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*(Incorporated in Hong Kong with limited liability)*

**(Stock code: 00123)**

## **ANNOUNCEMENT**

### **UNAUDITED SALES STATISTICS AS AT 31 DECEMBER 2023 AND NEW LAND ACQUISITIONS IN DECEMBER**

The board of directors (“**Board**”) of Yuexiu Property Company Limited (“**Company**”) is pleased to announce the unaudited sales statistics as at 31 December 2023 and six new land acquisitions in December as follows:

#### **MONTHLY CONTRACTED SALES**

In December 2023, the value of the Company’s contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB9,121 million, representing a year-on-year decrease of approximately 58.7%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 397,000 sq.m., representing a year-on-year decrease of approximately 38.0%.

The value of the aggregate contracted sales (including contracted sales of projects of joint ventures and associates) of the Company for the period from January to December 2023 (“**Accumulated Contracted Sales**”) amounted to approximately RMB142.03 billion, representing a year-on-year increase of approximately 13.6%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 4,450,800 sq.m., representing a year-on-year increase of approximately 7.5%. The value of the Accumulated Contracted Sales accounted for approximately 107.6% of the 2023 contracted sales target of RMB132.0 billion.

## NEW LAND ACQUISITIONS

In December 2023, the Company acquired six new lands in Mainland China and the land acquisitions are summarized as follows:

The Company acquired an effective equity interest of approximately 95.00% in relation to a land parcel in Shanghai by way of land auction. The land parcel is located in Putuo District, Shanghai and the GFA of the land parcel is approximately 101,100 sq.m.. It is planned for development of residential land use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB4,546 million.

The Company acquired an effective equity interest of approximately 46.55% in relation to a land parcel in Shanghai by way of urban redevelopment. The land parcel is located in Sichuan Road North Segment, Hongkou District, Shanghai and the GFA of the land parcel is approximately 35,900 sq.m.. It is planned for development of residential land use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB815 million.

The Company acquired an effective equity interest of approximately 27.77% in relation to a land parcel in Guangzhou by way of land auction. The land parcel is located at the Tianhe Intelligence Valley Area of Tianhe District, Guangzhou and the GFA of the land parcel is approximately 153,496 sq.m.. It is planned for development of residential and commercial land uses. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB1,220 million.

The Company acquired an effective equity interest of approximately 95.48% in relation to a land parcel in Guangzhou by way of land auction. The land parcel is located at the Pazhou Area of Haizhu District, Guangzhou, which is situated in the central business district of Pazhou and the GFA of the land parcel is approximately 49,464 sq.m.. It is planned for development of residential land use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB2,167 million.

The Company acquired an effective equity interest of approximately 95.48% in relation to a land parcel in Hefei by way of land auction. The land parcel is located in Binhu District, Hefei and the GFA of the land parcel is approximately 55,000 sq.m.. It is planned for development of residential land use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB797 million.

The Company acquired an effective equity interest of approximately 27.73% in relation to a land parcel in Xi'an by way of land auction. The land parcel is located in Silk Road Science City, Gaoxin District, Xi'an and the GFA of the land parcel is approximately 303,400 sq.m.. It is planned for development of residential land use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB840 million.

The above-mentioned data are unaudited and are based on the summary of internal information of the Company, which may differ from the figures to be disclosed in the audited or unaudited financial statements to be published by the Company on an annual or semi-annual basis due to various uncertainties during the process of collection and collating of such information. As such, the above data are provided for investors' reference only. Investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

By Order of the Board  
**Yuexiu Property Company Limited**  
**Yu Tat Fung**  
*Company Secretary*

Hong Kong, 8 January 2024

*As at the date of this announcement, the Board comprises:*

<i>Executive Directors:</i>	<i>LIN Zhaoyuan (Chairman), LIN Feng, ZHU Huisong, HE Yuping, CHEN Jing and LIU Yan</i>
<i>Non-Executive Director:</i>	<i>ZHANG Yibing</i>
<i>Independent Non-executive Directors:</i>	<i>YU Lup Fat Joseph, LEE Ka Lun, LAU Hon Chuen Ambrose and CHEUNG Kin Sang</i>