



越秀房地產投資信託基金

YUEXIU REAL ESTATE INVESTMENT TRUST

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

(Stock Code : 00405)



VISION FOR
A STEADY FORTUNE

INTERIM REPORT 2025



20 YUEXIU
REIT
2005-2025



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PERFORMANCE SUMMARY

The following is a summary of Yuexiu REIT's financial results during the Interim Period together with comparative figures for the six months ended 30 June 2024 and year ended 31 December 2024:

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

	Six months ended 30 June		Change (Decrease)/ Increase
	2025	2024	
Gross income	966,148,000	1,034,091,000	(6.6)%
Net property income	679,036,000	742,665,000	(8.6)%
Net loss after tax before transactions with Unitholders	(337,419,000)	(40,529,000)	732.5%
Interim distribution	171,141,000	185,247,000	(7.6)%
Loss per unit	(0.0630)	(0.0062)	916.1%
Distribution per unit	0.0333	0.0371	(10.2)%
Equivalent to HK\$	0.0366	0.0405	(9.6)%

	As at		Change Decrease
	30 June 2025	31 December 2024	
Property portfolio valuation	41,889,247,000	42,308,008,000	(1.0)%
Net assets attributable to Unitholders	14,506,842,000	14,829,378,000	(2.2)%
Net assets attributable to Unitholders per unit	2.82	2.91	(3.1)%

CHAIRMAN'S STATEMENT

DEAR UNITHOLDERS OF YUEXIU REIT,

On behalf of the management team of Yuexiu REIT Asset Management Limited ("Manager"), the Manager of Yuexiu Real Estate Investment Trust ("Yuexiu REIT"), I am very pleased to present to you the 2025 interim report of Yuexiu REIT.



JIANG GUOXIONG

Chairman



At the beginning of 2025, the global economy faced the challenge of tariff wars. The multilateral trading system was undermined by the uncertainties of trade policies, prompting an accelerated restructuring of global industrial chains to mitigate the cost challenges brought by rising tariffs. Moreover, in the first half of the year, geopolitical tensions escalated sharply, with highly tense regional situations further diverging regional development and slowing down the overall recovery of the global economy. For China, the year 2025 marks the final year for achieving the goals and tasks of the 14th Five-Year Plan, serving as a critical juncture that bridges the past and the future. In the first half of the year, the domestic economy exhibited several notable features, including resilient exports, policy-driven consumption, expansion of high-tech manufacturing industry and contraction in real estate investment. Benefitting from a series of effective macro policies, a new development pattern of "dual circulation" – in which domestic and foreign markets reinforce each other, with the domestic market as the mainstay – is being established at an accelerated pace, along with a faster transition from old to new industrial growth drivers.



CHAIRMAN'S STATEMENT (CONTINUED)

In the first half of the year, amid slowing economic growth, office tenants continued their pursuit of “cost efficiency”, maintaining a prudent approach to lease expansion and even relocating to emerging districts to reduce administrative costs; high-end hotels and serviced apartments were directly affected by consumption downgrades, with the catering operations encountering significant challenges; while retail shopping malls and clothing wholesale market also experienced a certain impact from consumption downturn, leading to increased operational pressure for merchants. Confronting the downturn in market demand and intense industry competition, the management team adapts proactively to change, took integrated measures to implement lean management, which combined with the quality of our premium properties and the excellent efforts made by all members of the management team, thereby delivering steady performance with quality enhancements for the Unitholders.

RESULTS AND DISTRIBUTION

As at 30 June 2025, Yuexiu REIT maintained ten high-quality properties located in four high economic growth cities in Mainland China (i.e. Guangzhou, Shanghai, Wuhan, Hangzhou) and Hong Kong, covering four business segments, namely office buildings, retail shopping malls, wholesale market and hotel and serviced apartments, with a total gross floor area of 1,184,156.5 sq.m. and a total rentable area of 803,984.1 sq.m.. The overall occupancy rate was 82.2%, and the unit rent was RMB187.5 per sq.m. per month. During the Interim Period, Yuexiu REIT recorded a total operating revenue of approximately RMB966,148,000, representing a decrease of 6.6% as compared to RMB1,034,091,000 for the same period last year, with overall operation remaining stable.

During the Interim Period, Yuexiu REIT recorded a total distributable income of approximately RMB171,141,000. The distribution is approximately HK\$0.0366 per Unit (the corresponding period of the previous year: approximately HK\$0.0405). Based on the closing price of HK\$0.87 on 30 June 2025, the annualised distribution yield was approximately 8.42%.

MACRO ECONOMY

In the first half of 2025, China's economic performance has been generally stable with a trend of steady growth. According to data released by the National Bureau of Statistics of China, the gross domestic product (GDP) in the first half of 2025 reached RMB66,053.6 billion, representing a year-on-year growth of 5.3%. The “three economic drivers” collectively drove economic expansion. The “trade-in of old consumer goods” subsidy policy boosted rapid growth in consumption, with total retail sales of consumer goods reaching RMB24,545.8 billion in the first half of the year, representing a year-on-year increase of 5.0% and contributing 52.0% to economic growth. Investment scale showed divergence: national fixed asset investment stood at RMB24,865.4 billion, representing a year-on-year increase of 2.8% and contributing 16.8% to economic growth. National fixed asset investment (excluding investment in real estate development) increased by 6.6%, while investment in real estate development decreased by 11.2% year-on-year. Exports showed strong resilience with total imports and exports of goods reaching RMB21,787.6 billion. Net exports of goods and services contributed 31.2% to economic growth.

CHAIRMAN'S STATEMENT (CONTINUED)

In terms of monetary policy, Chinese Mainland maintained a moderately accommodative stance, lowering the Loan Prime Rate (LPR) by a total of 10 basis points in the first half of the year, with interest rates remaining at relatively low levels. Due to fluctuating inflation, the United States refrained from cutting interest rates in the first half of the year. However, expectations for interest rate cuts in the second half of 2025 strengthened. Hong Kong's IPO market thrived, while one-month HIBOR volatility declined. In terms of exchange rates, Renminbi remained generally stable in the first half of the year, appreciating slightly by 1.9% against US dollar.

Guangzhou faced noticeable structural adjustment in its economic development with a positive trend. According to publicly available information, in the first half of 2025, the city GDP reached RMB1,508.099 billion, representing a year-on-year growth of 3.8%. The internet, software, and information technology services sectors maintained rapid growth, and the added value of core industries in the digital economy increased by 7.0% year-on-year. The 15th National Games to be held within the year spurred a wave of sports-related economic activities, while the "trade-in of old consumer goods" policy boosted sales in covered product categories, driving the city's total retail sales of consumer goods to reach RMB561.122 billion, representing a year-on-year growth of 5.9%. Investment in real estate development has recovered, with a year-on-year growth of 4.1%. Export performance was relatively stable, with the total value of exports growing by 25.2% to RMB396.91 billion, while the city's total foreign trade value grew by 15.5% year-on-year to RMB605.05 billion. As the core engine of the Guangdong-Hong Kong-Macao Greater Bay Area, Guangzhou explicitly outlined in its latest "12218" modern industrial system strategy the ambitious development of 15 strategic industrial clusters, including intelligent connected new energy vehicles, biomedicine and health, as well as six future industries such as embodied AI, cell and gene technologies. In 2024, Guangzhou ranked 8th in the global science city rankings, demonstrating prominent new growth drivers and competitive edges in high-quality economic development.

Shanghai's economic development remained generally stable, with an improvement in investment sentiment. According to publicly available information, in the first half of 2025, the city GDP reached RMB2,622.215 billion, representing a year-on-year increase of 5.1%, maintaining its position as the leading economic centre in China. In the first half of the year, Shanghai's leading industries showed strong momentum, with the output value of artificial intelligence (AI) and integrated circuits increasing by 12.3% and 11.7% year-on-year, respectively. The information transmission, software and information technology services industry in the tertiary sector grew by 14.6% year-on-year. Investment sentiment improved, with investment in real estate development increasing by 3.8% year-on-year. In the first half of the year, the total transaction value of the city's financial markets increased by 6.6% year-on-year, and the finance sector performed robustly. Newly established foreign-invested enterprises reached 3,019, representing a year-on-year growth of 0.4%.



CHAIRMAN'S STATEMENT (CONTINUED)

Wuhan's economic development has achieved steady progress with positive momentum. According to publicly available information, in the first half of 2025, the city GDP increased by 5.5% year-on-year to RMB1,059.28 billion, with the added value of the tertiary industry growing by 6.3% to RMB691.143 billion. Emerging industries represented by humanoid robots and new energy vehicles continued to inject momentum into economic development, with the added value of high-tech manufacturing enterprises above the designated size increasing by 15.7%. The consumer market expanded and improved in quality, with the city's total retail sales of consumer goods reaching RMB427,997 million in the first half of the year, representing a year-on-year increase of 7.3%. As one of the cities in China with the highest concentration of universities and research institutions, Wuhan ranked 13rd globally and 5th nationally in the World's Top 100 Science and Technology Clusters 2024 released by the World Intellectual Property Organization (WIPO), placing it among the top performers nationwide in talent density.

Hangzhou's economic development maintained steady growth, showing positive and innovative momentum. According to publicly available information, in the first half of 2025, the city GDP reached RMB1,130.3 billion, representing a year-on-year increase of 5.5%, outpacing the national growth rate. Emerging services industries witnessed rapid growth, with the service sector of core industries in the digital economy, and the high-tech service sector both achieving double-digit growth. The city's total retail sales of consumer goods amounted to RMB458.5 billion, representing a year-on-year growth of 6.0%. The "trade-in of old consumer goods" policy continued to show effects, with retail sales of household appliances and audiovisual equipment, as well as communication equipment, surging by 97.5% and 40.9%, respectively.

MARKET REVIEW

OFFICE LEASING MARKET

The national office market demand remained primarily cost-driven, with incremental demand recovering slowly and an overall cautious recovery trend. The supply-demand imbalance further intensified, prompting landlords to reduce rents further to stimulate relocation demand.

In the first half of 2025, the Grade A office market in Guangzhou continuously faced pressure on rents and occupancy rates, mainly due to the persistent trend among enterprises to pursue cost efficiency in office operations, which kept demand for office spaces in the core business districts weak. New supply at low price in emerging business districts has intensified competition for customers, putting more absorption pressure on traditional business districts like Zhujiang New Town and Tianhe North (Tianhe Bei). According to market research data, the new supply of Grade A office space in Guangzhou exceeded 320,000 sq.m. in the first half of the year, pushing the market stock to over 7,500,000 sq.m., which represents a year-on-year increase of 6.1%. Projects newly launched are primarily located at Pazhou and International Finance City. The net absorption was 37,000 sq.m., representing a year-on-year decrease of over 21%, with both Zhujiang New Town and Tianhe North recording negative net absorption. As of the end of the second quarter, the citywide vacancy rate climbed to 22.6%, representing a year-on-year increase of 4.1 percentage points. Rental levels continued to decline, with an average rent of RMB127.4 per sq.m. per month, representing a year-on-year decrease of 5.9%. In terms of industrial momentum, office leasing demand from enterprises in finance, media and entertainment, retail, and trade industries remained relatively strong, contributing over 50% to the total leasing transactions in the first half of the year, while demand from professional services and information technology enterprises remained relatively stable.

CHAIRMAN'S STATEMENT (CONTINUED)

The office market in Shanghai recorded a slowdown in net absorption, and rental level continued to decline. According to market research data, in the first half of 2025, the new supply of Grade A office space in Shanghai exceeded 380,000 sq.m., pushing the total stock to 20,130,000 sq.m.. Net absorption of Grade A office space exceeded 90,000 sq.m. in the first half of the year. As of the end of the second quarter, the rental level fell by 15.3% year-on-year to RMB5.4 per sq.m. per day, and the vacancy rate climbed to 23.7%, up by 1.4 percentage points year-on-year. Office upgrades have driven some demand, primarily from retail businesses. Retail and trade, finance, manufacturing, IT, and professional services sectors contributed nearly 70% to the demand for office space in Shanghai.

The office market in Wuhan saw resumption of new supply, and net absorption has rebounded. According to market research data, in the first half of 2025, the citywide new supply of Grade A office space reached 173,000 sq.m., pushing the total stock to 3,128,000 sq.m.. Net absorption was 32,000 sq.m., representing a year-on-year increase of 138.1%. As of the end of the second quarter, the vacancy rate was 40.6%, up by 1.9 percentage points year-on-year. The average rent for Grade A office space was RMB77.8 per sq.m. per month, representing a year-on-year decrease of 10.7%. Demand for corporate office upgrades continued to rise in the first half of the year, with technology and internet, professional services, and manufacturing being the top three sectors in terms of demand. In particular, law firms showed a strong tendency to expand their lease areas. Small-area products remained well accepted by the market.

The office market in Hangzhou saw a slowdown in new supply, and the demand side has improved. According to market research data, in the first half of 2025, the citywide new supply of Grade A office space reached 100,000 sq.m., pushing the total stock in the market to 2,850,000 sq.m.. Net absorption was 42,000 sq.m., representing a year-on-year increase of 38.1%. As of the end of the second quarter, the vacancy rate was 28.6%, up by 1.8 percentage points year-on-year. Rents stood at RMB4.0 per sq.m. per day, representing a year-on-year decrease of 7.9%. The office market in Hangzhou has maintained strong absorption for a long time, providing some support for rental levels. Relocation and upgrading demand played a major role in the first half of the year, and leasing demand from the financial, retail trade and internet sectors remained resilient.

RETAIL MARKET

Retail shopping malls in China witnessed slow growth in customer flow, with brands closing more stores than opening new ones, leading to rental pressures and continuously rising vacancy rates. Although policy measures have driven stronger sales growth than customer flow recovery, subsidy programmes have contributed to a moderate rebound in consumption.

In the first half of 2025, Guangzhou witnessed one shopping mall located in Baiyun District launched on the market. According to market research data, the total stock of retail malls in the city rose slightly to 7,632,000 sq.m.. In terms of market demand, brands generally adopted a wait-and-see approach to lease expansion. Landlords strived to attract customers through brand portfolio upgrades, layout optimisation and IP joint activities, thereby maintaining an overall stable occupancy. According to market research data, as of the end of the second quarter, the citywide vacancy rate was 12.7%, substantially in line with the previous year.

Wuhan saw zero new supply of retail properties in the core business district. According to market research data, as of the end of the second quarter, Wuhan's core business district recorded an overall vacancy rate of 15.1%, substantially in line with the previous year. This reflects a rebound in new store openings, benefiting from the recovery of consumption driven by outdoor sports and the "trade-in of old consumer goods" subsidy policy.



CHAIRMAN'S STATEMENT (CONTINUED)

CLOTHING WHOLESALE MARKET

In the first half of 2025, the overall apparel export trade was under pressure due to the tariff war, while domestic market demand remained relatively weak. According to data from the General Administration of Customs, textile and apparel exports reached RMB1,034.82 billion in the first half of 2025, representing a year-on-year increase of 1.9%. Specifically, textile exports totaled RMB506.81 billion, representing a year-on-year increase of 3%, and apparel exports totaled RMB528.01 billion, representing a year-on-year increase of 1%. According to the monitoring results of the China Commercial Circulation Association of Textile and Apparel, the prosperity index for managers of textile and apparel wholesale markets nationwide in June stood at 49.95, unchanged from the previous period. The prosperity index for merchants in wholesale markets was 49.68, down by 0.40 percentage point from the previous period, reflecting relatively weak business confidence. Regarding sales channels, offline stores saw a slight decrease in customer flow, while e-commerce sales remained generally stable. With the trend of online and offline integration, operational efficiency becomes particularly important. Offline merchants need to proactively integrate new production factors such as live streaming, cross-border e-commerce, AI and VR, build resilient supply chains, take advantage of expos, procurement festivals and fashion weeks to drive online and offline two-way customer attraction, and integrate resources to promote product innovation, so as to effectively resist external market risks and maintain robust growth.

HOTEL AND SERVICED APARTMENT MARKET

The Chinese Mainland hotel market presented a "differentiated competition" pattern in the first half of 2025. Due to the continued inertia of weak consumption in 2024, domestic customer demand showed insufficient growth momentum, with an emerging trend of tourism consumption downgrade, and the average spending per customer has been generally declining. According to data from China's National Immigration Administration, China recorded 13,640,000 visa-free entries by foreigners (accounting for 71.2% of all inbound foreigners), representing a year-on-year increase of 53.9%. With the increase in international routes and the implementation of convenient visa policies, the inbound tourism and business traveler base continued to expand, injecting new vitality into the market. STR data indicated that in the first half of 2025, revenue per available room (RevPAR) in the Mainland hotel market decreased by 5% year-on-year, with all hotel categories experiencing varying degrees of decline. Specifically, the luxury hotel segment in Guangzhou recorded an occupancy rate of 77.3%, representing a year-on-year increase of 5.1 percentage points; ADR and RevPAR were RMB1,238.7 and RMB957.8, respectively, representing a year-on-year decrease of 4.7% and increase of 0.1%, respectively.

BUSINESS OPERATING STRATEGIES

The Manager's business operation strategy is characterised by dynamic balance, lean efficiency, and risk prevention, aiming to ensure stable and smooth operations in the current complex and volatile economic environment. With a holistic perspective on the relationship between occupancy rates, rental levels, tenant structure and property value, the Manager develops flexible and diverse leasing strategies based on daily data monitoring and analysis, and seeks to optimise tenant structure on an ongoing basis, with a view to achieving stable rental returns.

CHAIRMAN'S STATEMENT (CONTINUED)

In terms of **office buildings**, the Manager adjusted product standards in response to changes in market demand, increased the supply of small area furnished units and promoted iterative upgrades of product standards, thereby effectively shortening the tenant solicitation cycle. The business solicitation team strengthened daily communication and constructive collaboration with government departments, industry associations, channel intermediaries and tenants to facilitate the construction of a sustainable office ecosystem and amplify the industry influence of the Yuexiu office brand. The Manager embedded the green, low-carbon, healthy and safe concept into all aspect of office operations, and comprehensively introduced WELL standards to enhance health and human-centric care, highlighting its commitment to ESG sustainability. Furthermore, the Manager has been proactively optimising the service offerings and improving service quality for its properties to improve tenant satisfaction and tenant loyalty, thereby reinforcing project competitiveness.

In terms of **retail shopping malls**, the Manager optimised the brand portfolio in light of consumer trends, introducing emerging brands in the sports and dining sectors. The Manager also created diverse scenarios such as "event-related consumption", "nighttime consumption" and "river view consumption" to boost sales. It was announced that China Duty Free Group (CDFG) will set up a store in GZIFC Shopping Mall, which will be the first and currently the only downtown duty-free store in Guangzhou, with the ambition to create a new landmark for duty-free shopping. Anchor tenants including Uniqlo played a flagship role to attract customer flow for the building. The Manager actively created digitalised consumption scenarios, and advanced the pilot implementation of the local lifestyle platform "Yuexiu Club", boosting member consumption. Well-received themed events were held to attract customers, which include a public welfare event titled "Action for a Green Future, Kind Action brings Goodness (綠動未來 · 向善而行)" hosted to call on the public to explore sustainable lifestyles.

In terms of **wholesale market**, the Manager proactively optimised the brand portfolio, strengthened the overall planning of promotion campaigns for category zones and the refined operation of stores, continuously consolidated the "people, goods and venues" management capabilities, and improved the standards of the operating system, thereby comprehensively enhancing the overall operational efficiency. Brand award events were organised to empower tenant operations in a targeted manner and increase merchant loyalty and operating efficiency. By integrating a "Fashion+" cross-sector marketing ecosystem, the project creatively crafted new shopping scenarios, which effectively boosted the growth of customer flow. With a core strategy of "group purchases to drive bulk purchases and ultimately transform into tenants' revenue", the project managed to build its dual driver of cultural, commercial and tourism resources alongside with outreach to foreign purchasers through the Canton Fair. It also successfully launched the cross-border e-commerce platform "White Horse Global E-Channel (白馬悅境通)" to activate new momentum for merchants' digital operations.

In terms of **the hotel**, the Manager prioritised and prospectively developed marketing strategies for overseas markets. Through targeted marketing, it continuously increased the proportion of high-net-worth foreign customers, driving room revenue to a record high and solidifying the leading position of Four Seasons Hotel Guangzhou in the competitive luxury hotel market of Guangzhou. In respect of catering services, the hotel remained committed to high quality and focused on a "product upgrade, market promotion, and customer-oriented" approach to tap new potential for revenue growth, as evidenced by the emerging effect of the phased adjustment strategy. The Chinese restaurant Yu Yue Heen and the contemporary French restaurant CATCH have received Michelin awards for consecutive years, reflecting a high level of market recognition.



