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**越秀地產股份有限公司**  
**YUEXIU PROPERTY COMPANY LIMITED**

*(Incorporated in Hong Kong with limited liability)*

**(Stock code: 00123)**

**VOLUNTARY ANNOUNCEMENT**  
**POTENTIAL TRANSACTION IN RELATION TO**  
**GUANGZHOU INTERNATIONAL COMMERCIAL CENTER**

This announcement is made by Yuexiu Property Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

The Company has been considering proposals and potential opportunities that could benefit the Group, including potential transaction involving the Group’s ownership in the office space and car parks of Guangzhou International Commercial Center in Tianhe District (the “**Potential Transaction**”). Such Potential Transaction may take different forms such as the transfer of the company holding the said property following a tender process into asset-backed securities set up and managed by a licensed institution in the People’s Republic of China (in accordance with the applicable rules of the Shenzhen Stock Exchange) and subscribed by professional investors only which may include the Company, and such other forms as the Company considers appropriate and beneficial to the Group. No definitive or legally binding proposal, agreement, form of transaction in relation to the Potential Transaction has been entered into or decided (as the case may be) as at the date of this announcement.

As one or more of the applicable percentage ratios as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) with respect to the Potential Transaction is expected to exceed 5%, the Potential Transaction is expected at least to constitute a discloseable transaction of the Company (if materialises) and will then be subject to the reporting and announcement requirements pursuant to Chapter 14 of the Listing Rules. However, given that the consideration for the Potential Transaction has not been determined at this early stage, the classification of the Potential Transaction under Chapter 14 of the Listing Rules has yet to be confirmed unless and until it materialises (if at all).

Further announcement(s) in respect of the Potential Transaction, if materialised, will be made by the Company in accordance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited as and when necessary.

**The Potential Transaction is subject to further consideration and the signing of the definitive agreement(s). Therefore, the Potential Transaction may or may not materialise. Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.**

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

Hong Kong, 9 September 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*