

Next Day Disclosure Return
(Collective Investment Scheme listed under Chapter 20 of the Exchange Listing Rules (other than listed open-ended Collective Investment Scheme)
– changes in issued units or treasury units, unit buybacks and/or on-market sales of treasury units)

Instrument: Collective Investment Scheme (other than listed open-ended Collective Investment Scheme) Status: New Submission

Name of Scheme: Yuxiu Real Estate Investment Trust

Date Submitted: 31 December 2025

*Section I must be completed by a Scheme where there has been a change in its issued units or treasury units which is discloseable pursuant to Paragraph 7 of Appendix E3 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Exchange**") (the "**Main Board Rules**").*

Section I					
1. Class of units	Not applicable	Type of units	Not applicable	Listed on the Exchange	Yes
Stock code (if listed)	00405	Description			
A. Changes in issued units or treasury units					
Events	Changes in issued units (excluding treasury units)		Changes in treasury units	Issue/ selling price per unit (Note 4)	Total number of issued units
	Number of issued units (excluding treasury units)	As a % of existing number of issued units (excluding treasury units) before the relevant event (Note 3)	Number of treasury units		
Opening balance as at (Note 1) 30 November 2025	5,213,969,097		0		5,213,969,097
1). Other (please specify) Issue of Deferred Units Date of changes 31 December 2025	45,000,000	0.86 %		HKD 3.861652	
Closing balance as at (Notes 5 and 6) 31 December 2025	5,258,969,097		0		5,258,969,097

B. Units redeemed or repurchased for cancellation but not yet cancelled as at the closing balance date (<i>Notes 5 and 6</i>)
--

Not applicable

Confirmation

Pursuant to the SFC's *Circular to Management Companies of SFC-authorised Real Estate Investment Trusts - On-market Unit Repurchases by SFC-authorised REITs* dated 31 January 2008 and *Circular to Management Companies of SFC-authorised Real Estate Investment Trusts - Treasury units of SFC-authorised REITs* dated 24 May 2024 (as amended from time to time) (the "**SFC Circulars**"), we hereby confirm to the best knowledge, information and belief that, in relation to each issue of units or sale or transfer of treasury units as set out in Section I, it has been duly authorised by the board of directors of the management company of the Scheme and carried out in compliance with all applicable listing rules, laws and other regulatory requirements and, insofar as applicable:

(Note 7)

- (i) all money due to the Scheme in respect of the issue of units, or sale or transfer of treasury units has been received by it;
- (ii) all (if any) relevant authorisation conditions imposed by the Commission in relation to listing have been fulfilled;
- (iii) all (if any) conditions contained in the formal letter granting listing of and permission to deal in the securities have been fulfilled;
- (iv) all the securities of each class are in all respects identical (Note 8);
- (v) all the definitive documents of title have been delivered/are ready to be delivered/are being prepared and will be delivered in accordance with the terms of issue, sale or transfer;
- (vi) completion has taken place of the purchase by the Scheme of all property shown in the listing document to have been purchased or agreed to be purchased by it and the purchase consideration for all such property has been duly satisfied; and
- (vii) the trust deed/deed poll relating to the debenture, loan stock, notes or bonds has been completed and executed, and particulars thereof, if so required by law, have been filed with the Registrar of Companies.

Notes to Section I:

1. *Please insert the closing balance date of the last Next Day Disclosure Return published pursuant to Paragraph 7 of Appendix E3 to the Main Board Rules or Monthly Return pursuant to Paragraph 8 of Appendix E3 to the Main Board Rules, whichever is the later.*
2. *Please set out all changes in issued units or treasury units requiring disclosure pursuant to Paragraph 7 of Appendix E3 to the Main Board Rules together with the relevant dates of changes. Each category will need to be disclosed individually with sufficient information to enable the user to identify the relevant category in the Scheme's Monthly Return. For example, multiple issues of units as a result of multiple exercises of unit options under the same unit option scheme or of multiple conversions under the same convertible note must be aggregated and disclosed as one category. However, if the issues resulted from exercises of unit options under 2 unit option schemes or conversions of 2 convertible notes, these must be disclosed as 2 separate categories.*
3. *The percentage change in the number of issued units (excluding treasury units) of the Scheme is to be calculated by reference to the opening balance of the number of issued units (excluding treasury units) being disclosed in this Next Day Disclosure Return.*

4. *In the case of a unit repurchase or redemption, the "issue/ selling price per unit" shall be construed as "repurchase price per unit" or "redemption price per unit".*

Where units have been issued/ sold/ repurchased/ redeemed at more than one price per unit, a volume-weighted average price per unit should be given.

5. *The closing balance date is the date of the last relevant event being disclosed.*

6. *For repurchase or redemption of units, disclosure is required when the relevant event has occurred (subject to Paragraph 7 of Appendix E3 to the Main Board Rules and the SFC Circulars), even if the repurchased or redeemed units have not yet been cancelled.*

If repurchased or redeemed units are to be cancelled upon settlement of such repurchase or redemption after the closing balance date, they shall remain part of the issued units as at the closing balance date in Part A. Details of these repurchased or redeemed units shall be disclosed in Part B.

7. *Items (i) to (vii) are suggested forms of confirmation. The Scheme may amend the item(s) that is/are not applicable to meet individual cases.*

8. *"Identical" means in this context:*

- *the securities are of the same nominal value with the same amount called up or paid up;*
- *they are entitled to distribution at the same rate and for the same period, so that at the next ensuing distribution, the distribution payable per unit will amount to exactly the same sum (gross and net); and*
- *they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.*

Section II must also be completed by a Scheme where it has made a repurchase of units which is discloseable pursuant to the SFC Circulars.

Repurchase report

Not applicable

Section III must also be completed by a Scheme where it has made a sale of treasury units on the Exchange or any other stock exchange on which the Scheme is listed which is discloseable pursuant to the SFC Circulars.

Report of on-market sale of treasury units

Not applicable

Submitted by: Mr Yu Tat Fung

(Name)

Title: Company Secretary of Yuexiu REIT Asset
Management Limited, Manager of Yuexiu Real Estate
Investment Trust

(Director, Secretary or other Duly Authorised Officer)