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**FINAL RESULTS ANNOUNCEMENT
FOR THE YEAR ENDED 31 DECEMBER 2025**

The board of directors (the “Board”) of Yuexiu REIT Asset Management Limited (the “Manager”) is pleased to announce the consolidated results of Yuexiu Real Estate Investment Trust (“Yuexiu REIT”) and its subsidiaries for the year ended 31 December 2025 (the “Reporting Year”) together with comparative figures for the corresponding period in 2024 as follows:

FINANCIAL HIGHLIGHTS

The following is a summary of Yuexiu REIT's consolidated results for the year ended 31 December 2025 together with comparative figures for the corresponding period in 2024:

(in Renminbi ("RMB"), unless otherwise specified)

	Financial Year ended 31 December 2025	Financial Year ended 31 December 2024	(Decrease)/ increase
Gross income (Note a)	1,855,907,000	2,031,536,000	(8.6)%
Net property income	1,283,648,000	1,444,929,000	(11.2)%
Loss after tax	(694,275,000)	(336,589,000)	106.3%
Losses per Unit – Basic	(0.128)	(0.064)	100.0%
Property portfolio valuation (Note b)	33,644,883,000	34,024,008,000	(1.1)%
Net assets attributable to Unitholders per Unit	2.68	2.91	(7.9)%
Net assets attributable to Unitholders per Unit – Equivalent to HK\$	2.97	3.14	(5.4)%
Units issued (units)	5,258,969,097	5,090,738,171	3.3%
Total borrowings as a percentage of gross assets (Note c)	48.5%	47.5%	1.0 percentage point
Gross liabilities as a percentage of gross assets (Note d)	63.7%	63.0%	0.7 percentage point
Distribution			
Total distribution (including additional items)	270,686,000	314,767,000	(14.0)%
Distribution per Unit (HK\$)	0.0580	0.0680	(14.7)%

Note a: Due to disposal of 50% equity interest in Yuexiu Financial Tower, the revenue from Yuexiu Financial Tower for 2025 was recorded up to 15 October 2025.

Note b: Due to disposal of 50% equity interest in Yuexiu Financial Tower in October 2025, its property valuation was not included in 2025 and 2024 portfolio valuation respectively.

Note c: Calculation of total borrowings is based on bank loan and other borrowings, excluding capitalization of debt-related expenses.

Note d: Calculation of gross liabilities is based on total liabilities, excluding capitalization of debt-related expenses and net assets attributable to Unitholders.

DISTRIBUTION

In accordance with the Trust Deed, Yuexiu REIT is required to distribute no less than 90% of Total Distributable Income to the Unitholders. The Manager also has the discretion under the Trust Deed, where there are surplus funds, to distribute amounts in addition to that set out in the Trust Deed. At the time of announcing the distribution for any particular year, the Manager shall consider whether to exercise such discretion having regard to factors including but not limited to Yuexiu REIT's funding requirements, its earnings and financial position, its growth strategies, operating and capital requirements, surplus disposal proceeds, compliance with relevant laws, regulations and covenants (including existing limitations on borrowings as prescribed in the REIT Code), other capital management considerations, the overall stability of distributions and prevailing industry practices.

In order to manage the financial affairs of Yuexiu REIT with greater flexibility in a volatile economic environment, the Manager has decided to adjust the payout ratio to 90% for the period from 1 July 2025 to 31 December 2025 (the "2025 Final Period"), resulting in an overall payout ratio of approximately 96% for the full year. The retained distributable funds in this period will be used for asset appreciation projects within 2026 or partial repayment of borrowings, etc..

In light of the above, the Manager has determined that the final distribution to the Unitholders for the 2025 Final Period will be approximately RMB0.0189 which is equivalent to Hong Kong Dollars ("HK\$") 0.0214 (2024: RMB0.0254 which was equivalent to HK\$0.0275) per Unit. Such final distribution per Unit is subject to adjustment once new units are issued to the Manager (in satisfaction of the Manager's fees) prior to the record date for the 2025 Final Period distribution. A further announcement will be made to inform Unitholders of the final distribution per Unit for the 2025 Final Period.

The final distribution for the 2025 Final Period, together with the interim distribution of Yuexiu REIT for the six-month period from 1 January 2025 to 30 June 2025 (the "2025 Interim Period") being approximately RMB0.0333 which is equivalent to HK\$0.0366 (2024: RMB0.0371 which was equivalent to HK\$0.0405) per Unit, represents a total distribution to each Unitholder for the Reporting Year of approximately RMB0.0522 which is equivalent to HK\$0.0580 (2024: approximately RMB0.0625 which was equivalent to HK\$0.0680).

The total distribution amount for the Reporting Year, being approximately RMB270,686,000 (2024: RMB314,767,000), includes an amount of approximately RMB198,256,000 (2024: RMB153,579,000), that is capital in nature. The total distribution amount for the Reporting Year comprises the distributable amount calculated pursuant to the formula set out in the OC (being approximately RMB220,662,000) plus a further distribution of approximately RMB50,024,000 having regard to the abovementioned discretion of the Manager under the Trust Deed to distribute excess amounts where it has surplus funds. Further details regarding the breakdown of the total distributable amount are set out in the Distribution Statement.

Distributions payable to the Unitholders will be paid in Hong Kong dollars. The exchange rate between the RMB and Hong Kong dollars adopted by the Manager is the central parity rate, as announced by the People's Bank of China, for the five business days preceding the date of declaration of distributions.

Distribution Yield

Disregarding new units to be issued prior to the relevant record date with respect to the Manager's fees, Distribution per Unit ("DPU") for the Reporting Year is approximately HK\$0.0580 (2024: HK\$0.0680), of which approximately HK\$0.0377 (2024: HK\$0.0327) is attributable to capital items, representing a yield of approximately 6.74% (2024: 7.08%) per Unit based on the closing price of HK\$0.86 per Unit as at 31 December 2025 (2024: HK\$0.96).

CLOSURE OF REGISTER OF UNITHOLDERS

The record date for the final distribution will be 9 April 2026. The register of Unitholders will be closed from 9 April 2026 to 10 April 2026, both days inclusive, during which period no transfer of units will be effected. In order to qualify for the distribution, all unit certificates with completed transfer forms must be lodged with Yuexiu REIT's unit registrar, Tricor Investor Services Limited, at 17/F Far East Finance Centre, 16 Harcourt Road, Hong Kong, not later than 4:30 p.m. on 8 April 2026. The final distribution will be paid on 22 May 2026 to the Unitholders whose names appear on the register of Unitholders on 9 April 2026.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

In 2025, the global economy demonstrated resilience in development amid the looming shadow of tariff turmoil and warfare, while geopolitical rivalries continued to intensify. At the same time, the rapid advancement of artificial intelligence (AI) profoundly reshaped global economic and social development models. Inflationary pressures in the United States eased, prompting the Federal Reserve Board (“US Federal Reserve”) to cumulatively cut interest rates by 75 basis points in the second half of 2025, which benefited global economic growth. In China, a comprehensive package of economic stimulus measures was introduced, including the “trade-in of old consumer goods” policy to boost consumption and the policy to regulate the order in market competition, with a policy focus on developing new quality productive forces and aiming to foster emerging production capacity to drive industrial transformation and upgrading. In Chinese Mainland, the Loan Prime Rate (LPR) was lowered by a cumulative 10 basis points throughout the year, maintaining a moderately accommodative interest rate environment, while the Hong Kong Interbank Offered Rate (HIBOR) also exhibited a fluctuating downward trend. According to data from the National Bureau of Statistics, China’s gross domestic product (GDP) in 2025 increased by 5.0% year-on-year, showing an overall stable and progressive development. In particular, the added value of the tertiary industry grew by 5.4% year-on-year, contributing 61.4% to economic growth. From the demand side, consumer expenditure was the greatest driving force, contributing 52.0% to economic growth, while export trade showed strong resilience, with net exports of goods and services contributing 32.7% to economic growth. Total retail sales of consumer goods exceeded RMB50 trillion for the year, representing a year-on-year increase of 3.7%. The Consumer Price Index (CPI) in December 2025 rose by 0.8% year-on-year, reaching a two-year high and reflecting a stable and improving consumer market.

Looking back at the year, the office building market in Chinese Mainland continued to see that the pursuit of “lower cost with higher efficiency” was still ineffective and landlords’ bargaining power remained feeble. Meanwhile, emerging industries gained momentum which was conducive to market recovery. Retail malls and clothing wholesale markets operated under pressure amid sluggish domestic demand, and relied on emerging consumption drivers for growth. High-end hotels and serviced apartments showed an overall trend of adopting a “boosting transactions with lower prices” strategy, with inbound travellers becoming the primary growth driver. Faced with multiple challenges, the Manager consolidated its competitive advantages by taking strategic action to secure market share, strike a proper balance among occupancy rates, rental levels and tenant structure, strengthen risk control to stabilise lease renewals, enhance product competitiveness to meet market demand and invested in capital renovation projects to ensure asset value preservation and appreciation. Through these multi-pronged measures, the Manager stabilised the fundamentals of operations, thereby effectively supporting relatively stable operating revenue throughout the year.

On the 20th anniversary of Yuexiu REIT’s listing, the Manager strategically optimised the asset portfolio of Yuexiu REIT by disposing of 50% interest in Yuexiu Financial Tower in Q4 2025, appropriately reducing the proportion of office buildings in the asset portfolio and realising approximately RMB5.3 billion in cash proceeds to enhance financial flexibility. Yuexiu REIT maintained its “investment-grade” rating from both Standard & Poor and Fitch, with the rating outlook upgraded to “stable”. The Manager also proactively captured favourable financing opportunities during the year, successfully issued the first “dim sum bonds” and subsequently the first “Panda Bonds” of Yuexiu REIT (the first-ever Panda Bonds by a listed REIT globally). Financing costs for the year reached a three-year low, effectively underpinned the overall distribution level. The successful execution of a series of pioneering capital operations fully demonstrated the Manager’s strategic commitment to drive the high-quality development of Yuexiu REIT. This underscored its resolute determination and professional expertise in creating sustainable and long-term value for Unitholders.

PROPERTY PORTFOLIO AND VALUATION

As of 31 December 2025, Yuexiu REIT's portfolio of properties consisted of ten properties (including one Qualified Minority-owned Property), namely, White Horse Building Units ("White Horse Building"), Fortune Plaza Units and certain parking space ("Fortune Plaza"), City Development Plaza Units and certain parking space ("City Development Plaza"), Victory Plaza Units ("Victory Plaza"), Guangzhou International Finance Centre ("GZIFC"), Yuexiu Financial Tower ("Yuexiu Financial Tower") (a Qualified Minority-owned Property with a 49.495% beneficial interest), located in Guangzhou; Yue Xiu Tower ("Shanghai Yue Xiu Tower"), located in Shanghai; Wuhan Yuexiu Fortune Centre, Starry Victoria Shopping Centre and certain parking space ("Wuhan Properties"), located in Wuhan; Hangzhou Victory Business Centre Units and certain parking space ("Hangzhou Victory"), located in Hangzhou; and 17th and 23rd Floors of Yue Xiu Building Units ("Hong Kong Yue Xiu Building"), located in Hong Kong. The total gross floor area of the properties (excluding Yuexiu Financial Tower) was 973,873.6 sq.m. and the total rentable area was 633,787.3 sq.m. (excluding 1,408.3 sq.m. of parking space of Fortune Plaza; 2,104.3 sq.m. of parking space of City Development Plaza; 91,460.9 sq.m. of hotel, 51,102.3 sq.m. of serviced apartments, 76,512.3 sq.m. of parking space and 7,752.5 sq.m. of other ancillary facilities area of GZIFC; 13,502.6 sq.m. of parking space and 2,610.4 sq.m. of specific purpose area of Shanghai Yue Xiu Tower; 62,785.8 sq.m. of parking space and 12,415.1 sq.m. of common facilities area of Wuhan Properties; 17,663.6 sq.m. of parking space of Hangzhou Victory, and the following statistics of both aggregate rented area and occupancy rate have excluded the above areas). Yuexiu Financial Tower has 210,282.9 sq.m. of gross floor area and 170,196.8 sq.m. of rentable area (excluding 10,289.1 sq.m. of parking space and 29,797.1 sq.m. of common facilities area, and the following statistics of both rented area and occupancy rate have excluded the above areas).

PARTICULARS OF THE PROPERTIES ARE AS FOLLOWS:

Property	Type	Location	Year of Completion	Gross Floor		Property	Number of	Unit Rent ⁽¹⁾
				Area	Rentable Area	Occupancy Rate ⁽¹⁾		
				(sq.m.)	(sq.m.)		Lease ⁽¹⁾	(RMB/sq.m./month)
White Horse Building	Wholesale mall	Yuexiu District, Guangzhou	1990	50,199.3	50,128.9	96.0%	867	439.8
Fortune Plaza	Grade A office	Tianhe District, Guangzhou	2003	42,763.5	41,355.2 ⁽²⁾	93.4%	118	137.0
City Development Plaza	Grade A office	Tianhe District, Guangzhou	1997	44,501.7	42,397.4 ⁽³⁾	90.6%	82	132.3
Victory Plaza	Retail shopping mall	Tianhe District, Guangzhou	2003	27,698.1	27,262.3	94.0%	28	206.6
GZIFC	Commercial complex	Tianhe District, Guangzhou	2010	457,356.8	230,266.9	83.8%	246	209.1
Including:	Grade A office			267,804.4	183,539.6 ⁽⁴⁾	80.9%	187	228.6
	Retail shopping mall			46,989.2	46,727.3	95.5%	59	144.2
	Hotel			91,460.9 ⁽⁵⁾	N/A	N/A	N/A	N/A
	Serviced apartments			51,102.3	N/A	N/A	N/A	N/A
Shanghai Yue Xiu Tower	Grade A office	Pudong New District, Shanghai	2010	62,139.4	46,026.3 ⁽⁶⁾	83.1%	117	189.3
Wuhan Properties	Commercial complex	Qiaokou District, Wuhan		248,194.2	172,993.3	68.5%	219	61.8
Including:	Grade A office		2016	139,937.1	129,446.7 ⁽⁷⁾	62.1%	126	72.1
	Retail shopping mall		2015	45,471.4	43,546.6 ⁽⁸⁾	87.4%	93	40.0
	Commercial parking spaces		2015-2016	47,182.9	N/A	N/A	N/A	N/A
	Residential parking spaces		2014-2016	15,602.8	N/A	N/A	N/A	N/A
Hangzhou Victory	Grade A office	Shangcheng District, Hangzhou	2017	40,148.4	22,484.8 ⁽⁹⁾	84.5%	36	123.4
Hong Kong Yue Xiu Building	Office	Wanchai, Hong Kong	1985	872.2	872.2	100%	4	319.4
Subtotal				<u>973,873.6</u>	<u>633,787.3</u>	82.1%	1,717	181.4
<i>Qualified Minority-owned Property</i>								
Yuexiu Financial Tower	Grade A office	Tianhe District, Guangzhou	2015	210,282.9	170,196.8 ⁽¹⁰⁾	77.9%	197	191.1
Total				<u>1,184,156.5</u>	<u>803,984.1</u>			

Notes:

(1) As at 31 December 2025, the unit rent was exclusive of value added tax;

- (2) Excluding 1,408.3 sq.m. of parking space;
- (3) Excluding 2,104.3 sq.m. of parking space;
- (4) Excluding 76,512.3 sq.m. of parking space and 7,752.5 sq.m. of other ancillary facilities area;
- (5) Including 2,262.0 sq.m. of hotel ancillary facilities area and refuge floor area;
- (6) Excluding 13,502.6 sq.m. of parking space and 2,610.4 sq.m. of specific purpose area (management office, owners' committee office, bicycle parking space and refuge floor);
- (7) Excluding 10,490.3 sq.m. of common facilities area and refuge floor area;
- (8) Excluding 1,924.8 sq.m. of common facilities area;
- (9) Excluding 17,663.6 sq.m. of parking space;
- (10) Excluding 10,289.1 sq.m. of parking space and 29,797.1 sq.m. of common facilities area.

SEGMENTS OF THE PROPERTIES ARE AS FOLLOWS:

Rental Property	Gross Floor Area (sq.m.)	Rentable Area (sq.m.)	Occupancy Rate ⁽²⁾	Percentage point decrease as compared to the same period in 2024	Unit Rent (tax exclusive) ⁽²⁾ (RMB/sq.m./ month)	Percentage decrease as compared to the same period in 2024	Operating Income ⁽³⁾ (RMB'000)
Office	660,952.3 ⁽¹⁾	466,122.3 ⁽⁴⁾	78.1%	(3.6)%	164.8	(7.5)%	986,199
Retail							
Shopping							
Mall	120,158.7	117,536.1 ⁽⁵⁾	92.1%	(2.7)%	122.3	(15.4)%	147,370
Wholesale	50,199.3	50,128.9 ⁽⁶⁾	96.0%	(1.1)%	439.8	(1.8)%	208,802

Notes:

- (1) Excluding 210,282.9 sq.m. of gross floor area of Yuexiu Financial Tower;
- (2) As at 31 December 2025. The office segment excluded Yuexiu Financial Tower, whereas the comparative figures for the same period in 2024 included Yuexiu Financial Tower. For a like-for-like comparison in the office segment (i.e., including Yuexiu Financial Tower), the office occupancy rate as at 31 December 2025 was 78.1%, representing a decrease of 3.6% as compared to the same period in 2024; the unit rent (tax exclusive) was RMB171.8/sq.m./month, representing a decrease of 3.5% as compared to the same period in 2024;
- (3) For the year ended 31 December 2025;
- (4) Excluding 1,408.3 sq.m. of parking space of Fortune Plaza; 2,104.3 sq.m. of parking space of City Development Plaza; 76,512.3 sq.m. of parking space and 7,752.5 sq.m. of other ancillary facilities area of GZIFC; 13,502.6 sq.m. of parking space and 2,610.4 sq.m. of specific purpose area (management office, owners' committee office, bicycle parking space and refuge floor) of Shanghai Yue Xiu Tower; 62,785.8 sq.m. of parking space and 10,490.3 sq.m. of specific purpose area (common facilities area and refuge floor) of Wuhan Yuexiu Fortune Centre; 17,663.6 sq.m. of parking space of Hangzhou Victory. Excluding 170,196.8 sq.m. of rentable area, 10,289.1 sq.m. of parking space and 29,797.1 sq.m. of common facilities area of Yuexiu Financial Tower;
- (5) Excluding 435.9 sq.m. of other ancillary facilities area of Victory Plaza, 261.9 sq.m. of other ancillary facilities area of GZIFC Shopping Mall and 1,924.8 sq.m. of other ancillary facilities area of Wuhan Starry Victoria Shopping Centre;
- (6) Excluding 70.4 sq.m. of other ancillary facilities area of White Horse Building.

Operational Property	Type	Commencement of Operation	Gross Floor Area (sq.m.)	No. of Units (units)	Average Occupancy Rate⁽¹⁾	Average Room Rate⁽¹⁾ (RMB)
Four Seasons Hotel Guangzhou	Five-star hotel	August 2012	91,460.9	344	77.7%	2,260
Ascott Serviced Apartments GZIFC	High-end serviced apartments	September 2012	51,102.3	314	91.5%	1,137

Notes:

- (1) From 1 January 2025 to 31 December 2025, the average room rate was exclusive of value added tax;
- (2) Both hotel and serviced apartments are entrusted operation.

PROPERTY VALUATION

On 31 December 2025, revaluation of the portfolio of properties of Yuexiu REIT was carried out by Savills Valuation and Professional Services Limited, an independent professional valuer, and the revalued market value was approximately RMB33.645 billion.