CHAIRMAN'S STATEMENT (CONTINUED)

In terms of **the serviced apartments**, the Manager comprehensively renovated furniture and appliances in guest rooms to enhance customer experience, and received widespread recognition. It refined the customer base management strategy. For long-stay rentals, it focused on stabilising customer base with leases of at least twelve months to ensure the stability of the core long-stay clientele. For short-stay rentals, it leveraged the Ascott membership platform to drive the growth of official website membership, while at the same time actively expanding overseas channels, promoting traffic conversion and improving customer viscosity, which not only effectively boosted short-stay accommodation revenue but also drove overall revenue to new heights and helped maintaining the market-leading competitiveness.

INVESTMENT AND FINANCIAL STRATEGY

The Manager's investment development strategy focused on developing high development potential cities based on the Guangdong-Hong Kong-Macao Greater Bay Area, achieving asset size growth through stable development, and expanding the evaluation criteria for investment properties to include sustainable development performance. By taking into account market developments and industry trends, the Manager will dynamically review the operation and investment returns of its properties to ensure the market competitiveness of asset portfolio and strive to create steady and sustainable returns for the Unitholders.

Yuexiu REIT implemented stable and prudent financial policies. As at 30 June 2025, the ratio of total borrowings to total assets of Yuexiu REIT was 48.1%, which fell within the upper limit of 50% as stipulated in the REIT Code. The Manager paid close attention to the changes in interest rates and exchange rates, proactively expanded capital channels, made reasonable planning for overseas loans as they fall due in future and sought to obtain an appropriate average rate of financing cost, thus ensuring the effective management of liquidity risks.

As for interest rate management, the Manager utilised the position of the RMB interest rate market to mitigate the impact of fluctuations in overseas interest rates. A total of RMB3.23 billion in loans were obtained in the first half of 2025 to 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 the first half of 2025, the financing interest rate exposure of Yuexiu REIT was approximately 14%, narrowing by 12 percentage points from 26% at the beginning of the year; the average financing cost was 3.33%, representing a decrease of 83 basis points from 4.16% at the beginning of the year; the average interest payment rate for the first half of the year was 3.92%, representing a year-on-year decrease of 64 basis points from 4.56% in the first half of 2024.

With regard to foreign exchange management, the Manager has continuously introduced RMB financing to replace Hong Kong dollar financing since 2023. As of the end of June 2025, RMB financing reached approximately RMB14.795 billion, accounting for 72% of total financing. At the end of June 2025, the foreign exchange exposure was equivalent to approximately RMB5.77 billion, accounting for 28% of total financing. 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.



CHAIRMAN'S STATEMENT (CONTINUED)

The Manager continued its work in maintaining a stable credit rating of Yuexiu REIT. As of the end of June 2025, based on the confidence in Yuexiu REIT's operating capability and stable cash flow expectation, two international rating agencies (Standard & Poor and Fitch) granted Yuexiu REIT an investment-grade rating.

ASSET ENHANCEMENT STRATEGIES

The Manager implements strategic asset enhancement plans on an annual basis, regularly reviewing renovation needs and comprehensively balancing costs and benefits, thereby maintaining a competitive advantage in the market and increasing returns of the projects. Meanwhile, the Manager has targeted at the core demands of customers, continuously refining products and services to ensure customer satisfaction and experience as well as maintain stable and reasonable rental value of the properties. Additionally, through asset appreciation projects, the Manager is committed to enhancing the energy-saving and carbon-reduction capabilities of properties, while elevating safety standards to support the achievement of ESG goals. In the first half of the year, the Manager completed the upgrading and renovation project of the restaurant at Ascott Serviced Apartments GZIFC, the upgrading and renovation project of the air-conditioning system at White Horse Building, as well as the upgrading and renovation project of the public area on standard floors at Wuhan Yuexiu Fortune Centre as scheduled.

SUSTAINABLE DEVELOPMENT

In the first half of 2025, the GZIFC Office and Yuexiu Financial Tower obtained the Platinum-level WELL certification with outstanding performance, becoming the only two office buildings in Zhujiang New Town CBD of Guangzhou to receive both LEED and WELL Platinum-level certifications. 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 recognition under the WELL Health-Safety Rating (WELL HSR). The widespread adoption of WELL standards marks another key milestone in the mutual enhancement of the Manager's ESG strategy and business strategy.



CHAIRMAN'S STATEMENT (CONTINUED)

PROSPECTS

Looking ahead to the second half of 2025, the world is highly concerned about the path and pace of interest rate cuts in the US. The Manager expects the global economy to continue its moderate recovery in the second half of the year, though complex and evolving geopolitical dynamics may lead to a slower global growth than expected at the beginning of the year. China faces pronounced structural challenges during the transition and upgrading from old to new industries. The investment sentiment, dampened by a contraction in real estate investment, has yet to recover, while the “rate race” competition among emerging industries needs to be curbed effectively. Domestically, overall consumption remains sluggish, despite the category divergence in consumer spending driven by “trade-in of old consumer goods” policy. In 2025, the concluding year of the “14th Five-Year Plan”, China is expected to strengthen its policy support toward technological development to drive industrial transformation and upgrading. By adopting the supportive consumption policy and moderately accommodative monetary policy to expand domestic demand on the one hand, and implementing “supply-side reform 2.0” to regulate the competitive environment on the other hand, China is expected to consolidate the basic trend of China’s long-term positive economic growth.

With a focus on its main tasks of “boosting economic growth, ensuring security, hosting the National Games, and improving quality”, Guangzhou will continue to advance high-quality development and accelerate the development of the Guangdong-Hong Kong-Macao Greater Bay Area. To this end, Guangzhou will prioritise industry development, build a manufacturing-based city, expedite the establishment of a modernised industrial system aligned with the “12218” strategy, actively foster new quality productive forces, and concentrate on building itself into an advanced manufacturing hub in China. In the second half of the year, Guangzhou will continue to expand domestic demand by unleashing social consumption vitality, while simultaneously expanding effective investment in high-tech industries, thereby accelerating the integrated development of domestic and foreign trade and stabilising economic growth expectations. Guangzhou’s GDP growth rate in 2025 is expected to stand at around 5%, with similar growth rates for fixed asset investment and total retail sales of consumer goods, and total value of imports and exports is expected to grow at a rate of around 3%.

Guangzhou is expected to see more than 400,000 sq.m. of new supply of Grade A office space in the second half of 2025, of which more than 60% originating from International Finance City and more than 30% from Pazhou, while Zhujiang New Town is likely to maintain the existing stock in the short term. Due to the combined effects of weak demand and increased supply, competition in the leasing market will become increasingly fierce and the vacancy rate will remain high, exerting persistent pressure on rental levels. Over the next five years, International Finance City and Pazhou are projected to remain the primary sources of new supply, collectively accounting for more than 95%.

The prime retail property market in Guangzhou is about to see a new supply of over 300,000 sq.m. in the second half of 2025, primarily originating from Panyu, Liwan and other sub-core business districts, including phase I of the Swire Properties Julong Wan Project (太古聚龍灣項目), which is scheduled to commence operation at the end of the year. Over the next five years, new supply will also concentrate mainly in sub-core business districts. As for core business districts, given the limited new supply, the decline in rents is expected to narrow benefiting from improved consumer sentiment and brands upgrades.

CHAIRMAN'S STATEMENT (CONTINUED)

Due to the pressure on foreign trade and the intensified market competition, the clothing wholesale market in Guangzhou will continue to be dominated by the “Matthew Effect” in the second half of 2025, with high-quality apparel trading platforms expected to attract more tenants by virtue of their stronger resource integration and customer attraction capabilities. In this context, scenario-based online channels have become one of the core competitive advantages of the clothing wholesale market, including cross-border e-commerce platforms and live streaming sales channels. In recent years, leveraging its well-established textile and apparel industry chain covering advanced industrial clusters, from raw material trading, textile production, clothing design to product distribution, Guangdong has proactively pursued a transformation toward personalisation, fashion, customisation, greenness and digitalisation, boasting highly competitive products in overseas markets.

The hotel industry is expected to maintain positive signals in the second half of 2025. Despite the pressure presented by declining room rates in the hotel industry, luxury hotels continue to demonstrate resilience thanks to their membership schemes and service premiums. From the perspective of customer sources, the domestic demand for travel and vacations among high-net-worth individuals remained strong, and business activities created a stable business customer base, while China’s visa-free entry policy has encouraged the growth in foreign travelers, all of which have generated solid demand for luxury hotels. In contrast, the catering operations were subject to the direct impact of consumption downgrade and decreased wedding-related activities, making it difficult to recover to the revenue levels of 2019, calling for service quality improvement as well as effective cost control.

Shanghai will continue to focus on developing itself into an international economic centre, financial centre, trade centre, shipping centre, and technological innovation centre, aiming to create a modern industrial system that integrates technological innovation and industrial innovation. Shanghai will facilitate the in-depth implementation of the “Shanghai plans” for the development of integrated circuits, biomedicine and AI, and accelerate the development of the AI industry. Strategic emerging industries and future industries, including low-altitude economy, new energy vehicles and robotics, will seize the market opportunities to pursue rapid development. The GDP growth target for Shanghai in 2025 is set at around 5%.

In the second half of 2025, Shanghai Grade A office market will witness over one million square meters of new supply concentrating in secondary and non-core business districts, with vacancy rate rising accordingly. Rental rates of Grade A offices in Shanghai are expected to decline in the short term.

With a focus on the construction of a technological innovation centre with national influence, Wuhan will concentrate its efforts to promote the upgrading of two national innovation centres, namely national opto-electronic information, digital design and manufacturing innovation centres, while promoting the development of a national pilot area for AI innovative applications with high standards, and cultivating and expanding emerging industrial clusters. Wuhan will also seek to expand the scope of the “trade-in of old consumer goods” policy, with an aim to stimulate consumption potential and boost domestic demand. The GDP growth target for Wuhan in 2025 is set at around 6%.



CHAIRMAN'S STATEMENT (CONTINUED)

In the second half of 2025, Wuhan's Grade A office market is expected to see over 230,000 sq.m. of prime grade-A offices delivered and launched on the market, further intensifying market competition. Over the next three years, rental rates of Grade A offices in Wuhan are likely to extend the downward trend, with vacancy pressure persisting notably.

Guided by the goal of building itself as "a city with higher levels of innovation vitality", Hangzhou will focus on the upgrading of advanced manufacturing, prioritising the development of five future industries: general artificial intelligence, low-altitude economy, humanoid robots, brain-inspired intelligence and synthetic biology, while establishing a distinctive modern service industry system, injecting new momentum into the city's high-quality development. The GDP growth target for Hangzhou in 2025 is set at around 5.5%.

Hangzhou will see seven office projects totaling over 550,000 sq.m. delivered and launched on the market in the second half of 2025, including premium projects such as Hangzhou IFC and Hangzhou Highlong Plaza. Due to increased supply, it is expected that the city-wide rental rates will remain under pressure in the near future.

The management team is cautiously optimistic that with the combination of its premium portfolio of properties coupled with its professional asset management team, and with a focus on strengthening its "four-dimensional capabilities" in product quality, tenant acquisition, operational efficiency, and service excellence, Yuexiu REIT will keep abreast of economic development trends to tap the industrial development potential. It will further attract customer flows through innovating cross-sector consumption scenarios, empower tenant acquisition and operation with digital technology, keenly grasp the potential investment opportunities to steadily optimise debt structure, and expand financing opportunities in the capital market to reduce financing costs. In view of the above, the Manager remains confident that it will continue to deliver stable return to the Unitholders.

APPRECIATION

We would like to take this opportunity to express our sincere gratitude to the Directors, senior management and staff for their dedicated hard work in the development of Yuexiu REIT, and our heartfelt thanks to all Unitholders, tenants and business partners for their strong support for Yuexiu REIT.

JIANG GUOXIONG

Chairman

Hong Kong, 14 August 2025



YUEXIU REIT PROFILE

PROFILE OF YUEXIU REAL ESTATE INVESTMENT TRUST (“YUEXIU REIT”)

Yuexiu REIT is a Hong Kong real estate investment trust that was constituted by a trust deed entered into on 7 December 2005 (“Trust Deed”) between HSBC Institutional Trust Services (Asia) Limited as the trustee (“Trustee”) and Yuexiu REIT Asset Management Limited as the manager of Yuexiu REIT (“Manager”) as modified by a First Supplemental Deed dated 25 March 2008, Second Supplemental Deed dated 23 July 2010, Third Supplemental Trust Deed dated 25 July 2012, Fourth Supplemental Deed dated 3 April 2020 and Fifth Supplemental Trust Deed dated 28 May 2021 and made between the same parties. Yuexiu REIT was listed on The Stock Exchange of Hong Kong Limited (“Stock Exchange”) on 21 December 2005 (“Listing Date”).

Yuexiu REIT’s property portfolio (“Properties”) consists of six commercial properties located in Guangzhou, one commercial property located in Shanghai, one commercial property located in Wuhan, one commercial property located in Hangzhou and two floors of commercial building located in Hong Kong. Yuexiu REIT is the first listed real estate investment trust in the world which invests in real property in mainland of the People’s Republic of China (“PRC”).



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 has intended to distribute to the Unitholders an amount equal to 100% of Yuexiu REIT's Total Distributable Income and Additional Item (as defined in the Offering Circular issued to Unitholders dated 30 June 2012) for the Interim Period of 2025.

The Manager also has the discretion under the Trust Deed, where there are surplus funds, to distribute additional amounts. 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, 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 light of the above, the Manager has determined that an interim distribution to Unitholders for the Interim Period will be approximately RMB0.0333 which is equivalent to Hong Kong Dollars ("HK\$") 0.0366 (June 2024: approximately RMB0.0371 which was equivalent to HK\$0.0405) per unit. Such interim distribution per unit, however, is subject to adjustment once new units are issued to the Manager (in satisfaction of the Manager's fee) prior to the record date for the 2025 interim distribution. A further announcement will be made to inform Unitholders of the interim distribution per unit for the six months ended 30 June 2025.

The total 2025 interim distribution amounted to approximately RMB171,141,000 which is equivalent to HK\$188,201,000 (June 2024: approximately RMB185,247,000 which was equivalent to HK\$202,036,000), includes an amount of approximately RMB62,755,000 (June 2024: RMB85,136,000), that is capital in nature. The total distribution amount for the Interim Period comprises the distributable amount calculated pursuant to the formula set out in the Trust Deed plus a further distribution of approximately RMB3,137,000 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 of this announcement.

Distribution payable to Unitholders is paid in Hong Kong dollar. The exchange rate adopted by the Manager is the average central parity rate, as announced by the People's Bank of China, for the five business days preceding the date of declaration of distribution.

DISTRIBUTION PER UNIT

Distribution to Unitholders for the Interim Period is HK\$0.0366 per unit (June 2024: HK\$0.0405), representing a yield of approximately 4.21% (28 June 2024: 4.26%) based on the closing price of HK\$0.87 per unit as at 30 June 2025 (28 June 2024: HK\$0.95). This represents an annualized distribution yield of 8.42%.

CLOSURE OF REGISTER OF UNITHOLDERS

The record date for the interim distribution will be 11 September 2025. The register of Unitholders will be closed from 11 September 2025 to 12 September 2025, during which period no transfer of units will be effected. In order to qualify for the distribution, all Unit certificates with the completed transfer forms must be lodged with Yuexiu REIT's unit registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Center, 16 Harcourt Road, Hong Kong, no later than 4:30 p.m. on 10 September 2025. The 2025 interim distribution will be paid on 24 October 2025 to the Unitholders whose names appear on the register of Unitholders on 11 September 2025.



MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

In the first half of 2025, global economic growth slowed down as the United States launched a tariff war around the world, trade policy uncertainty increased significantly, and the geopolitical situation deteriorated sharply. Given the ongoing inflationary pressure, the US Federal Reserve did not lower the interest rate in the first half of the year. Faced with the escalating internal and external risk factors, China has introduced “trade-in” subsidy policies to stimulate consumption, initiated “supply-side structural reform 2.0” to regulate the order in market competition, promoted the healthy development of new quality productive forces to foster emerging production capacity, and continued the moderate accommodative monetary policy with a reduction of 10 basis points in the Loan Prime Rate (LPR) in the first half of 2025. According to the National Bureau of Statistics, China’s gross domestic product (GDP) in the first half of 2025 increased by 5.3% year-on-year, showing an overall stable and improving trend. In particular, the added value of the tertiary industry grew by 5.5% year-on-year, contributing 60.2% to the economic growth. From the demand side, consumer expenditure was the main driving force, contributing 52.0% to economic growth, while export trade showed remarkable resilience, with net exports of goods and services contributing 31.2% to economic growth.

In the first half of 2025, the office building market continued to see a trend of pursuing “cost reduction and efficiency improvement”, and corporate expansion remained cautious and slow. For retail malls and clothing wholesale markets, merchants have been subjected to increased operating pressure stemming from weak consumption. For high-end hotels and serviced apartments, average daily rate (ADR) was under pressure due to the direct impact of consumption downgrading. In order to effectively deal with the headwinds in the industry, the Manager took strategic actions to secure market share, strengthened risk control by renewing leases in advance, invested in asset appreciation projects to enhance product competitiveness, and adopted comprehensive measures to stabilise the fundamentals of operations, which effectively supported the revenue of Yuexiu REIT for the interim period. The Manager is pleased to see lower financing cost, which is beneficial to the distribution.



MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

PROPERTY PORTFOLIO

As of 30 June 2025, Yuexiu REIT's portfolio of properties consisted of ten properties, namely, White Horse Building Units ("White Horse Building"), Fortune Plaza Units and certain Carpark Spaces ("Fortune Plaza"), City Development Plaza Units and certain Carpark Spaces ("City Development Plaza"), Victory Plaza Units ("Victory Plaza"), Guangzhou International Finance Center ("GZIFC"), Yuexiu Financial Tower ("Yuexiu Financial Tower"), located in Guangzhou; Yue Xiu Tower ("Shanghai Yue Xiu Tower"), located in Shanghai; Wuhan Yuexiu Fortune Centre, Starry Victoria Shopping Centre and certain Carpark Spaces ("Wuhan Properties"), located in Wuhan; Hangzhou Victory Business Center Units and certain Carpark Spaces ("Hangzhou Victory"), located in Hangzhou; and 17th and 23rd Floors of Yue Xiu Building Units ("17th and 23rd Floors of Hong Kong Yue Xiu Building"), located in Hong Kong. The total gross floor area of the properties was 1,184,156.5 sq.m. and the total rentable area was 803,984.1 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; 62,785.7 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; 10,289.1 sq.m. of parking space and 29,797.1 sq.m. of common facilities area of Yuexiu Financial Tower, and the following statistics of both aggregate rented area and occupancy rate have excluded the above areas).

PROPERTY VALUATION

On 30 June 2025, revaluation of the portfolio of properties of Yuexiu REIT was carried out by Savills Valuation and Professional Services Limited ("Savills"), an independent professional valuer, and the revalued market value was approximately RMB41.889 billion.

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

The following table summarises the valuation of each of the properties as at 30 June 2025 and 31 December 2024:

Name of Property	Valuation as at 30 June 2025 RMB million	Valuation as at 31 December 2024 RMB million	Increase/ (Decrease) Percentage
White Horse Building	4,815	4,815	—%
Fortune Plaza	1,240	1,240	—%
City Development Plaza	1,006	1,022	(1.6)%
Victory Plaza	959	959	—%
GZIFC	18,934	18,990	(0.3)%
Shanghai Yue Xiu Tower	2,868	2,918	(1.7)%
Wuhan Properties	3,304	3,359	(1.6)%
Hangzhou Victory	626	625	0.2%
Yuexiu Financial Tower	8,049	8,284	(2.8)%
17th and 23rd Floors of Hong Kong Yue Xiu Building	88	96	(8.3)%
Total	41,889	42,308	(1.0)%



MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

Particulars of the properties are as follows:

Property	Type	Location	Year of Completion	Gross Floor Area (sq.m.)	Rentable Area (sq.m.)	Property Occupancy Rate ⁽¹⁾	Number of Lease ⁽¹⁾	Unit Rent ⁽¹⁾ (RMB/sq.m./month)
White Horse Building	Wholesale mall	Yuexiu District, Guangzhou	1990	50,199.3	50,128.9	95.0%	857	445.1
Fortune Plaza	Grade A office	Tianhe District, Guangzhou	2003	42,763.5	41,355.2 ⁽²⁾	88.0%	108	141.8
City Development Plaza	Grade A office	Tianhe District, Guangzhou	1997	44,501.7	42,397.4 ⁽³⁾	89.4%	79	133.3
Victory Plaza	Retail shopping mall	Tianhe District, Guangzhou	2003	27,698.1	27,262.3	96.2%	28	196.3
GZIFC	Commercial complex	Tianhe District, Guangzhou	2010	457,356.8	230,266.9	85.4%	239	214.8
Including:	Grade A office			267,804.4	183,539.6 ⁽⁴⁾	82.6%	183	229.6
	Retail shopping mall			46,989.2	46,727.3	96.4%	56	165.1
	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⁾	87.2%	114	196.0
Wuhan Properties	Commercial complex	Qiaokou District, Wuhan		248,194.2	172,993.3	66.8%	205	63.4
Including:	Grade A office		2016	139,937.1	129,446.7 ⁽⁷⁾	61.5%	117	73.2
	Retail shopping mall		2015	45,471.4	43,546.6 ⁽⁸⁾	82.4%	88	41.5
	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⁾	88.7%	36	127.1
Yuexiu Financial Tower	Grade A office	Tianhe District, Guangzhou	2015	210,282.9	170,196.8 ⁽¹⁰⁾	82.1%	192	194.2
17th and 23rd Floors of Hong Kong Yue Xiu Building	Office	Wanchai, Hong Kong	1985	872.2	872.2	100.0%	4	322.5
Total				1,184,156.5	803,984.1	82.2%	1,862	187.5

Notes:

- (1) As at 30 June 2025;
- (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);

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

- (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.

