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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 31 JULY 2024 AND NEW LAND ACQUISITION IN JULY

The board of directors (“**Board**”) of Yuexiu Property Company Limited (“**Company**”) is pleased to announce the unaudited sales statistics as at 31 July 2024 and new land acquisition in July as follows:

MONTHLY CONTRACTED SALES

In July 2024, the value of the Company’s contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB5,028 million, representing a year-on-year decrease of approximately 40.7%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 214,900 sq.m., representing a year-on-year increase of approximately 2.2%.

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 July 2024 (“**Accumulated Contracted Sales**”) amounted to approximately RMB60,429 million, representing a year-on-year decrease of approximately 34.4%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 2,094,300 sq.m., representing a year-on-year decrease of approximately 22.0%. The value of the Accumulated Contracted Sales accounted for approximately 41.1% of the 2024 contracted sales target of RMB147.0 billion.

NEW LAND ACQUISITION

In July 2024, the Company acquired an effective equity interest of approximately 46.55% in relation to a land parcel in Shanghai by way of land auction. The land parcel is located in Yangpu District, Shanghai and the total GFA of the land parcel is approximately 50,105 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 RMB1,038 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, 9 August 2024

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

Executive Directors: LIN Zhaoyuan (Chairman), 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