The following table summarises the valuation of each of the properties as at 31 December 2025 and 31 December 2024:

Name of Property	Valuation as at	Valuation as at	Decrease percentage
	31 December 2025	31 December 2024	
	RMB million	RMB million	
White Horse Building	4,811	4,815	(0.1)%
Fortune Plaza	1,225	1,240	(1.2)%
City Development Plaza	997	1,022	(2.4)%
Victory Plaza	929	959	(3.1)%
GZIFC	18,885	18,990	(0.6)%
Shanghai Yue Xiu Tower	2,857	2,918	(2.1)%
Wuhan Properties	3,239	3,359	(3.6)%
Hangzhou Victory	622	625	(0.5)%
Hong Kong Yue Xiu Building	80	96	(16.7)%
Total	<u>33,645</u>	<u>34,024</u>	(1.1)%

Note:

The disposal of 50% equity interests in Yuexiu Financial Tower was completed on 15 October 2025. As at 30 June 2025, the property valuation of Yuexiu Financial Tower was RMB8,049,000,000 (31 December 2024: RMB8,284,000,000). The fair value loss on the property during the 2025 Interim Period was recognised in the financial results of the Reporting Year.

LEASE EXPIRY OF THE PROPERTIES

In the next five years and beyond, in respect of the rented area, percentage of expiring leases of the properties of Yuexiu REIT (excluding Yuexiu Financial Tower) each year will be 28.5%, 26.3%, 26.9%, 7.0% and 11.3% respectively. In respect of basic monthly rentals, percentage of expiring leases each year will be 31.0%, 28.9%, 26.3%, 5.4% and 8.4% respectively.

The properties of Yuexiu REIT

Year	Percentage of rented area	Percentage of total basic monthly rentals
FY2026	28.5%	31.0%
FY2027	26.3%	28.9%
FY2028	26.9%	26.3%
FY2029	7.0%	5.4%
FY2030 and beyond	11.3%	8.4%
Total	<u>100.0%</u>	<u>100.0%</u>

The following shows the figures of expiring leases of each of the properties of Yuexiu REIT (excluding Yuexiu Financial Tower) in the next five years and beyond.

White Horse Building

Year	Percentage of rented area	Percentage of total basic monthly rentals
FY2026	26.3%	18.5%
FY2027	30.9%	33.9%
FY2028	24.5%	33.5%
FY2029	0.7%	0.5%
FY2030 and beyond	17.6%	13.6%
Total	<u>100.0%</u>	<u>100.0%</u>

Fortune Plaza

Year	Percentage of rented area	Percentage of total basic monthly rentals
FY2026	18.6%	21.8%
FY2027	31.4%	29.9%
FY2028	25.5%	23.3%
FY2029	6.9%	8.0%
FY2030 and beyond	17.6%	17.0%
Total	<u>100.0%</u>	<u>100.0%</u>

City Development Plaza

Year	Percentage of rented area	Percentage of total basic monthly rentals
FY2026	30.9%	33.3%
FY2027	19.4%	20.0%
FY2028	19.8%	23.0%
FY2029	14.4%	11.7%
FY2030 and beyond	15.5%	12.0%
Total	<u>100.0%</u>	<u>100.0%</u>

Victory Plaza

Year	Percentage of rented area	Percentage of total basic monthly rentals
FY2026	11.8%	9.2%
FY2027	43.1%	52.7%
FY2028	21.8%	15.7%
FY2029	11.6%	15.7%
FY2030 and beyond	11.7%	6.7%
Total	100.0%	100.0%

GZIFC

Year	Office		Retail shopping mall	
	Percentage of rented area	Percentage of total basic monthly rentals	Percentage of rented area	Percentage of total basic monthly rentals
FY2026	45.0%	48.9%	14.0%	19.5%
FY2027	24.8%	25.8%	6.9%	10.9%
FY2028	19.9%	16.6%	69.7%	60.2%
FY2029	4.4%	3.7%	1.1%	2.2%
FY2030 and beyond	5.9%	5.0%	8.3%	7.2%
Total	100.0%	100.0%	100.0%	100.0%

Shanghai Yue Xiu Tower

Year	Percentage of	Percentage of total basic
	rented area	monthly rentals
FY2026	29.1%	32.2%
FY2027	33.0%	33.6%
FY2028	20.8%	22.9%
FY2029	8.2%	7.7%
FY2030 and beyond	8.9%	3.6%
Total	<u>100.0%</u>	<u>100.0%</u>

Wuhan Properties

Year	Office		Retail shopping mall	
	Percentage of	Percentage of total basic	Percentage of	Percentage of total basic
	rented area	monthly rentals	rented area	monthly rentals
FY2026	25.5%	24.3%	18.8%	28.0%
FY2027	27.2%	23.4%	27.5%	30.3%
FY2028	30.1%	32.7%	11.7%	13.5%
FY2029	14.7%	17.0%	5.0%	3.6%
FY2030 and beyond	2.5%	2.6%	37.0%	24.6%
Total	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

Hangzhou Victory

Year	Percentage of rented area	Percentage of total basic monthly rentals
FY2026	12.6%	11.4%
FY2027	33.9%	36.3%
FY2028	37.0%	36.1%
FY2029	8.7%	9.0%
FY2030 and beyond	7.8%	7.2%
Total	<u>100.0%</u>	<u>100.0%</u>

Hong Kong Yue Xiu Building

Year	Percentage of rented area	Percentage of total basic monthly rentals
FY2026	0.0%	0.0%
FY2027	50.0%	50.1%
FY2028	50.0%	49.9%
FY2029	0.0%	0.0%
FY2030 and beyond	0.0%	0.0%
Total	<u>100.0%</u>	<u>100.0%</u>

REVENUE SLIGHTLY DECREASED

In 2025, the properties of Yuexiu REIT recorded total revenue of approximately RMB1,855,907,000, representing a decrease of 8.6% as compared to the same period of the previous year. Among which, White Horse Building, Fortune Plaza, City Development Plaza, Victory Plaza, GZIFC, Shanghai Yue Xiu Tower, Wuhan Properties, Hangzhou Victory, Yuexiu Financial Tower and Hong Kong Yue Xiu Building accounted for approximately 11.3%, 3.4%, 3.3%, 3.4%, 53.0%, 4.9%, 4.9%, 1.8%, 13.8% and 0.2% of the total revenue, respectively.

The following table sets out a comparison of revenue in respect of each of the properties between the reporting period and the same period of the previous year:

Name of Property	Revenue	Revenue	Increase/ (Decrease)	Increase/ (Decrease)
	in 2025	in 2024	Compared to 2024	
	RMB million	RMB million	RMB million	%
White Horse Building	208.8	206.2	2.6	1.3%
Fortune Plaza	62.4	75.2	(12.8)	(17.0)%
City Development Plaza	61.6	69.8	(8.2)	(11.7)%
Victory Plaza	62.8	74.4	(11.6)	(15.6)%
GZIFC				
Office	405.3	429.1	(23.8)	(5.5)%
Retail shopping mall	65.3	70.6	(5.3)	(7.5)%
Hotel	391.1	388.5	2.6	0.7%
Serviced apartment	122.5	119.5	3.0	2.5%
Shanghai Yue Xiu Tower	91.6	97.5	(5.9)	(6.1)%
Wuhan Properties	91.7	101.4	(9.7)	(9.6)%
Hangzhou Victory	32.7	34.1	(1.4)	(4.1)%
Hong Kong Yue Xiu Building	3.4	3.2	0.2	6.3%
Subtotal	<u>1,599.2</u>	<u>1,669.5</u>	<u>(70.3)</u>	<u>(4.2)%</u>
Yuexiu Financial Tower	<u>256.7⁽¹⁾</u>	<u>362.0</u>	<u>(105.3)</u>	<u>(29.1)%</u>
Total	<u><u>1,855.9</u></u>	<u><u>2,031.5</u></u>	<u><u>(175.6)</u></u>	<u><u>(8.6)%</u></u>

Note:

- (1) Revenue from Yuexiu Financial Tower was recorded for the period from 1 January 2025 to 15 October 2025.

The following table sets out a comparison of net property income in respect of each of the properties between the reporting period and the same period of the previous year:

Name of Property	Net Property	Net Property	Increase/ (Decrease)	Increase/ (Decrease)
	Income in 2025 RMB million	Income in 2024 RMB million	Compared to 2024 RMB million	(Decrease) %
White Horse Building	175.9	175.2	0.7	0.4%
Fortune Plaza	51.6	63.9	(12.3)	(19.2)%
City Development Plaza	51.3	59.1	(7.8)	(13.2)%
Victory Plaza	51.8	63.0	(11.2)	(17.8)%
GZIFC				
Office	335.8	357.9	(22.1)	(6.2)%
Retail shopping mall	56.0	60.3	(4.3)	(7.1)%
Hotel	99.4	100.6	(1.2)	(1.2)%
Serviced apartment	69.1	67.2	1.9	2.8%
Shanghai Yue Xiu Tower	82.8	88.4	(5.6)	(6.3)%
Wuhan Properties	67.1	75.9	(8.8)	(11.6)%
Hangzhou Victory	26.7	28.0	(1.3)	(4.6)%
Hong Kong Yue Xiu Building	3.4	3.1	0.3	9.7%
Subtotal	<u>1,070.9</u>	<u>1,142.6</u>	<u>(71.7)</u>	<u>(6.3)%</u>
Yuexiu Financial Tower	<u>212.7⁽¹⁾</u>	<u>302.3</u>	<u>(89.6)</u>	<u>(29.6)%</u>
Total	<u><u>1,283.6</u></u>	<u><u>1,444.9</u></u>	<u><u>(161.3)</u></u>	<u><u>(11.2)%</u></u>

Note:

- (1) Net property income from Yuexiu Financial Tower was recorded for the period from 1 January 2025 to 15 October 2025.

OFFICE – DRIVEN BY THE DUAL ENGINES OF PRODUCT OPTIMISATION AND RESOURCE SYNERGY, WITH MUTUAL ENHANCEMENT OF TENANT STRUCTURE AND BRAND BUILDING, NAVIGATING THROUGH INDUSTRY CYCLES WITH OPERATIONAL RESILIENCE

The office properties of Yuexiu REIT are located in prime locations in four high-growth cities in Chinese Mainland (namely, Guangzhou, Shanghai, Wuhan and Hangzhou) and Hong Kong. During the Reporting Year, the office markets in cities where the Chinese Mainland properties were located remained in an oversupply condition. Emerging industries injected vitality into the leasing market with differentiated development trends among cities and sectors. The pursuit of “lower cost with higher efficiency” and “cross-regional upgrade” drove relocation of enterprises, while exerting pressure on rental levels and occupancy rate amid operation under intensified cross-regional competition. Battling against such stiff market headwind, the Manager implemented the approach of “one project, one strategy, one dedicated team” to stabilise occupancy rates. Put in efforts focused on upgrading product standards to accelerate leasing, deepening the business solicitation strategy to enhance tenant structure and enriched ancillary services to enhance tenants’ viscosity, thereby demonstrating development resilience. As at 31 December 2025, among office (excluding Yuexiu Financial Tower) tenants, tenants with background of the Fortune 500 companies (covering Fortune Global 500 companies and Fortune China 500 companies) accounted for approximately 38% of the rented area, and the top three industries by rented area among office tenants were commercial services, finance and information technology. Among the newly contracted area for the year, the information technology industry ranked second in proportion, only after the commercial services industry.

GUANGZHOU

GZIFC: The office portion of the GZIFC commercial complex, which is a super grade A office building and one of the landmarks in the core business districts in Guangzhou. During the Reporting Year, GZIFC continued to refine its product and service standards, recorded a newly contracted area of 15,702 sq.m., including a large entire floor leased to a trading business company. The newly launched 7,403 sq.m. of furnished units recorded an absorption period of about 36 days and an absorption rate close to 72%. Quality tenants were introduced, including two Fortune Global 500 companies (in IT and energy industries), a Fortune China 500 company (in trade industry), a global leading shipping giant and a renowned Internet-

based culture, sports and entertainment company. In addition, the project recorded a renewal area of 34,294 sq.m. and a renewal rate of 86%, retaining quality tenants including six Fortune Global 500 companies from chemicals, household appliances, automobiles, banking and financial services industries, as well as a foreign consulate, effectively consolidating its high-quality tenant structure. In celebration of its 15th anniversary, GZIFC launched a series of branding activities to amplify its influence as a landmark, and improved tenant loyalty and satisfaction through ancillary services such as shared conference rooms and meeting spaces. The occupancy rate of the office building of GZIFC was 80.9% at the end of the period, representing a year-on-year decrease of 4.4 percentage points. During the year, GZIFC was selected as one of the Top 30 properties in the “Performance Index - 2025 Commercial Property Operation Performance (表現力指數•2025商辦資產運營表現)” by Guandian.

Fortune Plaza: During the Reporting Year, the project recorded a newly contracted area of 6,334 sq.m., and introduced certain quality tenants including several subsidiaries of a Fortune Global 500 integrated financial group, two Fortune Global 500 companies (in the automobile industry) and the Guangzhou branch of two global leading companies from tobacco and bag industries. The project recorded a renewal area of 8,662 sq.m. and a renewal rate of 84%, retaining tenants including three Fortune Global 500 companies (in the logistics, retail and air transportation industries) and the Guangzhou branch of a national joint-stock commercial bank. Upgraded product standards accelerated the absorption of vacant units, with an absorption rate of 93% for furnished units. The occupancy rate was 93.4% at the end of the period, representing a year-on-year increase of 1 percentage point, and a strong rebound of 5.4 percentage points from the interim period.

City Development Plaza: During the Reporting Year, the project recorded a newly contracted area of 9,279 sq.m. and introduced a beauty technology company (taking up over 4,000 sq.m.) and a pharmaceutical supply chain service company to enhance the ambience of healthcare business in the building. The project recorded a renewal area of 5,011 sq.m. and a renewal rate of 77%, retaining tenants including a Fortune Global 500 company (in the consumer goods industry) and a globally-renowned Contract Research Organisation (CRO). The occupancy rate was 90.6% at the end of the period, representing a year-on-year decrease of 2.1 percentage points with an increase of 1.2 percentage points compared to the interim period.

Yuexiu Financial Tower (a Qualified Minority-owned Property): The Manager disposed of 50% interest in Yuexiu Financial Tower in Q4 2025. Following completion of the disposal, Yuexiu Financial Tower became a Qualified Minority-owned Property of Yuexiu REIT. The occupancy rate was 77.9% at the end of the period.

SHANGHAI

Shanghai Yue Xiu Tower: During the Reporting Year, the project recorded a renewal area of 6,430 sq.m., with a renewal rate of 43%, while securing a newly contracted area of 8,070 sq.m., efficiently making up for the vacated units. During the year, the project continued to increase the supply of small-area furnished units to meet market demand, continued to enhance decoration standards and procedures and formulated differentiated pricing strategies, with an aim to cope flexibly with the intense market competition, and successfully held a business solicitation meeting, which attracted more than one hundred real estate agencies and effectively enhanced its market presence. By investing in various asset appreciation projects, the project enhanced both energy efficiency and service standards, thereby improving tenant satisfaction and loyalty. The occupancy rate was 83.1% at the end of the period, representing a year-on-year decrease of 6.4 percentage points.

WUHAN

Wuhan Yuexiu Fortune Centre: The office portion of the commercial complex of Wuhan Properties. During the Reporting Year, the project improved absorption rates by upgrading renovation standards and optimising customers' viewing experience. The project recorded a newly contracted area of 26,837 sq.m., and introduced quality tenants including two Fortune Global 500 state-owned enterprises (in the power utilities and building materials industries), and two Fortune Global 500 foreign-owned enterprises (in the digital technology and automobile industries). In addition, it recorded a renewal area of 20,617 sq.m. and a renewal rate of 76%, hitting a new high in the past three years, and retained quality tenants, including seven Fortune Global 500 enterprises (in the electric power engineering, machinery, automobiles, telecommunications, dairy and real estate industries) and a Fortune China 500

company (in the liquor industry), contributing to a steady tenant structure. Approximately 21,000 sq.m. of renovated units were supplied throughout the year, with an absorption rate approaching 98%. The occupancy rate was 62.1% at the end of the period, representing a year-on-year increase of 1 percentage point. The project was awarded 2025 China Real Estate Commercial Management “Elite Business” Commercial Office Special Project Award at The 9th Real Estate New Gravity Summit and was certified by the Wuhan Association of Building Economy Promotion as one of the first super-grade A commercial buildings in Wuhan.

HANGZHOU

Hangzhou Victory: During the Reporting Year, the project recorded a newly contracted area of 7,890 sq.m. and introduced a tenant (in IT industry) to take up an entire floor. In addition, it recorded a renewal area of 8,836 sq.m. and a renewal rate of 54%, retained quality tenants including two Fortune Global 500 companies (both in the construction engineering industry) and the Zhejiang branch of a state-owned enterprise (in the transportation engineering industry) in Shanxi Province. The occupancy rate was 84.5% at the end of the period, representing a year-on-year decrease of 13.2 percentage points, mainly due to a tenant’s early lease termination on an entire floor ahead of lease expiry during the year. The business promotion team has formulated strategies to address the vacancy risk.

HONG KONG

17th and 23rd Floors of Hong Kong Yue Xiu Building: The project maintained an occupancy rate of 100% during the Reporting Year with solid operation performance.

RETAIL SHOPPING MALLS – REVITALISING BRANDS TO CREATE CONSUMPTION HOTSPOTS, ENGAGING IN CROSS-SECTOR COLLABORATION TO BOOST CUSTOMER FLOW AND SALES, UPGRADING SCENARIOS TO EMPOWER MERCHANT OPERATIONS

The retail mall properties of Yuexiu REIT are located in two high-growth cities in Chinese Mainland (Guangzhou and Wuhan). According to market data, customer flow in core business districts across Chinese Mainland during holidays has been on the rise over the past year. Driven by the combined effects of emotional consumption demand, the outdoor sports trend and “trade-in of old consumer goods” subsidy policies, the consumption scale of the

trendy entertainment economy, sports and electronic technology products steadily expanded. Benefiting from the implementation of both visa-free entry policy and overseas visitors tax refund policy, Guangzhou recorded more than 3,200,000 foreigners entering the city for the year, representing a year-on-year increase of 28%, while the sales of commodities for tax refund in China increased by 95.9% year-on-year. During the year, the Manager continued to adjust brand portfolio in line with consumption trends, seized the opportunities brought by the National Games and inbound tourist consumption, created new consumption scenarios through three major marketing events, namely the “Joyful Fashion Festival”, the “Joyful Shopping Festival” and the “Joyful Food Festival”, and empowered merchant operations to match with and make use of various available resources.

GUANGZHOU

GZIFC Shopping Mall: The retail shopping mall of the commercial complex of Guangzhou International Financial Centre, which is a premium retail shopping mall in the core area, positioned as an “exquisite social destination in the city center (城央精緻社交天地)”. During the Reporting Year, GZIFC Shopping Mall successfully renewed lease with its anchor tenant, Guangzhou Friendship Store, and introduced China Duty Free Group (CDFG) to set up a store, which is the first and currently the only downtown duty-free store in Guangzhou, creating a new landmark for duty-free shopping. In addition, GZIFC Shopping Mall launched the light meal and beverage area on the basement floor, coupled with the brand revitalisation of tenants engaged in food and beverage on the fourth and fifth floors by successfully bringing in the “first stores” of seven tenants. Through a series of adjustment, improvement and adoption of new strategies, the attraction to elevate consumption and business quality of the shopping mall have been significantly enhanced, which effectively drove higher rental growth. Membership operations achieved remarkable results, with the share of sales from members doubling to 16%. The project actively created digitalised consumption scenarios and made full use of mainstream platforms to attract customer flow through multiple channels. Specifically, the themed event, “Italian Culture Season” was successfully held in collaboration with hotels, theaters, museums and consulates, effectively boosting customer flow and sales. During the Reporting Year, newly contracted area and renewal area totaled to 35,573 sq.m., with a renewal rate of 89%. The occupancy rate was 95.5% at the end of the period, representing a year-on-year decrease of 2.8 percentage points, stabilised at a high occupancy level.