OCCUPANCY SLIGHTLY DECLINED

As at 30 June 2025, the overall occupancy rate of the properties was approximately 82.2%.

The following table sets out a comparison of occupancy rates in respect of all the properties between the Interim Period and the corresponding period of previous year:

Name of Property	Occupancy rate as at 30 June 2025	Occupancy rate as at 30 June 2024	Percentage (decrease)/ increase as compared to 30 June 2024
White Horse Building	95.0%	95.6%	(0.6)%
Fortune Plaza	88.0%	94.2%	(6.2)%
City Development Plaza	89.4%	95.7%	(6.3)%
Victory Plaza	96.2%	97.8%	(1.6)%
GZIFC Office	82.6%	84.7%	(2.1)%
GZIFC Shopping Mall	96.4%	98.4%	(2.0)%
Shanghai Yue Xiu Tower	87.2%	84.6%	2.6%
Wuhan Properties Office	61.5%	60.8%	0.7%
Wuhan Properties Shopping Mall	82.4%	88.7%	(6.3)%
Hangzhou Victory	88.7%	95.1%	(6.4)%
Yuexiu Financial Tower	82.1%	82.9%	(0.8)%
17th and 23rd Floors of Hong Kong Yue Xiu Building	100.0%	100.0%	0.0%
Total	82.2%	84.0%	(1.8)%

Operational Property	Type	Commencement of Operation	Area of Ownership (sq.m.)	No. of Units (units)	Average Occupancy Rate ⁽¹⁾	Average Room Rate ⁽¹⁾ (RMB)
Four Seasons Hotel Guangzhou ⁽²⁾	Five-star hotel	August 2012	91,460.9	344	80.1%	2,201
Ascott Serviced Apartments GZIFC ⁽²⁾	High-end serviced apartments	September 2012	51,102.3	314	92.3%	1,128



MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

Notes:

- (1) From 1 January 2025 to 30 June 2025;
- (2) Both hotel and serviced apartments are entrusted operation.

REVENUE SLIGHTLY DECREASED

During the Interim Period, the properties of Yuexiu REIT recorded total revenue of approximately RMB966.1 million, representing a decrease of 6.6% as compared to the corresponding period of the previous year. White Horse Building, Fortune Plaza, City Development Plaza, Victory Plaza, GZIFC, Shanghai Yue Xiu Tower, Wuhan Properties, Hangzhou Victory, Yuexiu Financial Tower and 17th and 23rd Floors of Hong Kong Yue Xiu Building accounted for approximately 11.3%, 3.2%, 3.2%, 3.3%, 50.3%, 4.9%, 4.8%, 1.7%, 17.1% and 0.2% of the total revenue, respectively.

The following table sets out a comparison of revenue in respect of the Properties between the Interim Period and the corresponding period of 2024:

Name of Property	Revenue for the Interim Period of 2025 RMB million	Revenue for the Interim Period of 2024 RMB million	(Decrease)/ Increase Compared to the Interim Period of 2024 RMB million	(Decrease)/ Increase in Revenue from the Property Percentage
White Horse Building	109.4	111.4	(2.0)	(1.8)%
Fortune Plaza ⁽ⁱ⁾	31.2	41.5	(10.3)	(24.8)%
City Development Plaza ⁽ⁱ⁾	30.8	36.9	(6.1)	(16.5)%
Victory Plaza ⁽ⁱ⁾	31.6	40.5	(8.9)	(22.0)%
GZIFC				
Office	201.7	215.1	(13.4)	(6.2)%
Retail shopping mall	33.9	34.9	(1.0)	(2.9)%
Hotel	190.2	194.4	(4.2)	(2.2)%
Serviced apartment	60.3	60.0	0.3	0.5%
Shanghai Yue Xiu Tower	47.2	49.0	(1.8)	(3.7)%
Wuhan Properties	46.3	50.8	(4.5)	(8.9)%
Hangzhou Victory	16.7	16.4	0.3	1.8%
Yuexiu Financial Tower	165.1	181.7	(16.6)	(9.1)%
17th and 23rd Floors of Hong Kong Yue Xiu Building	1.7	1.5	0.2	13.3%
Total	966.1	1,034.1	(68.0)	(6.6)%

Note:

- (i) Fortune Plaza, City Development Plaza and Victory Plaza recognised revenue from advertising spaces of RMB8 million, RMB4 million and RMB8 million respectively in the interim period of 2024, with no such revenues in the Interim Period of 2025.

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

OFFICE – MATCHING DEMANDS TO CONSOLIDATE PRODUCT COMPETITIVENESS, INTRODUCING AND RETAINING QUALITY TENANTS TO ENHANCE TENANT STRUCTURE, AND IMPLEMENTING VARIOUS MEASURES TO STABILISE THE OCCUPANCY RATE

The office properties of Yuexiu REIT are located in four high-growth cities in Chinese Mainland (namely, Guangzhou, Shanghai, Wuhan and Hangzhou) and Hong Kong. During the Interim Period, cities where the Mainland properties are located witnessed an increase in supply with a weak demand for office building to varying degrees, which have generally put pressure on project occupancy rates. Facing fierce competition, the Manager adhered to the principle of “one project, one strategy, one dedicated team”. With setting the stabilisation of occupancy rates as the priority, the Manager actively broadened tenant promotion channels, launched products such as furnished units, and small and medium-sized units to meet market demand, introduced and retained quality tenants to enhance tenant structure, and consolidated market competitiveness by leveraging the advantages of the properties. As of 30 June 2025, among office tenants, tenants with backgrounds of the Fortune Global 500 companies and Fortune China 500 companies accounted for 37.5% of the rented area.

GUANGZHOU

GZIFC: The office portion of the GZIFC commercial complex, which is a super grade A office building and one of the iconic buildings and landmarks in the core area of Zhujiang New Town, Guangzhou. During the Interim Period, GZIFC achieved positive growth in both customer flow and conversion rates through continuous product enhancement and operational optimisation, with a newly contracted area of 13,133 sq.m., including a large area leased on one floor (trading business sector). The newly launched 4,235 sq.m. of furnished units recorded an absorption cycle of only about 19 days and an absorption rate close to 90%. Quality tenants introduced include a Fortune Global 500 company (in IT sector), a leading global shipping company and a renowned Internet-based culture, sports and entertainment company, taking up more than 2,200 sq.m. in aggregate. In addition, the project recorded a renewed leasing area of 9,099 sq.m. and a renewal rate of 70%, retaining quality tenants including 2 Fortune Global 500 companies (in the chemical and household appliances sectors) and a foreign consulate. As at 30 June 2025, the occupancy rate of the office building of GZIFC was 82.6%, representing a year-on-year decrease of 2.1 percentage points. In May, GZIFC was selected as one of the Top 30 companies 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.



MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

Yuexiu Financial Tower: A super grade A office building in the core area of Zhujiang New Town, Guangzhou. During the Interim Period, the project recorded a newly contracted area of 7,448 sq.m., including a total of 1,500 sq.m. further took up by seven existing tenants looking for expanded area. 7,089 sq.m. of furnished units were launched, with an absorption cycle of approximately 38 days and an absorption rate of more than 65%. Quality tenants newly introduced include a Fortune Global 500 company (in the insurance sector) and a futures company with a market value of over RMB10 billion. As certain tenants relocated to their own properties, the project recorded a renewed leasing area of 10,303 sq.m. and a renewal rate of 42%, with the retention of quality tenants with large leasing areas, including Deloitte, one of the Big Four International Accounting Firms, and a leading integrated asset management company in China. As at 30 June 2025, the occupancy rate of Yuexiu Financial Tower was 82.1%, substantially in line with that in previous year.

Fortune Plaza: During the Interim Period, the project recorded a newly contracted area of 2,354 sq.m., and introduced quality tenants including several healthcare and elderly care subsidiaries of a Fortune Global 500 integrated financial group, with the effect of upstream and downstream industrial clusters emerging. The project recorded a renewed leasing area of 2,924 sq.m. and a renewal rate of 76%, retained quality tenants including a Fortune Global 500 company (in the logistics sector) and flexibly adjusted units to match their demand for cost efficiency. As at 30 June 2025, the occupancy rate of Fortune Plaza was 88.0%, representing a year-on-year decrease of 6.2 percentage points.

City Development Plaza: During the Interim Period, the project recorded a newly contracted area of 7,585 sq.m. and introduced a beauty technology company to enhance the ambience of healthcare business in the building. Retention plans were formulated in light of tenants in pursuit of cost efficiency, aimed at optimising product standards to meet tenant needs. The project recorded a renewed leasing area of 2,090 sq.m. and a renewal rate of 68%, retained tenants including the Guangzhou office of a globally-renowned Contract Research Organisation (CRO). As at 30 June 2025, the occupancy rate of City Development Plaza was 89.4%, representing a year-on-year decrease of 6.3 percentage points.

SHANGHAI

Shanghai Yue Xiu Tower: During the Interim Period, the project recorded a renewed leasing area of 3,798 sq.m., with a renewal rate of 39%, while securing a newly contracted area of 3,933 sq.m., efficiently making up for the units surrendering ahead of lease expiry. By replacing the energy-saving light tubes in the carpark spaces to enhance brightness, the project enhanced both energy efficiency and service standards, thereby improving tenant satisfaction and customer viscosity. As at 30 June 2025, the occupancy rate of Shanghai Yue Xiu Tower was 87.2%, representing a year-on-year increase of 2.6 percentage points.

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

WUHAN

Wuhan Yuexiu Fortune Centre: The office portion of the commercial complex of Wuhan Properties. During the Interim Period, the project recorded a newly contracted area of 12,395 sq.m., and introduced quality tenants including a member of a leading global automobile group and a diversified professional services company. In addition, it recorded a renewed leasing area of 10,884 sq.m. and a renewal rate of 81%, retained quality tenants with large leasing areas, including a Fortune Global 500 state-owned enterprise (in the electric power engineering industry). The business solicitation team optimised customers' experience in visiting through partial micro-renovation of units, soft furnishing upgrades and creation of AI model rooms to increase the conversion rate of customers. As at 30 June 2025, the occupancy rate of Wuhan Yuexiu Fortune Centre was 61.5%, substantially in line with that in the previous year. Wuhan Yuexiu Fortune Centre was awarded 2025 China Real Estate Commercial Management "Elite Business" Commercial Office Special Project Award at the 9th New Gravity Summit held in June.

HANGZHOU

Hangzhou Victory: During the Interim Period, the project recorded a newly contracted area of 1,974 sq.m. and introduced a tenant (in the IT sector) to take up an entire floor. In addition, it recorded a renewed leasing area of 6,083 sq.m. and a renewal rate of 64%, retained quality tenants including a Fortune Global 500 construction engineering company and the Zhejiang branch of a state-owned enterprise (in the transportation engineering industry) in Shanxi Province. As at 30 June 2025, the occupancy rate of Hangzhou Victory was 88.7%, representing a year-on-year decrease of 6.4 percentage points.

HONG KONG

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

RETAIL SHOPPING MALLS – INTRODUCING EMERGING BRANDS TO ENHANCE CONSUMPTION AMBIENCE, ENGAGING IN CROSS-SECTOR COLLABORATION TO BOOST CUSTOMER FLOW AND SALES, AND ACCURATELY MATCHING RESOURCES TO EMPOWER MERCHANT OPERATIONS

The retail mall properties of Yuexiu REIT are located in two high-growth cities in Chinese Mainland (Guangzhou and Wuhan). Driven by "trade-in" consumption subsidy policies, domestic consumption activity improved, with the June 2025 Consumer Price Index (CPI) turning positive year-on-year, and total retail sales of consumer goods boosted by 5.0% year-on-year in the first half of 2025. In comparison, consumption in core business districts remained strong, with outdoor sports and trendy entertainment economies driving a notable consumption vitality. During the Interim Period, the Manager adjusted brand mix in line with consumption trends, created consumption scenarios through cross-sector collaboration, and empowered merchant operations in multiple ways.



MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

GUANGZHOU

GZIFC Shopping Mall: The retail shopping mall of the commercial complex of GZIFC, which is a premium retail shopping mall in the core area of Zhujiang New Town, Guangzhou. During the Interim Period, it was announced that China Duty Free Group (CDFG) will set up a store in GZIFC Shopping Mall, which will be the first and currently the only downtown duty-free store in Guangzhou which is expected to open in the third quarter, with the target of creating a new landmark for duty-free shopping. The project actively created digitalised consumption scenarios, advanced the pilot implementation of the local lifestyle platform "YueXiu Club", which now covers 12 merchants, while attracting customers through multiple channels such as Dianping and UnionPay QuickPass platforms. During the Interim Period, newly contracted area and renewed leasing area totaled 5,734 sq.m., with a renewal rate of 97%. As at 30 June 2025, the occupancy rate stood at 96.4%, representing a year-on-year decrease of 2 percentage points, yet maintaining a high level occupancy.

Victory Plaza: A premium retail shopping mall located in the core business district of TiYu West Road, Tianhe District, Guangzhou. During the Interim Period, its anchor tenant, Uniqlo, continued to play a flagship role by launching its C-series products, and hosted the first "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, from 28 March to 6 April. Customer flow reached a quarterly peak during the events, driving a 7% year-on-year sales growth in April, contributing to a 0.3% year-on-year sales growth during the Interim Period. By collaborating with tenants engaging in catering services to capitalise on increased sales with a surging customer flow, the project drove a year-on-year increase of 0.6% in overall sales during the Interim Period. As at 30 June 2025, the occupancy rate stood at 96.2%, representing a year-on-year decrease of 1.6 percentage points, yet maintaining a high level occupancy.

WUHAN

Wuhan Starry Victoria Shopping Centre: The retail shopping mall of the commercial complex of Wuhan Properties. During the Interim Period, faced with the significant impact of the weak consumption, the business solicitation team actively expanded tenant solicitation channels, with newly contracted area and renewed leasing area totalling 3,894 sq.m. and a renewal rate of 82%. The project successfully introduced several popular food and beverage brands, including the internet-famous brand "Domino's" on the 1st floor of Hall A, to attract more family customer groups. The project tapped into nighttime consumption by leveraging the unique appeal of "Joy Garden (悦花園)" on the 4th floor, continuously developing initiatives like "Riverside Starry Night (江畔星夜)" and "Midnight Diner (深夜食堂)" to stimulate new sales growth drivers. As at 30 June 2025, the occupancy rate stood at 82.4%, representing a year-on-year decrease of 6.3 percentage points.

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

WHOLESALE MARKET – ENHANCING “PEOPLE, GOODS AND VENUES” SYNERGY TO CREATE NEW SCENARIOS BASED ON CROSS-SECTOR FASHION, UNLOCKING NEW OPERATIONAL EFFICIENCIES

White Horse Building: The sole wholesale market under Yuexiu REIT, and one of Guangzhou’s iconic apparel wholesale markets. During the Interim Period, White Horse Building introduced supply chain resources from the Pearl River Delta and recorded a newly contracted area of 3,273 sq.m., with full occupancy on the 1st floor. White Horse Building focused on four key dimensions – operational capability, product competitiveness, brand image and channel diversification, and 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 200 merchants, aimed at empowering quality merchants in a targeted manner. By integrating a “Fashion+” cross-sector marketing ecosystem, White Horse Building creatively launched four major promotional campaigns in boosting more shopping scenarios: anniversary celebration, May Day Golden Week, autumn and winter joint order fair, and mid-year promotion, which effectively improved the growth of customer flow. With a core strategy of “group purchases to drive bulk purchases and ultimately transform into tenants’ revenue”, White Horse Building managed to build its dual drivers to expand cultural, commercial and tourism resources alongside with outreaching to foreign purchasers through the Canton Fair. In the first half of 2025, it welcomed a total of 165 procurement delegations, along with receiving nearly 5,000 purchaser visits, including 23 foreign delegations from France, Vietnam and other countries, and facilitated procurement deals worth of RMB140 million. By taking advantage of exhibitions such as the Greater Bay Area International Women’s Wear Expo and the Canton Fair, White Horse Building facilitated tenants’ transactions. It also successfully established the cross-border e-commerce platform “White Horse Global E-Channel (白馬悅境通)” and set up a series of courses titled “White Horse Business School Marketing Empowerment Camp” to activate new momentum for tenants’ digital operations. As at 30 June 2025, the occupancy rate stood at 95.0%, substantially in line with that in the previous year.

HOTEL AND SERVICED APARTMENTS – ROOM REVENUE REACHING A NEW RECORD HIGH, AND RESTAURANTS RETAINING MICHELIN AWARDS

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 38,053,000 foreigners entering and leaving the country in the first half of 2025, representing a year-on-year increase of 30.2%, which included 13,640,000 visa-free entries by foreigners, representing a year-on-year increase of 53.9%. These inbound travellers effectively made up for the demand for high-end hotel consumption.



MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

Four Seasons Hotel Guangzhou: During the Interim Period, the average occupancy rate was 80.1%, representing a year-on-year increase of 1.1 percentage points. The average room rate was RMB2,201, representing a year-on-year decrease of 0.6% and 37.6% higher than that of the hotel competitors. The revenue per available room (RevPAR) was RMB1,762, representing a year-on-year increase of 0.7%. The RevPAR competitive index was 111.7, maintaining a relatively leading market position among luxury hotel competitors. Through various targeted promotions, Four Seasons Hotel Guangzhou capitalised on the market demand of high-net-worth foreign customers, thus seizing a share of the high-end market and successfully pushing room revenue to a record high for the same period. In respect of catering services, Four Seasons Hotel Guangzhou focused on a “product upgrade, market promotion, and customer-oriented” approach to explore the potential for revenue growth. The Chinese restaurant, Yu Yue Heen, retained its title of “one Michelin star” restaurant in Guangzhou for 2025, while CATCH was awarded the 2025 “Michelin Guide Selected Restaurant” in Guangzhou, reflecting a high level of market recognition.

Ascott Serviced Apartments GZIFC: During the Interim Period, the average occupancy rate was 92.3%, representing a year-on-year increase of 1.8 percentage point and 9.7 percentage points higher than that of the serviced apartment competitors. The average room rate was RMB1,128, representing a year-on-year decrease of 0.5% and 7.2% higher than that of the serviced apartment competitors. The RevPAR was RMB1,041, representing a year-on-year growth of 1.5%. The RevPAR competitive index reached 120.0, maintaining a relatively leading market position among serviced apartment competitors. Ascott Serviced Apartments GZIFC keenly grasped the changing trends of its customer groups, setting the priority to stabilise the core long-stay customer group on the one hand, and actively expanding overseas channels to promote the growth of short-stay customer groups on the other hand, thus successfully driving the revenue to a record high for the same period.

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

Every year, the Manager invests in a number of asset upgrading and renovation projects, with a view to continue to improve product competitiveness, energy conservation and carbon reduction performance, and safety assurance level of the asset portfolio. During the Interim Period, the Manager completed the upgrading and renovation project of the restaurant at Ascott Serviced Apartments GZIFC, the upgrading and renovation project of the air-conditioning system at White Horse Building, as well as the upgrading and renovation project of the public area on standard floors at Wuhan Yuexiu Fortune Centre. In the second half of 2025, the Manager plans to continue investing in the following renovation projects.

In terms of product competitiveness improvement, for office buildings, the Manager plans to renovate vacant units in GZIFC, Yuexiu Financial Tower, Fortune Plaza, City Development Plaza, Wuhan Yuexiu Fortune Centre, Shanghai Yue Xiu Tower and Hangzhou Victory to create furnished office units meeting market demand, which will effectively shorten the tenant solicitation cycle and stabilise the rental level. For hotel and serviced apartments, the Manager plans to carry out guest room upgrading project as well as replacement of soft-covered walls and ceiling refurbishment in the banquet hall at Four Seasons Hotel Guangzhou, so as to elevate service quality. For public areas, the Manager plans to carry out the maintenance and renovation project for the public areas of the office buildings at GZIFC, renovation and reconstruction project of the public areas of the City Development Plaza and renovation project of certain public corridors on the 3rd to 27th floors at Shanghai Yue Xiu Tower.

