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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

ISSUE AND PROPOSED LISTING OF THE ADDITIONAL NOTES

Reference is made to the announcement dated 15 January 2024 by Yuexiu Property Company Limited (the “**Pricing Announcement**”) made pursuant to Rule 13.18 of the Listing Rules regarding the proposed issue of the CNY700,000,000 4.00% guaranteed notes due 2026 (the “**Additional Notes**”) (to be consolidated and form a single series with the Original Notes). The Board is pleased to announce that on 19 January 2024, the Issuer successfully issued the Additional Notes, and the Additional Notes have been consolidated and formed a single series with the Original Notes.

Approval has been granted by MOX for the listing of the Additional Notes. The listing of the Additional Notes is expected to become effective on or about 22 January 2024.

Reference is made to the Pricing Announcement made pursuant to Rule 13.18 of the Listing Rules regarding the proposed issue of the Additional Notes. Unless otherwise stated, terms defined in the Pricing Announcement shall have the same meaning when used herein.

ISSUE OF THE ADDITIONAL NOTES

The Board is pleased to announce that on 19 January 2024, the Issuer successfully issued the Additional Notes. CLSA Limited, CMB International Capital Limited, Chong Hing Bank Limited, Yue Xiu Securities Company Limited, Shanghai Pudong Development Bank Co., Ltd., Hong Kong Branch, China Zheshang Bank Co., Ltd. (Hong Kong Branch), Nanyang Commercial Bank, Limited, Luso International Banking Limited, Industrial and Commercial Bank of China (Asia) Limited and ABCI Capital Limited were appointed as joint lead managers for the issue. The Additional Notes have been consolidated and formed a single series with the Original Notes.

PROPOSED LISTING OF THE ADDITIONAL NOTES

Approval has been granted by MOX for the listing of and permission to deal in the Additional Notes. The listing of and dealing in the Additional Notes is expected to become effective on or about 22 January 2024. The relevant documents delivered to and published on the website of Chongwa (Macao) Financial Asset Exchange Co., Ltd. can be viewed at www.cmox.mo. For the avoidance of doubt, the content of the website in relation to the Additional Notes is for information purpose only.

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

Hong Kong, 19 January 2024

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

Executive Directors: LIN Zhaoyuan (Chairman), LIN Feng, ZHU Huisong, HE Yuping, CHEN Jing and LIU Yan

Non-executive Director: ZHANG Yibing

Independent Non-executive Directors: YU Lup Fat Joseph, LEE Ka Lun, LAU Hon Chuen Ambrose and CHEUNG Kin Sang