Victory Plaza: A premium retail shopping mall located in the core business district of Tiyu West Road, Tianhe District, which has been repositioned as “a leisure destination with urban vitality (城市活力自在場)”. During the year, its anchor tenant, Uniqlo, continued to play its flagship role while hosting the first of its kind “A Better Life” campaign of Uniqlo (優衣庫美好生活市集) in China, along with gigantic Pokémon installations and A Better Life Music Event, recorded a 7% year-on-year sales growth for the year and maintained its position as the top-selling store nationwide. The project successfully introduced the sports brand “Super Anta” to set up the largest store in the Guangzhou-Foshan region, creating a new scenario for sports consumption, and successfully introduced “Crab Mang Mang (蟹莽莽)”, the first nationwide store of Guizhou spicy crab business, achieved the diversification of its food and beverage brand portfolio. By collaborating the internal and external resources, fifteen major events were held, the mall significantly boosted the consumption atmosphere in the neighborhood, with a double-digit growth in both customer flow and sales during the “Joyful Food Festival” event held, ultimately realised a year-on-year increase of 2.0% in its annual sales. During the Reporting Year, newly contracted area and renewal area totaled to 5,579 sq.m., with a renewal rate of 84%. The occupancy rate was 94.0% at the end of the period, representing a year-on-year decrease of 2.6 percentage points, stabilised at a high occupancy level.

WUHAN

Wuhan Starry Victoria Shopping Centre: The retail shopping mall of the commercial complex of Wuhan Properties. During the year, despite the combined impact of weak consumption and intensified competition, the project persevered in maintaining stable operations. It successfully revitalised several popular brands, including the dining brand “Domino’s” and the fitness brand “Comeback Fitness”, aiming to attract more family and young customer groups. The project strengthened merchant empowerment and customer flow attraction by continuously holding major events such as the “Joyful Fashion Festival”, the “Joyful Shopping Festival”, anniversary celebrations, summer vacation activities, and deeply tapped into the consumption potential of “night economy” and “scenario-based experience” by leveraging the unique venue feature of “Joy Garden (悦花園)”, launching themed activities such as “Riverside Starry Night (江畔星夜)”, thus achieving customer flow substantially in line with last year, while the shopping mall recorded a year-on-year increase of 0.5% in annual sales. During the Reporting Year, newly contracted area and renewal area totaled to

9,827 sq.m., with a renewal rate of 48%. The occupancy rate was 87.4% at the end of the period, representing a year-on-year decrease of 2.6 percentage points but achieving a strong rebound of 5.0 percentage points from the interim period.

WHOLESALE MARKET – LINKING INDUSTRIES IN GUANGZHOU, SHENZHEN AND DONGGUAN, ENHANCING EFFICIENCY THROUGH THE SYNERGY OF “PEOPLE, GOODS AND VENUES”, AND PROMOTING MULTI-DIMENSIONAL COMMUNICATION THROUGH “CONFERENCES, EXHIBITIONS AND SHOWS”

White Horse Building: The sole wholesale market under Yuexiu REIT, and one of Guangzhou’s iconic apparel wholesale markets. According to the data of the National Bureau of Statistics, China’s total exports of goods for the year amounted to approximately RMB27 trillion, representing a year-on-year increase of 6.1%, demonstrating a thriving foreign trade market. During the Reporting Year, White Horse Building introduced high-quality customers from core industrial clusters in Guangzhou, Shenzhen and Dongguan and recorded a newly contracted area of 5,808 sq.m. for the year, with full occupancy on the 1st floor for the first time in the past five years and a six-year record high set by the 2nd floor’s occupancy rate. In the dimension of “people and goods”, it organised two election events, “Most Favoured Merchants by Purchasers (最受採購商喜愛商戶)” and “Most Favoured Products by Purchasers (最受採購商喜愛產品)”, which attracted the participation of more than 340 merchants and enhanced their visibility among purchasers. In the dimension of “venues”, efforts were made to actively promote tenants replacement and new brand introduction, achieving business format revitalisation. During the year, it organised 22 original brands to showcase their products at professional exhibitions such as the Fashion World Tokyo, the China International Fashion Fair, and the BIRD Fashion Fair; organised the “White Horse Fashion Cross — Boarder Trade Supply Chain Matching Event (白馬時尚行•邊貿供應鏈對接會)”, and established the “Guangdong-Xinjiang Fashion Industry Chain Supply and Procurement Cooperation Alliance (粵新服飾產業鏈供採合作聯盟)” with ten wholesale markets in Urumqi, Xinjiang. In the year, it welcomed a total of 517 procurement & wholesale delegations, along with nearly 13,000 purchaser visits, including 19 foreign delegations from France, Vietnam and other countries, and facilitated procurement deals worth of RMB320 million. It upgraded and organised the “China Liuhua International Fashion Festival & the GBA Fashion Week — Guangzhou White Horse Garment Market Procurement Festival (中國流花國際服裝節暨粵港澳大灣區時尚周•廣州白馬服裝採購節)”, deeply

integrating resources from 50 government and industry entities. A full-chain communication system featuring “media matrix & overseas breakthroughs & merchant collaboration” was constructed, achieving improvement in both commercial value and brand influence, with total exposure of 120 million times, representing a year-on-year increase of 77%, as well as over 15 exposures by mainstream central media outlets. Leveraging on opportunities arising in the “Year of National Games”, it actively explored the integration of “fashion + sports events”, promoting the transformation of the wholesale market into a comprehensive fashion industry platform. It also established the cross-border e-commerce platform “White Horse Global E-Channel (白馬悦境通)” to activate new momentum for merchants’ digital operations. The occupancy rate of White Horse Building at the end of the period was 96.0%, representing a year-on-year decrease of 1.1 percentage points, yet stabilised at a high occupancy level.

HOTEL AND SERVICED APARTMENTS – RENOVATING ROOMS TO DRIVE UP ROOM RATES AND ENHANCE EFFICIENCY, ELEVATING QUALITY OF AND REVENUE FROM FOOD AND BEVERAGE AND BANQUET, AND INBOUND TRAVELLERS CONTRIBUTING TO INCREMENTAL GROWTH

The hotel and serviced apartments of Yuexiu REIT form an integral part of the commercial complex of GZIFC, including Four Seasons Hotel Guangzhou and Ascott Serviced Apartments GZIFC. According to data from China’s National Immigration Administration, China recorded 30,080,000 visa-free entries by foreigners, representing a year-on-year increase of 49.5%. These inbound foreign travellers continued to be a significant driver of revenue growth for high-end hotels and apartments.

Four Seasons Hotel Guangzhou: During the Reporting Year, the average occupancy rate was 77.7%, representing a year-on-year decrease of 3.8 percentage points, mainly due to the first batch of room renovations conducted during the year. The average room rate was RMB2,260, representing a year-on-year increase of 5.8 percentage points. The revenue per available room (RevPAR) was RMB1,756, representing a year-on-year increase of 0.9%. The RevPAR competitive index of the hotel was 110.0, maintaining a relatively leading market position among luxury hotel competitors. The first batch of renovated rooms at Four Seasons Hotel Guangzhou were launched during the year, contributing to a significant increase in room rates and demonstrating the effectiveness of asset appreciation. The hotel

keenly seized the opportunities presented by the recovery of inbound tourism and trade fairs, and secured the market share among high-net-worth foreign customers. Several restaurants achieved record-high daily or monthly revenues, driving year-on-year growth in catering and banquet revenues for the year. During the year, Four Seasons Hotel Guangzhou was awarded its first “One Michelin Key Hotel”, while the Cantonese cuisine restaurant, Yu Yue Heen, retained in its eighth consecutive year the “one Michelin-starred restaurant in Guangzhou”. The contemporary French restaurant CATCH earned its fifth recognition as a “Michelin Guide Selected Restaurant (Plate Award) in Guangzhou”, and the Tian Bar claimed its third consecutive year winning “One Star in the Olive China Bar Awards”, demonstrating the market’s ongoing high recognition.

Ascott Serviced Apartments GZIFC: During the Reporting Year, the average occupancy rate was 91.5%, representing a year-on-year increase of 1 percentage point. The average room rate was RMB1,137, representing a year-on-year increase of 1.6%. The RevPAR was RMB1,040, representing a year-on-year growth of 2.7%. The RevPAR competitive index reached 146.9, remaining at a high level among high-end apartment competitors. Ascott Serviced Apartments GZIFC has continued to strengthen its competitiveness by focusing on product experience upgrades and targeted marketing through overseas channels. It keenly grasped the changing trends of its customer groups, improving service quality to stabilise the core long-stay customer group on the one hand, and actively capturing the market of short-stay foreign customers on the other hand, thus successfully driving the revenue to a record high for the same period. The Apartments ranked first in operating revenue in Ascott China for ten consecutive years since 2016, while gross operating profit (GOP) consistently occupied the top position in China over the years, underscoring its benchmark status in the industry.

ACTIVE PROMOTION OF PROJECTS FOR ASSET RENOVATION, ACHIEVING VALUE PRESERVATION AND APPRECIATION OF ASSETS

During the Reporting Year, the Manager invested in a number of asset upgrading and renovation projects, with a view to continuously improving product competitiveness, energy conservation and carbon reduction performance, and safety assurance level of the asset portfolio. The total investment for the year was approximately RMB84.82 million.

In terms of product competitiveness improvement, for office buildings, the Manager furnished vacant units in GZIFC, Yuexiu Financial Tower, Fortune Plaza, City Development Plaza, Wuhan Yuexiu Fortune Centre and Hangzhou Victory to create furnished office units meeting market demand, which effectively shortened the tenant solicitation cycle and stabilised the rental level, creating stable and steady return. For hotel and serviced apartments, the Manager carried out the guest room refurbishment project at Four Seasons Hotel Guangzhou, the replacement of soft-covered walls and the ceiling refurbishment in the banquet hall at Four Seasons Hotel Guangzhou, and the upgrading and renovation project of the restaurant at Ascott Serviced Apartments GZIFC, to ensure service quality. For public areas, the Manager carried out the maintenance and renovation project for the public areas of the office buildings at GZIFC, the renovation and refurbishment project for the public area at City Development Plaza, the floor upgrading and renovation project for the public area on typical floors of Wuhan Yuexiu Fortune Centre and the renovation project of certain public corridors on the 3rd to 27th floors at Shanghai Yue Xiu Tower.

In terms of equipment and facilities upgrades, the Manager replaced equipment and facilities with long service life and poor performance to ensure the normal operation of the projects while striving to improve energy efficiency and promote the achievement of energy conservation and carbon reduction targets. Such efforts included the insulation replacement project for the air-conditioning system from the 15th to 28th floors of the main tower at GZIFC, the upgrading and renovation project of the air-conditioning system at White Horse Building, the retrofit of certain air-conditioning system terminal at Fortune Plaza, the upgrading and renovation project of the air-conditioning air-handling units at the shopping mall in the Victory Plaza podium, the retrofit of the air-conditioning equipment in Hall B of Wuhan Starry Victoria Shopping Centre, and the replacement of chilled water pipes for the air-conditioning system at Shanghai Yue Xiu Tower.

In terms of safety and security enhancement, the Manager carried out the renovation and refurbishment project of the roof structure protective layer on the 103rd floor of Four Seasons Hotel Guangzhou, the upgrading and renovation project of the smart evacuation lighting system at Ascott Serviced Apartments GZIFC, the replacement of storage-type electric water heaters and the renovation of gas pressure regulating wells in the office buildings at GZIFC, the upgrading and renovation project of the high-voltage cabinets and the replacement of terminal devices in the automatic fire alarm system at White Horse Building, the replacement and renovation of transformers at City Development Plaza, the antirust treatment of steel

structures at Wuhan Yuexiu Fortune Centre, and the renovation of the marble pavement from the Fushan Road exit to the Xiangcheng Road exit at Shanghai Yue Xiu Tower.

The Manager integrated ESG concepts into standards for managing engineering renovation projects, strictly controlled the implementation of processes generating noise, dust and odors while carrying out various projects, and strengthened various protective measures for workers to ensure that the projects were carried out in an environmentally friendly, healthy, and safe manner. In particular, Four Seasons Hotel Guangzhou introduced “near-zero pollution” renovation technology in its guest room renovation project, which has received acclamation from the market.

PROACTIVE MANAGEMENT IN FINANCING RISK AND EFFECTIVE STABILISATION IN FINANCING COST

In terms of liquidity management, with regard to the short-term loan of RMB530 million, the 5-year syndicated loan of HK\$2.1 billion, and the remaining HK\$2.1 billion of the 3-year syndicated loan of HK\$3.8 billion, all due in 2025, the Manager in 2025 renewed the short-term loan of RMB530 million, obtained offshore loan of RMB1.7 billion, issued dim sum bonds of RMB1 billion, and obtained an offshore syndicated loan package equivalent to HK\$2.1 billion (a sustainability-linked loan), for the refinancing of the maturing loans so as to ensure effective monitor on liquidity risk.

As for interest rate management, since the US Federal Reserve started interest rate hikes in 2022, it implemented 3 interest rate cuts starting from September 2024 with a cumulative decrease of 100 basis points, followed by 3 additional interest rate cuts starting from September 2025 with a cumulative decrease of 75 basis points, and the Hong Kong dollar interest rates tracked this downward trend. Due to the release of liquidity by the Hong Kong Monetary Authority in late May 2025 and the expected IPOs in the Hong Kong market, Hong Kong dollar enjoyed sufficient liquidity, pushing Hong Kong dollar interest rates to a relatively low level in the past three years. Subsequently, in August, the Hong Kong Monetary Authority purchased Hong Kong dollars, resulting in a withdrawal of liquidity and a subsequent rebound in Hong Kong dollar interest rates. Due to the pressure arising from factors such as inflation in the United States and the international situation, the path of US dollar interest rate cuts remains unclear. Prevailing market expectation indicates that overseas interest rates are likely to remain relatively

high for a period of time. In the medium and long term, RMB will maintain a certain financing spread advantage over Hong Kong dollar and US dollar.

Taking advantage of the position of the RMB interest rate market, the Manager continued to conduct research into various financing instruments and actively adjusted the financing structure at a reasonable cost level to mitigate the impact of the interest rate market on the operating results of Yuexiu REIT. A total of approximately RMB4.68 billion in loans were obtained in 2025 to partially refinance offshore HKD floating rate loans, taking advantage of the relatively low-cost of RMB financing to proactively adjust the financing structure, thereby minimising the impact of the interest rate market. At the end of 2025, the financing interest rate exposure of Yuexiu REIT was approximately 10%, narrowed by 16 percentage points from 26% at the beginning of the year; the financing cost rate at the end of the period was 3.61%, representing a decrease of 55 basis points from 4.16% at the beginning of the year; the average interest payment rate for the full year of 2025 was 3.77%, representing a year-on-year decrease of 76 basis points from 4.53% in 2024.

With regard to foreign exchange management, influenced by the US dollar interest rate cut cycle and ongoing US tariff disputes, the US dollar index declined in 2025, leading to a passive appreciation of the RMB against the US dollar. The Manager continued its focus on the market dynamics by adopting effective management strategies, proactively adjusted the financing structure to monitor financing foreign exchange exposure.

RMB financing has been continuously introduced to replace Hong Kong dollar financing since 2023. At the end of 2025, Yuexiu REIT RMB financing reached approximately RMB15,470 million, accounting for 76% of total financing (corresponding period of 2024: RMB financing of approximately RMB12,330 million, accounting for 60% of total financing). At the end of 2025, the foreign exchange exposure of Yuexiu REIT was equivalent to approximately RMB4,920 million, accounting for 24% of total financing (corresponding period of 2024: foreign exchange exposure of approximately RMB8,250 million, accounting for 40% of total financing). Currently, the functional currency of major offshore foreign currency financing entities has been changed to Hong Kong dollars to mitigate the impact on Yuexiu REIT's profit level due to financing exchange gains and losses from exchange rate fluctuations. The Manager has also continued to further narrow the exchange rate exposure by adjusting the financing structure and increasing the proportion of low-cost RMB financing when appropriate.

INTEGRATING ESG INTO BUSINESS AND PROMOTING SUSTAINABLE DEVELOPMENT

Adhering to a long-term perspective, the Manager systematically advanced ESG initiatives, firmly promoted the deep integration of sustainable development concepts into business and governance models. Through diversified sustainable practices, the Manager created long-term values for all stakeholders and contributed to the sustainable transformation of the industry and society. On the occasion of publicly disclosing Yuexiu REIT’s sustainability practices for the tenth consecutive year, the Manager officially renamed the “Environmental, Social and Governance Report” to the “Sustainability Report”, further promoting the deep integration of Yuexiu REIT’s strategy into sustainable development and reinforcing their synchronised progress.

In 2025, Yuexiu REIT’s sustainability initiatives and ESG performance gained wide recognition from capital markets, achieved outstanding performance in multiple mainstream ESG ratings. Notably, Yuexiu REIT received the highest Green Five Star rating and the title of “Global Sector Leader” for the first time from the Global Real Estate Sustainability Benchmark (GRESB) and once again secured A-rating (highest level) for public disclosure. Yuexiu REIT’s Sustainability Rating by the Hong Kong Quality Assurance Agency (HKQAA) was upgraded to “A”, and its S&P Global Corporate Sustainability Assessment (CSA) score rose to 51 points, outperforming 87% of global peers. In addition, Yuexiu REIT received the “2025 Hong Kong Green and Sustainable Finance Awards” and the “Gold Seal for the Pilot Programme on Sustainability-related Financial Information Disclosure” from HKQAA, highlighting its outstanding capabilities in the field of sustainable development.

Yuexiu REIT establishes green certification benchmarks to empower asset value appreciation. During the year, multiple properties under Yuexiu REIT obtained the WELL Building Standard recognition. Specifically, the GZIFC Office and Yuexiu Financial Tower obtained the Platinum-level WELL certifications with outstanding performance. The GZIFC Shopping Mall, Fortune Plaza, City Development Plaza, Victory Plaza, Wuhan Yuexiu Fortune Centre, Wuhan Starry Victoria Shopping Centre, Shanghai Yue Xiu Tower and Hangzhou Victory all received certifications under the WELL Health-Safety Rating (WELL HSR). In addition, the GZIFC Office obtained renewed BOMA CHINA COE certification, with the number of audited items well above the international standards increasing from 15 to 19, becoming the first REITs asset in the Asia Pacific region to simultaneously hold four certifications of “WELL & LEED & BOMA China & BOMA International”.

Yuexiu REIT embraces social inclusion practices and conveys the warmth of sustainable development. The properties under Yuexiu REIT continuously advocate for green, healthy and sustainable lifestyles by hosting green public welfare activities such as “World No Tobacco Day”, “Earth Hour”, “Green Healthy Running” and “Skyline Farm”. GZIFC successfully hosted a public welfare event titled “Action for a Green Future, Action heading towards Kindness (綠動未來, 向善而行)”, collaborating with tenants, merchants and public welfare organisations to inspire society-wide exploration of sustainable living pathways through themed activities such as sustainable public welfare exhibitions, eco-markets, and recycling incentives. Meanwhile, the properties under Yuexiu REIT collaborated with medical institutions, public welfare organisations, and other social organisations to launch the public welfare campaign, “A Neurodiverse World is Awesome! (神經多元的世界, 真棒!)”, amplifying the voices of individuals with autism and promoting greater social awareness and support for the autism community.