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

In terms of equipment and facilities upgrades, the Manager plans to carry out the insulation replacement project for the air-conditioning system from the 15th to the 28th floors of the main tower of GZIFC, the retrofit of certain air-conditioning system terminal at Fortune Plaza, the upgrading and renovation project of the air-conditioning air handling units at Victory Plaza, 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 Yuexiu Tower.

In terms of safety and security enhancement, the Manager plans to carry 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 anti-rust 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.

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 and the 5-year syndicated loan of HK\$2.1 billion, both due in the first half of 2025, and other loans which are due within the year, the Manager in the first half of 2025 renewed the short-term loan of RMB530 million, obtained offshore loan of RMB1.7 billion and issued dim sum bonds of RMB1 billion for the refinancing and early repayment of the maturing loans so as to ensure effective monitor on the liquidity risk.

As for interest rate management, in order to alleviate inflationary pressure, the United States has announced 11 interest rate hikes in a row since 2022, with a cumulative increase of 525 basis points. Hong Kong dollar followed the sharp interest rate hike, with significant increase in Hong Kong dollar interest rates simultaneously. Separately, in order to boost domestic economic recovery, RMB interest rate cuts have been ongoing since the end of 2021, with the 1-year and 5-year domestic loan prime rates (LPRs) reducing by an aggregate of 85 basis points and 115 basis points, respectively. The US Federal Reserve started interest rate hikes from 2022, but it has announced 3 interest rate cuts since September 2024 with a cumulative decrease of 100 basis points, and the Hong Kong dollar interest rates have fallen accordingly. Subsequently, 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. At the end of June 2025, the 1-month HIBOR fell to approximately 0.73%, a relatively low level in the past three years. Due to the pressure of 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.



MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

Taking advantage of the position of the RMB interest rate market, the Manager continued to research 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 RMB3.23 billion in loans were obtained in the first half of 2025 to 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 the first half of 2025, the financing interest rate exposure of Yuexiu REIT was approximately 14%, narrowed by 12 percentage points from 26% at the beginning of the year; the average financing cost was 3.33%, representing a decrease of 83 basis points from 4.16% at the beginning of the year; the average interest payment rate for the first half of the year was 3.92%, representing a year-on-year decrease of 64 basis points from 4.56% in the first half of 2024.

With regard to foreign exchange management, due to the combined effects of US dollar interest rate hikes and RMB interest rate cuts since 2022, both US dollar and Hong Kong dollar appreciated significantly against RMB and are expected to remain at relatively high levels. The Manager continued its focus on the market dynamics by adopting effective management strategies, actively adjusted the financing structure and timely used foreign exchange hedging tool at reasonable cost to monitor financing foreign exchange exposure.

RMB financing has been continuously introduced to replace Hong Kong dollar financing since 2023. At the end of June 2025, Yuexiu REIT RMB financing reached approximately RMB14,795 million, accounting for 72% of total financing (corresponding period of 2024: RMB financing of approximately RMB8,404 million, accounting for 41% of total financing). At the end of June 2025, the foreign exchange exposure of Yuexiu REIT was equivalent to approximately RMB5,770 million, accounting for 28% of total financing (corresponding period of 2024: foreign exchange exposure of approximately RMB12,075 million, accounting for 59% of total financing). 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

The Manager continued to promote the deep integration of ESG standards into business development, enhance lean management efficiency and advance sustainable development. During the Interim Period, multiple properties under Yuexiu REIT achieved milestone breakthroughs by obtaining the WELL Building Standard recognition, marking another active exploration and practical achievement in the ESG field of commercial real estate in China. Specifically, the GZIFC Office and Yuexiu Financial Tower obtained the Platinum-level WELL certifications with outstanding performance, becoming the only two office buildings in Zhujiang New Town CBD of Guangzhou to receive both LEED and WELL Platinum-level certifications. 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 recognitions under the WELL Health-Safety Rating (WELL HSR).

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

In the first half of 2025, China suffered from frequent high temperature. According to the China Meteorological Administration, the national average temperature in June even hit a record high compared to the previous corresponding periods, indicating the impact of climate change on the daily life of everyone. The properties under Yuexiu REIT continuously strengthened equipment and facility management, enhanced digital energy consumption monitoring capabilities, and regularly conducted safety emergency drills, integrating the concept of sustainable development into the details of daily operations. From April to May, GZIFC successfully hosted a public welfare event titled “Action for a Green Future, Kind Action brings Goodness (綠動未來 · 向善而行)”, collaborating with tenants, merchants and public welfare organisations to launch themed activities such as dialogues exploring sustainable lifestyles, sustainable lifestyle art exhibitions, experience activities of coffee grounds recycling for planting, and sustainable lifestyle markets, calling on the public to explore sustainable lifestyles.

OUTLOOK

On the one hand, the market generally hopes for further interest rate cuts by the US Federal Reserve in the second half of 2025, though the path and extent remain uncertain. On the other hand, 2025 marks the concluding year of China’s “14th Five-Year Plan”, with policies prioritising stability, including moderate accommodative monetary policies and “trade-in” consumption subsidy policies aimed at expanding domestic demand to stimulate market vitality. Consequently, the Manager expects the RMB interest rate to remain at a relatively low level. With the accelerated development of new quality productive forces and the advancement of supply-side reforms in China, the Manager expects that new industrial momentum will continue to emerge and business environment will improve. The highly anticipated 15th National Games is scheduled to open in Guangzhou in the second half of 2025, which is expected to boost consumption in shopping malls and demand for hotels and apartments.

In the second half of 2025, the Manager will keep abreast of economic development trends and dynamically implement proactive, prudent and flexible leasing strategies, keenly seize potential opportunities, and continuously enhance the market competitiveness of asset portfolio. The Manager will continue to review and make reasonable adjustments to its financing structure depending on expectations of market developments, and introduce low-cost RMB financing through various RMB financing channels to seek more favourable financing costs to offset interest rate risks. Additionally, the Manager will carry out relevant asset appreciation projects as planned, with reasonable planning and phased renovation of the guest rooms at Four Seasons Hotel Guangzhou. By focusing on product enhancement, equipment renewal and safety guarantee, the Manager aims to achieve value preservation and appreciation of the properties and ensure the sound operation of the projects.



MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

FINANCIAL REVIEW

FINANCIAL RESULTS

During the Interim Period, gross income was lower than the corresponding period of 2024. The following is a summary of Yuexiu REIT's financial results during the Interim Period:

	Six months ended 30 June		
	2025 Unaudited RMB'000	2024 Unaudited RMB'000	(Decrease)/ Increase
Gross income	966,148	1,034,091	(6.6)%
Hotel and serviced apartments direct expenses	(156,425)	(156,242)	0.1%
Leasing agents' fee	(21,990)	(24,212)	(9.2)%
Property related taxes (Note 1)	(105,328)	(108,949)	(3.3)%
Other property expenses (Note 2)	(3,369)	(2,023)	66.5%
Total property operating expenses	(287,112)	(291,426)	(1.5)%
Net property income	679,036	742,665	(8.6)%
Withholding tax	(20,257)	(23,020)	(12.0)%
Depreciation and amortization	(67,590)	(70,487)	(4.1)%
Manager's fees	(83,964)	(85,136)	(1.4)%
Trustee's fees	(6,275)	(6,350)	(1.2)%
Other trust expenses (Note 3)	32,875	(5,622)	(684.8)%
Total non-property operating expenses	(145,211)	(190,615)	(23.8)%
Profit before finance income, finance expenses and tax	533,825	552,050	(3.3)%
Finance income	10,568	16,013	(34.0)%
Finance expenses	(461,117)	(476,243)	(3.2)%
Profit before tax	83,276	91,820	(9.3)%
Income tax expenses	4,851	(89,520)	(105.4)%
Net profit after tax before fair value loss on investment properties and fair value gain on derivative financial instruments	88,127	2,300	3,731.6%
Fair value loss on investment properties	(425,546)	(69,471)	512.6%
Fair value gain on derivative financial instruments	—	26,642	(100.0)%
Net loss after tax before transactions with unitholders	(337,419)	(40,529)	732.5%

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

- Note 1 Property related taxes include real estate tax, land use right tax, urban construction and maintenance tax, education surcharge, local education surcharge and stamp duties etc..
- Note 2 Other property expenses include valuation fee, insurance premium, impairment allowance and other expenses incurred at the level of the properties.
- Note 3 Other trust expenses include audit fees, printing charges, unit registrar 's fees, legal advisory fees, exchange differences from operation, value added tax, Manager's fee adjustment and miscellaneous expenses.

Gross income comes from office, wholesales, retails, hotel and serviced apartments. The following table shows an analysis of gross income:

(RMB'000)	Mainland China	Hong Kong	Six months ended 30 June	
			2025	2024
Office	529,873	1,689	531,562	581,741
Wholesales	109,353	—	109,353	111,381
Retails	74,805	—	74,805	86,583
Hotel and serviced apartments	250,428	—	250,428	254,386
Total	964,459	1,689	966,148	1,034,091

During the Interim Period, net property income amounted to approximately RMB679,036,000 (June 2024: RMB742,665,000), being the income after deduction of hotel and serviced apartments direct expenses, property related taxes, leasing agents' fees and other property operating expenses, representing approximately 70.3% (June 2024: 71.8%) of total gross income. The table below sets out an analysis of net property income:

(RMB'000)	Mainland China	Hong Kong	Six months ended 30 June	
			2025	2024
Office	439,079	1,681	440,760	487,453
Wholesales	91,967	—	91,967	93,848
Retails	62,310	—	62,310	73,034
Hotel and serviced apartments	83,999	—	83,999	88,330
Total	677,355	1,681	679,036	742,665

Hotel and serviced apartments direct expenses were RMB156,425,000 (including depreciation expense of approximately RMB5,951,000 incurred in connection with right-of-use assets and interest expense of RMB182,000 incurred in connection with lease liabilities), an increase of 0.1% as compared with six months ended 30 June 2024. It was mainly due to an increase in the labor cost from hotel.

Leasing agents' fee decreased by approximately 9.2% as compared with six months ended 30 June 2024. It was mainly due to a decrease of rental income.



MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

Property related taxes decreased by approximately 3.3% as compared with six months ended 30 June 2024. It was mainly due to a decrease of rental income.

As the hotel and serviced apartments were booked as fixed assets, they incurred the depreciation and amortization charge.

Other trust expenses decreased by approximately 684.8% as compared with six months ended 30 June 2024. It was mainly due to the Manager's fee adjustment of approximately RMB43,293,000 (June 2024: RMB7,354,000). Excluding this Manager's fee adjustment income, other trust expenses incurred for the Interim Period amounted to approximately RMB10,418,000 (June 2024: approximately RMB12,976,000, excluding the Manager's fee income), representing a decrease of approximately 19.7% year-on-year.

The finance income received for the Interim Period amounted to approximately RMB10,568,000 (June 2024: RMB16,013,000).

As RMB appreciated against HK\$ and USD for the Interim Period, the bank borrowings and guaranteed medium term notes denominated in United States Dollar resulted in an exchange loss of approximately RMB58,231,000. Excluding the exchange loss, the finance expenses incurred for the Interim Period amounted to approximately RMB402,886,000 (June 2024: Excluding the exchange loss, the finance expenses were approximately RMB465,628,000). The average one-month Hong Kong Interbank Offered Rate ("HIBOR") for the first half of 2025 was 2.88%, which was lower than that of the first half of 2024 by approximately 163 basis points and led to a decrease of interest expenses on the floating portion of debt.

Loss after tax before transactions with Unitholders amounted to approximately RMB337,419,000 (June 2024: loss of approximately RMB40,529,000), which represented an increase of approximately 732.5%, mainly due to a fair value loss on investment properties.

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

NEW UNITS ISSUED AND UNIT ACTIVITY

In respect of the settlement of Manager's fee for the period from 1 July 2024 to 31 December 2024, Yuexiu REIT issued 50,348,379 new units at HK\$0.85 per unit on 1 April 2025. As at 30 June 2025, a total of 5,141,086,550 units were issued by Yuexiu REIT.

The unit price of Yuexiu REIT reached a high of HK\$0.95 and a low of HK\$0.67 during the Interim Period. The average trading volume amounted to approximately 3,281,000 units per day (June 2024: 3,307,000 units) during the Interim Period.

DEFERRED MANAGER FEE UNITS

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

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

DEFERRED UNITS

According to the offering circular in relation to the acquisition of GZIFC dated 30 June 2012, commencing from 31 December 2016, the 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, the balance of the Assignment consideration will be settled by the issuance of 212,808,584 Deferred Units in aggregate at HK\$3.861652 per Unit.



MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

NET ASSET VALUE

The net assets (including net assets attributable to deferred Unitholders) attributable to existing Unitholders per unit as at 30 June 2025 was approximately RMB2.82 (as at 31 December 2024: RMB2.91).

CAPITAL AND FINANCIAL STRUCTURE

Yuexiu REIT's borrowings are as follows:

	As at 30 June 2025 RMB'000	As at 31 December 2024 RMB'000
Bank borrowings and notes		
Denominated in RMB	14,795,300	12,330,465
Denominated in HK\$	2,925,850	5,373,870
Denominated in USD	2,844,321	2,875,621
Total bank borrowings and notes	20,565,471	20,579,956
Maturity analysis		
Within one year	10,150,664	4,607,000
Two to five years	10,414,807	15,972,956
Beyond five years	—	—
The effective interest rate (per annum) of the bank borrowings and notes at the balance sheet date		
RMB	3.65%	3.63%
HK\$	2.25%	6.17%
USD	2.72%	2.72%

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

The overall effective interest rate (per annum) of the bank borrowings and notes at the balance sheet date was 3.33% (as at 31 December 2024: 4.16%).

On 5 February 2025, Yuexiu REIT, through its offshore SPV company, entered into a facility renewal agreement with an offshore bank in connection with a one-year unsecured and fixed rate term loan facility of RMB530,000,000. It was drawn down on 5 February 2025 for repayment of certain HK\$ bank loan facility.

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

On 2 April 2025, Yuexiu REIT, through its offshore SPV company, proposed to issue RMB1,000,000,000 4.10% Guaranteed Notes due in 2028. On 2 April 2025, the Guaranteed Notes were issued and listed on the Hong Kong Stock Exchange, and the proceeds were utilised for repayment of offshore bank loans. For details, please refer to the announcements dated 27 March 2025 and 2 April 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.

Following the pace of US dollar interest rate hikes, the HIBOR level has risen significantly since the second half of 2022. Through reasonable arrangement of financing structure (including maintaining the financing ratio between fixed and floating interest rates, and establishing interest rate hedging), the Manager has effectively mitigated the impact of the fluctuating interest rate market on the operating results of Yuexiu REIT;

At the end of June 2025, the average financing cost of Yuexiu REIT was 3.33% (June 2024: 4.55%). The average interest payment rate for the first half of the year was 3.92% (first half of 2024: 4.56%), which was 104bp higher than the average daily HIBOR(1m) for the first half of the year at 2.88% (first half of 2024: 4.51%), but still lower than the financing cost level of overseas loans of Yuexiu REIT;

In light of the general market expectation of slow interest rate cuts in 2025, and the fact that interest rate would remain higher than the existing RMB financing cost even if interest rate cuts take place, the refinancing strategy will therefore continue to focus on replacing existing financing with low-cost domestic RMB financing.

As at 30 June 2025, total borrowings of Yuexiu REIT amounted to approximately RMB20,565,471,000 which represented approximately 48.1% of total assets of Yuexiu REIT (as at 31 December 2024: 47.5%). The above said gearing ratio was below the maximum borrowing limit of 50% as stipulated in the REIT Code.

As at 30 June 2025, total liabilities of Yuexiu REIT (excluding net assets attributable to Unitholders) amounted to approximately RMB27,106,019,000, representing approximately 63.4% of total assets of Yuexiu REIT.



MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

CASH POSITION

As at 30 June 2025, cash and cash equivalents, short-term deposit balance of Yuexiu REIT amounted to approximately RMB1,554,388,000. Yuexiu REIT has sufficient financial resources to satisfy its financial commitments and working capital requirements.

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

REVIEW OF FINANCIAL RESULTS

The results of Yuexiu REIT for the Interim Period have been reviewed by the Disclosures Committee and Audit Committee of the Manager and by Yuexiu REIT's auditor in accordance with Hong Kong Standards on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants.

ISSUANCE OF 2025 INTERIM REPORT

The interim report of Yuexiu REIT for the six months ended 30 June 2025 will be published on the websites of the Stock Exchange and Yuexiu REIT, and will be sent to Unitholders on or before 31 August 2025.

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 Interim Period, there was no repurchase, sale or redemption of units of Yuexiu REIT by Yuexiu REIT or any of its subsidiaries.

SUMMARY OF ALL REAL ESTATE SALES AND PURCHASES

Yuexiu REIT or any of its subsidiaries did not enter into any real estate sale and purchase during the Interim Period.

EMPLOYEES

As at 30 June 2025, Yuexiu REIT employed 571 and 127 employees in China for hotel operation and for serviced apartments operation through its subsidiaries respectively, mainly to fulfill its operating functions and provision of service for hotel and serviced apartments.

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



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 Interim Period, the Manager has complied with the provisions of the Compliance Manual for its management of Yuexiu REIT.

AUTHORISATION STRUCTURE

Yuexiu REIT is a unit trust authorised by the SFC under section 104 of the SFO and regulated by the provisions of the REIT Code. The Manager has been authorised by the SFC under section 116 of the SFO to conduct the regulated activity of asset management. During the Interim Period, Ms. Ou Haijing, Mr. Lin Deliang, Mr. Kwan Chi Fai and Mr. Liu Bihong are Responsible Officers.

The Trustee is registered as a trust company under section 77 of the Trustee Ordinance (Chapter 29 of the Laws of Hong Kong) and is qualified to act as a trustee for authorised collective investment schemes under the SFO and the REIT Code.

ROLES OF THE TRUSTEE AND MANAGER

The Trustee is responsible under the Trust Deed for, amongst other things, the safe custody of the assets of Yuexiu REIT held by it on behalf of Unitholders. The Manager’s role under the Trust Deed is to manage Yuexiu REIT in accordance with the Trust Deed and, in particular, to ensure that the financial and economic aspects of Yuexiu REIT’s assets are professionally managed in the sole interests of the Unitholders.

DEALING IN SECURITIES OF YUEXIU REIT BY DIRECTORS OR THE MANAGER

The Manager has adopted the “Code Governing Dealings in Units by Directors or the Manager” (the “Units Dealing Code”) governing dealings in the units of Yuexiu REIT as set out in the Compliance Manual, on terms no less exacting than the required standards of the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 of the Listing Rules (the “Model Code”). The Units Dealings Code may be extended to senior executives, officers and other employees of the Manager as the board may determine. Following specific enquiries by the Manager, the Directors of the Manager and the Manager have confirmed that they have complied with the required standards under the Model Code and the Units Dealing Code during the Interim Period.



CORPORATE GOVERNANCE (CONTINUED)

FUNCTIONS OF THE BOARD

The board of Directors of the Manager (the “Board”) currently comprises eight members, four of whom are INEDs.

The Board principally oversees the day-to-day management of the Manager’s affairs and the conduct of its business and is responsible for the overall governance of the Manager. The Board’s function is largely separated from, and independent of, the executive management function. The Board leads and guides the Manager’s corporate strategy and direction. Day-to-day management functions and certain supervisory functions have been delegated to relevant committees of the Board and a schedule of matters specifically reserved for the Board has been formally adopted. The Board exercises its general powers within the limits defined by the Manager’s articles of association (“Articles of Association”), with a view to ensuring that management discharges its duties and is compensated appropriately, and that sound internal control policies and risk management systems are maintained. The Board will also review major financial decisions and the performance of the Manager. In accordance with the REIT Code, the Manager is required to act in the best interests of the Unitholders, to whom it owes a fiduciary duty.

BOARD COMMITTEES

The Board has the power to delegate to committees consisting of its appropriate members as it thinks fit. Various committees have been established to assist the Board in discharging its responsibilities. The committees of the Board have been set up with clear scope of responsibilities to review specific issues or items and submit their findings and recommendations to the full Board for consideration and endorsement. Unless the decision making power has been vested in the relevant committee by the Board, the ultimate responsibility for making final decisions rests with the full Board and not the committees.

The committees of the Board are as follows:

AUDIT COMMITTEE

The Audit Committee comprises INEDs only (at least one of whom must have appropriate professional qualifications or accounting or related financial management expertise) and should have at least three members. Among other matters, it reviews the completeness, accuracy and fairness of Yuexiu REIT’s financial statements and considers the scope, approach and nature of internal and external audit reviews, and is responsible for the overall risk management.

FINANCE AND INVESTMENT COMMITTEE

The Finance and Investment Committee comprises seven Directors, including the Chairman, the Chief Executive Officer, Deputy CEO and at least one INED. It is responsible for, among other matters, evaluating and making recommendations on proposed acquisitions and disposals of assets proposed by the Manager and Yuexiu REIT, approving budgets and reviewing actual expenses on all key expenditures and reviewing the quarterly financial performance, forecasts and annual financial plan of the Manager and Yuexiu REIT. The Finance and Investment Committee also reviews and recommends changes to financial authorities, policies or procedures in areas such as accounting, taxes, treasury, distribution payout, investment appraisal, management and statutory reporting.

