

Non-Executive Director

Ian Keith GRIFFITHS

Independent Non-Executive Directors

Christopher John BROOKE (*Chair Alternate*)

Jana ANDONEGUI SEHNALOVA

Barry David BRAKEY

ENG-KWOK Seat Moey

Jenny GU Jialin

Ann KUNG YEUNG Yun Chi

Melissa WU Mao Chin