LOOKING AHEAD TO 2026

Geopolitical conflicts have escalated, and multilateral trade remains continuously shrouded in the shadow of tariff increase. Artificial intelligence (AI) experienced vigorous development, driving economic and social advancement. The complex and intertwined factors influencing the monetary policy of the US Federal Reserve have led to lower certainty of its rate-cutting path. According to the World Economic Outlook released by the International Monetary Fund (IMF) in January 2026, global economic growth is projected at 3.3 percent and 3.2 percent in 2026 and 2027, respectively, indicating a moderate recovery but remaining below the historical (2000-2019) average of 3.7 percent. The Manager expects that in 2026, the first year of China's "15th Five-Year Plan", many economic support policies will be maintained in Chinese Mainland to boost economic growth, including moderately loose monetary policy and consumption subsidies. The RMB interest rate will remain low, and consumption will steadily recover. Despite the complex and volatile external environment, China is steadfastly accelerating the development of new quality productive forces, while deepening supply-side reforms to improve the business environment, with a view to promoting a high-quality transformation of its economic development model. As such, the Manager expects China's industrial growth momentum to continue to evolve and improve, and the economy to maintain strong resilience and vitality.

In the coming year, the Manager will maintain a prudent and optimistic attitude, adapt proactively to changes and strengthen risk management to generate stable returns for the Unitholders. In terms of asset management, the Manager will dynamically implement proactive, prudent and flexible leasing and operating strategies in response to economic development trends and competitive dynamics, diligently explore new growth drivers, and keenly seize potential opportunities to enhance the market competitiveness of asset portfolio. In terms of financing management, the Manager will continue to review and make reasonable adjustments to its financing structure depending on expectations of market developments, and introduce a relatively low-cost RMB financing through various RMB financing channels to seek more favourable financing costs to offset interest rate risks. In respect of renovation projects, the Manager will implement annual asset appreciation projects as planned, carry out phased renovations of Four Seasons Hotel Guangzhou in an orderly manner to support the long-term preservation and appreciation of property value, and develop targeted construction plans to ensure effective supervision and control over project safety, quality, cost, and schedule while maintaining normal operations.

FINANCIAL REVIEW

FINANCIAL RESULTS

Yuexiu REIT's gross income and net property income were lower than those for the corresponding period of 2024. The following is a summary of Yuexiu REIT's financial results for the Reporting Year:

	2025	2024	(Decrease)/ Increase
	RMB'000	RMB'000	%
Gross income	<u>1,855,907</u>	<u>2,031,536</u>	(8.6)%
Hotel and serviced apartments direct expenses	(325,129)	(320,248)	1.5%
Leasing agents' fees	(41,405)	(47,105)	(12.1)%
Property related taxes (Note 1)	(200,185)	(214,336)	(6.6)%
Other property expenses (Note 2)	<u>(5,540)</u>	<u>(4,918)</u>	12.6%
Total property operating expenses	<u>(572,259)</u>	<u>(586,607)</u>	(2.4)%
Net property income	<u>1,283,648</u>	<u>1,444,929</u>	(11.2)%
Withholding tax	(39,472)	(42,390)	(6.9)%
Depreciation and amortisation	(135,458)	(139,772)	(3.1)%
Manager's fees	(159,431)	(167,929)	(5.1)%
Trustee's fees	(12,176)	(12,551)	(3.0)%
Other trust expenses (Note 3)	<u>13,439</u>	<u>(27,636)</u>	(148.6)%
Total non-property expenses	<u>(333,098)</u>	<u>(390,278)</u>	(14.7)%
Profit before finance income, financing expenses and tax	950,550	1,054,651	(9.9)%
Finance income	26,849	28,080	(4.4)%
Financing expenses	<u>(834,299)</u>	<u>(999,983)</u>	(16.6)%

	2025	2024	Increase/ (Decrease)
	RMB'000	RMB'000	%
Profit before tax	143,100	82,748	72.9%
Income tax expenses	<u>(128,487)</u>	<u>(153,996)</u>	(16.6)%
Profit/(loss) after income tax before fair value			
loss on investment properties, fair value			
gain on derivative financial instruments,			
impairment of goodwill, gain			
on construction payable adjustment,			
loss on derecognition of subsidiaries,			
transaction-related expenses and			
share of loss of associates	14,613	(71,248)	120.5%
Fair value loss on investment properties	(640,111)	(321,859)	98.9%
Fair value gain on derivative financial instruments	—	26,747	(100.0)%
Impairment loss on goodwill	—	(20,867)	(100.0)%
Gain on construction payable adjustment	6,270	50,638	(87.6)%
Loss on derecognition of subsidiaries excluding			
transaction-related expenses	(27,328)	—	N/A
Transaction-related expenses	(20,676)	—	N/A
Share of loss of associates	(27,043)	—	N/A
Net loss after income tax before			
transactions with Unitholders	<u>(694,275)</u>	<u>(336,589)</u>	106.3%

Note 1 Property related taxes include urban real estate tax, land use right tax, urban construction and maintenance tax, education surcharge, local education surcharge, stamp duties, etc..

Note 2 Other property expenses include valuation fee, insurance premium, impairment allowance, other expenses, etc..

Note 3 Other trust expenses include audit fees, legal counselling fees, printing charges, unit registrar fees, listing fees, exchange differences from operation, value added tax, Manager's fee adjustment, miscellaneous expenses, etc..

Gross income and net property income during the Reporting Year were approximately RMB1,855,907,000 (2024: RMB2,031,536,000) and RMB1,283,648,000 (2024: RMB1,444,929,000) respectively, which represented a decrease of approximately 8.6% and 11.2% respectively while comparing with 2024.

Gross income includes income from office, wholesales, retails, hotel and serviced apartments. Gross income analysis is set out in the following table:

	Chinese		2025	2024
	Mainland	Hong Kong		
	RMB'000	RMB'000	RMB'000	RMB'000
Office	982,812	3,387	986,199	1,150,422
Wholesales	208,802	—	208,802	206,203
Retails	147,370	—	147,370	167,088
Hotel and serviced apartments	513,536	—	513,536	507,823
Total	<u>1,852,520</u>	<u>3,387</u>	<u>1,855,907</u>	<u>2,031,536</u>

Net property income amounted to approximately RMB1,283,648,000 (2024: RMB1,444,929,000) representing approximately 69.2% (2024: 71.1%) of gross income, after deduction of hotel and serviced apartments direct expenses, property related taxes, leasing agents' fees and other property expenses. Net property income analysis is set out in the following table:

	Chinese		2025	2024
	Mainland	Hong Kong		
	RMB'000	RMB'000	RMB'000	RMB'000
Office	813,711	3,371	817,082	961,991
Wholesales	175,942	—	175,942	175,239
Retails	122,092	—	122,092	139,902
Hotel and serviced apartments	168,532	—	168,532	167,797
Total	<u>1,280,277</u>	<u>3,371</u>	<u>1,283,648</u>	<u>1,444,929</u>

Hotel and serviced apartments direct expenses were approximately RMB325,129,000 (including depreciation expense of approximately RMB11,720,000 incurred in connection with right-of-use assets and interest expense of approximately RMB309,000 incurred in connection with lease liabilities), an increase of 1.5% as compared with 2024. It was mainly due to an increase in the labour costs from the hotel.

Leasing agents' fee decreased by approximately 12.1% as compared with 2024. It was mainly due to a decrease in gross income.

Property related taxes decreased by approximately 6.6% as compared with 2024. It was mainly due to a decrease in gross income.

Depreciation and amortisation charge was mainly due to the fact that hotel and serviced apartments of Guangzhou IFC were booked as fixed assets and land use rights, which incurred depreciation and amortisation charge.

Other trust expenses decreased by approximately 148.6%, mainly due to the Manager's fee adjustment of approximately RMB43,293,000 (2024: RMB7,354,000). Excluding this Manager's fee adjustment income, other trust expenses incurred for the Reporting Year amounted to approximately RMB29,854,000 (2024: RMB34,990,000).

The Manager's fees decreased by approximately 5.1%.

The Trustee's fees decreased by approximately 3.0%.

The finance income received for the Reporting Year amounted to approximately RMB26,849,000 (2024: RMB28,080,000).

As RMB appreciated against HK\$ and USD for the Reporting Year, the bank borrowings and guaranteed medium term notes denominated in USD resulted in an exchange loss of approximately RMB61,083,000. Excluding the exchange loss, the financing costs were approximately RMB773,216,000 (2024: Excluding the exchange loss, the financing costs were approximately RMB925,615,000). The average one-month Hong Kong Interbank Offered Rate (“HIBOR”) for 2025 was lower than that of 2024 by approximately 164 basis points and led to a decrease of interest expenses on the floating portion of debt.

Pursuant to the announcement dated 8 September 2025, losses on disposal of subsidiaries were due to the fact that the sale price of disposal of 50% equity interests in Yuexiu Financial Tower during the Reporting Year was lower than the fair value of the Property at the time of disposal. The sale price of disposal of subsidiaries was equal to its acquisition price in 2021. For details, please refer to the circular dated 9 September 2025, and the announcements dated 15 October 2025 and 10 December 2025. The table below sets out a summary of the losses on derecognition of subsidiaries (excluding transaction-related expenses) during the Reporting Year:

(in RMB, unless otherwise specified)

	2025
Losses on disposal of subsidiaries	(151,828,000)
Investment gains recognised by GZIFC from the acquisition of 50% equity interests in Yuexiu Financial Tower	<u>124,500,000</u>
Losses on derecognition of subsidiaries (excluding transaction-related expenses)	<u><u>(27,328,000)</u></u>

Transaction-related expenses represent costs incurred in connection with the disposal of 50% equity interests in Yuexiu Financial Tower during the Reporting Year, including audit fees, legal counselling fees, fees for independent financial advisor’s counselling services, and printing charges.

Share of loss of associates amounted to approximately RMB27,043,000, primarily attributable to fair value losses on investment properties held by the associates.

Loss after income tax before transactions with Unitholders amounted to approximately RMB694,275,000 (2024: loss after income tax before transactions with Unitholders of approximately RMB336,589,000), which represented an increase of 106.3%, mainly due to a fair value loss on investment properties.

Net Asset Value

The net assets attributable to Unitholders per Unit as at 31 December 2025 was approximately RMB2.68 (2024: RMB2.91), which represented a decrease of approximately 7.9%.

Deferred Units

According to the offering circular in relation to the acquisition of GZIFC dated 30 June 2012, commencing from 31 December 2016, Yuexiu REIT will, on 31 December of each year, issue to Yuexiu Property Company Limited (“YXP”) (or YXP Nominee) such number of Deferred Units as shall be equal to the maximum number of Units that may be issued to YXP (or YXP Nominee) and its concert parties which, when aggregated with the Manager Fee Units that are expected to be issued during the period of 12 months after the relevant Issue Date, will not trigger an obligation on the part of YXP (and parties acting in concert with it) to make a mandatory general offer under Rule 26 of the Takeovers Code for all Units not already owned or agreed to be acquired by them at the relevant time.

As stated in the circular dated 13 November 2021 (“2021 Circular”), in light of the subscription price of the Rights Issue (being HK\$3.20) being at a discount greater than 10% of the average of the daily closing prices of the Units for the five consecutive trading days preceding the date of the 2021 Announcement (being HK\$3.67), the Deferred Units Issue Price shall be adjusted by multiplying the current Deferred Units Issue Price (being HK\$4.00 per Unit) by the fraction as set out under the Indebtedness Agreement and further described in the 2021 Circular (the “Deferred Units Issue Price Adjustment”). The Deferred Units Issue Price Adjustment has taken effect upon the completion of the Rights Issue, which has taken place on 26 January 2022.

Accordingly, assuming no other Deferred Units Adjustment Events eventuate, it is expected that the balance of the Assignment consideration will be settled at the earliest by 31 December 2028 by the issuance of 167,808,584 Deferred Units in aggregate at HK\$3.861652 per Unit.

New Units Issued and Unit Activity

In respect of the partial settlement of the Manager's Fee during the relevant periods, Yuexiu REIT issued 50,348,379 and 72,882,547 new Units at HK\$0.85 and HK\$0.944 per Unit on 1 April 2025 and 2 September 2025, respectively. On 31 December 2025, as stated in the circular dated 30 June 2012 and the circular dated 13 November 2021, Yuexiu REIT issued 45,000,000 Units at a price of HK\$3.861652 per Unit to Dragon Yield Holding Limited (a wholly-owned subsidiary of YXP) in partial satisfaction of the outstanding consideration from its investment in GZIFC in 2012.

Deferred Manager Fee Units

According to the announcement dated 24 March 2024, RMB3,275,674 (equivalent to approximately HK\$3,610,473) will be deferred and settled by issuing another tranche of new Units at the applicable Market Price at such later date(s) which Yuexiu REIT Manager considers is in the interests of the independent Unitholders provided the Trustee has no objection to such issuance.

According to the announcement dated 2 September 2024, RMB19,393,162 (equivalent to approximately HK\$21,238,815) will be deferred and settled by issuing another tranche of new Units at the applicable Market Price at such later date(s) which Yuexiu REIT Manager considers is in the interests of the independent Unitholders provided the Trustee has no objection to such issuance.

As at 31 December 2025, a total of 5,258,969,097 Units were issued by Yuexiu REIT.

The Unit price of Yuexiu REIT reached a high of HK\$0.98 and a low of HK\$0.67 during the Reporting Year. The average trading volume amounted to approximately 3,120,000 Units per day during the Reporting Year (2024: approximately 2,866,000 Units).

The closing price of the Units as at 31 December 2025 was HK\$0.86, representing a discount of approximately 69.3% as compared to the net assets (including net assets attributable to deferred Unitholders) attributable to Unitholders per Unit as at 31 December 2025.

CAPITAL AND FINANCING STRUCTURE

The Group's indebtedness is as follows:

	As at 31 December 2025 RMB'000	As at 31 December 2024 RMB'000
Bank borrowings and notes		
Denominated in RMB	15,466,927	12,330,465
Denominated in HK\$	2,107,628	5,373,870
Denominated in USD	2,811,384	2,875,621
	<u>20,385,939</u>	<u>20,579,956</u>
Total bank borrowings and notes		
Maturity analysis		
Within one year	13,078,028	4,607,000
One to five years	7,307,911	15,972,956
Beyond five years	—	—
The effective interest rate (per annum) of the bank borrowings and notes at the balance sheet date		
RMB	3.64%	3.63%
HK\$	4.58%	6.17%
USD	2.72%	2.72%

The overall interest rate per annum of the bank borrowings and notes at the balance sheet date was 3.61% (2024: 4.16%). The average effective interest rate was approximately 3.77% (2024: 4.53%) for the year.

In 2025, the Manager adopted a series of liquidity management measures. It managed the annual interest rate at a reasonable level and was alert for the foreign exchange risk.

On 28 January 2025, Yuexiu REIT, through its offshore project company, entered into a supplemental agreement with a bank in connection with an unsecured and fixed rate short-term revolving loan facility of RMB530,000,000, completing the renewal of the loan originally due in February 2025.

On 31 March 2025, Yuexiu REIT, through its offshore project company, entered into a facility agreement with a bank in connection with a three-year unsecured and fixed rate term loan facility of RMB1,700,000,000. It was drawn down on 1 April 2025 for repayment of offshore loans.

On 2 April 2025, Yuexiu REIT, through its offshore project company, issued RMB1,000,000,000 4.10% Guaranteed Notes due 2028. On 2 April 2025, the Guaranteed Notes were issued and listed on the Hong Kong Stock Exchange, and the proceeds were drawn down for repayment of a portion of HK\$ bank loans. For details, please refer to the announcements dated 27 March 2025, 2 April 2025 and 3 April 2025.

On 21 July 2025, Yuexiu REIT, through its offshore project company, issued RMB600,000,000 2.70% Guaranteed Notes due 2028. On 21 July 2025, the Guaranteed Notes were issued in the National Association of Financial Market Institutional Investors of China, and the proceeds were drawn down for repayment of a portion of RMB bank loans. For details, please refer to the announcements dated 14 July 2025 and 21 July 2025.

On 4 November 2025, Yuexiu REIT, through its offshore project company, entered into a facility agreement with a bank in connection with a three-year unsecured syndicated loan facility provided in the combination of HK\$ and RMB in an amount equivalent to HK\$2,100,000,000. It was drawn down in November 2025 by batches for repayment of offshore loans.

As at 31 December 2025, total borrowings of Yuexiu REIT amounted to approximately RMB20,385,939,000 (calculation of total borrowings based on bank loan and other borrowings, excluding capitalisation of debt-related expenses), representing approximately 48.5% (2024: 47.5%) of total assets. The gearing ratio was below the maximum borrowing limit of 50% as stipulated in the REIT Code (which was amended in December 2020).

As at 31 December 2025, total liabilities of Yuexiu REIT (excluding net assets attributable to Unitholders) amounted to approximately RMB26,799,064,000, representing approximately 63.7% (2024: 63.0%) of total assets of Yuexiu REIT.

CASH POSITION

Cash and cash equivalents and short-term deposit balance of Yuexiu REIT as at 31 December 2025 amounted to approximately RMB6,640,233,000. Yuexiu REIT has sufficient financial resources to satisfy its financial commitments and working capital requirements.

From January to early March 2026, the Manager used its own funds to repay outstanding loans of approximately RMB3.6 billion in aggregate.

The Manager has adopted a prudent approach in cash management to ensure flexibility to meet the operational needs and the distributions of Yuexiu REIT.

ACCOUNTING TREATMENTS

Units recorded as Financial Liabilities; Distributions to Unitholders as Finance Costs

Pursuant to Rule 7.12 of the REIT Code and the terms of the Trust Deed, Yuexiu REIT is required to distribute to the Unitholders not less than 90% of its audited annual net income after tax (subject to certain adjustments as defined in the Trust Deed).

Yuexiu REIT has a limited life of 80 years from the date of establishment. Accordingly, the Units contain contractual obligations to pay cash distributions and also upon termination of the trust, a share of all net cash proceeds derived from the sale or realisation of the assets of Yuexiu REIT less any liabilities, in accordance with Unitholders' proportionate interests in Yuexiu REIT at the date of the termination of Yuexiu REIT.

In accordance with the Hong Kong Accounting Standards 32 (“HKAS 32”), Yuexiu REIT has, for accounting purposes, classified its Units as financial (not legal) liabilities.

On the basis of the HKAS 32, distributions to be paid to the Unitholders are represented as finance costs and are therefore presented as expenses in the consolidated statement of profit or loss and other comprehensive income. Consequently, Yuexiu REIT has, for accounting purposes, recognised distributions as financing costs in its consolidated statement of profit or loss and other comprehensive income.

The above accounting treatment does not have any impact on the net assets attributable to the Unitholders.

SUMMARY OF ALL REAL ESTATE SALES AND PURCHASES

Disposal of properties by Yuexiu REIT during the Reporting Year was as follows: disposal of 50% equity interests in Yuexiu Financial Tower located in Guangzhou at a share consideration of approximately RMB1,717,920,000, which was completed on 15 October 2025. For details, please refer to the circular dated 9 September 2025, and the announcements dated 15 October 2025 and 10 December 2025.

REAL ESTATE AGENTS ENGAGED BY YUEXIU REIT

During the Reporting Year, Yuexiu REIT had engaged Guangzhou Yuexiu Yicheng Business Operation Management Co., Ltd. (“Yicheng BM”), Guangzhou Baima Business Operation Management Co., Ltd. (“Baima BM”) and Guangzhou IFC Business Management Co., Ltd. (“GZ IFC Management”) (collectively, “Leasing Agents”) to provide leasing, marketing, tenancy management and property management services to the Properties.

During the Reporting Year, service fees paid/payable by Yuexiu REIT to Yicheng BM, Baima BM and GZ IFC Management in the amounts of RMB19,558,000, RMB 6,264,000 and RMB 15,583,000 respectively.

REPURCHASE, SALE OR REDEMPTION OF UNITS

Yuexiu REIT may, subject to the fulfillment of certain requirements, purchase its own Units on the Stock Exchange.

During the Reporting Year, there was no repurchase, sale or redemption of Units by Yuexiu REIT or its subsidiaries.

EMPLOYEES

As at 31 December 2025, Yuexiu REIT employed 597 and 129 employees in China for hotel operation through its branch company and for serviced apartments operation through its subsidiary respectively, mainly to fulfill its operating functions and provision of services for hotel and serviced apartments.