DISCLOSURES COMMITTEE

The Disclosures Committee comprises the Chief Executive Officer and at least one INED. Among other matters, it is responsible for reviewing matters relating to the regular, urgent and forward looking disclosure of information to Unitholders and public announcements and circulars. The Disclosures Committee also oversees compliance with applicable legal requirements (including those relating to Yuexiu REIT's connected party transactions) and the continuous accuracy, clarity, completeness and distribution of information disseminated by the Manager and Yuexiu REIT to the public and applicable regulatory agencies.

REMUNERATION AND NOMINATION COMMITTEE

The Remuneration and Nomination Committee comprises the Chairman and at least three other Directors, one of whom must be an INED. Among other matters, it reviews the terms and conditions of employment of all staff and Directors (other than the members of the Remuneration and Nomination Committee, whose remuneration is determined by the Board) and recommends the manpower deployment plan (including the succession plan for the management of the Manager and the Board), remuneration and retirement policies and packages. It ensures that no Director is involved in deciding his own remuneration. It is also responsible for reviewing the structure, size and composition of the Board and its committees on an ongoing basis as well as nominating and providing recommendations on nominees for appointment, re-appointment or removal as Directors. If a member of the Remuneration and Nomination Committee is subject to re-appointment or removal, then such Director will abstain from participating in such discussions.

CONFLICT OF INTEREST

The REIT Manager has established the following procedures to deal with conflict of interest:

- 1) The REIT Manager does not manage any other real estate investment trust or involve in any other real estate business;
- 2) All connected party transactions are monitored and undertaken according to the procedures and/or terms in compliance with the REIT Code;
- 3) At least one-third of the Board comprise INEDs.

PUBLIC FLOAT

Based on the information that is publicly available as at the date of this report, the Manager reports there was more than 25% of the Units held in public hands as required under the Listing Rules and the REIT Code.



CONNECTED PARTY TRANSACTIONS

The connected party transaction rules of the REIT Code govern transactions between the Yuexiu REIT Group and its connected persons (as defined in Rule 8.1 of the REIT Code). Such transactions will constitute connected party transactions for the purposes of the REIT Code.

CONTINUING CONNECTED PARTY TRANSACTIONS

LEASING TRANSACTIONS

Date	Connected Person	Relationship with Yuexiu REIT	Nature of Transaction	Aggregate Transaction Value for the 2025 Interim Period (RMB)
22 November 2023	Guangzhou Yue Xiu Holdings Limited ("GZYX")	An associate of the Manager	On 22 November 2023, the Manager (on behalf of Yuexiu REIT Group) entered into the Yuexiu Leasing Framework Agreement with GZYX setting out the terms and conditions and pricing policy governing the connected leasing transactions between Yuexiu REIT Group and Yuexiu connected persons group (being GZYX and its subsidiaries and associates) ("Yuexiu Connected Persons Group") which are either in place or to be entered into or renewed from time to time for the period from 1 January 2025 to 31 December 2026, subject to the annual caps of RMB573,372,000 and RMB603,203,000 for the years ending 31 December 2025 and 2026, respectively.	183,269,000

CONNECTED PARTY TRANSACTIONS (CONTINUED)

PROPERTY MANAGEMENT TRANSACTIONS

Date	Connected Person	Relationship with Yuexiu REIT	Nature of Transaction	Aggregate Transaction Value for the 2025 Interim Period (RMB)
22 November 2023	GZYX	An associate of the Manager	On 22 November 2023, the Manager (on behalf of Yuexiu REIT Group) entered into the Yuexiu Property Management Framework Agreement with GZYX setting out the terms and conditions and pricing policy governing the connected property management transactions with the Yuexiu Connected Persons Group which are either in place or to be entered into or renewed from time to time for the period from 1 January 2025 to 31 December 2026.	N/A

TENANCY SERVICES TRANSACTIONS

Date	Connected Person	Relationship with Yuexiu REIT	Nature of Transaction	Aggregate Transaction Value for the 2025 Interim Period (RMB)
22 November 2023	Yuexiu Property	An associate of the Manager	On 22 November 2023, the Manager (on behalf of Yuexiu REIT Group) entered into the Yuexiu Tenancy Services Framework Agreement with Yuexiu Property setting out the terms and conditions and pricing policy governing the connected tenancy services transactions with the Yuexiu Connected Persons Group which are either in place or to be entered into or renewed from time to time for the period from 1 January 2025 to 31 December 2026, subject to the annual caps of RMB65,470,000 and RMB68,743,000 for the years ending 31 December 2025 and 2026, respectively.	21,990,000



CONNECTED PARTY TRANSACTIONS (CONTINUED)

STAFF QUARTERS SUBLEASE

The following table sets forth information in relation to the sublease entered into between a connected person of Yue Xiu REIT and Guangzhou Yue Xiu City Construction International Finance Center Co., Ltd., Four Seasons Hotel Branch* (廣州越秀城建國際金融中心有限公司四季酒店分公司) (being a branch company of a subsidiary of Yue Xiu REIT):

Sublandlord	Location of unit	Relationship with Yue Xiu REIT	GFA (sq.m.)	Sublease commencement/renewal date	Monthly rent (RMB)	Monthly rent per sq.m. (RMB)	Rent free period (days)	Term (years)	Sublease payment during the Interim Period 2025 (RMB)
Guangzhou Yue Xiu Star Apartment Management Co., Ltd.* (廣州越秀星寓公寓管理有限公司)	Guangzhou Tianhe District 邦華名悅	An associate of the Manager	7,411.05	1 December 2022	930,161	126	0	3	6,580,000

TRADE MARK LICENCE AGREEMENTS

The following table sets forth information for the period in relation to the trade mark licences granted by the connected persons to Yue Xiu REIT:

Grantor	Relationship with Yue Xiu REIT	Property	Nature of Transaction	Amount paid/ payable for the 2025 Interim Period	Licence maturity date
Baima BM	An associate of the Manager	White Horse Building	Trade Mark Licence Agreement (6)	—	27 November 2026, 6 December 2026, 13 January 2027, 13 December 2026, 20 January 2027 27 November 2026
Yue Xiu Enterprises (Holdings) Limited ("Yue Xiu") ⁽¹⁾	An associate of the Manager	Fortune Plaza	Trade Mark Licence Agreement	—	Perpetuity (subject to early termination terms)

(1) The trademarks were assigned from Yue Xiu to GZYX.

CONNECTED PARTY TRANSACTIONS (CONTINUED)

CONSTRUCTION SETTLEMENT AGENCY AGREEMENT

The following table sets forth information for the 2025 Interim Period in relation to the prepaid construction payable by Yuexiu REIT to a connected person and the interest charged on the balance of prepaid construction payable:

Engineering Settlement Agent	Relationship with Yuexiu REIT	Date of the Agreement	Balance of Prepaid Construction Payable for the 2025 Interim Period (RMB)	Nature of Transaction	Amount received/receivable for the 2025 Interim Period (RMB)
GCCD	An associate of the Manager	4 May 2012	40,106,000	Interest on the balance of construction payable	1,712,000

ORDINARY BANKING SERVICES

Name	Nature of Transaction	Relationship with Yuexiu REIT	The balance of bank deposits amount as at 30 June 2025 (RMB)	The highest daily aggregate amount of bank deposits within the 2025 Interim Period (RMB)	Amount of interest received/receivable within the 2025 Interim Period (RMB)
Chong Hing	Bank deposits	An associate of the Manager	63,389,000	64,424,000	270,000

Name	Nature of Transaction	Date of the Agreement	Principal amount as at 30 June 2025	Amount of interest paid/payable within the 2025 Interim Period
Chong Hing	Loan	19 December 2024	HK\$37,000,000	RMB899,000

Name	Nature of Transaction	Relationship with Yuexiu REIT	Date of the Agreement	Amount of fees paid within the 2025 Interim Period (RMB)
Chong Hing	Commercial insurance	An associate of the Manager	7 December 2024	7,000



CONNECTED PARTY TRANSACTIONS (CONTINUED)

CORPORATE FINANCE TRANSACTIONS

Name	Nature of Transaction	Date of the Agreement	Amount of fees paid/payable/amortized within the 2025 Interim Period (RMB)
Chong Hing	Bond ⁽¹⁾	17 March 2023	22,000
Chong Hing	Bond ⁽¹⁾	2 April 2025	15,000
Yue Xiu Securities	Bond ⁽¹⁾	17 March 2023	28,000
Yue Xiu Securities	Bond ⁽¹⁾	2 April 2025	15,000

(1) Chong Hing and Yue Xiu Securities were two of the underwriters.

FINANCING OF THE DEFERRED COMPLETION PAYMENT

Name	Relationship with Yuexiu REIT	Date of agreement	Principal amount (RMB)	Amount of fees paid/payable within the 2025 Interim Period	Amount of interest paid/payable within the 2025 Interim Period (RMB)
Guangzhou Construction & Development Holdings (China) Limited ("GCD (China)") ⁽¹⁾	An associate of the Manager	21 December 2017	20,000	—	—

(1) On 21 December 2018, Yuexiu REIT repaid the deferred completion payment of approximately RMB803,783,000 to GCD (China), and the balance of approximately RMB20,000 will be settled upon payment of tax by the counterparty.

CONNECTED PARTY TRANSACTIONS (CONTINUED)

TRANSFER OF LOAN, RIGHTS AND OBLIGATIONS BY AN EXISTING LENDER TO A CONNECTED PERSON UNDER A FACILITY AGREEMENT

Yuexiu REIT Secure Shell Limited (being a subsidiary of Yuexiu REIT) (as borrower) (the "Borrower") entered into a facility agreement with several banks (as lenders) on 31 October 2019 in respect of HK\$5,200,000,000 term loan facilities (the "Facility Agreement"). The facilities were fully drawn down. The Borrower was notified that, on 17 August 2023, one of the lenders (being an independent third party) had sold and transferred by novation its interest, rights and obligations in respect of HK\$260,000,000 advanced under the Facility Agreement to Yue Xiu Investment Consultants Limited ("YXIC") (the "Transfer"). YXIC is a connected person of Yuexiu REIT by virtue of being a subsidiary of Yue Xiu Enterprises (Holdings) Limited ("YXE"), which is the indirect holding company of the Manager and a substantial unitholder of Yuexiu REIT.

The Transfer was effected pursuant to the Facility Agreement, which allows a lender to, without the Borrower's consent, transfer by novation of any of its rights and obligations thereunder to another bank or financial institution or any other entity which is regularly engaged in or established for the purpose of making, purchasing or investing in loans. For the avoidance of doubt, Yuexiu REIT and the Borrower were not parties to or otherwise involved in the Transfer, and the terms of the Facility Agreement remain unchanged.

On 17 April 2025, the term loan facility of HK\$260,000,000 between the Borrower and YXIC was fully settled.

HSBC GROUP*

Set out below is the information in respect of the connected party transactions involving Yuexiu REIT and the HSBC Group.

(*Note: "HSBC Group" means The Hongkong and Shanghai Banking Corporation Limited ("HSBC") and its subsidiaries and, unless expressly stated, shall not include the Trustee and its proprietary subsidiaries (being the subsidiaries of the Trustee except those subsidiaries formed in its capacity as the trustee of Yuexiu REIT)).



CONNECTED PARTY TRANSACTIONS (CONTINUED)

LEASING TRANSACTIONS

Certain units of GZIFC have been leased to members of the HSBC Group as follows:

Tenant	Unit	Gross Floor Area (sq.m.)	Lease commencement date	Monthly rent (RMB)	Monthly rent per sq.m. (RMB)	Rent free period (days)	Term (years)	Rental income during the 2025 Interim Period (RMB)
HSBC Bank (China) Company Limited, Guangzhou Branch	5001, 5002, 5005B, 5006	1,969.84	15 September 2024	440,869	224	0	5	2,405,000

CORPORATE FINANCE TRANSACTIONS AND ORDINARY BANKING SERVICES

The following table sets forth information in relation to the corporate finance transactions and ordinary banking services made between the HSBC Group and Yuexiu REIT within the 2025 Interim Period:

ORDINARY BANKING SERVICES

Name	Nature of transaction	Date of agreement	Principal amount as at 30 June 2025	Amount of interest paid/payable within the 2025 Interim Period
HSBC Group	Loan ⁽¹⁾	November 2022	HK\$41,138,000	RMB5,298,000

(1) HSBC Group was one of the lending banks.

GZI REIT (Holding) 2005 Company Limited, Partat, Keen Ocean, Full Estates, Moon King, Ever Joint Investment International Limited ("Ever Joint"), Long Grace Holdings Limited ("Long Grace"), Profit Link Investment International Limited ("Profit Link"), San Bright Holdings Limited ("San Bright") and Yuexiu REIT MTN Company Limited have maintained interest bearing accounts with HSBC at arm's length and on commercial terms for deposits during the 2025 Interim Period.

WAIVER FROM STRICT COMPLIANCE

A waiver from strict compliance with the disclosure requirement and Unitholders' approval under Chapter 8 of the REIT Code in respect of the transactions with connected persons of the Trustee has been granted by the SFC on 8 December 2005 subject to specific caps on fees payable by Yuexiu REIT for corporate finance services, review by the auditors for each relevant financial period, annual review by the Audit Committee and the INEDs and other terms and conditions. Details of the Waiver and its terms and conditions have been published in the Offering Circular.

CONNECTED PARTY TRANSACTIONS (CONTINUED)

CONFIRMATION FROM TRUSTEE AND MANAGER ON CORPORATE FINANCE TRANSACTIONS WITH THE HSBC GROUP

The Trustee and the Manager both confirm that, with respect to the corporate finance transactions entered into with the HSBC Group under review: (i) the general conditions under the Waiver (details of which were disclosed in Yuexiu REIT's offering circular dated 12 December 2005) were complied with; and (ii) the Trustee was not involved in the making of any decision to enter into such transaction on behalf of Yuexiu REIT (subject to its duties of oversight under the REIT Code and the Trust Deed).

CONFIRMATION BY THE AUDIT COMMITTEE AND THE INEDS

The INEDs of the Manager confirm that they have reviewed the terms of all relevant connected party transactions including those connected party transactions with the Yuexiu Connected Persons Group and the HSBC Group and that they are satisfied that these transactions have been entered into:

- (a) in the ordinary and usual course of business of Yuexiu REIT;
- (b) on normal commercial terms (to the extent that there are comparable transactions) or, where there are not sufficient comparable transactions to judge whether they are on normal commercial terms, on terms no less favourable to or from Yuexiu REIT than terms available from or to (as appropriate) independent third parties; and
- (c) in accordance with the relevant agreement and the Manager's internal procedures governing them (if any) on terms that are fair and reasonable and in the interests of the Unitholders as a whole.

MANAGER'S FEES

During the 2025 Interim Period, the aggregate amount of fees payable by Yuexiu REIT to the Manager under the Trust Deed was approximately RMB83,964,000, the Base Fee of which was settled by the issuance of new Units, and the Service Fee of which was settled in cash. For the avoidance of doubt, the services provided by the Manager pursuant to the Trust Deed are not treated as connected party transactions of Yuexiu REIT.

TRUSTEE'S FEES

During the 2025 Interim Period, the aggregate amount of fees payable by Yuexiu REIT to the Trustee under the Trust Deed was approximately RMB6,275,000. For the avoidance of doubt, the services provided by the Trustee pursuant to the Trust Deed are not treated as connected party transactions of Yuexiu REIT.



CONNECTED PARTY TRANSACTIONS (CONTINUED)

INTERESTS HELD BY THE MANAGER AND ITS DIRECTORS AND CHIEF EXECUTIVE OFFICER

The REIT Code requires that connected persons of Yuexiu REIT shall disclose their interests in Units. In addition, under the provisions of Part XV of the SFO, the Trust Deed is also deemed to be applicable, among other things, to the Manager, the Directors and the Chief Executive Officer of the Manager.

The interests and short positions held by the Directors and the Chief Executive Officer of the Manager in the Units required to be recorded in the register kept by the Manager under Schedule 3 of the Trust Deed are set out below:

Interests and short positions in the Units:

Name of Directors	Nature of interest	As at 1 January 2025		As at 30 June 2025		
		Beneficial interests in Units	Approximate % of interest	Beneficial interests in Units	Approximate % of interest	% Change of interest
Mr. Jiang Guoxiong (appointed on 22 May 2025)	Beneficial	N/A	—	31,488	0.000612	0.000612
Mr. Lin Deliang	—	Nil	—	Nil	—	—
Ms. Ou Haijing	Beneficial	54,606	0.001073	54,606	0.001062	(0.000011)
Mr. Zeng Zhizhao	—	Nil	—	Nil	—	—
Mr. Chan Chi On, Derek	—	Nil	—	Nil	—	—
Mr. Chan Chi Fai, Brian	—	Nil	—	Nil	—	—
Mr. Cheung Yuk Tong	—	Nil	—	Nil	—	—
Mr. Chen Xiaouu	—	Nil	—	Nil	—	—

CONNECTED PARTY TRANSACTIONS (CONTINUED)

INTERESTS HELD BY SUBSTANTIAL HOLDERS

The following persons have interests or short position in the Units required to be recorded in the register kept by the Manager under Schedule 3 of the Trust Deed:

Long position in the Units:

Name of Substantial Unitholder	Nature of Interest	As at 1 January 2025		As at 30 June 2025		% Change of interest
		Interests in Units	Approximate % of interest	Interests in Units	Approximate % of interest	
GZYX ⁽¹⁾	Deemed	2,758,087,701 ⁽⁴⁾	54.18 ⁽⁵⁾	2,808,436,080 ⁽³⁾	54.63 ⁽⁶⁾	0.45
	Total	2,758,087,701 ⁽⁴⁾	54.18 ⁽⁵⁾	2,808,436,080 ⁽³⁾	54.63 ⁽⁶⁾	0.45
Yue Xiu	Beneficial	37,428 ⁽⁴⁾	—	37,428	—	—
	Deemed	2,758,050,273 ⁽⁴⁾	54.18 ⁽⁵⁾	2,577,487,961 ⁽³⁾	54.63 ⁽⁶⁾	0.45
	Total	2,758,087,701 ⁽⁴⁾	54.18 ⁽⁵⁾	2,808,436,080 ⁽³⁾	54.63 ⁽⁶⁾	0.45
YXP ⁽²⁾	Beneficial	2,425,640	0.05	2,425,640	0.05%	—
	Deemed	2,273,462,421 ⁽⁴⁾	44.66 ⁽⁵⁾	2,328,810,800 ⁽³⁾	45.20 ⁽⁶⁾	0.59
	Total	2,275,888,061 ⁽⁴⁾	44.71 ⁽⁵⁾	2,326,236,440 ⁽³⁾	45.25 ⁽⁶⁾	0.54
Dragon Yield Holding Limited ("Dragon Yield")	Beneficial	1,762,700,787 ⁽⁴⁾	34.63 ⁽⁵⁾	1,762,700,787 ⁽³⁾	34.29 ⁽⁶⁾	(0.34)
	Deemed	—	—	—	—	—
	Total	1,762,700,787 ⁽⁴⁾	34.63 ⁽⁵⁾	1,762,700,787 ⁽³⁾	34.29 ⁽⁶⁾	(0.34)
Yuexiu International Investment Limited ("YXII")	Beneficial	510,761,634	10.03	561,110,013	10.91	0.88
	Deemed	—	—	—	—	—
	Total	510,761,634	10.03	561,110,013	10.91	0.88
Beyond Best Global Limited ("BBG")	Beneficial	225,000,000	4.42	225,000,000	4.38	(0.04)
	Deemed	2,533,087,701	49.76	2,583,436,080	50.25	0.49
	Total	2,758,087,701 ⁽⁷⁾	54.18	2,808,436,080 ⁽⁷⁾	54.63	0.45
Radiant World Investment Limited	Deemed	2,758,087,701	54.18	2,808,436,080	54.63	0.45
	Total	2,758,087,701 ⁽⁷⁾	54.18	2,808,436,080 ⁽⁷⁾	54.63	0.45
Sun Advance Limited ("SA")	Deemed	2,758,087,701	54.18	2,808,436,080	54.63	0.45
	Total	2,758,087,701 ⁽⁷⁾	54.18	2,808,436,080 ⁽⁷⁾	54.63	0.45
TONG WING CHI	Deemed	2,758,087,701	54.18	2,808,436,080	54.63	0.45
	Total	2,758,087,701 ⁽⁷⁾	54.18	2,808,436,080 ⁽⁷⁾	54.63	0.45
Victory Success Consulting Limited	Deemed	2,758,087,701	54.18	2,808,436,080	54.63	0.45
	Total	2,758,087,701 ⁽⁷⁾	54.18	2,808,436,080 ⁽⁷⁾	54.63	0.45



CONNECTED PARTY TRANSACTIONS (CONTINUED)

