

香港聯合交易所有限公司

(香港交易及結算所有限公司全資附屬公司)

THE STOCK EXCHANGE OF HONG KONG LIMITED

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FOR REFERENCE ONLY

Subject : Display of Adjusted Previous Closing Price of Yuexiu Property Company Limited (stock code 123) on OTP-C for its Final Dividend of HK\$0.307 per share (the “Final Dividend”) and Special Dividend by way of distribution in specie of 62 units in Yuexiu Real Estate Investment Trust (“Yuexiu REIT”) for every 1,000 shares (the “Distribution in Specie”) on Ex-All Date, 8 June 2023

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Pursuant to the timetable issued by Yuexiu Property Company Limited (“Yuexiu Property”) for the Final Dividend and Distribution in Specie, Yuexiu Property’s shares (stock code 123) will be marked “ex-all” on 8 June 2023, the Ex-All Date. Shareholders, investors and market participants should read the Yuexiu Property’s circulars and regulatory announcements in full regarding the Final Dividend and Distribution in Specie in dealing with Yuexiu Property’s shares. If they are in doubt, they should consult their professional adviser(s).

As an OTP-C standard practice for ex-dividend and ex-distribution in specie (“Ex-All”) and for reference only, an Adjusted Previous Closing Price will be displayed in the “PRV CLOSE” field of Yuexiu Property’s OTP-C stock page on 8 June 2023, the Ex-All Date. The unadjusted previous closing price will instead be displayed in the free text field. Calculation of the Adjusted Previous Closing Price will be based on the closing prices of Yuexiu Property and Yuexiu REIT on 7 June 2023 (i.e. last cum-all trading day) and by using the following standard adjustment formula for dividend and distribution in specie generally.

Adjustment Formula:

Adjusted Previous Closing Price

= Closing price of Yuexiu Property on the last cum-all trading day – D – [P x (X ÷ Y)]

where:

D = Yuexiu Property’s final dividend per share, i.e. HK\$0.307

P = Closing price of Yuexiu REIT (stock code: 405) on the last cum-all trading day

X = Number of units of Yuexiu REIT a shareholder is entitled to receive when he/she holds Y existing shares in Yuexiu Property on record date, i.e. 62 units of Yuexiu REIT

Y = Number of existing shares of Yuexiu Property a shareholder has to hold on record date for entitling him/herself to X units in Yuexiu REIT, i.e. 1,000 shares

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For illustration purpose, depending on the closing prices of Yuexiu Property and Yuexiu REIT on 7 June 2023, the Exchange shall base on the above standard formula for dividend and distribution in specie generally to calculate and display the Adjusted Previous Closing Price on Yuexiu Property's OTP-C stock page on 8 June 2023 as follows:-

<u>CUM-ALL</u>	<u>EX-ALL*</u>
<u>Unadjusted Closing Price</u>	<u>Adjusted</u>
<u>on 7 June 2023</u>	<u>Previous Closing Price</u>
<u>(HK\$)</u>	<u>on 8 June 2023</u>
8.71046	8.290
8.72046	8.300
8.73046	8.310
8.74046	8.320
8.75046	8.330
8.76046	8.340
8.77046	8.350
8.78046	8.360
8.79046	8.370
8.80046	8.380
8.81046	8.390
8.82046	8.400
8.83046	8.410
8.84046	8.420
8.85046	8.430
8.86046	8.440
8.87046	8.450
8.88046	8.460
8.89046	8.470
8.90046	8.480
8.91046	8.490
8.92046	8.500
8.93046	8.510
8.94046	8.520
8.95046	8.530
8.96046	8.540
8.97046	8.550
8.98046	8.560
8.99046	8.570
9.00046	8.580

* Closing price of Yuexiu REIT on 5 June 2023 (i.e. HK\$1.830) is used as reference in the above illustration

Charles Woo
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