Save as disclosed above, Yuexiu REIT is managed by the Manager and does not employ any staff directly.

REVIEW OF FINANCIAL RESULTS

The final results of Yuexiu REIT for the Reporting Year have been reviewed by the Disclosures Committee and the Audit Committee of the Manager. The figures in respect of the preliminary announcement of the Group's results for the year ended 31 December 2025 have been agreed by the Group's auditors, Ernst & Young, to the amounts set out in the Group's consolidated financial statements for the year. The work performed by Ernst & Young in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by Ernst & Young on the preliminary announcement.

CORPORATE GOVERNANCE

The Manager has adopted an overall corporate governance framework of the Code of Best Practice that is designed to promote the operation of Yuexiu REIT in a transparent manner with built-in checks and balances which are critical to the performance of the Manager and consequently, the success of Yuexiu REIT which it manages.

The Manager has adopted a compliance manual (the “**Compliance Manual**”) and the principles and provisions of the Corporate Governance Code for use in relation to the management and operation of Yuexiu REIT which includes key policies and procedures to maintain a high standard of corporate governance.

During the Reporting Year, the Manager has complied with the provisions of the Compliance Manual for its management of Yuexiu REIT.

ISSUANCE OF ANNUAL REPORT

The annual report of Yuexiu REIT for the Reporting Year will be dispatched to the Unitholders on or before 30 April 2026.

ANNUAL GENERAL MEETING

The date and notice of the annual general meeting will in due course be published and issued to the Unitholders in accordance with the Trust Deed.

**CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME**

Year ended 31 December 2025

	Notes	Year ended 31 December	
		2025	2024
		RMB'000	RMB'000
Revenue	4	1,855,907	2,031,536
Operating expenses, net	5	(898,778)	(946,384)
Fair value losses on investment properties	14	(640,111)	(321,859)
Net gains on derivative financial instruments	17	—	26,747
Finance income	8	26,849	28,080
Finance expenses	9	(834,608)	(1,000,713)
Share of losses of associates	18	(27,043)	—
Losses on derecognition of subsidiaries	27	(48,004)	—
Loss before income tax and transactions with Unitholders		(565,788)	(182,593)
Income tax expense	10	(128,487)	(153,996)
Loss after income tax before transactions with Unitholders		(694,275)	(336,589)
Transactions with Unitholders	26	534,382	611,600
(Loss)/profit after income tax after transactions with Unitholders		(159,893)	275,011
Other comprehensive loss for the year			
<i>Items that will not be reclassified to profit or loss</i>			
Change in fair value of property, plant and equipment			
– Gross	12	(35,324)	(82,129)
– Tax	22	9,893	23,002
		(25,431)	(59,127)
<i>Items that may be reclassified to profit or loss</i>			
Exchange differences on translation of foreign operations		149,285	(232,512)
Other comprehensive income/(loss) for the year, net of tax		123,854	(291,639)
Total comprehensive loss for the year		(36,039)	(16,628)

	Attributable to				Total RMB'000
	Unitholders before transactions with Unitholders RMB'000	Transactions with Unitholders (Note 26) RMB'000	Unitholders after transactions with Unitholders RMB'000	Non- controlling interests RMB'000	
Profit/(loss) for the year ended 31 December 2024	(320,577)	611,600	291,023	(16,012)	275,011
Other comprehensive loss:					
<i>Items that will not be reclassified to profit or loss</i>					
Change in fair value of property, plant and equipment, net of tax	(58,511)	—	(58,511)	(616)	(59,127)
<i>Items that may be reclassified to profit or loss</i>					
Exchange differences on translation of foreign operations	(232,512)	—	(232,512)	—	(232,512)
Total comprehensive loss for the year ended 31 December 2024	<u>(611,600)</u>	<u>611,600</u>	<u>—</u>	<u>(16,628)</u>	<u>(16,628)</u>
(Loss)/profit for the year ended 31 December 2025	(658,501)	534,382	(124,119)	(35,774)	(159,893)
Other comprehensive (loss)/income:					
<i>Items that will not be reclassified to profit or loss</i>					
Change in fair value of property, plant and equipment, net of tax	(25,166)	—	(25,166)	(265)	(25,431)
<i>Items that may be reclassified to profit or loss</i>					
Exchange differences on translation of foreign operations	149,285	—	149,285	—	149,285
Total comprehensive loss for the year ended 31 December 2025	<u>(534,382)</u>	<u>534,382</u>	<u>—</u>	<u>(36,039)</u>	<u>(36,039)</u>

Notes:

- (i) In accordance with the trust deed dated 7 December 2005, as amended by the first supplemental deed on 25 March 2008, the second supplemental deed on 23 July 2010, the third supplemental deed on 25 July 2012, the fourth supplemental deed on 3 April 2020 and the fifth supplemental deed on 28 May 2021 (the “Trust Deed”), Yuexiu REIT is required to distribute to the unitholders not less than 90% of its total distributable income for each financial year. Yuexiu REIT has a limited life of 80 years from the date of establishment. Accordingly, the units contain contractual obligations to pay cash distributions and also upon termination of the trust, a share of all net cash proceeds derived from the sale or realisation of the assets of Yuexiu REIT less any liabilities, in accordance with unitholders’ proportionate interests in Yuexiu REIT at the date of termination of Yuexiu REIT. The unitholders’ funds are therefore classified as a financial liability rather than equity in accordance with HKAS 32 *Financial Instruments: Disclosure and Presentation*. Consistent with unitholders’ funds being classified as a financial liability, the distributions to unitholders are recognised in the consolidated statement of profit or loss and other comprehensive income. The classification does not have an impact on the net assets attributable to unitholders. It only affects how unitholders’ funds are disclosed in the consolidated statement of financial position and how distributions are disclosed in the consolidated statement of profit or loss and other comprehensive income. Total distributable income is determined in the consolidated distribution statement.
- (ii) (Loss)/earnings per unit, based upon (loss)/profit after income tax before transactions with unitholders attributable to unitholders and the average number of units outstanding, are presented in Note 11.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Year ended 31 December 2025

		As at 31 December	
	Notes	2025	2024
		RMB'000	RMB'000
Non-current assets			
Property, plant and equipment	12	1,890,347	1,974,360
Right-of-use assets	13	1,063,338	1,095,174
Investment properties	14	28,830,883	37,494,008
Deferred assets, prepayments, deposits and other receivables	15	108,643	185,465
Goodwill	16	839,001	839,001
Amounts due from related parties		650,000	—
Interests in associates	18	1,815,377	—
		35,197,589	41,588,008
Current assets			
Inventories	20	2,858	2,860
Trade and lease receivables	19	18,133	18,775
Amounts due from related parties		125,220	156,247
Deferred assets, prepayments, deposits and other receivables	15	51,775	61,333
Tax recoverable		11,501	11,541
Bank deposits	21	60,000	50,000
Cash and cash equivalents	21	6,580,233	1,396,154
		6,849,720	1,696,910
Total assets		42,047,309	43,284,918

		As at 31 December	
	Notes	2025	2024
		RMB'000	RMB'000
Equity			
Reserves		(494,262)	(618,381)
Retained earnings		<u>494,262</u>	<u>618,381</u>
		—	—
Non-controlling interests		<u>1,151,568</u>	<u>1,188,933</u>
Total equity		<u>1,151,568</u>	<u>1,188,933</u>
Current liabilities			
Trade payables	23	17,476	16,517
Rental deposits, current portion	24	166,066	218,685
Receipts in advance	24	77,232	102,138
Accruals and other payables	24	401,943	442,628
Amounts due to related parties		119,146	122,850
Borrowings	25	13,078,028	4,607,000
Lease liabilities	13	9,641	11,826
Tax payable		<u>56,601</u>	<u>85,572</u>
		<u>13,926,133</u>	<u>5,607,216</u>
Non-current liabilities, other than net assets attributable to unitholders			
Rental deposits, non-current portion	24	117,316	163,143
Borrowings	25	7,307,911	15,972,956
Deferred tax liabilities	22	5,428,918	5,523,292
Lease liabilities	13	<u>18,786</u>	—
		<u>12,872,931</u>	<u>21,659,391</u>

		As at 31 December	
	Note	2025	2024
		RMB'000	RMB'000
Total liabilities, other than net assets attributable to unitholders		<u>26,799,064</u>	<u>27,266,607</u>
Net assets attributable to unitholders	26	14,096,677	14,829,378
Total equity and liabilities		<u>42,047,309</u>	<u>43,284,918</u>
Net current liabilities		<u>(7,076,413)</u>	<u>(3,910,306)</u>
Units in issue ('000)	26	<u>5,258,969</u>	<u>5,090,738</u>
Net assets attributable to unitholders per unit (RMB)		<u>RMB2.68</u>	<u>RMB2.91</u>

CONSOLIDATED DISTRIBUTION STATEMENT

Year ended 31 December 2025

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Loss after income tax before transactions with unitholders attributable to unitholders	(658,501)	(320,577)
Adjustments for the total distributable income (i)		
– Fair value losses on investment properties	618,149	277,359
– Deferred taxation in respect of fair value changes on investment properties charged to profit or loss	(149,809)	(72,712)
– Different depreciation and amortisation charge on investment properties, property, plant and equipment and land use rights under China Accounting Standards (“CAS”)	(403,773)	(393,418)
– Net gains on derivative financial instruments	—	(26,747)
– Gain on construction fee settlement, net of tax	—	(23,156)
– Impairment loss on goodwill	—	20,867
– Manager’s fee adjustment	(43,293)	(7,354)
	<u>(637,227)</u>	<u>(545,738)</u>

		Year ended 31 December	
	Notes	2025	2024
		RMB'000	RMB'000
Additional items (ii)			
– Different depreciation and amortisation charge on investment properties, property, plant and equipment and land use rights under CAS		403,773	393,418
– Depreciation and amortisation of property, plant and equipment and land use rights under HKFRSs		134,090	138,360
– Deferred taxation in respect of the depreciation and amortisation of investment properties, property, plant and equipment and land use rights		110,625	100,779
– Manager's fee paid and payable in units in lieu of cash		121,757	167,929
– Foreign exchange losses on financing activities	9	61,083	74,368
– Add back of loss on disposal of investment property companies and related deferred tax		87,557	—
Distributable income after additional items		281,658	329,116
Distributable amount at 1 January		129,520	148,750
Distributions paid during the year (iii)	26	(300,573)	(333,955)
Distributable amount at 31 December (iv)		110,605	143,911
Final distribution declared		99,545	129,520
Payout ratio (v)		90%	90%
Distribution per unit, declared (vi)		RMB0.0189	RMB0.0254

Notes:

- (i) Under the terms of the Trust Deed, the total distributable income is the consolidated profit/(loss) after income tax before transactions with unitholders attributable to unitholders adjusted to eliminate the effects of certain non-cash adjustments which have been recorded in the consolidated statement of profit or loss and other comprehensive income for the relevant year.
- (ii) Pursuant to the circular dated 30 June 2012, the Manager intends to distribute certain additional items on top of the total distributable income under the Trust Deed.
- (iii) A final distribution for the period from 1 June 2024 to 31 December 2024 of RMB0.0254 (equivalent to HK\$0.0273) per unit and an interim distribution for the period from 1 January 2025 to 30 June 2025 of RMB0.0333 (equivalent to HK\$0.0361) per unit, totalling RMB300,573,000 (2024: RMB333,955,000), were paid to unitholders on 23 May 2025 and 24 October 2025, respectively.
- (iv) Pursuant to the Trust Deed, Yuexiu Real Estate Investment Trust (“Yuexiu REIT”) is required to distribute to Unitholders no less than 90% of its distributable income for each financial year.
- (v) The Manager has decided to distribute 90% (2024: 90%) of its distributable income as the final distribution.
- (vi) A final distribution for the period from 1 July 2025 to 31 December 2025 of RMB0.0189 (equivalent to HK\$0.0214) per unit, totalling RMB99,545,000 (equivalent to HK\$112,661,000), was declared by the Board of the Manager on 11 March 2026.

**CONSOLIDATED STATEMENT OF NET ASSETS ATTRIBUTABLE
TO UNITHOLDERS AND CHANGES IN EQUITY**

Year ended 31 December 2025

	Net assets attributable to unitholders RMB'000	Equity			Total RMB'000
		Retained earnings RMB'000	Reserves RMB'000	Non- controlling interests RMB'000	
At 1 January 2024	15,632,979	327,358	(327,358)	1,206,832	16,839,811
Issuance of units (Note 26)	141,954	—	—	—	141,954
(Loss)/profit for the year ended 31 December 2024 attributable to:					
– Unitholders	(611,600)	—	—	—	(611,600)
– Equity holders	—	291,023	—	(16,012)	275,011
Distributions paid to					
– Unitholders	(333,955)	—	—	—	(333,955)
– Equity holders	—	—	—	(1,271)	(1,271)
Change in fair value of property, plant and equipment, net of tax	—	—	(58,511)	(616)	(59,127)
Exchange differences on translation of foreign operations	—	—	(232,512)	—	(232,512)
At 31 December 2024	<u>14,829,378</u>	<u>618,381</u>	<u>(618,381)</u>	<u>1,188,933</u>	<u>16,018,311</u>
At 1 January 2025	14,829,378	618,381	(618,381)	1,188,933	16,018,311
Issuance of units (Note 26)	102,254	—	—	—	102,254
(Loss)/profit for the year ended 31 December 2025 attributable to:					
– Unitholders	(534,382)	—	—	—	(534,382)
– Equity holders	—	(124,119)	—	(35,774)	(159,893)
Distributions paid to					
– Unitholders	(300,573)	—	—	—	(300,573)
– Equity holders	—	—	—	(1,326)	(1,326)
Change in fair value of property, plant and equipment, net of tax	—	—	(25,166)	(265)	(25,431)
Exchange differences on translation of foreign operations	—	—	149,285	—	149,285
At 31 December 2025	<u>14,096,677</u>	<u>494,262</u>	<u>(494,262)</u>	<u>1,151,568</u>	<u>15,248,245</u>

CONSOLIDATED STATEMENT OF CASH FLOWS

Year ended 31 December 2025

		Year ended 31 December	
	Note	2025	2024
		RMB'000	RMB'000
Cash flows from operating activities			
Cash generated from operations		1,283,276	1,246,153
Interest paid		(742,984)	(886,701)
Income tax paid		(119,889)	(140,807)
Net cash generated from operating activities		<u>420,403</u>	<u>218,645</u>
Cash flows from investing activities			
Additions of investment properties		(34,487)	(47,160)
Additions of property, plant and equipment		(37,742)	(15,739)
Disposal of property, plant and equipment		41	451
Interest received		26,040	24,618
Increase in bank deposits		(60,000)	(50,000)
Redemption on maturity of bank deposits		50,000	110,000
Loans to associates		(650,000)	—
Proceeds from disposal of subsidiaries		1,606,368	—
Repayment of principal of loans from related parties		3,646,114	—
Net cash from investing activities		<u>4,546,334</u>	<u>22,170</u>
Cash flows from financing activities			
Distributions paid		(301,899)	(335,226)
Proceeds from borrowings, net of transaction costs		4,729,839	5,969,453
Repayment of borrowings		(4,817,429)	(5,933,129)
Borrowings from a related company		650,000	—
Principal elements of lease payments		(12,568)	(11,965)
Settlement of derivative financial instruments		—	40,899
Net cash from/(used in) financing activities		<u>247,943</u>	<u>(269,978)</u>
Net increase/(decrease) in cash and cash equivalents		<u>5,214,680</u>	<u>(29,163)</u>
Cash and cash equivalents at beginning of the year		1,396,154	1,417,727
Effects of exchange rate changes on cash and cash equivalents		(30,601)	7,590
Cash and cash equivalents at end of the year	21	<u>6,580,233</u>	<u>1,396,154</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. GENERAL INFORMATION

Yuexiu Real Estate Investment Trust (“Yuexiu REIT”) and its subsidiaries (together, the “Group”) are mainly engaged in the leasing of commercial properties in the People’s Republic of China (the “PRC”).

Yuexiu REIT is a Hong Kong collective investment scheme constituted as a unit trust by the Trust Deed entered into between the Manager and HSBC Institutional Trust Services (Asia) Limited, as the trustee of Yuexiu REIT (the “Trustee”) on 7 December 2005 (as amended by the First Supplemental Deed dated 25 March 2008, the Second Supplemental Deed dated 23 July 2010, the Third Supplemental Deed dated 25 July 2012, the Fourth Supplemental Deed dated 3 April 2020 and the Fifth Supplemental Deed dated 28 May 2021) and authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) subject to the applicable conditions imposed by Securities and Futures Commission of Hong Kong from time to time. The address of its registered office is 17B, Yue Xiu Building, 160-174 Lockhart Road, Wanchai, Hong Kong.

Yuexiu REIT was listed on The Stock Exchange of Hong Kong Limited on 21 December 2005.

2.1 BASIS OF PREPARATION

These consolidated financial statements of Yuexiu REIT have been prepared in accordance with HKFRS Accounting Standards (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations) as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). In addition, these consolidated financial statements have been prepared in accordance with the relevant provisions of the Trust Deed and the relevant disclosure requirements set out in Appendix C of the Code on Real Estate Investment Trusts (the “REIT Code”). The consolidated financial statements have been prepared under the historical cost basis, except for the investment properties, hotel, serviced apartments and derivative financial instruments which are carried at fair value. These financial statements are presented in Renminbi (“RMB”) and all values are rounded to the nearest thousand except when otherwise indicated.

The preparation of consolidated financial statements in conformity with HKFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires the Manager to exercise its judgement in the process of applying the Group’s accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 3.

As at 31 December 2025, the Group's current liabilities exceeded its current assets by RMB7,076 million (31 December 2024: RMB3,910 million) due to the borrowings of RMB13,078 million which will fall due within twelve months from the balance sheet date (31 December 2024: borrowings of RMB4,607 million which will fall due within twelve months from the balance sheet date). Taking into account the bank deposits and cash and cash equivalents of RMB6,640 million and the financial resources available, including further limit available under the Guaranteed Medium Term Note Programme ("MTN Programme"), and the available debts and notes limit, the Manager considers the Group has adequate resources to meet its liabilities as and when they fall due as well as its working capital and operating requirements for the foreseeable future. Accordingly, the directors consider it is appropriate in preparing the consolidated financial statements on a going concern basis.

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The Group has adopted amendments to HKAS 21 *Lack of Exchangeability* for the first time for the current year's financial statements. The Group has not early adopted any other standard or amendment that has been issued but is not yet effective.

Amendments to HKAS 21 specify how an entity shall assess whether a currency is exchangeable into another currency and how it shall estimate a spot exchange rate at a measurement date when exchangeability is lacking. The amendments require disclosures of information that enable users of financial statements to understand the impact of a currency not being exchangeable. As the currencies that the Group had transacted in and the functional currencies of overseas subsidiaries for translation into the Group's presentation currency were exchangeable, the amendments did not have any impact on the Group's financial statements.

In addition, the HKICPA has issued amendments to Illustrative Examples on HKFRS 7, HKFRS 18, HKAS 1, HKAS 8, HKAS 36 and HKAS 37 *Disclosures about Uncertainties in the Financial Statements*, which added illustrative examples in the corresponding HKFRS Accounting Standards. These examples reflect existing requirements in the corresponding HKFRS Accounting Standards to report the effects of uncertainties in the financial statements using climate-related examples. Therefore, the amendments do not have an effective date or transitional provisions. The Group has considered the guidance in these illustrative examples which has had no significant impact on the Group's financial statements.

2.3 ISSUED BUT NOT YET EFFECTIVE HKFRS ACCOUNTING STANDARDS

The Group has not applied the following new and amended HKFRS Accounting Standards, that have been issued but are not yet effective, in these financial statements. The Group intends to apply these new and amended HKFRS Accounting Standards, if applicable, when they become effective.