- (1) Further information in relation to interests of corporations controlled by GZYL as at 30 June 2025:

Name of Controlled Corporation	Name of Controlling Shareholder	% Control	Direct Interest (Y/N)	Number of Shares	
				Long Position	Short Position
Yue Xiu	GZYL	100.00	Y	37,428	—
Yue Xiu	GZYL	100.00	N	2,808,398,652	—
Bosworth International Limited	Yue Xiu	100.00	Y	84,564,548	—
YXP	Yue Xiu	43.39	N	2,323,810,800	—
YXP	Yue Xiu	43.39	Y	2,425,640	—
Dragon Yield	YXP	100.00	Y	1,762,700,787	—
YXII	YXP	100.00	Y	561,110,013	—
Novena Pacific Limited	Yue Xiu	100.00	Y	17,703,885	—
Morrison Pacific Limited	Yue Xiu	100.00	Y	4,946,376	—
Greenwood Pacific Limited	Yue Xiu	100.00	Y	4,248,089	—
Goldstock International Limited	Yue Xiu	100.00	Y	1,102,672	—
Yuexiu Capital Holdings Limited ("YXCH")	Yue Xiu	100.00	Y	84,940,000	—
YXCH	Yue Xiu	100.00	N	51,274,376	—
Yue Xiu Finance Company Limited	Yue Xiu	100.00	Y	1,902,194	—
Golden Harbor Limited ("GH")	YXCH	100.00	N	51,274,376	—
Star Grid Limited	Yue Xiu	100.00	N	276,274,376	—
SA	Star Grid Limited	100.00	N	276,274,376	—
Golden Harbor Limited Partnership ("GHLP")	GH as general partner	0.00	Y	51,274,376	—
GHLP	SA as limited partner	100.00	Y	51,274,376	—
BBG	SA	50.00	Y	225,000,000	—

- (2) The deemed interest as at 30 June 2025 in 2,328,840,800 Units were held through Dragon Yield and YXII, both are wholly-owned subsidiaries of YXP.
- (3) The number of units includes 212,808,584 deferred units. Yuexiu REIT will, on 31 December of each year, issue a number of deferred units to YXP (or YXP's nominee). Further details are included in the circular dated 17 December 2021 of Yuexiu REIT.
- (4) Details are included in the offering circular dated 17 December 2021 of Yuexiu REIT.
- (5) After deducting the unissued deferred units, the approximate interest held by GZYL and Yue Xiu will be approximately 45.08%, while the approximate interest in Yuexiu REIT held by YXP and Dragon Yield will be approximately 40.024% and 30.445% respectively.
- (6) After deducting the unissued deferred units, the approximate interest held by GZYL and Yue Xiu will be approximately 45.61%, while the approximate interest in Yuexiu REIT held by YXP and Dragon Yield will be approximately 40.611% and 30.147% respectively.
- (7) On 16 June 2022, BBG, owned 50% by Radiant World Investment Limited, entered into a loan agreement with Yue Xiu which agreed to provide a loan of HK\$712,000,000 to BBG to acquire 225,000,000 Units. Such loan agreement falls under section 317(1)(b) of the SFO; BBG is deemed to be interested in Yue Xiu's interest of 55.05% in Units under section 318 of the SFO. On 20 June 2022, BBG entered into an agreement to purchase 225 million Units for HK\$3.20 per Unit from GHLP which was completed on 21 June 2022. Further details are included in the announcement on 20 June 2022.

CONNECTED PARTY TRANSACTIONS (CONTINUED)

INTERESTS HELD BY SENIOR EXECUTIVES OF THE MANAGER

Interests in the Units held by senior executives of the Manager, being connected persons of Yuexiu REIT, are set out below:

Name of Senior Executive	Nature of interest	As at 1 January 2025		As at 30 June 2025		
		Interests in Units	Approximate % of interest	Interests in Units	Approximate % of interest	% Change of interest
Mr. Liu Bihong	Beneficial	225	0.0000044%	225	0.0000044%	—

INTERESTS HELD BY OTHER CONNECTED PERSON

Name of Senior Executive	Nature of interest	As at 1 January 2025		As at 30 June 2025		
		Interests in Units	Approximate % of interest	Interests in Units	Approximate % of interest	% Change of interest
Trustee	Deemed ⁽¹⁾	1,525,122	0.03%	1,616,937	0.03%	—

(1) Associate of the Trustee (as defined in the REIT Code)

Save as disclosed above, the Manager is not aware of any connected persons of Yuexiu REIT, including Savills Valuation and Professional Services Limited, holding any Units as at 30 June 2025.



INDEPENDENT REVIEW REPORT



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To the Board of Directors of Yuexiu REIT Asset Management Limited

(as the "Manager" of Yuexiu Real Estate Investment Trust)

INTRODUCTION

We have reviewed the interim financial information set out on pages 55 to 98, which comprises the condensed consolidated statement of financial position of Yuexiu Real Estate Investment Trust ("Yuexiu REIT") and its subsidiaries (the "Group") as at 30 June 2025 and the related condensed consolidated statement of comprehensive income, distribution statement, statements of net assets attributable to unitholders and changes in equity and cash flows for the six-month period then ended, and explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 *Interim Financial Reporting* ("HKAS 34") as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"). The directors of the Manager are responsible for the preparation and presentation of this interim financial information in accordance with HKAS 34. Our responsibility is to express a conclusion on this interim financial information based on our review. Our report is made solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* as issued by the HKICPA. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information is not prepared, in all material respects, in accordance with HKAS 34.

Certified Public Accountants

Hong Kong
14 August 2025

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE SIX MONTHS ENDED 30 JUNE 2025

	Notes	Six months ended 30 June	
		2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Revenue	6	966,148	1,034,091
Operating expenses, net	7	(432,141)	(481,617)
Fair value losses on investment properties	14	(425,546)	(69,471)
Net gains on derivative financial instruments	17	—	26,642
Finance income	9	10,568	16,013
Finance expenses	10	(461,299)	(476,667)
(Loss)/profit before income tax and transactions with unitholders		(342,270)	48,991
Income tax credit/(expense)	11	4,851	(89,520)
Loss after income tax before transactions with unitholders		(337,419)	(40,529)
Transactions with unitholders	24	232,480	65,809
(Loss)/profit after income tax and transactions with unitholders		(104,939)	25,280
Other comprehensive income/(loss) for the period			
<u>Items that will not be classified to profit or loss:</u>			
Change in fair value of property, plant and equipment			
– Gross		(26,953)	66,192
– Tax		7,549	(18,538)
		(19,404)	47,654
<u>Items that may be classified to profit or loss:</u>			
Exchange differences on translation of foreign operations		109,095	(82,187)
Other comprehensive income/(loss) for the period, net of tax		89,691	(34,533)
Total comprehensive loss for the period		(15,248)	(9,253)



INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONTINUED)

FOR THE SIX MONTHS ENDED 30 JUNE 2025

	Attributable to				
	Unitholders before transactions with unitholders (Unaudited) RMB'000	Transactions with unitholders (Note 24) (Unaudited) RMB'000	Unitholders after transactions with unitholders (Unaudited) RMB'000	Non - controlling interests (Unaudited) RMB'000	Total (Unaudited) RMB'000
(Loss)/profit for the period ended 30 June 2024	(30,779)	65,809	35,030	(9,750)	25,280
Other comprehensive income:					
Items that will not be reclassified to profit or loss:					
Change in fair value of property, plant and equipment, net of tax	47,157	—	47,157	497	47,654
Items that may be reclassified to profit or loss:					
Exchange differences on translation of foreign operations	(82,187)	—	(82,187)	—	(82,187)
Total comprehensive (loss)/income for the period ended 30 June 2024	(65,809)	65,809	—	(9,253)	(9,253)
(Loss)/profit for the period ended 30 June 2025	(322,373)	232,480	(89,893)	(15,046)	(104,939)
Other comprehensive income:					
Items that will not be reclassified to profit or loss:					
Change in fair value of property, plant and equipment, net of tax	(19,202)	—	(19,202)	(202)	(19,404)
Items that may be reclassified to profit or loss:					
Exchange differences on translation of foreign operations	109,095	—	109,095	—	109,095
Total comprehensive (loss)/income for the period ended 30 June 2025	(232,480)	232,480	—	(15,248)	(15,248)

Notes:

- (i) In accordance with the Trust Deed dated 7 December 2005, as amended by first supplemental deed on 25 March 2008, second supplemental deed on 23 July 2010, third supplemental deed on 25 July 2012, fourth supplemental deed dated 3 April 2020 and fifth supplemental deed dated 28 May 2021 (the "Trust Deed"), Yuexiu Real Estate Investment Trust ("Yuexiu REIT") is required to distribute to the unitholders not less than 90% of its total distributable income for each financial period. 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. 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 part of finance costs which are recognised in the interim condensed consolidated statement of comprehensive income. The classification does not have an impact on the net assets attributable to the unitholders. It only affects how unitholders' funds are disclosed in the interim condensed consolidated statement of financial position and how distributions are disclosed in the interim condensed consolidated statement of comprehensive income. Total distributable income is determined in the interim condensed consolidated distribution statement.
- (ii) Loss per unit, based upon loss after income tax before transactions with unitholders attributable to unitholders and the weighted average number of units in issue, is presented in Note 25.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

30 JUNE 2025

	Notes	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Non-current assets			
Property, plant and equipment	12	1,917,360	1,974,360
Right-of-use assets	13	1,064,581	1,095,174
Investment properties	14	37,075,247	37,494,008
Deferred assets, prepayments, deposits and other receivables	15	160,206	185,465
Goodwill	16	839,001	839,001
Total non-current assets		41,056,395	41,588,008
Current assets			
Inventories		2,544	2,860
Trade and lease receivables	18	19,721	18,775
Amounts due from related parties	26(b)	62,852	156,247
Deferred assets, prepayments, deposits and other receivables	15	76,137	61,333
Tax recoverable		13,183	11,541
Bank deposits	19	60,000	50,000
Cash and cash equivalents	19	1,494,388	1,396,154
Total current assets		1,728,825	1,696,910
Total assets		42,785,220	43,284,918
Equity			
Reserves		(528,488)	(618,381)
Retained earnings		528,488	618,381
		—	—
Non-controlling interests		1,172,359	1,188,933
Total equity		1,172,359	1,188,933



INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

30 JUNE 2025

	Notes	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Current liabilities			
Trade payables	21	13,861	16,517
Rental deposits, current portion	22	181,230	218,685
Receipts in advance	22	93,858	102,138
Accruals and other payables	22	408,000	442,628
Amounts due to related parties	26(b)	126,567	122,850
Borrowings	23	10,150,664	4,607,000
Lease liabilities	13	5,429	11,826
Tax payables		59,563	85,572
Total current liabilities		11,039,172	5,607,216
Non-current liabilities, other than net assets attributable to unitholders			
Rental deposits, non-current portion	22	191,168	163,143
Borrowings	23	10,414,807	15,972,956
Deferred tax liabilities	20	5,460,872	5,523,292
Total non-current liabilities		16,066,847	21,659,391
Total liabilities, other than net assets attributable to unitholders		27,106,019	27,266,607
Net assets attributable to unitholders	24	14,506,842	14,829,378
Total equity and liabilities		42,785,220	43,284,918
Net current liabilities		(9,310,347)	(3,910,306)
Units in issue ('000)	24	5,141,086	5,090,738
Net assets attributable to unitholders per unit (RMB)		2.82	2.91

On behalf of the Board of Directors of Yuexiu REIT Asset Management Limited, as the manager of Yuexiu REIT.

Director

Director

INTERIM CONDENSED CONSOLIDATED DISTRIBUTION STATEMENT

FOR THE SIX MONTHS ENDED 30 JUNE 2025

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Loss after income tax before transactions with unitholders attributable to unitholders	(322,373)	(30,779)
Adjustments for the total distributable income (i)		
– Fair value losses on investment properties	406,818	49,638
– Deferred taxation in respect of fair value changes on investment properties credited to profit or loss	(109,542)	(15,117)
– Different depreciation and amortisation charge on investment properties, property, plant and equipment and land use rights under China Accounting Standards ("CAS")	(202,170)	(195,517)
– Fair value gains on derivative financial instruments	—	(26,642)
– Manager's fee adjustment	(43,293)	(7,354)
	(270,560)	(225,771)
Additional items (ii)		
– Different depreciation and amortisation charge on investment properties, property, plant and equipment and land use rights under CAS	202,170	195,517
– Depreciation and amortisation of property, plant and equipment and land use rights under Hong Kong Financial Reporting Standards ("HKFRSs")	66,908	69,775
– Deferred taxation in respect of the depreciation and amortisation of investment properties, property, plant and equipment and land use rights	51,672	50,098
– Manager's fee paid and payable in units in lieu of cash	62,755	85,136
– Foreign exchange losses on financing activities	58,231	10,615



INTERIM CONDENSED CONSOLIDATED DISTRIBUTION STATEMENT (CONTINUED)

FOR THE SIX MONTHS ENDED 30 JUNE 2025

	Note	Six months ended 30 June	
		2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Distributable income after additional items		171,176	185,370
Distributable amount at 1 January		129,520	148,750
Distribution paid during the period (iii)	24	(129,555)	(148,873)
Interim distribution declared (iv)		171,141	185,247
Distribution per unit, declared (iv)		RMB0.0333	RMB0.0371

Notes:

- (i) Under the terms of the Trust Deed, the total distributable income is the consolidated profit 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 interim condensed consolidated statement of comprehensive income for the relevant period.
- (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 distribution of RMB0.0252 per unit, totalling RMB129,555,000 (equivalent to HK\$140,352,000), was paid to unitholders on 23 May 2025.
- (iv) Interim distribution in respect of the six months ended 30 June 2025 of RMB0.0333 (equivalent to HK\$0.0366) per unit, totalling RMB171,141,000 (equivalent to HK\$188,201,000) was declared by the Board of the Manager on 14 August 2025.

The Manager calculated the above per unit figures based on the units in issue as at 30 June 2025 as disclosed in Note 24.

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

FOR THE SIX MONTHS ENDED 30 JUNE 2025

	Net assets attributable to unitholders RMB'000	Equity			Total RMB'000
		Retained earnings RMB'000	Reserve 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 24)	76,210	—	—	—	76,210
Profit for the period attributable to:					
– Unitholders	(65,809)	—	—	—	(65,809)
– Equity holders	—	35,030	—	(9,750)	25,280
Distributions paid to					
– Unitholders	(148,873)	—	—	—	(148,873)
– Equity holders	—	—	—	(1,271)	(1,271)
Change in fair value of property, plant and equipment, net of tax	—	—	47,157	497	47,654
Exchange differences on translation of foreign operations	—	—	(82,187)	—	(82,187)
At 30 June 2024 (unaudited)	15,494,507	362,388	(362,388)	1,196,308	16,690,815
At 1 January 2025	14,829,378	618,381	(618,381)	1,188,933	16,018,311
Issuance of units (Note 24)	39,499	—	—	—	39,499
Profit for the period attributable to:					
– Unitholders	(232,480)	—	—	—	(232,480)
– Equity holders	—	(89,893)	—	(15,046)	(104,939)
Distributions paid to					
– Unitholders	(129,555)	—	—	—	(129,555)
– Equity holders	—	—	—	(1,326)	(1,326)
Change in fair value of property, plant and equipment, net of tax	—	—	(19,202)	(202)	(19,404)
Exchange differences on translation of foreign operations	—	—	109,095	—	109,095
At 30 June 2025 (unaudited)	14,506,842	528,488	(528,488)	1,172,359	15,679,201



INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE SIX MONTHS ENDED 30 JUNE 2025

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Cash flows from operating activities		
Cash generated from operations	769,146	654,808
Interest paid	(423,267)	(472,891)
Interest element on lease liabilities	(182)	(424)
Income tax paid	(97,867)	(87,264)
Net cash from operating activities	247,830	94,229
Cash flows from investing activities		
Additions of investment properties	(20,773)	(25,610)
Additions of property, plant and equipment	(12,901)	(6,401)
Disposal of property, plant and equipment	—	185
Interest received	10,598	14,291
Increase in bank deposits	(60,000)	—
Redemption on maturity of bank deposits	50,000	—
Net cash used in investing activities	(33,076)	(17,535)
Cash flows from financing activities		
Distribution paid	(130,881)	(150,144)
Proceeds from borrowings, net of transaction costs	2,654,840	1,541,057
Repayment of borrowings	(2,628,508)	(1,417,589)
Settlement of derivative financial instruments	—	40,740
Principal elements of lease payments	(6,398)	(5,903)
Net cash (used in)/from financing activities	(110,947)	8,161
Net increase in cash and cash equivalents	103,807	84,855
Cash and cash equivalents at beginning of the period	1,396,154	1,417,727
Effects of foreign exchange rate changes, net	(5,573)	1,948
Cash and cash equivalents at end of the period	1,494,388	1,504,530

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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 Chinese Mainland.

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 First Supplemental Deed dated 25 March 2008, Second Supplemental Deed dated 23 July 2010, Third Supplemental Deed dated 25 July 2012, Fourth Supplemental Deed dated 3 April 2020 and Fifth Supplemental Deed dated 28 May 2021) and authorised under section 104 of the Securities and Futures Ordinance subject to the applicable conditions imposed by Securities and Futures Commission from time to time. The address of its registered office is 17B, Yue Xiu Building, 160 Lockhart Road, Wanchai, Hong Kong.

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

This interim condensed consolidated financial information is presented in Renminbi ("RMB"), unless otherwise stated. This interim condensed consolidated financial information was approved for issue by the Board of Directors of the Manager on 14 August 2025.

This interim condensed consolidated financial information has not been audited.

2. BASIS OF PREPARATION

The interim condensed consolidated financial information for the six months ended 30 June 2025 has been prepared in accordance with HKAS 34 *Interim Financial Reporting*. The interim condensed consolidated financial information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2024.

As at 30 June 2025, the Group's current liabilities exceeded its current assets by RMB9,310 million (31 December 2024: RMB3,910 million) due to the borrowings of RMB10,151 million fall due within twelve months from the balance sheet date (31 December 2024: borrowings of RMB4,607 million fall due within twelve months from the balance sheet date). The Manager is in the process of arranging various sources of funding, which include discussing with the Group's existing principal bankers for refinancing, to meet with the settlement of the bank borrowings fall due within twelve months from the balance sheet date. Taking into account the financial resources available, including further limit available under the Guaranteed Medium Term Note Programme of Yuexiu REIT MTN Company Limited ("MTN Programme"), the available issuance limit for Panda Bonds, as well as the abovementioned refinancing plan, 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 the going concern basis has been adopted in preparing this interim condensed consolidated financial information.



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

3. CHANGES IN ACCOUNTING POLICIES

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2024, except for the adoption of the following amended HKFRS Accounting Standard for the first time for the current period's financial information.

Amendments to HKAS 21

Lack of Exchangeability

The amendments did not have any impact on the financial position or performance of the Group.

4. SIGNIFICANT JUDGEMENTS AND ACCOUNTING ESTIMATES

The preparation of the interim condensed consolidated financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing this interim condensed consolidated financial information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2024.

5. FINANCIAL RISK MANAGEMENT

5.1 FINANCIAL RISK FACTORS

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk), credit risk and liquidity risk.

The interim condensed consolidated financial information does not include all financial risk management information and disclosures required in the annual financial statements and should be read in conjunction with the Group's annual financial statements as at 31 December 2024.

There have been no significant changes in the risk management policies since the last year end.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

6. 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 resources 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 interim condensed consolidated financial information.

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 interim condensed consolidated statement of comprehensive income.

The Group's revenue from external customers is derived from its operations in Chinese Mainland and Hong Kong. Except for the Group's goodwill (approximately RMB839,001,000), the Group's non-current assets are located in Chinese Mainland and Hong Kong.



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

6. REVENUE AND SEGMENT INFORMATION (CONTINUED)

	Hotel and serviced apartments (Unaudited) RMB'000	Office rental (Unaudited) RMB'000	Wholesale and shopping mall (Unaudited) RMB'000	Total (Unaudited) RMB'000
Period ended 30 June 2025				
Revenue from external customers	250,428	531,562	184,158	966,148
Segment results	16,592	17,073	152,418	186,083
Depreciation	73,541	—	—	73,541
Fair value losses on investment properties	—	(423,687)	(1,859)	(425,546)
Period ended 30 June 2024				
Revenue from external customers	254,386	581,741	197,964	1,034,091
Segment results	18,268	406,984	177,877	603,129
Depreciation	76,438	—	—	76,438
Fair value (losses)/gains on investment properties	—	(80,466)	10,995	(69,471)
As at 30 June 2025				
Total reportable segments' assets	3,321,996	29,025,579	9,405,332	41,752,907
As at 31 December 2024				
Total reportable segments' assets	3,425,824	29,352,439	9,415,435	42,193,698

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

6. REVENUE AND SEGMENT INFORMATION (CONTINUED)

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

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Segment results	186,083	603,129
Net gains on derivative financial instruments	—	26,642
Unallocated operating costs (Note)	(77,622)	(120,126)
Operating profit	108,461	509,645
Finance income	10,568	16,013
Finance expenses	(461,299)	(476,667)
(Loss)/Profit before income tax and transactions with unitholders	(342,270)	48,991

Note: Unallocated operating costs include mainly manager's fee, legal and professional expenses and other operating expenses incurred at corporate level.

