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**(Stock code: 00123)**

## **ANNOUNCEMENT**

### **LAND ACQUISITION**

The Board of Directors (the “**Board**”) of Yuexiu Property Company Limited (the “**Company**”) is pleased to announce that, on 5 November 2024, the Company, through Wuhan Kangjing Industrial Investment Co., Ltd.\* (武漢康景實業投資有限公司) (“**Wuhan Kangjing**”), a subsidiary in which the Company effectively owns 99.638% interest, successfully won the bid for the land parcel No. HD-GDS-002 of the Shantytown Renovation Project for the Gongde Temple Area in Haidian District, Beijing (the “**Land Parcel in the Gongde Temple Area, Haidian District, Beijing**”) at a consideration of RMB6,382,500,000 by way of open tender.

#### **THE LAND PARCEL IN THE GONGDE TEMPLE AREA, HAIDIAN DISTRICT, BEIJING**

The Company, through Wuhan Kangjing, successfully won the bid for the Land Parcel in the Gongde Temple Area, Haidian District, Beijing at a consideration of RMB6,382,500,000 by way of open tender.

The Land Parcel in the Gongde Temple Area, Haidian District, Beijing has a total site area of approximately 42,463 sq.m. and a total planned gross floor area of approximately 143,608 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 89,173 sq.m.. The Land Parcel in the Gongde Temple Area, Haidian District, Beijing is intended for Class II residential use. The residential properties to be constructed on the Land Parcel in the Gongde Temple Area, Haidian District, Beijing are intended for sale.

The Land Parcel in the Gongde Temple Area, Haidian District, Beijing enjoys a superior location, only 200 meters away from Zhongguancun Software Park, which is known as “China’s Silicon Valley”. As a gathering place for the big data industry in Beijing, the Land Parcel boasts a strong customer base. It is 1.1 kilometers from the planned Software Park Station of Subway Line 13B. Located in a cluster with premium school district value in Haidian District, the Land

Parcel in the Gongde Temple Area, Haidian District, Beijing is surrounded by Beijing Shangdi Experimental Primary School, Beijing Shangdi Experimental School and Xishan School of The High School Affiliated to Renmin University of China, with a prominent advantage in terms of educational resources.

The Board is of the view that the acquisition of the Land Parcel in the Gongde Temple Area, Haidian District, Beijing by the Company at a reasonable cost will add to the Company's quality land bank and further consolidate its strategic position in Beijing.

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

\* *For identification purpose only*

Hong Kong, 5 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*