HKFRS 18	<i>Presentation and Disclosure in Financial Statements</i> ²
HKFRS 19 and its amendments	<i>Subsidiaries without Public Accountability: Disclosures</i> ²
Amendments to HKFRS 9 and HKFRS 7	<i>Amendments to the Classification and Measurement of Financial Instruments</i> ¹
Amendments to HKFRS 9 and HKFRS 7	<i>Contracts Referencing Nature-dependent Electricity</i> ¹
Amendments to HKFRS 10 and HKAS 28	<i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i> ³
Amendments to HKAS 21	<i>Translation to a Hyperinflationary Presentation Currency</i> ²
<i>Annual Improvements to HKFRS Accounting Standards– Volume 11</i>	Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7 ¹

¹ Effective for annual periods beginning on or after 1 January 2026

² Effective for annual/reporting periods beginning on or after 1 January 2027

³ No mandatory effective date yet determined but available for adoption

HKFRS 18 replaces HKAS 1 *Presentation of Financial Statements*. While a number of sections have been brought forward from HKAS 1 with limited changes, HKFRS 18 introduces new requirements for presentation within the statement of profit or loss and other comprehensive income, including specified totals and subtotals. Entities are required to classify all income and expenses within the statement of profit or loss and other comprehensive income into one of the five categories: operating, investing, financing, income taxes and discontinued operations and to present two new defined subtotals. It also requires disclosures about management-defined performance measures in a single note and introduces enhanced requirements on the grouping (aggregation and disaggregation) and the location of information in both the primary financial statements and the notes. Some requirements previously included in HKAS 1 are moved to HKAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors*, which is renamed as HKAS 8 *Basis of Preparation of Financial Statements*. As a consequence of the issuance of HKFRS 18, limited, but widely applicable, amendments are made to HKAS 7 *Statement of Cash Flows*, HKAS 33 *Earnings per Share* and HKAS 34 *Interim Financial Reporting*. In addition, there are minor consequential amendments to other HKFRS Accounting Standards. HKFRS 18 and the consequential amendments to other HKFRS Accounting Standards are effective for annual periods beginning on or after 1 January 2027 with earlier application permitted. Retrospective application is required. The Group is currently analysing the new requirements and assessing the impact of HKFRS 18 on the presentation and disclosure of the Group's financial statements.

Except for HKFRS 18, the directors of the Manager anticipate that the adoption of these revised standards would not result in any significant impact on the results and financial position of the Group.

2.4 MATERIAL ACCOUNTING POLICIES

Investments in associates

An associate is an entity in which the Group has a long term interest of generally not less than 20% of the equity voting rights and over which it has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

The Group's investments in associates are stated in the consolidated statement of financial position at the Group's share of net assets under the equity method of accounting, less any impairment losses.

Adjustments are made to bring into line any dissimilar accounting policies that may exist.

The Group's share of the post-acquisition results and other comprehensive income of associates is included in the consolidated statement of profit or loss and other comprehensive income, respectively. In addition, when there has been a change recognised directly in the equity of the associates, the Group recognises its share of any changes, when applicable, in the consolidated statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and its associates are eliminated to the extent of the Group's interests in the associates, except where unrealised losses provide evidence of an impairment of the assets transferred. Goodwill arising from the acquisition of associates is included as part of the Group's interests in associates.

Subsidiaries

A subsidiary is an entity (including a structured entity), directly or indirectly, controlled by Yuexiu REIT. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee (i.e., existing rights that give the Group the current ability to direct the relevant activities of the investee).

Generally, there is a presumption that a majority of voting rights results in control. When Yuexiu REIT has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- (i) the contractual arrangement with the other vote holders of the investee;
- (ii) rights arising from other contractual arrangements; and
- (iii) the Group's voting rights and potential voting rights.

The financial statements of the subsidiaries are prepared for the same reporting period as Yuexiu REIT, using consistent accounting policies. The results of subsidiaries are consolidated from the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

Profit or loss and each component of other comprehensive income are attributed to the owners of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control described above. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises the related assets (including goodwill), any non-controlling interest and the exchange fluctuation reserve; and recognises the fair value of any investment retained and any resulting surplus or deficit in profit or loss. The Group's share of components previously recognised in other comprehensive income is reclassified to profit or loss or retained profits, as appropriate, on the same basis as would be required if the Group had directly disposed of the related assets or liabilities.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of profit or loss and other comprehensive income, statement of net assets attributable to unitholders and changes in equity and statement of financial position.

Business combinations

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement and the fair value of any pre-existing equity interest in the subsidiary. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date.

The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis. Non-controlling interests in the acquiree that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation are measured at either fair value or the present ownership interests' proportionate share in the recognised amounts of the acquiree's identifiable net assets. All other components of non-controlling interests are measured at their acquisition date fair value, unless another measurement basis is required by HKFRS.

Acquisition-related costs are expensed as incurred.

If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date; any gains or losses arising from such remeasurement are recognised in profit or loss or other comprehensive income, as appropriate.

Any contingent consideration to be transferred by the Group is recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognised in accordance with HKFRS 9 either in profit or loss or as a change to other comprehensive income. Contingent consideration that is classified as equity is not remeasured, and its subsequent settlement is accounted for within equity.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the business acquired, the difference is recognised directly in profit or loss as a bargain purchase.

Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the executive directors of the Manager that make strategic decisions.

Foreign currency translation

(i) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in RMB, which is Yuexiu REIT's functional currency and the Group's presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss.

Foreign exchange gains and losses that relate to borrowings are presented in the consolidated statement of profit or loss and other comprehensive income within “finance income” or “finance expenses”. All other foreign exchange gains and losses are presented in the consolidated statement of profit or loss and other comprehensive income on a net basis within “operating expenses, net”.

(iii) Group companies

The results and financial position of foreign operations (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- assets and liabilities for each balance sheet presented are translated at the closing rate at the date of that balance sheet;
- income and expenses for each statement of profit or loss and statement of comprehensive income are translated at average exchange rates (unless this is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions); and
- all resulting exchange differences are recognised in other comprehensive income.

On consolidation, exchange differences arising from the translation of any net investment in foreign entities, and of borrowings and other financial instruments designated as hedges of such investments, are recognised in other comprehensive income. When a foreign operation is sold or any borrowings forming part of the net investment are repaid, the associated exchange differences are reclassified to profit or loss, as part of the gain or loss on sale.

Property, plant and equipment and depreciation

- (i) Hotel and serviced apartments comprise mainly buildings, leasehold improvements and fixtures and furniture of hotel and serviced apartments, and are stated at fair value less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluation is performed with sufficient regularity by independent professional qualified valuers. Changes arising on the revaluation are dealt with in other comprehensive income and are accumulated in the revaluation reserve, except that, when a deficit arises on revaluation, it will be charged to the profit or loss to the extent that it exceeds the amount held in the reserve in respect of that same asset immediately prior to revaluation. When a surplus arises on revaluation, it will be credited to the profit or loss to the extent that a deficit on revaluation in respect of that same asset had previously been charged to the profit or loss.

Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

When a revalued asset is sold, the amount included in the revaluation reserve is transferred to net assets attributable to unitholders.

- (ii) All other property, plant and equipment are stated at historical cost less accumulated depreciation and accumulated impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably.

Depreciation of property, plant and equipment is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives, as follows:

The building portion of hotel and serviced apartments is depreciated over the shorter of the unexpired term of the legal titles and their estimated useful lives, being no more than 40 years after the date of completion.

Leasehold improvements, furniture and fixtures and office supplies	3-20 years
Motor vehicles	5 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised within "operating expenses, net" in the consolidated statement of profit or loss and other comprehensive income.

Investment properties

Investment property, principally comprising leasehold land, office buildings and shopping mall, is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Group. It also includes properties that are being constructed or developed for future use as investment properties. Pieces of land held under operating leases are accounted for as investment properties when the rest of the definition of an investment property is met.

Investment property is initially measured at cost, including related transaction costs and where applicable borrowing costs. After initial recognition at cost, investment properties are carried at fair value, representing open market value determined at each reporting date by external valuers. The carrying value of the investment property is reviewed every six months and is independently valued by external valuer at least annually. Investment property that is being redeveloped for continuing use as investment property, or for which the market has become less active, continues to be measured at fair value. Any gain or loss arising on disposal of the investment property (calculated as the difference between the disposal proceeds and the carrying amount, including revaluation of the asset) is recognised in the consolidated statement of profit or loss and other comprehensive income in the period in which the investment property is disposed of. Changes in fair values are recorded in the profit or loss.

Goodwill

Goodwill arises on the acquisition of subsidiaries represents the excess of the consideration transferred over the Group's interest in net fair value of the net identifiable assets of the acquired subsidiaries.

For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the cash-generating units ("CGUs"), or groups of CGUs, that is expected to benefit from the synergies of the combination. Each unit or group of units to which the goodwill is allocated represents the lowest level within the entity at which the goodwill is monitored for internal management purposes. Goodwill is monitored at the operating segment level.

Goodwill impairment reviews are undertaken annually or more frequently if events or changes in circumstances indicate a potential impairment. The carrying value of the CGU containing the goodwill is compared to the recoverable amount, which is the higher of value in use and the fair value less costs of disposal. Any impairment is recognised immediately as an expense and is not subsequently reversed.

Derivative financial instruments

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period. The derivative financial instruments are classified as a non-current asset or liability when the remaining maturity is more than 12 months; it is classified as a current asset or liability when the remaining maturity is less than 12 months.

For derivative financial instruments that do not qualify for hedge accounting, changes in fair value are recognised immediately in profit or loss.

Impairment of non-financial assets

Intangible assets that have an indefinite useful life, for example goodwill, are not subject to amortisation and are tested annually for impairment. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (CGUs). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

Offsetting of financial instruments

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the company or the counterparty.

Inventories

Inventories comprise primarily food, beverages and operating supplies and are stated at the lower of cost and net realisable value. Cost is calculated on the weighted average basis. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

Financial assets

(i) Classification

The Group classifies its financial assets in either those to be measured subsequently at fair value (either through other comprehensive income ("OCI") or through profit or loss), or those to be measured at amortised cost. The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows. For assets measured at fair value, gains and losses will either be recorded in the profit or loss. The Group reclassifies debt investments when and only when its business model for managing those assets changes.

Purchases and sales of financial assets are recognised on the trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

A financial asset is initially measured at its fair value plus, in the case of a financial asset not at fair value through profit or loss (“FVPL”), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss. Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Debt instruments are subsequently measured depending on the Group’s business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Group classifies its debt instruments:

- **Amortised cost:** Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in the profit or loss and presented in other gains/(losses) together with foreign exchange gains and losses. Impairment losses are presented as a separate line item in the consolidated statement of profit or loss and other comprehensive income.
- **FVOCI:** Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets’ cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (“FVOCI”). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses which are recognised in profit or loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/(losses). Interest income from these financial assets is included in finance income using the effective interest rate method. Foreign exchange gains and losses are presented in other gains/(losses) and impairment expenses are presented as separate line item in the consolidated statement of profit or loss and other comprehensive income.
- **FVPL:** Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on a debt investment that is subsequently measured at FVPL is recognised in profit or loss and presented net within other gains/losses, net in the period in which it arises.

Equity investments are subsequently measured at fair value. Where the Group’s management has elected to present fair value gains and losses on equity investments in OCI, there is no subsequent reclassification of fair value gains and losses to profit or loss following the derecognition of the investment.

Dividends from such investments continue to be recognised in profit or loss as other income when the Group's right to receive payments is established.

Changes in the fair value of financial assets at FVPL are recognised in other operating expenses, net in profit or loss as applicable. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

(ii) Impairment

The Group assesses on a forward-looking basis the expected credit losses associated with its debt instruments carried at amortised cost and FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade and lease receivables, the Group applies the HKFRS 9 simplified approach, which requires expected lifetime losses to be recognised from initial recognition of the receivables. Cash and cash equivalents are also subject to the impairment requirements of HKFRS 9.

Leases

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group.

Contracts may contain both lease and non-lease components. The Group allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices. However, for leases of real estate for which the Group is a lessee, it has elected not to separate lease and non-lease components and instead accounts for these as a single lease component.

The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payments that are based on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable by the Group under residual value guarantees;
- the exercise price of a purchase option if the Group is reasonably certain to exercise that option; and
- payments of penalties for terminating the lease, if the lease term reflects the Group exercising that option.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

To determine the incremental borrowing rate, the Group:

- where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received;
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held by the Group, which does not have recent third party financing; and
- makes adjustments specific to the lease, e.g. term, country, currency and security.

Lease payments are allocated between the principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each year.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the commencement date less any lease incentives received;
- any initial direct costs; and
- restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life.

Short-term leases of less than twelve months and leases of low-value assets are recognised on a straight-line basis as an expense in the consolidated statement of profit or loss and other comprehensive income.

Lease income from operating leases where the Group as a lessor is recognised in income on a straight-line basis over the lease term. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as an expense over the lease term on the same basis as lease income. The respective leased assets are included in the balance sheet based on their nature.

Rental deposits

Rental deposits are financial liabilities with fixed or determinable repayments. They arise when the Group enters into lease agreements directly with tenants. They are included in current liabilities, except for maturities greater than twelve months after the balance sheet date. These are classified as non-current liabilities.

Rental deposits are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method. At initial recognition, the difference between the carrying amount of the financial liability and the actual consideration received is treated as initial premiums and recognised as rental income over the lease term, on a straight-line basis.

Cash and cash equivalents

Cash and cash equivalents in the statement of financial position comprise cash on hand and at banks, and short-term highly liquid deposits with a maturity of generally within three months that are readily convertible into known amounts of cash, subject to an insignificant risk of changes in value and held for the purpose of meeting short-term cash commitments.

Trade payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Trade payables are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Provisions

Provisions are recognised when: the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount can be reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as an interest expense.

Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the consolidated statement of profit or loss and other comprehensive income over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the end of the reporting period.

Borrowing costs

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. All other borrowing costs are recognised in the profit or loss in the period in which they are incurred.

Current and deferred income tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in the profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case the tax is also recognised in other comprehensive income or directly in equity, respectively.

(i) Current income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in the PRC where Yuexiu REIT and its subsidiaries operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

(ii) Deferred income tax

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill and the deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax liabilities are provided on taxable temporary differences arising from investments in subsidiaries, except for deferred income tax liability where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets are recognised on deductible temporary differences arising from investments in subsidiaries only to the extent that it is probable the temporary difference will reverse in the future and there is sufficient taxable profit available against which the temporary difference can be utilised.

(iii) Offsetting

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

Revenue recognition

(i) Rental income

Operating lease rental income is recognised on a straight-line basis over the period of the lease. When the Group provides incentives to its tenants, the cost of incentives will be recognised over the lease term, on a straight-line basis, as a reduction of rental income. The difference between the gross receipt of rental and operating lease rental recognised over the lease term is recognised as deferred assets.

(ii) Hotel and serviced apartment income

Hotel and serviced apartment income is recognised in the accounting period in which the services are rendered.

(iii) Interest income

Interest income is recognised on a time-proportion basis using the effective interest method.

Distributions to unitholders

In accordance with the Trust Deed, Yuexiu REIT is required to distribute to unitholders not less than 90% of the Group's profit for each financial year subject to adjustments allowed under the REIT Code and the Trust Deed. Yuexiu REIT has a limited life of 80 years from the date of establishment. These units are therefore classified as financial liabilities and presented under "net assets attributable to unitholders" in accordance with HKAS 32 and, accordingly, the distributions to unitholders are therefore presented as "transactions with unitholders" in the profit or loss.

Employee benefits

(i) Pension obligations

A defined contribution plan is a pension plan under which the Group pays fixed contributions into a separate entity. The Group has no legal or constructive obligations to pay further contributions if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

For defined contribution plans, the Group pays contributions to publicly or privately administered pension insurance plans on a mandatory or contractual basis. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expenses when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

(ii) Termination benefits

Termination benefits are payable when employment is terminated by the Group before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Group recognises termination benefits at the earlier of the following dates: (a) when the Group can no longer withdraw the offer of those benefits; and (b) when the entity recognises costs for a restructuring that is within the scope of HKAS 37 and involves the payment of termination benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the end of the reporting period are discounted to their present value.

3. CRITICAL ACCOUNTING ESTIMATES

Estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Manager makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

(a) Estimate of fair value of property, plant and equipment and investment properties

The best evidence of fair value is current prices in an active market for similar lease and other contracts. In the absence of such information, the directors of the Manager determine the amount within a range of reasonable fair value estimates. In making their judgement, the directors of the Manager consider information from a variety of sources including:

- (i) current prices in an active market for properties of different nature, condition or location (or subject to different lease or other contracts), adjusted to reflect those differences;
- (ii) recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices.

The expected future market rentals are determined on the basis of current market rentals for similar properties in the same location and condition. These valuations are reviewed annually by external valuers.

The fair value of property, plant and equipment and investment properties is determined by using valuation technique. Details of the judgement and assumptions have been disclosed in Notes 12 and 14 respectively.

(b) Estimate of impairment of goodwill

The Group tests annually whether goodwill has suffered any impairment, in accordance with the accounting policy stated in Note 2.4. The assessment of recoverable amount calculations requires the use of estimates.

4. REVENUE AND SEGMENT INFORMATION

The chief operating decision-maker has been identified as the executive directors of the Manager. Management determines the operating segments based on the Group's internal reports, which are then submitted to the executive directors for performance assessment and resource allocation.

The executive directors consider the business by nature of business activities and assess the performance of hotel and serviced apartments, office rental and wholesale and shopping mall.

The executive directors assess the performance of the operating segments based on a measure of segment results. This measurement basis excludes the effects of non-recurring expenditure from the operating segments and other unallocated operating costs. Other information provided, except as noted below, to the executive directors is measured in a manner consistent with that in the consolidated financial statements.

Total assets excluded corporate assets which are not directly attributable to segments.

The revenue from external parties reported to the executive directors is measured in a manner consistent with that in the consolidated statement of profit or loss and other comprehensive income.

	Hotel and serviced apartments RMB'000	Office RMB'000	Wholesale and shopping mall RMB'000	Total RMB'000
Year ended 31 December 2025				
Revenue from external customers	<u>513,536</u>	<u>986,199</u>	<u>356,172</u>	<u>1,855,907</u>
Segment results	<u>33,383</u>	<u>281,855</u>	<u>193,150</u>	<u>508,388</u>
Depreciation	<u>135,458</u>	<u>—</u>	<u>—</u>	<u>135,458</u>
Fair value losses on investment properties	<u>—</u>	<u>(535,227)</u>	<u>(104,884)</u>	<u>(640,111)</u>

	Hotel and serviced apartments RMB'000	Office RMB'000	Wholesale and shopping mall RMB'000	Total RMB'000
Year ended 31 December 2024				
Revenue from external customers	<u>507,823</u>	<u>1,150,422</u>	<u>373,291</u>	<u>2,031,536</u>
Segment results	<u>28,756</u>	<u>609,223</u>	<u>346,051</u>	<u>984,030</u>
Depreciation	<u>139,772</u>	<u>—</u>	<u>—</u>	<u>139,772</u>
Fair value (losses)/gains on investment properties	<u>—</u>	<u>(352,769)</u>	<u>30,910</u>	<u>(321,859)</u>
	Hotel and serviced apartments RMB'000	Office RMB'000	Wholesale and shopping mall RMB'000	Total RMB'000
As at 31 December 2025				
Total reportable segment assets	<u>3,307,925</u>	<u>24,964,208</u>	<u>9,252,316</u>	<u>37,524,449</u>
As at 31 December 2024				
Total reportable segment assets	<u>3,425,824</u>	<u>29,352,439</u>	<u>9,415,435</u>	<u>42,193,698</u>

A reconciliation of total segment results to loss before income tax and transactions with unitholders is provided as follows:

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Segment results	508,388	984,030
Net gains on derivative financial instruments	—	26,747
Finance income	26,849	28,080
Finance expenses	(834,608)	(1,000,713)
Share of losses of associates	(27,043)	—
Losses on derecognition of subsidiaries	(48,004)	—
Unallocated operating costs (Note)	(191,370)	(220,737)
Loss before income tax and transactions with unitholders	<u>(565,788)</u>	<u>(182,593)</u>

Note: Unallocated operating costs include mainly the manager's fee, legal and professional expenses and other operating expenses.