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

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Total reportable segments' assets	41,752,907	42,193,698
Corporate assets	1,032,313	1,091,220
Total assets	42,785,220	43,284,918



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

6. REVENUE AND SEGMENT INFORMATION (CONTINUED)

The Group's revenue by nature is as follows:

	Six months ended 30 June	
	2025	2024
	(Unaudited) RMB'000	(Unaudited) RMB'000
Hotel and serviced apartments operations		
Room rentals	168,892	168,157
Food and beverages	68,205	72,692
Others	13,331	13,537
Property rentals	715,720	779,705
Total	966,148	1,034,091

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

	Six months ended 30 June	
	2025	2024
	(Unaudited) RMB'000	(Unaudited) RMB'000
Revenue recognised at a point in time	81,193	82,010
Revenue recognised over time	168,892	171,916
Other sources	716,063	780,165
Total	966,148	1,034,091

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

7. EXPENSES BY NATURE

	Six months ended 30 June	
	2025	2024
	(Unaudited) RMB'000	(Unaudited) RMB'000
Property management fee (i)	21,990	24,212
Employee benefit expense	65,943	64,439
Real estate tax	98,186	102,253
Flood prevention fee, urban construction and maintenance tax, education surcharge and local education surcharge	4,870	5,200
Withholding tax (ii)	20,257	23,020
Depreciation of property, plant and equipment (Note 12)	42,948	45,845
Depreciation of right-of-use assets (Note 13)	30,593	30,593
Cost of inventories sold or consumed in operation	42,116	43,685
Other direct expenses on hotel and serviced apartments	42,233	41,743
Manager's fee (Note 8)	83,964	85,136
Manager's fee adjustment	(43,293)	(7,354)
Trustee's fee	6,275	6,350
Valuation fee	488	498
Legal and professional fee	6,608	2,121
Auditor's remuneration	1,200	1,200
Bank charges	334	345
Foreign exchange losses	4,338	7,421
Write back of construction payable	(6,270)	—
Others	9,361	4,910
Total operating expenses, net	432,141	481,617

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") (Note 26).
- (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%.



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

8. MANAGER'S FEE

Pursuant to the Trust Deed, the Manager is entitled to receive remuneration for its services as 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 as defined in the Trust Deed; 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 external party and a transaction fee of 0.5% of the gross sale price of the disposal of any part of deposited property comprising of Real Estate, as defined in the Trust Deed.

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Manager's fee:		
In the form of units	62,755	85,136
In the form of cash	21,209	—
Total	83,964	85,136

Pursuant to the circular of Yuexiu REIT dated 13 November 2021 ("2021 Circular") and subsequent announcement dated 14 January 2025, the base fee for the year ending 31 December 2025 will be paid in the form of units, and the service fee for the year ending 31 December 2025 will be paid in cash. In accordance with the Trust Deed, the Manager Fee Units for the period ended 30 June 2025 are expected to be issued on 2 September 2025. Also in accordance with the Trust Deed, the issue price of the units (and consequentially the number of units to be issued to the Manager) will be calculated based on the higher of (i) the closing price of the units on the trading day immediately preceding 2 September 2025 and (ii) the average closing price of the units in the 10 trading days immediately preceding 2 September 2025.

9. FINANCE INCOME

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Interest income from bank deposits	8,856	14,291
Interest income from a related party (Note 26(a))	1,712	1,722
Total	10,568	16,013

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

10. FINANCE EXPENSES

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Interest expense for bank borrowings	311,274	373,008
Interest expense for other borrowings	79,202	83,544
Interest and finance charges paid/payable for lease liabilities (Note 13)	182	424
Amortisation of transaction costs for borrowings	12,410	9,076
Foreign exchange losses on financing activities	58,231	10,615
Total	461,299	476,667

11. INCOME TAX CREDIT/(EXPENSE)

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

For other subsidiaries with operations in Chinese Mainland, the corporate income tax was paid by way of withholding tax as disclosed in Note 7(ii).

No Hong Kong profits tax has been provided as the Group has no assessable profit in Hong Kong.

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Current income tax		
– China corporate income tax	44,047	42,174
– PRC withholding tax	5,973	22,265
Deferred income tax (Note 20)	(54,871)	25,081
Total	(4,851)	89,520



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

12. PROPERTY, PLANT AND EQUIPMENT

	Hotel and serviced apartments RMB'000	Office supplies RMB'000	Motor vehicles RMB'000	Total RMB'000
Six months ended 30 June 2024				
Opening net book amount as at 1 January 2024	2,131,000	244	398	2,131,642
Additions	6,653	—	—	6,653
Depreciation	(45,845)	—	—	(45,845)
Disposal	—	—	(105)	(105)
Fair value gains on revaluation	66,192	—	—	66,192
Closing net book amount as at 30 June 2024	2,158,000	244	293	2,158,537
At 30 June 2024				
At fair value	2,158,000	—	—	2,158,000
At cost	—	244	293	537
Total	2,158,000	244	293	2,158,537
Six months ended 30 June 2025				
Opening net book amount as at 1 January 2025	1,974,000	244	116	1,974,360
Additions	12,901	—	—	12,901
Depreciation	(42,948)	—	—	(42,948)
Fair value losses on revaluation	(26,953)	—	—	(26,953)
Closing net book amount as at 30 June 2025	1,917,000	244	116	1,917,360
At 30 June 2025				
At fair value	1,917,000	—	—	1,917,000
At cost	—	244	116	360
Total	1,917,000	244	116	1,917,360

If hotel and serviced apartments had not been revalued, it would have been included in the interim condensed consolidated financial information at historical cost less accumulated depreciation of RMB1,131,574,000 (31 December 2024: RMB1,187,645,000).

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

12. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

As at 30 June 2025, property, plant and equipment with an aggregate carrying amount of approximately RMB1,707 million (31 December 2024: RMB1,758 million) were pledged as collateral for the Group's bank borrowings (Note 23).

Valuation processes of the Group

The Group measures the building portion of hotel and serviced apartments at fair value. Hotel and serviced apartments were revalued by Savills Valuation and Professional Services Limited ("Savills"), being independent qualified valuer not related to the Group as at 30 June 2025 and 31 December 2024.

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 the senior management. Discussions of valuation processes and results are held between the management and the valuer at least once every six months, in line with the Group's interim and annual reporting dates.

At each financial period end, the finance department:

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

Valuation techniques

Fair value of the building portion of hotel and serviced apartments of Guangzhou International Financial Centre ("Guangzhou IFC") is derived using depreciated replacement cost method.

The depreciated replacement cost method involves estimation of the market redevelopment costs of the building portion of hotel and serviced apartments of Guangzhou IFC which includes 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 lack of land transaction in market, fair value of land, for disclosure purpose only as set out in Note 13, is therefore calculated as the difference between the fair value under discounted cash flow analysis and the fair value under depreciated replacement cost method.

The building portion of hotel and serviced apartments in property, plant and equipment are included in Level 3 (31 December 2024: Level 3) of the fair value hierarchy.



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

13. LEASE

	Land use rights RMB'000	Staff quarter RMB'000	Total RMB'000
Right-of-use assets			
At 1 January 2024	1,133,547	22,814	1,156,361
Depreciation	(24,642)	(5,951)	(30,593)
At 30 June 2024	1,108,905	16,863	1,125,768
At 1 January 2025	1,084,262	10,912	1,095,174
Depreciation	(24,642)	(5,951)	(30,593)
At 30 June 2025	1,059,620	4,961	1,064,581

Lease liabilities

	30 June 2025 RMB'000 (Unaudited)	31 December 2024 RMB'000 (Audited)
Current portion	5,429	11,826
Non-current portion	—	—
Total	5,429	11,826

As at 30 June 2025, the fair value of land use rights is approximately RMB2,897 million (31 December 2024: RMB2,840 million). The change in fair value was not reflected in the interim condensed consolidated financial information.

As at 30 June 2025, right-of-use assets were pledged with an aggregate net book amount of approximately RMB979 million (31 December 2024: RMB1,002 million) as collateral for the Group's bank borrowings (Note 23).

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

13. LEASE (CONTINUED)

Lease liabilities (CONTINUED)

The interim condensed consolidated statement of comprehensive income shows the following amount relating to leases:

Depreciation charge of right-of-use assets

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Land use rights	24,642	24,642
Staff quarter	5,951	5,951
Total	30,593	30,593
Interest expense (included in finance expenses) (Note 10)	182	424

14. INVESTMENT PROPERTIES

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Beginning of the period	37,494,008	37,771,146
Exchange differences	(1,391)	751
Capitalised expenditure	8,176	24,120
Fair value losses during the period, included in profit or loss under "Fair value losses on investment properties"	(425,546)	(69,471)
End of the period	37,075,247	37,726,546

In the interim condensed consolidated statement of comprehensive income, direct operating expenses include RMB18,570,000 (six months ended 30 June 2024: RMB19,087,000) relating to investment properties that were vacant.

As at 30 June 2025, investment properties with an aggregate carrying value of approximately RMB3,698 million (31 December 2024: RMB3,720 million) were pledged as collateral for the Group's bank borrowings (Note 23).



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

14. INVESTMENT PROPERTIES (CONTINUED)

Valuation processes of the Group

The Group measures its investment properties at fair value. The investment properties were revalued by Savills being independent qualified valuer not related to the Group as at 30 June 2025 and 31 December 2024.

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 the senior management. Discussions of valuation processes and results are held between the management and valuer at least once every six months, in line with the Group's interim and annual reporting dates.

At each financial period end, the finance department:

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

Valuation techniques

Fair value measurements using significant unobservable inputs

(a) Investment properties in Chinese Mainland

As at 30 June 2025 and 31 December 2024, Savills mainly relied on the income capitalisation method as the primary approach and cross-checked by the direct comparison approach. The use of income capitalisation method is in line with 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 incomes of contractual tenancies. It has also taken into account the reversionary market rents 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.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

14. INVESTMENT PROPERTIES (CONTINUED)

Valuation techniques (CONTINUED)

Fair value measurements using significant unobservable inputs (CONTINUED)

(b) Investment properties in Hong Kong

As at 30 June 2025 and 31 December 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 (31 December 2024: Level 3) of the fair value hierarchy.

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 mainly denominated in RMB.



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

16. GOODWILL

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Cost	859,868	859,868
Accumulated impairment	(20,867)	(20,867)
Net book amount	839,001	839,001

17. DERIVATIVE FINANCIAL INSTRUMENTS

	30 June 2025 (Unaudited) RMB'000	30 June 2024 (Unaudited) RMB'000
Net realised gains from derivative financial instruments	—	26,642

18. TRADE AND LEASE RECEIVABLES

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Trade and lease receivables	23,191	20,751
Less: allowance	(3,470)	(1,976)
Trade and lease receivables, net	19,721	18,775

The fair values of trade and lease receivables approximate their carrying amounts.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

18. TRADE AND LEASE RECEIVABLES (CONTINUED)

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

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
0 - 30 days	12,436	13,363
31 - 90 days	2,993	4,590
91 - 180 days	3,956	815
181 - 365 days	2,654	1,700
Over 1 year	1,152	283
Total	23,191	20,751

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

All of the Group's trade and lease receivables are denominated in RMB.

19. BANK DEPOSITS AND CASH AND CASH EQUIVALENTS

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Current		
Cash at bank and on hand	1,260,385	1,294,763
Short-term bank deposits with original maturity of less than three months	234,003	101,391
Cash and cash equivalents	1,494,388	1,396,154
Short-term bank deposits with original maturity of more than three months but less than twelve months	60,000	50,000
Total	1,554,388	1,446,154
Maximum exposure to credit risk	1,554,088	1,445,804



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

19. BANK DEPOSITS AND CASH AND CASH EQUIVALENTS (CONTINUED)

As at 30 June 2025, included in the bank deposits and cash and cash equivalents of the Group are bank deposits of approximately RMB1,189,786,000 (31 December 2024: RMB1,104,452,000) denominated in RMB, which is not a freely convertible currency in the international market and its exchange rate is determined by the People's Bank of China. 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 their fair values.

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

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
RMB	1,190,086	1,104,801
HK\$	308,624	324,852
US\$	55,678	16,501
Total	1,554,388	1,446,154

20. DEFERRED TAX LIABILITIES

	Six months ended 30 June 2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Beginning of the period	5,523,292	5,521,648
Deferred taxation (credited)/charged to profit or loss (Note 11)	(54,871)	25,081
Deferred taxation (credited)/charged to reserve	(7,549)	18,538
End of the period	5,460,872	5,565,267

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

21. TRADE PAYABLES

The fair values of trade payables approximate their carrying amounts. The aging analysis of the trade payables by invoice date is as follows:

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
0 - 30 days	6,123	9,585
31 - 90 days	6,097	5,111
91 - 180 days	962	1,272
181 - 365 days	250	549
Over 1 year	429	—
Total	13,861	16,517

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

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

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Rental deposits		
Current portion	181,230	218,685
Non-current portion	191,168	163,143
Subtotal	372,398	381,828
Receipts in advance	93,858	102,138
Accrued urban real estate tax	65,081	53,752
Accrued withholding tax payable	9,855	9,663
Accrued surcharge tax	14,669	21,659
Construction payable	109,254	121,852
Accrued interest expenses	80,619	113,410
Accruals for operating expenses	128,522	122,292
Accruals and other payables	408,000	442,628
Total	874,256	926,594



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

22. RENTAL DEPOSITS, RECEIPTS IN ADVANCE, ACCRUALS AND OTHER PAYABLES (CONTINUED)

Notes:

- (i) The carrying amounts of rental deposits, receipts in advance and accruals and other payables approximate their fair values. Majority of the Group's rental deposits, receipts in advance and accruals and other payables are denominated in RMB and HKD.

23. BORROWINGS

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Current		
Short-term bank borrowings		
– Unsecured	400,000	530,000
Current portion of long-term borrowings		
Bank borrowings		
– Secured (Note a)	3,922,333	165,000
– Unsecured	1,484,643	3,912,000
Other borrowings, unsecured (Note b)	4,343,688	—
Total current borrowings	10,150,664	4,607,000
Non-current		
Long-term borrowings		
Bank borrowings		
– Secured (Note a)	4,866,733	4,947,900
– Unsecured	9,957,433	10,727,544
Other borrowings, unsecured (Note b)	5,341,305	4,374,512
Total long-term borrowings	20,165,471	20,049,956
Less: current portion of long-term borrowings	(9,750,664)	(4,077,000)
Non-current portion of long-term borrowings	10,414,807	15,972,956
Analysis into:		
– Unsecured	15,698,738	15,632,056
– Secured	4,866,733	4,947,900
Total	20,565,471	20,579,956

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

23. BORROWINGS (CONTINUED)

Note a:

As at 30 June 2025, bank loans of approximately RMB4,866 million (31 December 2024: RMB4,948 million) are secured by certain parts of Guangzhou IFC with carrying value of RMB6,384 million (31 December 2024: RMB6,480 million).

Note b:

On 2 February 2021, Yuexiu REIT MTN Company Limited ("REIT MTN"), a wholly owned subsidiary of Yuexiu REIT, issued and sold a total of US\$400 million principal amount 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 and sold 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.

24. NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Beginning of the period	14,829,378	15,632,979
Issuance of units	39,499	76,210
Transfer from the interim condensed consolidated statement of comprehensive income	(232,480)	(65,809)
Distributions paid during the period	(129,555)	(148,873)
End of the period	14,506,842	15,494,507

The movement of numbers of existing units is as below:

	Six months ended 30 June	
	2025 (Unaudited)	2024 (Unaudited)
Units in issue ('000)		
Beginning of the period	5,090,738	4,915,738
Manager's fee in form of units (Note a)	50,348	80,000
End of the period	5,141,086	4,995,738

Note a:

During the period, 50,348,379 units were issued for the payment of manager's fee (2024: 80,000,000 units).



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

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

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 in issue during the period.

	Six months ended 30 June	
	2025 (Unaudited)	2024 (Unaudited)
Loss after income tax before transactions with unitholders attributable to unitholders (RMB'000)	(322,373)	(30,779)
Weighted average number of units in issue ('000)	5,115,773	4,959,937
Basic and diluted loss per unit (RMB)	(0.06)	(0.01)

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 manager's fee in form of units during the period which are dilutive potential units. The deferred units outstanding and manager's fee in form of units during the six-month period ended 30 June 2025 are not included in the calculation of diluted loss per unit because they are antidilutive for the period ended 30 June 2025.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

26. CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES

As at 30 June 2025, the Group was significantly influenced by YXP (incorporated in Hong Kong), which owns approximately 41% (31 December 2024: 39%) of Yuexiu REIT's units. The remaining units are widely held.

The table set forth below summarised the names of connected/related companies and nature of relationship with Yuexiu REIT as at 30 June 2025:

Connected/related companies	Relationship with Yuexiu REIT
YXP ¹	A major unitholder of Yuexiu REIT
The Manager ¹	An associate of YXP
GZ IFC Management ¹	An associate of YXP
Yicheng BM ¹	A subsidiary of YXP
Guangzhou White Horse Clothings Market Ltd. ("White Horse JV") ¹	A subsidiary of YXP
Baima BM ¹	A subsidiary of YXP
Guangzhou Yuexiu Xingye Property Agent Ltd. ("Xingye") ¹	A subsidiary of YXP
Guangzhou City Construction and Development Co., Ltd. ("GCCD") ¹	A subsidiary of YXP
Guangzhou Construction & Development Holdings (China) Limited ("GCD (China)") ¹	A subsidiary of YXP
Guangzhou Yuexiu Holdings Limited ("GZYX") ¹	Immediate holding company of Yue Xiu
Guangzhou Yuexiu Enterprises (Holdings) Ltd. ("YXE") ¹	A subsidiary of GZYX
Guangzhou Yuexiu Capital Holdings Group Co., Ltd. ("GZYCHG")	A subsidiary of GZYX
Yue Xiu Enterprises (Holdings) Limited ("Yue Xiu")	A major shareholder of YXP



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

26. CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

Connected/related companies	Relationship with Yuexiu REIT
Guangzhou City Construction and Development Group Co., Ltd. ("GCCD BVI") ¹	A subsidiary of YXE
Guangzhou Grandcity Development Ltd.	A subsidiary of YXP
Guangzhou Yue Xiu City Construction Jones Lang LaSalle Property Services Co., Ltd. ("GZ JLL") ¹	A subsidiary of YXP
Guangzhou Suiqiao Development Co., Ltd. ("Suiqiao") ¹	A subsidiary of Yue Xiu
Guangzhou Yuexiu Industrial Investment Fund Management Co., Ltd. ¹	A subsidiary of GZYCHG
Guangzhou Yuexiu Financial Leasing Co., Ltd. ¹	A subsidiary of GZYCHG
Guangzhou Yuexiu Capital Holdings Co., Ltd. ¹	A subsidiary of GZYCHG
Guangzhou Yue Xiu Enterprises Development Ltd.	A subsidiary of YXE
Guangzhou Yue Tong Expressway Operations and Management Company Limited ("Yue Tong") ¹	A subsidiary of Yue Xiu
Guangzhou Yue Peng Information Ltd. ("Yue Peng") ¹	A subsidiary of Yue Xiu
Yuexiu (China) Transport Infrastructure Investment Company Limited	A subsidiary of Yue Xiu
Yuexiu Transport Infrastructure Limited ("Yuexiu Transport") ¹	A subsidiary of Yue Xiu
Chong Hing Bank Limited ("Chong Hing Bank") ¹	A subsidiary of Yue Xiu
Chong Hing Bank Limited Guangzhou Sub-Branch ("Chong Hing Guangzhou") ¹	A subsidiary of Yue Xiu
Chong Hing Bank Limited Shanghai Branch ("Chong Hing Shanghai") ¹	A subsidiary of Yue Xiu
Chong Hing Insurance Company Limited ("Chong Hing Insurance") ¹	A subsidiary of Yue Xiu

