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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 31 OCTOBER 2024 AND NEW LAND ACQUISITIONS IN OCTOBER

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

MONTHLY CONTRACTED SALES

In October 2024, the value of the Company’s contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB13,361 million, representing a year- on-year increase of approximately 46.8%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 469,900 sq.m., representing a year-on-year increase of approximately 37.5%.

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 October 2024 (“**Accumulated Contracted Sales**”) amounted to approximately RMB91,003 million, representing a year-on-year decrease of approximately 24.8%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 3,098,000 sq.m., representing a year-on-year decrease of approximately 16.8%. The value of the Accumulated Contracted Sales accounted for approximately 61.9% of the 2024 contracted sales target of RMB147.0 billion.

NEW LAND ACQUISITIONS

In October 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 in Old Xiguan Segment, Liwan District, Guangzhou and the total planned GFA of the land parcel is approximately 42,100 sq.m.. It is planned for residential land use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB584 million.

In October 2024, the Company through its subsidiary acquired an effective equity interest of approximately 74.73% in relation to three land parcels in Beijing by way of open tender. The land parcels are located in the Xiaoshahe cluster of Changping District, Beijing with a total planned GFA of approximately 183,351 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 RMB1,893 million.

In October 2024, the Company through its subsidiary acquired an effective equity interest of approximately 27.73% in relation to a land parcel in Chengdu by way of land auction. The land parcel is located in Qingyang District, Chengdu and the total planned GFA of the land parcel is approximately 51,700 sq.m.. It is planned for residential land use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB147 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, 4 November 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