A reconciliation of reportable segment assets to total assets is provided as follows:

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Total reportable segment assets	37,524,449	42,193,698
Unallocated assets	4,522,860	1,091,220
Total assets	<u>42,047,309</u>	<u>43,284,918</u>

Note: Unallocated assets include mainly cash and cash equivalents of the holding company and goodwill.

The Group's revenue by nature is as follows:

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Hotel and serviced apartment operations		
Room	339,568	335,486
Food and beverages	146,740	145,064
Others	27,228	27,273
Property rentals	1,342,371	1,523,713
	<u>1,855,907</u>	<u>2,031,536</u>

The following is an analysis of the Group's revenue by timing of satisfaction of performance obligations:

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Revenue recognised at a point in time	163,120	160,426
Revenue recognised over time	349,498	346,670
Other sources	1,343,289	1,524,440
	<u>1,855,907</u>	<u>2,031,536</u>

5. EXPENSES BY NATURE, NET

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Property management fees (i)	41,405	47,105
Employee benefit expenses (Note 6)	116,760	113,511
Real estate tax	186,698	202,423
Flood prevention fee, urban construction and maintenance tax, education surcharge and local education surcharge	8,833	8,373
Withholding tax (ii)	39,472	42,390
Depreciation of property, plant and equipment (Note 12)	86,173	90,487
Depreciation of staff quarters (Note 13)	11,720	11,902
Depreciation of land use rights (Note 13)	49,285	49,285
Cost of inventories sold or consumed in operation	92,868	94,604
Other direct expenses on hotel and serviced apartments	103,472	99,500
Manager's fee (Note 7)	159,431	167,929
Trustee's fee	12,176	12,551
Valuation fees	949	995
Legal and professional fee	15,640	7,930
Auditor's remuneration	2,400	2,400
Bank charges	697	592
Foreign exchange losses arising from operating activities	5,443	12,662
Impairment of goodwill	—	20,867
Write back of construction payable	(6,270)	(50,638)
Manager's fee adjustment	(43,293)	(7,354)
Others	14,919	18,870
Total operating expenses, net	<u>898,778</u>	<u>946,384</u>

Notes:

- (i) The Group received leasing, marketing and tenancy management services from three leasing agents, namely, Guangzhou Yuexiu Yicheng Business Operation Management Co., Ltd. (“Yicheng BM”), Guangzhou Baima Business Operation Management Co., Ltd. (“Baima BM”) and Guangzhou IFC Business Management Co., Ltd. (“GZ IFC Management”) (formerly named as Guangzhou Yuexiu Asset Management Company Limited (“GZ AM”)).
- (ii) Withholding tax on the rental income and interest income derived from properties located in Chinese Mainland and held by BVI companies is calculated at a rate of 10%.

6. EMPLOYEE BENEFIT EXPENSES

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Wages, salaries and bonus	75,695	73,875
Pension costs	11,153	9,342
Social security costs and staff welfare	29,912	30,294
	<u>116,760</u>	<u>113,511</u>

Pension scheme arrangements

Certain subsidiaries of Yuexiu REIT in Chinese Mainland are required to participate in defined contribution retirement plans organised by the respective Provincial or Municipal Governments. The Group has no further obligation for the actual payment of pensions beyond its contributions. The state-sponsored retirement plans are responsible for the entire pension obligations payable to retired employees.

7. MANAGER'S FEE

Pursuant to the Trust Deed, the Manager is entitled to receive remuneration for its services as the manager of Yuexiu REIT, which is the aggregate of a base fee of 0.3% per annum of the carrying value of the deposited property; a service fee of 3% per annum of net property income; a transaction fee of 1% of the consideration for the acquisition of any real estate from an external party and a transaction fee of 0.5% of the gross sale price of the disposal of any part of a deposited property comprising Real Estate, as defined in the Trust Deed.

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Manager's fee:		
In the form of units	121,756	167,929
In the form of cash	37,675	—
Total	<u>159,431</u>	<u>167,929</u>

Pursuant to the announcement dated 14 January 2025, the Manager's Fee for the year ending 31 December 2025 will be paid as follows: (a) in respect of the base fee, entirely in the form of units; and (b) in respect of the service fee, entirely in the form of cash, provided that in the case of the base fee, if (i) the relevant threshold for the issuance of units without unitholders' approval (including the threshold of 20% (or such other percentage as permitted by the REIT Code) of outstanding units that the manager may issue in each financial year without unitholders' approval pursuant to the REIT Code, and any other limit or threshold specified in any waiver from strict compliance with the REIT Code granted by the SFC) are exceeded and unitholders' approval is not obtained, or (ii) any threshold for triggering a mandatory offer under the Code on Takeovers and Mergers issued by the SFC will be reached as a result, then payment of that excess part of the base fee will be made in the form of cash.

8. FINANCE INCOME

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Interest income from bank deposits	19,132	24,618
Interest income from a related company	7,717	3,462
Total	<u>26,849</u>	<u>28,080</u>

9. FINANCE EXPENSES

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Interest expense for bank borrowings	571,300	753,512
Interest expense for other borrowings	176,578	152,763
Interest and finance charges paid/payable for lease liabilities (Note 13)	309	730
Amortisation of transaction costs for borrowings	25,338	19,340
Foreign exchange losses on financing activities	61,083	74,368
	<u>834,608</u>	<u>1,000,713</u>

10. INCOME TAX EXPENSE

For the subsidiaries incorporated and operated in Chinese Mainland, they are subject to corporate income tax at a rate of 25% under the Corporate Income Tax Law of the People's Republic of China (the "China CIT Law").

For other subsidiaries with operations in China, the corporate income tax was paid by way of withholding tax as disclosed in Note 5(ii).

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Current income tax		
– corporate income tax	79,998	93,303
– withholding tax	42,455	36,047
Deferred income tax (Note 22)	6,034	24,646
	<u>128,487</u>	<u>153,996</u>

The tax on the Group’s loss before income tax and transactions with unitholders differs from the theoretical amount that would arise using the corporate income tax rate of Chinese Mainland as follows:

	Year ended 31 December	
	2025	2024
	RMB’000	RMB’000
Loss before income tax and transactions with unitholders	(565,788)	(182,593)
Tax calculated at the domestic tax rate of 25%	(141,447)	(45,648)
Expenses not deductible for tax purposes	48,962	1,053
Under provision in prior years	4,713	4,958
Withholding tax on unremitted earnings of subsidiaries (Note a)	59,203	35,580
Tax losses for which no deferred income tax asset was recognised	158,323	195,158
Losses attributable to associates (Note b)	6,760	—
Effect of different tax rates	44,708	30,427
Other tax deduction	(52,735)	(67,532)
	<u>128,487</u>	<u>153,996</u>

Note a:

According to the China CIT Law, a withholding tax of 10% or 5% will be levied on the immediate holding companies outside Chinese Mainland when their Chinese Mainland subsidiaries pay dividends out of profits earned after 1 January 2008.

Note b:

The share of tax attributable to associates amounting to RMB3,558,000 (2024:Nil) is included in “Share of losses of associates” in the consolidated statement of profit or loss and other comprehensive income.

11. LOSS PER UNIT BASED UPON LOSS AFTER INCOME TAX BEFORE TRANSACTIONS WITH UNITHOLDERS ATTRIBUTABLE TO UNITHOLDERS

(a) Basic

Basic loss per unit based upon loss after income tax before transactions with unitholders attributable to unitholders is calculated by dividing the loss after income tax before transactions with unitholders attributable to unitholders by the weighted average number of units outstanding during the year.

	Year ended 31 December	
	2025	2024
Loss after income tax before transactions with unitholders attributable to unitholders (RMB'000)	<u>(658,501)</u>	<u>(320,577)</u>
Weighted average number of units outstanding ('000)	<u>5,152,495</u>	<u>5,002,642</u>
Basic loss per unit (RMB)	<u>(0.128)</u>	<u>(0.064)</u>

(b) Diluted

Diluted loss per unit based upon loss after income tax before transactions with unitholders attributable to unitholders is calculated by adjusting the weighted average number of units outstanding to assume conversion of all dilutive potential units. Yuexiu REIT has deferred units outstanding and the manager's fee in form of units during the year which are dilutive potential units. The deferred units outstanding and manager's fee in form of units during the year ended 31 December 2025 are not included in the calculation of diluted loss per unit because they are antidilutive for the year ended 31 December 2025.

	Year ended 31 December	
	2025	2024
Loss after income tax before transactions with unitholders attributable to unitholders (RMB'000)	<u>(658,501)</u>	<u>(320,577)</u>
Weighted average number of units outstanding ('000)	<u>5,152,495</u>	<u>5,002,642</u>
Adjustments for deferred units ('000)	<u>—</u>	<u>—</u>
Adjustments for manager's fee in form of units ('000)	<u>—</u>	<u>—</u>
Weighted average number of units for diluted loss per unit ('000)	<u>5,152,495</u>	<u>5,002,642</u>
Diluted loss per unit (RMB)	<u>(0.128)</u>	<u>(0.064)</u>

12. PROPERTY, PLANT AND EQUIPMENT

	Hotel and serviced apartments RMB'000	Office supplies RMB'000	Motor vehicles RMB'000	Total RMB'000
At 1 January 2024				
Cost	2,441,406	13,083	7,922	2,462,411
Accumulated depreciation	(1,017,728)	(12,839)	(7,524)	(1,038,091)
Fair value gains on revaluation	707,322	—	—	707,322
Net book amount	<u>2,131,000</u>	<u>244</u>	<u>398</u>	<u>2,131,642</u>
Year ended 31 December 2024				
Opening net book amount	2,131,000	244	398	2,131,642
Additions	15,739	—	—	15,739
Disposal	(123)	—	(282)	(405)
Depreciation (Note 5)	(90,487)	—	—	(90,487)
Fair value losses on revaluation	(82,129)	—	—	(82,129)
Closing net book amount	<u>1,974,000</u>	<u>244</u>	<u>116</u>	<u>1,974,360</u>
At 31 December 2024				
Cost	2,454,691	13,083	2,287	2,470,061
Accumulated depreciation	(1,105,884)	(12,839)	(2,171)	(1,120,894)
Fair value gains on revaluation	625,193	—	—	625,193
Net book amount	<u>1,974,000</u>	<u>244</u>	<u>116</u>	<u>1,974,360</u>

	Hotel and serviced apartments	Office supplies	Motor vehicles	Total
	RMB'000	RMB'000	RMB'000	RMB'000
Year ended 31 December 2025				
Opening net book amount	1,974,000	244	116	1,974,360
Additions	37,742	—	—	37,742
Disposal	(245)	—	(13)	(258)
Depreciation (Note 5)	(86,173)	—	—	(86,173)
Fair value losses on revaluation	(35,324)	—	—	(35,324)
	<u>1,890,000</u>	<u>244</u>	<u>103</u>	<u>1,890,347</u>
At 31 December 2025				
Cost	2,487,569	13,083	2,023	2,502,675
Accumulated depreciation	(1,187,438)	(12,839)	(1,920)	(1,202,197)
Fair value gains on revaluation	589,869	—	—	589,869
	<u>1,890,000</u>	<u>244</u>	<u>103</u>	<u>1,890,347</u>

If hotel and serviced apartments had not been revalued, it would have been included in these consolidated financial statements at historical cost less accumulated depreciation of RMB1,086,844,000 (2024: RMB1,187,645,000).

As at 31 December 2025, property, plant and equipment with an aggregate carrying amount of RMB1,683 million (2024: RMB1,758 million) were pledged as collateral for the Group's bank borrowings (Note 25).

Valuation processes of the Group

The Group measures hotel and serviced apartments at fair value. Hotel and serviced apartments were revalued by Savills Valuation and Professional Services Limited ("Savills"), being an independent qualified valuer not related to the Group as at 31 December 2025 (2024: Savills).

The Group's finance department includes a team that reviews the valuations performed by the independent valuer for financial reporting purposes. This team reports directly to senior management. Discussions of valuation processes and results are held between management and the valuer at least once every six months, in line with the Group's interim and annual reporting dates.

At each financial year end, the finance department:

- Verifies all major inputs to the independent valuation report
- Assesses property valuation movement when compared to the prior year valuation report
- Holds discussions with the independent valuer

Valuation techniques

Fair value measurements using significant unobservable inputs

The fair value of the building portions of hotel and serviced apartments of Guangzhou International Finance Centre (“Guangzhou IFC”) is derived using the depreciated replacement cost method.

The depreciated replacement cost method involves estimation of the market redevelopment costs of the building portions of hotel and serviced apartments of Guangzhou IFC which include building costs, finance costs and professional fee. Depreciation is also considered to reflect the physical deterioration, functional and economic obsolescence to derive the fair value.

The overall fair value (including land and building portions) of hotel and serviced apartments in Chinese Mainland is generally derived using the discounted cash flow analysis. Due to the lack of land transactions in market, the fair value of land, for disclosure purposes only as set out in Note 13, is therefore calculated as the difference between the overall fair value (including land and building portions) under the discounted cash flow analysis and the fair value of building portions under the depreciated replacement cost method.

The building portions of hotel and serviced apartments in property, plant and equipment are included in Level 3 (2024: Level 3) of the fair value hierarchy.

Significant inputs used to determine fair value

Building costs are estimated by reference to market construction costs of other similar buildings. The higher the building costs, finance costs and professional fee, the higher the fair value will be.

Discount rates are estimated by Savills (2024: Savills) based on the risk profile of hotel and serviced apartments being valued. The higher the rates, the lower the fair value will be. Prevailing market room rents are estimated based on recent lettings for hotel and serviced apartments in Chinese Mainland, within the subject properties and other comparable properties. The lower the rents, the lower the fair value will be.

The adopted valuation assumptions in the depreciated replacement cost method are summarised as follows:

As at 31 December 2025

	Depreciated replacement cost method		
	Building costs	Finance costs	Professional
	(RMB/m²)	(% of construction costs)	fee (% of construction costs)
Hotel	18,000	3.5	3
Serviced apartments	16,200	3.5	3

As at 31 December 2024

	Depreciated replacement cost method		
	Building costs	Finance costs	Professional
	(RMB/m²)	(% of construction costs)	fee (% of construction costs)
Hotel	18,000	4.75	3
Serviced apartments	16,200	4.75	3

13. LEASES

The consolidated statement of financial position shows the following amounts relating to leases:

	Land use rights RMB'000	Staff quarters RMB'000	Total RMB'000
Right-of-use assets			
At 1 January 2024	1,133,547	22,814	1,156,361
Depreciation (Note 5)	(49,285)	(11,902)	(61,187)
At 31 December 2024	<u>1,084,262</u>	<u>10,912</u>	<u>1,095,174</u>
At 1 January 2025	1,084,262	10,912	1,095,174
Additions	—	29,169	29,169
Depreciation (Note 5)	(49,285)	(11,720)	(61,005)
At 31 December 2025	<u>1,034,977</u>	<u>28,361</u>	<u>1,063,338</u>

On 24 October 2025, the Group entered into a renewal lease contract with Guangzhou Yuexiu Star Apartment Management Co., Ltd. in respect of the staff quarters used as accommodation for some of the hospitality staff for a further term of three years with effect from 1 December 2025.

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Lease liabilities		
Current portion	9,641	11,826
Non-current portion	18,786	—
	<u>28,427</u>	<u>11,826</u>

As at 31 December 2025, the fair value of land use rights was approximately RMB2,924 million (2024: RMB2,840 million). The change in fair value is not reflected in the consolidated financial statements.

As at 31 December 2025, right-of-use assets were pledged with an aggregate net book amount of approximately RMB956 million (2024: RMB1,002 million) as collateral for the Group's bank borrowings (Note 25).

The consolidated statement of profit or loss and other comprehensive income shows the following amounts relating to leases:

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Depreciation charge of right-of-use assets (Note 5)		
Land use rights	49,285	49,285
Staff quarters	11,720	11,902
	<u>61,005</u>	<u>61,187</u>
Interest expense (included in finance expenses) (Note 9)	<u>309</u>	<u>730</u>

The total cash outflows for leases in 2025 were RMB12,952,000 (2024: RMB12,695,000).

14. INVESTMENT PROPERTIES

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Opening balance	37,494,008	37,771,146
Derecognition of subsidiaries	(8,049,000)	—
Exchange differences	(2,166)	2,150
Capitalised expenditure	28,152	42,571
Fair value losses during the year, included in profit or loss under “Fair value losses on investment properties”	<u>(640,111)</u>	<u>(321,859)</u>
Closing balance	<u>28,830,883</u>	<u>37,494,008</u>
Fair value losses for the year included in profit or loss for assets held at the end of the year, under “Fair value losses on investment properties”	<u>(640,111)</u>	<u>(321,859)</u>

In the consolidated statement of profit or loss and other comprehensive income, direct operating expenses relating to investment properties in 2025 amounted to RMB227,494,000 (2024: RMB246,581,000), among which, RMB34,973,000 (2024: RMB31,949,000) was related to investment properties that were vacant.

As at 31 December 2025, investment properties with an aggregate carrying value of approximately RMB3,710 million (2024: RMB3,720 million) were pledged as collateral for the Group's bank borrowings (Note 25).

Valuation processes of the Group

The Group measures its investment properties at fair value. The investment properties were revalued by Savills, being an independent qualified valuer not related to the Group as at 31 December 2025 (2024: Savills).

The Group's finance department includes a team that reviews the valuations performed by the independent valuer for financial reporting purposes. This team reports directly to senior management. Discussions of valuation processes and results are held between management and the valuer at least once every six months, in line with the Group's interim and annual reporting dates.

At each financial year end, the finance department:

- Verifies all major inputs to the independent valuation report
- Assesses property valuation movement compared to the prior year valuation report
- Holds discussions with the independent valuer

Valuation techniques

(a) Investment properties in Chinese Mainland

As at 31 December 2025 and 2024, Savills relied on the income capitalisation method as the primary approach and cross-checked by the direct comparison approach. The use of the income capitalisation method is in line with the market practice of property valuation for income-producing commercial assets which are the main asset class of the Group.

The income capitalisation method is based on the capitalisation of the current passing rental income and potential reversionary income of the property from the date of valuation at appropriate investment yields to arrive at the capital value. Appropriate adjustments or deductions for rent-free periods, ongoing vacancy voids, marketing periods and non-recoverable expenses for the vacant space have been considered.

The income capitalisation method is used to capitalise the unexpired rental income of contractual tenancies. It has also taken into account the reversionary market rent after the expiry of tenancies in capitalisation. The prevailing market rents adopted in the valuation have made reference to recent lettings and other similar comparable properties in the vicinity.

(b) Investment properties in Hong Kong

As at 31 December 2025 and 2024, Savills relied on the direct comparison approach for the valuation of investment properties located in Hong Kong. Sales prices of comparable properties in close proximity are adjusted for differences in key attributes such as property size. The key input under this approach is the price per square foot from current year sales of comparable properties.

The investment properties are included in Level 3 (2024: Level 3) of the fair value hierarchy.

Significant inputs used to determine fair value

(a) Investment properties in Chinese Mainland

Capitalisation rates are estimated by Savills as at 31 December 2025 and 2024 based on the risk profile of the properties being valued. The higher the rates, the lower the fair value will be.

Prevailing market rents are estimated based on recent lettings, within the subject properties and other comparable properties. The lower the rents, the lower the fair value will be.

