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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 30 SEPTEMBER 2024 AND NEW LAND ACQUISITION IN SEPTEMBER

The board of directors (“**Board**”) of Yuexiu Property Company Limited (“**Company**”) is pleased to announce the unaudited sales statistics as at 30 September 2024 and new land acquisition in September as follows:

MONTHLY CONTRACTED SALES

In September 2024, the value of the Company’s contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB7,210 million, representing a year-on-year decrease of approximately 27.7%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 250,400 sq.m., representing a year-on-year decrease of approximately 31.8%.

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 September 2024 (“**Accumulated Contracted Sales**”) amounted to approximately RMB77,641 million, representing a year-on-year decrease of approximately 30.6%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 2,628,100 sq.m., representing a year-on-year decrease of approximately 22.2%. The value of the Accumulated Contracted Sales accounted for approximately 52.8% of the 2024 contracted sales target of RMB147.0 billion.

NEW LAND ACQUISITION

In September 2024, the Company through its subsidiary 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 junction of Baiyun District and Tianhe District in Guangzhou and the total planned GFA of the land parcel is approximately 65,619 sq.m.. It is planned for Class II residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB936 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, 10 October 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 Directors: *ZHANG Yibing and SU Junjie*

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