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

26. CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

Connected/related companies	Relationship with Yuexiu REIT
Guangzhou Paper Group Ltd. ¹	A subsidiary of YXE
Guangzhou Futures Co., Ltd. ¹	A subsidiary of GZYCHG
廣州市祥港房地產開發有限公司	A subsidiary of YXP
廣州市宏錦房地產開發有限公司	A subsidiary of YXP
廣州東耀房地產開發有限公司	A subsidiary of YXP
廣州市城建開發集團名特網絡發展有限公司	A subsidiary of GZYX
廣州鵬輝貿易有限公司 ¹	A subsidiary of YXP
Guangzhou Yuexiu Financial Technology Co., Ltd. ¹	A subsidiary of GZYCHG
Shanghai Yuexiu Finance Leasing Co., Ltd. ¹	A subsidiary of GZYCHG
武漢康景實業投資有限公司	A subsidiary of YXP
廣州城建開發設計院有限公司 ¹	A subsidiary of GZYX
廣州越秀商業地產經營管理有限公司 ¹	A subsidiary of YXP
Yue Xiu Consultants (Shenzhen) Co., Ltd.	A subsidiary of Yue Xiu
杭州越秀房地產開發有限公司 ¹	A subsidiary of YXP
杭州越榮房地產開發有限公司	A subsidiary of YXP
杭州盛寅房地產開發有限公司	A subsidiary of YXP
杭州豐勝房地產開發有限公司	A subsidiary of YXP
杭州杭秀房地產開發有限公司 ¹	A subsidiary of YXP
杭州越嘉房地產開發有限公司 ¹	A subsidiary of YXP
武漢越秀商業管理有限公司 ¹	A subsidiary of YXP
廣州市品秀房地產開發有限公司	A subsidiary of YXP



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

26. CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

Connected/related companies	Relationship with Yuexiu REIT
Guangzhou Yuexiu Business Operation Management Co., Ltd.	A subsidiary of YXP
廣州越秀星寓公寓管理有限公司 ¹	A subsidiary of YXP
廣州雋越房地產開發有限責任公司	A subsidiary of YXP
廣州越秀資本投資管理有限公司 ¹	A subsidiary of GZYCHG
Guangzhou Yuexiu Kunpeng Private Equity Fund Management Co., Ltd.	A subsidiary of GZYCHG
廣州悅秀智訊科技信息諮詢有限公司 ¹	A subsidiary of YXP
廣州白馬電子商務股份有限公司	A subsidiary of YXE
廣州城建開發裝飾有限公司 ¹	A subsidiary of YXP
廣州越秀城開房地產開發有限公司 ¹	A subsidiary of YXP
廣州城建開發工程造價諮詢有限公司 ¹	A subsidiary of YXP
廣期資本管理(上海)有限公司 ¹	A subsidiary of GZYCHG
廣州資產管理有限公司 ¹	A subsidiary of GZYCHG
廣州東秀房地產開發有限公司	A subsidiary of YXP
廣州越秀華城房地產開發有限公司 ¹	A subsidiary of YXP
廣州皇上皇集團股份有限公司	A subsidiary of YXE
廣州風行乳業股份有限公司	A subsidiary of YXE
金鷹基金管理有限公司 ¹	A subsidiary of GZYCHG
廣州宏勝房地產開發有限公司	A subsidiary of YXP
廣州裕秀房地產開發有限公司	An associate of YXP
廣州越冠房地產開發有限公司 ¹	A subsidiary of YXP
廣州匯城實業發展有限公司	A subsidiary of YXP

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

26. CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

Connected/related companies	Relationship with Yuexiu REIT
廣州敏秀房地產開發有限公司	A joint venture of YXP
廣州南方智媒產業園有限公司	A subsidiary of YXP
廣州樾富房地產開發有限公司	A subsidiary of YXP
廣州市品薈房地產開發有限公司 ¹	A subsidiary of YXP
廣州越宏房地產開發有限公司 ¹	An associate of YXP
廣州市佰城投資發展有限公司 ¹	A subsidiary of YXP
Guangzhou Yuexiu Foods Group Co., Ltd. ("Yuexiu Foods")	A subsidiary of YXE
廣州越秀投資發展有限公司 ¹	A subsidiary of YXE
廣州越創智數信息科技有限公司 ¹	A subsidiary of YXP
廣州皇上皇食品商貿有限公司	A subsidiary of YXE
廣州市品輝房地產開發有限公司	A subsidiary of YXP
廣州市品悅房地產開發有限公司 ¹	A subsidiary of YXP
廣州鳴泉居會議中心有限公司	A subsidiary of GZYX
廣州市悅冠智能科技有限公司 ¹	A subsidiary of YXP
廣州悅秀會信息科技有限公司 ¹	A subsidiary of YXP
輝山乳業(瀋陽)銷售有限公司 ¹	A subsidiary of YXE
廣州市品臻房地產開發有限公司 ¹	An associate of YXP
廣州越建工程管理有限公司 ¹	A subsidiary of YXP
廣州市穗港澳合作交流促進會 ¹	A subsidiary of YXP
湖北悅秀薈房地產經紀有限公司	A subsidiary of YXP
廣州越達投資有限責任公司	A subsidiary of Yue Xiu
Guangzhou Yuexiu Venture Investment Fund Management Co., Ltd. ¹	A subsidiary of GZYCHG



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

26. CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

Connected/related companies	Relationship with Yuexiu REIT
廣州越創房地產開發有限公司	An associate of YXP
Dragon Yield Holding Limited ("Dragon Yield")	A subsidiary of YXP
The Trustee	The Trustee of Yuexiu REIT
The Hongkong and Shanghai Banking Corporation Limited and its subsidiaries (the "HSBC Group") ¹	Associates of the Trustee
Yue Xiu Securities Company Limited ¹	A subsidiary of GZYX
廣州天盈房地產開發有限公司 ¹	A subsidiary of YXP
廣州天越房地產開發有限公司 ¹	A subsidiary of YXP
廣州越秀物業發展有限公司 ¹	A subsidiary of YXP
Guangzhou Guang Zheng Hang Seng Research Co., Ltd. ("Guang Zheng")	A subsidiary of GZYCHG
Guangzhou Securities Co., Limited	A subsidiary of GZYCHG
廣州越秀地產工程管理有限公司	A subsidiary of YXP
中信証券華南股份有限公司	A subsidiary of GZYCHG
廣州越秀資產管理有限公司	A subsidiary of YXP
廣州越浩房地產開發有限公司 ¹	A subsidiary of YXP
廣州市悅匯城商業經營管理有限公司武漢分公司 ¹	A subsidiary of YXP
廣州市品鑫房地產開發有限公司 ¹	A subsidiary of YXP
廣州越秀融資擔保有限公司 ¹	A subsidiary of YXP
廣州鳴泉居酒店有限公司第一分公司 ¹	A subsidiary of YXP
廣州市祥發房地產有限公司 ¹	A subsidiary of YXP
廣州新厚德投資發展有限公司 ¹	A subsidiary of YXP

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

26. CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

Connected/related companies	Relationship with Yuexiu REIT
廣州城建開發宏城車場物業管理有限公司	A subsidiary of YXP
Guangzhou Yuexiu Fengxing Foods Group Co., Ltd ("YX Fengxing Foods")	A subsidiary of YXE
廣州國金商業經營管理有限公司上海分公司	A subsidiary of YXP
杭州燚樂實業投資有限公司 ¹	A subsidiary of YXP
Savills Valuation and Professional Services Limited (the "Incumbent Valuer")	The current principal valuer of Yuexiu REIT

Note:

- 1 These connected companies are also considered as related companies of the Group. Transactions and balances carried out with these related companies are disclosed in notes (a) and (b) below.



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

26. CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

(a) Transactions with connected/related companies

The following transactions and balances were carried out with connected/related companies:

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Asset management fee paid/payable to		
– the Manager (note ii)	83,964	85,136
Management fee paid/payable to		
– Yicheng BM	10,870	12,544
– Baima BM	3,280	3,341
– GZ IFC Management	7,840	8,327
Rental income received/receivable from		
– Xingye	—	2,351
– Yicheng BM	4,115	3,860
– GCCD	13,470	8,108
– Suiqiao	274	275
– Guangzhou Futures Co., Ltd.	307	427
– Guangzhou Yuexiu Industrial Investment Fund Management Co., Ltd.	495	470
– GZ JLL	8,729	9,155
– Guangzhou Yuexiu Financial Leasing Co., Ltd.	9,582	7,864
– GZ IFC Management	7,187	6,647
– Guangzhou Yuexiu Capital Holdings Co., Ltd.	11,871	12,324
– Yue Tong	4,505	4,501
– Yue Peng	363	365
– Guangzhou Paper Group Ltd.	140	139
– Chong Hing Guangzhou	7,795	8,398
– Chong Hing Shanghai	2,692	2,705
– 杭州燦樂實業投資有限公司	1,603	—
– 廣州鵬燁貿易有限公司	1,090	1,096
– Guangzhou Yuexiu Financial Technology Co., Ltd.	—	200
– Shanghai Yuexiu Finance Leasing Co., Ltd.	2,833	2,922

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

26. CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

(a) Transactions with connected/related companies (CONTINUED)

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Rental income received/receivable from		
– 武漢越秀商業管理有限公司	1,398	1,406
– 廣州城建開發設計院有限公司	1,092	229
– 廣州越秀商業地產經營管理有限公司	458	403
– 廣州越秀資本投資管理有限公司	1,866	2,108
– 杭州越秀房地產開發有限公司	2,647	2,660
– 廣州悅秀智訊科技信息諮詢有限公司	1,564	1,573
– 廣州城建開發工程造價諮詢有限公司	42	—
– 廣州越秀融資擔保有限公司	77	—
– 廣期資本管理(上海)有限公司	1,591	1,587
– 廣州資產管理有限公司	8,982	9,537
– 廣州鳴泉居酒店有限公司第一分公司	3	—
– Guangzhou Yuexiu Venture Investment Fund Management Co., Ltd.	2,629	3,045
– 廣州越秀城開房地產開發有限公司	933	930
– 廣州越秀華城房地產開發有限公司	6,444	20,271
– 廣州市悅匯城商業經營管理有限公司武漢分公司	1,207	—
– 廣州市祥發房地產有限公司	410	—
– 廣州新厚德投資發展有限公司	24	—
– 廣州越宏房地產開發有限公司	—	16
– 廣州市佰城投資發展有限公司	4,365	4,385
– GZYX	30,004	31,191
– 廣州越秀投資發展有限公司	115	139
– 廣州越創智數信息科技有限公司	145	161
– 杭州杭秀房地產開發有限公司	—	531
– 杭州越嘉房地產開發有限公司	—	1,079
– 金鷹基金管理有限公司	2,988	3,995
– 廣州越浩房地產開發有限公司	12,477	—
– 廣州市品鑫房地產開發有限公司	3,645	—
– 廣州越冠房地產開發有限公司	1,825	1,827
– 廣州市品悅房地產開發有限公司	—	876
– 廣州市穗港澳合作交流促進會	192	194



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

26. CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

(a) Transactions with connected/related companies (CONTINUED)

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Rental income received/receivable from		
– 廣州市品薈房地產開發有限公司	—	2,648
– 廣州市品臻房地產開發有限公司	—	2,652
– 廣州市悅冠智能科技有限公司	834	892
– 廣州悅秀會信息科技有限公司	7	7
– 輝山乳業 (瀋陽) 銷售有限公司	119	45
– YXP	843	773
– the Manager	423	351
– Yuexiu Transport	423	351
– 廣州越建工程管理有限公司	2,393	2,216
– 廣州天盈房地產開發有限公司	8,732	6,747
– 廣州天越房地產開發有限公司	—	4,439
– 廣州國金商業經營管理有限公司上海分公司	563	—
– 廣州越秀物業發展有限公司	4,758	4,784
Principal element of lease payments paid to		
– 廣州越秀星寓公寓管理有限公司	6,580	5,804
Rental income received/receivable from Trustee		
– the HSBC Group	2,405	—
Trustee's fee paid/payable to		
– The Trustee	6,275	6,350
Interest expense paid/payable to		
– the HSBC Group	5,298	9,646
– the Chong Hing Bank	899	—
– YXIC	3,644	7,251

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

26. CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

(a) Transactions with connected/related companies (CONTINUED)

	Six months ended 30 June	
	2025 (Unaudited) RMB'000	2024 (Unaudited) RMB'000
Commercial insurance fee paid to		
– the Chong Hing Insurance	7	8
Bond underwriter's fee paid/payable to		
– the HSBC Group	—	1
– the Chong Hing Bank	37	22
– Yue Xiu Securities Company Limited	43	28
Interest income received/receivable from		
– the Chong Hing Bank	270	223
– the HSBC Group	246	24
– GCCD	1,712	1,722

Notes:

- (i) All transactions with connected/related companies were carried out in accordance with the terms of the relevant agreements governing the transactions.
- (ii) The Manager's fee is calculated as the 0.3% per annum of the carrying value of the deposited property as defined in the Trust Deed; 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 external party and a transaction fee of 0.5% of the gross sale price of the disposal of any part of deposited property comprising of Real Estate, as defined in the Trust Deed (Note 8).



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

26. CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

(b) Balances with related companies

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Amount due from GCCD (i)	45,702	142,212
Amount due from GCD (China)	17,150	14,035
Amount due to Yicheng BM	574	2,034
Amount due to Baima BM	3,433	213
Amount due to the Manager	107,611	106,497
Amount due to GZ IFC Management	2,400	1,535
Amount due to GCD (China)	123	123
Amount due to GCCD BVI	10,000	10,000
Amount due to YXP	2,426	2,448
Bank deposit in Chong Hing Bank	63,389	4,701
Bank deposit in HSBC Group	99,834	105,641
Bank borrowing from the HSBC Group	37,516	318,328
Bank borrowing from the Chong Hing Bank	33,742	34,263
Rental income receivables from related companies	4,636	1,782
Receipts in advance from related companies	10,522	2,823
Rental deposits from related companies (ii)	74,173	68,697
Rental deposits from HSBC Group	1,389	—
Trade payable to related companies	3,908	2,765
Borrowing from the YXIC (iii)	—	240,770

Except for the borrowing from YXIC as disclosed in (iii) below and an amount due from GCCD of approximately RMB40 million (31 December 2024: RMB40 million) which is unsecured, interest bearing at 9% per annum and repayable on settlement of the related construction fee payable, all other balances with related companies are unsecured, interest-free and repayable on demand. All the balances are denominated in RMB and reasonable approximation to their fair values.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

26. CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

(b) Balances with related companies (CONTINUED)

Notes:

- (i) Pursuant to the settlement agency agreement entered into between GCCD and Tower Top, GCCD would be responsible for settling the outstanding construction costs related to the construction of Guangzhou IFC. The receivable balance of RMB40 million (2024: RMB40 million) as at the end of the period represents the initial amount transferred to GCCD less the settlement of construction payable. To the extent that there are residual funds after settlement of all outstanding construction costs, GCCD will be required to refund the surplus cash to Tower Top after the settlement of such costs.
- (ii) Rental deposits from related companies are included as rental deposits in the consolidated balance sheet.
- (iii) The balance represented the outstanding borrowing of HK\$260,000,000 due to Yue Xiu Investment Consultants Limited ("YXIC") as of 31 December 2024, which was fully repaid in April 2025. The borrowing is at an interest rate of HIBOR plus 1.5% with a five-year term commencing on 29 April 2020, which was originally drawn down under the facility agreement between Secure Shell (as borrower) and several banks (as lenders) (the "Facility Agreement") and was subsequently transferred from one of the original lenders to YXIC on 17 August 2023. Pursuant to the Facility Agreement, Yuexiu REIT and Secure Shell were not parties to or otherwise involved in the transfer.

(c) Key management compensation

There was no key management compensation for the period ended 30 June 2025 (six months ended 30 June 2024: Nil).

27. CAPITAL COMMITMENTS

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Capital commitments in respect of property, plant and equipment and investment properties Contracted but not provided for	47,897	53,747



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (CONTINUED)

28. FUTURE MINIMUM RENTAL RECEIVABLES

At 30 June 2025 and 31 December 2024, the Group had future minimum rental receivables under non-cancellable leases as follows:

	30 June 2025 (Unaudited) RMB'000	31 December 2024 (Audited) RMB'000
Within one year	1,193,698	1,530,934
Between one year and five years	1,642,988	2,005,528
Over five years	29,745	34,734
Total	2,866,431	3,571,196

PERFORMANCE TABLE

	Unaudited 30 June 2025	Unaudited 30 June 2024	Unaudited 30 June 2023	Unaudited 30 June 2022	Unaudited 30 June 2021
Net assets attributable to Unitholders (RMB'000)	14,506,842	15,494,507	15,663,576	16,973,668	14,564,303
Net assets attributable to Unitholders per unit (RMB)	2.82	3.10	3.24	3.63	4.39
Equivalent to HK\$	3.09	3.40	3.51	4.26	5.27
The highest premium of the traded price to net asset value	N/A ⁽ⁱ⁾	N/A ⁽ⁱ⁾	N/A	N/A	N/A
The highest discount of the traded price to net asset value	HK\$2.42 ⁽ⁱ⁾	HK\$2.60 ⁽ⁱ⁾	HK\$2.12	HK\$1.27	HK\$1.57
Net (loss)/earnings yield per unit	(7.24)% ⁽ⁱⁱ⁾	(0.65)% ⁽ⁱⁱ⁾	1.19%	(3.89)%	2.00%
Number of units in issue	5,141,086,550 units	4,995,738,171 units	4,833,663,307 units	4,671,788,055 units	3,319,228,131 units

Notes:

- (i) The highest premium is calculated based on the highest traded price of HK\$0.95 (2024: HK\$1.26) on The Stock Exchange of Hong Kong Limited ("Stock Exchange") during the period from 1 January 2025 to 30 June 2025. The highest discount is calculated based on the lowest traded price of HK\$0.67 (2024: HK\$0.80) on the Stock Exchange during the period from 1 January 2025 to 30 June 2025.
- (ii) Net loss yield per unit is calculated based on loss after tax before transactions with Unitholders per unit for the period from 1 January 2025 to 30 June 2025 over the traded price of HK\$0.87 as at 30 June 2025 (28 June 2024: HK\$0.95) on the Stock Exchange.



CORPORATE AND INVESTOR RELATIONS INFORMATION

BOARD OF DIRECTORS OF THE MANAGER

EXECUTIVE DIRECTORS

Ms. Ou Haijing
Mr. Lin Deliang

NON-EXECUTIVE DIRECTORS

Mr. Jiang Guoxiong (*Chairman*)
(appointed on 22 May 2025)
Mr. Zeng Zhizhao

INDEPENDENT NON-EXECUTIVE DIRECTORS & AUDIT COMMITTEE MEMBERS

Mr. Chan Chi On, Derek
Mr. Chan Chi Fai, Brian
Mr. Cheung Yuk Tong
Mr. Chen Xiaou

RESPONSIBLE OFFICERS OF THE MANAGER

Ms. Ou Haijing
Mr. Lin Deliang
Mr. Kwan Chi Fai
Mr. Liu Bihong (approved on 2 April 2025)

COMPANY SECRETARY OF THE MANAGER

Mr. Yu Tat Fung

TRUSTEE

HSBC Institutional Trust Services (Asia) Limited

AUDITOR OF YUEXIU REIT

Ernst & Young (Certified Public Accountants and Registered
PIE Auditor)

PRINCIPAL VALUER

Savills Valuation and Professional Services Limited

HONG KONG LEGAL ADVISER

Baker & McKenzie

WEBSITES TO ACCESS INFORMATION IN RELATION TO YUEXIU REIT

<http://www.yuexiureit.com>
<http://www.hkex.com.hk>

PRINCIPAL BANKERS OF YUEXIU REIT

Bank of China (Hong Kong) Limited
Bank of Communications Co., Ltd.
China CITIC Bank Co., Ltd.
China Merchants Bank Co., Ltd.
China Minsheng Banking Corp., Ltd.
DBS Bank Ltd.
Industrial Bank Co., Ltd.
Nanyang Commercial Bank, Limited
Ping An Bank Co., Ltd.
Shanghai Pudong Development Bank Co., Ltd.
The Hong Kong and Shanghai Banking Corporation Limited

REGISTERED OFFICE OF THE MANAGER

Flat B, 17/F
Yue Xiu Building
160 Lockhart Road
Wanchai, Hong Kong

UNIT REGISTRAR AND TRANSFER OFFICE

Tricor Investor Services Limited
17/F, Far East Finance Center
16 Harcourt Road, Hong Kong

LISTING EXCHANGE

UNITS

The Stock Exchange of Hong Kong Limited
Stock code: 00405

BOND

The Stock Exchange of Hong Kong Limited
US\$400,000,000 2.65% Notes due 2026
Stock code: 40577

Chongwa (Macao) Financial Asset Exchange Company Limited
RMB1,500,000,000 4.15% Guaranteed Notes due 2026
Stock code: MOXLB2350

The Stock Exchange of Hong Kong Limited
RMB1,000,000,000 4.10% Guaranteed Notes due 2028
Stock code: 85018

INVESTOR RELATIONS

For further information about Yuexiu REIT, please contact:
Mr. Jiang Yongjin
Email: yxft.ir@yuexiureit.com



越秀房地產投資信託基金

YUEXIU REAL ESTATE INVESTMENT TRUST

www.yuexiureit.com

17B Yue Xiu Bldg., 160 Lockhart Road, Wanchai, Hong Kong

Manager



越秀房託資產管理有限公司
YUEXIU REIT ASSET MANAGEMENT LIMITED