The adopted valuation assumptions in the income capitalisation method are summarised as follows:

As at 31 December 2025

	Fair value	Monthly market	Capitalisation
	(RMB'000)	unit rent	rate
		(RMB per sq.m.)	(per annum)
Office	18,653,600	59 to 234	4.50% to 7.00%
Wholesale and shopping mall	10,099,000	51 to 419	4.50% to 7.25%

As at 31 December 2024

	Fair value	Monthly market	Capitalisation
	(RMB'000)	unit rent	rate
		(RMB per sq.m.)	(per annum)
Office	26,955,600	75 to 274	4.50% to 7.00%
Wholesale and shopping mall	10,442,000	32 to 1,018	4.50% to 7.50%

(b) Investment properties in Hong Kong

Sales prices are estimated based on recent market transactions. The higher the prices, the higher the fair value.

The adopted valuation assumption in the direct comparison approach is as follows:

As at 31 December 2025

	Fair value (RMB'000)	Unit sales price (HKD per sf.)
17/F, Hong Kong Yue Xiu Building	38,838	11,198
23/F, Hong Kong Yue Xiu Building	40,645	11,719

As at 31 December 2024

	Fair value (RMB'000)	Unit sales price (HKD per sf.)
17/F, Hong Kong Yue Xiu Building	47,228	13,281
23/F, Hong Kong Yue Xiu Building	49,080	13,802

15. DEFERRED ASSETS, PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

Rental income is recognised on an accrued basis by averaging out the impact of rent-free periods, contracted rental escalations and such other terms affecting the cash received from rental income under each tenancy agreement. Thus, rental income is recognised on a straight-line basis for the entire lease term of each tenancy agreement, which effectively amortises the impact of rent-free periods, contracted rental escalations and other relevant terms on the rental income over the relevant lease periods. The temporary difference between the rental income as set out in the lease agreements and accounting rental income is reflected as deferred assets. Deferred assets which are expected to be realised within twelve months after the balance sheet date are classified as current assets. The balance of prepayments, deposits and other receivables mainly represents other tax prepayments, deposits for utilities and property maintenance fund. The deferred assets, prepayments, deposits and other receivables are denominated in RMB and HKD.

16. GOODWILL

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Cost	859,868	859,868
Accumulated impairment	(20,867)	(20,867)
Net book amount	<u>839,001</u>	<u>839,001</u>

Goodwill is monitored by management. The goodwill is presented below:

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
The PRC	<u>839,001</u>	<u>839,001</u>

Goodwill of the Group mainly represents the deferred income tax liabilities in relation to the investment properties acquired through business combinations. Each entity held the investment properties is identified as a separate cash-generating unit. The recoverable amount of each cash-generating unit has been determined based on a value in use calculation using cash flow projections based on the forecast covering a five-year period approved by senior management. The discount rate applied to the cash flow projections is 7.51% (2024: 7.51%). The growth rate used to extrapolate the cash flows beyond the five-year period is 2% (2024: 2%). Other key assumptions used for goodwill impairment are consistent with those used in the valuation of investment properties.

The results of the tests undertaken as at 31 December 2025 indicated that there was no impairment loss for the investment property.

17. DERIVATIVE FINANCIAL INSTRUMENTS

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Net realised gains from derivative financial instruments	<u>—</u>	<u>26,747</u>

18. INTERESTS IN ASSOCIATES

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Share of net assets	<u>1,815,377</u>	<u>—</u>

Particulars of the Group's material associates are as follows:

Name	Place of registration and business	Issued place of registered share capital	Percentage of ownership interest attributable to the Group	Principal activities
廣州晉耀置業有限公司 ("晉耀")	PRC/Chinese Mainland	RMB1,000,000	50*	Leasing of commercial properties
廣州譽耀置業有限公司 ("譽耀")	PRC/Chinese Mainland	RMB1,000,000	50*	Leasing of commercial properties
廣州景耀置業有限公司 ("景耀")	PRC/Chinese Mainland	RMB1,000,000	50*	Leasing of commercial properties
廣州佳耀置業有限公司 ("佳耀")	PRC/Chinese Mainland	RMB1,000,000	50*	Leasing of commercial properties

* Pursuant to the shareholders' agreement, although the Group has a 50% equity interest in the investees, it does not have unilateral control but exercises significant influence. Accordingly, the investments are accounted for as associates using the equity method.

The following table illustrates the summarised financial information in respect of material associates adjusted for any differences in accounting policies and reconciled to the carrying amount in the consolidated financial statements:

	2025			
	晉耀 RMB'000	譽耀 RMB'000	景耀 RMB'000	佳耀 RMB'000
Current assets	42,746	19,061	102,821	131,037
Non-current assets	2,255,218	1,755,436	2,109,277	1,917,319
Current liabilities	(395,341)	(569,192)	(369,988)	(374,885)
Non-current liabilities	(992,770)	(346,649)	(909,358)	(743,993)
Net assets	<u>909,853</u>	<u>858,656</u>	<u>932,752</u>	<u>929,478</u>
Reconciliation to the Group's interests in the associates:				
Portion of the Group's ownership	50%	50%	50%	50%
Group's share of net assets of the associates	<u>454,927</u>	<u>429,328</u>	<u>466,375</u>	<u>464,747</u>
Revenue	18,931	16,952	16,438	15,912
Loss for the period	<u>(15,057)</u>	<u>(12,714)</u>	<u>(12,444)</u>	<u>(13,871)</u>

19. TRADE AND LEASE RECEIVABLES

	As at 31 December	
	2025 RMB'000	2024 RMB'000
Trade and lease receivables	21,838	20,751
Loss allowance	<u>(3,705)</u>	<u>(1,976)</u>
Trade and lease receivables, net	<u>18,133</u>	<u>18,775</u>

Due to the short-term nature of the current receivables, the fair values of trade and lease receivables approximate to their carrying amounts.

The credit terms of the Group are generally within three months. The aging analysis of trade and lease receivables by the invoice date is as follows:

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
0 - 30 days	13,243	13,363
31 - 90 days	4,110	4,590
91 - 180 days	1,445	815
181 - 365 days	2,118	1,700
Over 1 year	922	283
	21,838	20,751

The Group applies the HKFRS 9 simplified approach, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

The Group's trade and lease receivables are mainly denominated in RMB.

20. INVENTORIES

The balance of inventories mainly consists of food, beverage, consumables and operating supplies.

21. BANK DEPOSITS AND CASH AND CASH EQUIVALENTS

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Cash at banks and on hand	5,350,204	1,294,763
Bank deposits with original maturity of less than three months	1,230,029	101,391
Cash and cash equivalents	6,580,233	1,396,154
Bank deposits with original maturity of more than three months and less than twelve months	60,000	50,000
Total	6,640,233	1,446,154
Maximum exposure to credit risk	6,639,933	1,445,804

As at 31 December 2025, included in the bank deposits and cash and cash equivalents of the Group are bank deposits of approximately RMB4,311,534,000 (2024: RMB1,104,452,000) denominated in RMB, which is not a freely convertible currency in the international market. The remittance of these funds out of Chinese Mainland is subject to exchange control restrictions imposed by the Chinese government.

The credit quality of bank deposits and cash and cash equivalents has been assessed by reference to external credit ratings (if available) or to historical information about the counterparty default rates. The existing counterparties do not have defaults in the past.

The carrying amounts of bank deposits and cash and cash equivalents approximate to their fair values.

The effective interest rates (per annum) of the deposits at the balance sheet date were as follows:

	As at 31 December	
	2025	2024
Bank deposits with original maturity of less than twelve months	1.00% to 3.75%	1.25% to 4.15%

Bank deposits and cash and cash equivalents are denominated in the following currencies:

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
RMB	4,311,833	1,104,801
HK\$	1,257,523	324,852
USD	1,070,877	16,501
	<u>6,640,233</u>	<u>1,446,154</u>

22. DEFERRED TAX LIABILITIES

The movements in the net deferred tax liabilities are as follows:

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Beginning of the year	5,523,292	5,521,648
Deferred taxation charged to profit or loss (Note 10)	6,034	24,646
Deferred taxation (credited)/charged to reserves	(9,893)	(23,002)
Derecognition of subsidiaries	(90,515)	—
End of the year	<u>5,428,918</u>	<u>5,523,292</u>

The movements in deferred tax assets (prior to offsetting the balances within the same taxation jurisdiction) during the year are as follows:

	Tax losses and others RMB'000
At 1 January 2024	13,604
Charged to profit or loss	<u>(2,564)</u>
At 31 December 2024	<u>11,040</u>
At 1 January 2025	11,040
Charged to profit or loss	<u>(2,202)</u>
At 31 December 2025	<u>8,838</u>

The movements in deferred tax liabilities (prior to offsetting the balances within the same taxation jurisdiction) during the year are as follows:

	Fair value change RMB'000	Withholding tax in respect of unremitted earnings of subsidiaries RMB'000	Accelerated depreciation allowance and others RMB'000	Total RMB'000
Year ended 31 December 2024				
At 1 January 2024	3,840,286	656,414	1,038,552	5,535,252
Charged to profit or loss	(72,546)	(467)	95,095	22,082
Charged to reserves	(20,532)	(2,470)	—	(23,002)
At 31 December 2024	<u>3,747,208</u>	<u>653,477</u>	<u>1,133,647</u>	<u>5,534,332</u>
Year ended 31 December 2025				
At 1 January 2025	3,747,208	653,477	1,133,647	5,534,332
(Charged)/credited to profit or loss	(134,920)	16,748	122,004	3,832
Charged to reserves	(8,831)	(1,062)	—	(9,893)
Derecognition of subsidiaries	(57,704)	(23,458)	(9,353)	(90,515)
At 31 December 2025	<u>3,545,753</u>	<u>645,705</u>	<u>1,246,298</u>	<u>5,437,756</u>

23. TRADE PAYABLES

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Trade payables	<u>17,476</u>	<u>16,517</u>

The aging analysis of the trade payables, based on their invoice date, is as follows:

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
0 - 30 days	9,504	9,585
31 - 90 days	6,216	5,111
91 - 180 days	1,396	1,272
180 - 365 days	74	549
Over 1 year	286	—
	<u>17,476</u>	<u>16,517</u>

All of the Group's trade payables are denominated in RMB.

24. RENTAL DEPOSITS, RECEIPTS IN ADVANCE, ACCRUALS AND OTHER PAYABLES

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Rental deposits		
Current portion	166,066	218,685
Non-current portion	117,316	163,143
	283,382	381,828
Receipts in advance		
Current portion	77,232	102,138
Accrued urban real estate tax	40,828	53,752
Accrued withholding tax payable	7,741	9,663
Accrued surcharge tax	9,301	21,659
Construction payable	109,022	121,852
Accrued interest expenses	118,613	113,410
Accruals for other operating expenses	116,438	122,292
Accruals and other payables	401,943	442,628
	762,557	926,594

The carrying amounts of rental deposits, receipts in advance and accruals and other payables approximate to their fair values. The majority of the Group's rental deposits, receipts in advance and accruals and other payables are denominated in RMB and HKD.

25. BORROWINGS

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Current		
Short-term bank borrowings		
– Unsecured	400,000	530,000
Current portion of long-term borrowings		
Bank borrowings		
– Secured (Note a)	3,324,267	165,000
– Unsecured	5,042,536	3,912,000
Other borrowings, unsecured (Note b)	4,311,225	—
	<u>13,078,028</u>	<u>4,607,000</u>
Non-current		
Long-term borrowings		
Bank borrowings		
– Secured (Note a)	4,226,167	4,947,900
– Unsecured	9,851,996	10,727,544
Other borrowings, unsecured (Note b)	5,907,776	4,374,512
	<u>19,985,939</u>	<u>20,049,956</u>
Total long-term borrowings	19,985,939	20,049,956
Less: current portion of long-term borrowings	<u>(12,678,028)</u>	<u>(4,077,000)</u>
	<u>7,307,911</u>	<u>15,972,956</u>
Analysed into:		
Unsecured	16,159,772	15,632,056
Secured	4,226,167	4,947,900
	<u>20,385,939</u>	<u>20,579,956</u>

As at 31 December 2025, the Group is required to comply with the covenants throughout the continuance of the relevant loans and/or as long as the loans are outstanding. The Group regularly monitored and communicated with the banks about its compliance with these covenants throughout the reporting period. As at 31 December 2025, the Group breached the restrictions on asset disposal and security margin ratio (the aggregate principal amount of all the liabilities/the total open market value of the properties owned by the Group, which was required not to exceed 50%) on bank borrowings with an aggregate carrying amount of RMB12,979 million (31 December 2024: Nil). Since the lenders have not provided a waiver on their right to demand immediate payment for the loans amounting to RMB3,784 million at the end of the reporting period, these loans have been classified as current liabilities accordingly.

Certain bank loans are classified as non-current liabilities. The Group's right to defer settlement of these liabilities is subject to compliance with financial covenants within twelve months after the reporting period. As at the end of the reporting period, the carrying amount of such loans amounted to RMB3,151 million. The Group has assessed its ability to comply with the relevant financial covenants within twelve months after the reporting period. Based on current financial projections and available financing arrangements, management considers that the Group will be able to comply with all applicable covenants on the relevant testing dates. Accordingly, management is of the view that the risk of these liabilities becoming repayable within twelve months after the reporting period is not significant.

Note a:

As at 31 December 2025, bank loans of approximately RMB4,226 million (2024: RMB4,948 million) are secured by certain parts of Guangzhou IFC with a carrying value of RMB6,349 million (2024: RMB6,480 million).

The Group's borrowings are repayable as follows:

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Within one year	13,078,028	4,607,000
Between one year and five years	7,307,911	15,972,956
	<u>20,385,939</u>	<u>20,579,956</u>

The effective interest rates (per annum) of the borrowings at the balance sheet date were as follows:

	As at 31 December	
	2025	2024
RMB	3.64%	3.63%
HK\$	4.58%	6.17%
USD	2.72%	2.72%

The carrying amounts of the borrowings are denominated in RMB, HK\$ and USD and approximate to their fair values.

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
RMB	15,466,927	12,330,465
HK\$	2,107,628	5,373,870
USD	2,811,384	2,875,621
	<u>20,385,939</u>	<u>20,579,956</u>

Note b:

On 2 February 2021, REIT MTN, a wholly owned subsidiary of Yuexiu REIT, issued a total principal amount of USD400 million of 2.65% notes due in February 2026 to investors under the MTN Programme, which was updated in January 2021.

On 24 March 2023 and 2 April 2025, Moon King Limited, a wholly owned subsidiary of Yuexiu REIT, issued RMB1,500 million principal amount of 4.15% guaranteed notes due in March 2026 and RMB1,000 million principal amount of 4.10% guaranteed notes due in April 2028, respectively.

On 21 July 2025, Yuexiu REIT 2012 Company Limited, a wholly owned subsidiary of Yuexiu REIT, issued RMB600 million principal amount of 2.70% medium term bonds due in July 2028.

26. NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Opening balance	14,829,378	15,632,979
Issuance of units	102,254	141,954
Transfer to the consolidated statement of profit or loss and other comprehensive income	(534,382)	(611,600)
Distributions paid during the year	<u>(300,573)</u>	<u>(333,955)</u>
Closing balance	<u><u>14,096,677</u></u>	<u><u>14,829,378</u></u>

The movements in the number of existing units are as follows:

	Year ended 31 December	
	2025	2024
Units in issue ('000)		
Opening balance	5,090,738	4,915,738
Manager's fee in form of units (Note a)	123,231	155,000
Issuance of deferred units during the year (Note b)	<u>45,000</u>	<u>20,000</u>
Closing balance	<u><u>5,258,969</u></u>	<u><u>5,090,738</u></u>

Note a:

During the year, 123,231,000 units were issued for payment of the manager's fee (2024: 155,000,000 units).

Note b:

Pursuant to the terms disclosed in the circular dated 30 June 2012, Yuexiu REIT will, on 31 December of each year, issue to YXP a certain number of units starting from 31 December 2016 (the “Deferred Units”). The number of Deferred Units to be issued to YXP each year, when aggregated with the Manager Fee Units to be issued within 12 months of the issue, will be limited to the maximum number of units which will not trigger an obligation on the part of YXP to make a mandatory general offer under Rule 26 of the Takeovers Code for all units not already owned or agreed to be acquired by YXP at the relevant time. Accordingly, 45,000,000 Deferred Units were issued on 31 December 2025 (2024: 20,000,000 Deferred Units).

Pursuant to the terms disclosed in the 2021 Circular, in light of the subscription price of the Rights Issue (being HK\$3.20) being at a discount greater than 10% of the average of the daily closing prices of the Units for the five consecutive trading days preceding the date of the announcement (being HK\$3.67), which was made on 24 October 2021 in relation to the Acquisition, the issue price for the Deferred Units (the “Deferred Units Issue Price”) shall be adjusted by multiplying the current Deferred Units Issue Price (being HK\$4.00 per unit) by the fraction as set out under the indebtedness agreement dated 28 May 2012 between YXP, the Trustee and the Manager and further described in the 2021 Circular (the “Deferred Units Issue Price Adjustment”). The adjusted Deferred Units Issue Price is HK\$3.86 per unit and the number of Deferred Units to be issued was adjusted to 329,809,000 units following the Deferred Units Issue Price Adjustment. The Deferred Units Issue Price Adjustment took effect upon the completion of the Rights Issue on 26 January 2022.

27. DERECOGNITION OF SUBSIDIARIES

During the year ended 31 December 2025, the Group entered into an agreement with Guangzhou Yue Xiu Development Group Co., Ltd. (“Yue Xiu Development”), pursuant to which the Group transferred its 50% equity interest in 廣州晉耀置業有限公司, 廣州譽耀置業有限公司, 廣州景耀置業有限公司 and 廣州佳耀置業有限公司 (collectively, the “disposal group”) to Yue Xiu Development for a cash consideration of RMB1,717,920,000. According to the agreement, the Group does not have unilateral control but exercises significant influence over the investees. The disposal group has been accounted for as associates of the Group since then.

Details of the net assets disposed of and the loss are as follows:

	2025 RMB'000
Net assets disposed of:	
Investment properties	8,049,000
Deferred assets	30,193
Cash and bank balances	90,878
Trade receivables	3,407
Prepayments and other receivables	21,196
Rental deposits	(81,809)
Receipts in advance	(24,298)
Accruals and other payables	(14,920)
Tax payables	(44,678)
Amounts due to related parties	(4,350,785)
Deferred tax liability	(90,516)
	<hr/>
Subtotal	3,587,668
Transaction fee	20,676
Losses on derecognition of subsidiaries	(48,004)
	<hr/>
Total consideration	<u>3,560,340</u>
Satisfied by:	
Cash	1,717,920
Investments retained subsequent to disposal	<u>1,842,420</u>

An analysis of the net inflow of cash and cash equivalents in respect of the derecognition of subsidiaries is as follows:

	2025
	RMB'000
Cash consideration	1,717,920
Cash and bank balances disposed of	(90,878)
Net inflow of cash and cash equivalents in respect of the derecognition of subsidiaries	<u>1,627,042</u>

28. CAPITAL COMMITMENTS

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Capital commitments in respect of property, plant and equipment and investment properties		
Contracted but not provided for	<u>68,207</u>	<u>53,747</u>

29. FUTURE MINIMUM RENTAL RECEIVABLES

The future minimum rental receivables under non-cancellable operating leases are as follows:

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Within one year	872,384	1,530,934
Between one year and five years	1,211,041	2,005,528
Over five years	12,713	34,734
	<u>2,096,138</u>	<u>3,571,196</u>

30. EVENTS AFTER THE REPORTING PERIOD

On 12 February 2026, Yuexiu REIT MTN Company Limited issued USD300 million of 6.5% green notes due in February 2029 and Moon King Limited issued RMB690 million of 3.5% green note due in February 2029.

By order of the board of directors of
Yuexiu REIT Asset Management Limited
(as manager of Yuexiu Real Estate Investment Trust)
JIANG Guoxiong
Chairman

Hong Kong, 11 March 2026

As at the date of this announcement, the board of directors of the Manager is comprised as follows:

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 Xiaoou*