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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

This announcement is made pursuant to Rule 13.18 of the Listing Rules.

This announcement is made by the board of directors of Yuexiu Property Company Limited (“**Company**”) pursuant to the disclosure requirements under Rule 13.18 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“**Listing Rules**”).

On 11 November 2024, Leading Affluence Limited (“**Leading Affluence**”) (as borrower) entered into two facility agreements (the “**First Facility Agreement**” and the “**Second Facility Agreement**”, collectively, “**Facility Agreements**”) with a bank (“**Lender**”). The First Facility Agreement is for a revolving loan facility of up to HK\$500 million which will be made available by the Lender for a term of 364 days from the date of the First Facility Agreement. The Second Facility Agreement is for a term loan facility of HK\$3,000 million which will be made available by the Lender for a term of 3 years from the date of the Second Facility Agreement. The Facility Agreements are subject to the terms and conditions therein. Leading Affluence is a wholly-owned subsidiary of the Company and its obligations under the Facility Agreements are guaranteed by the Company.

It was provided in the Facility Agreements that an event of default will occur if the direct or indirect shareholding of Yue Xiu Enterprises (Holdings) Limited (“**Yue Xiu**”), the controlling shareholder of the Company, in the issued voting shares of the Company falls to below 30%, or if Yue Xiu ceases to be the single largest beneficial shareholder of the Company, or if Yue Xiu ceases to have effective management control over the Company. Upon the occurrence of such event of default, the Lender may declare all the indebtedness under the facility would become immediately due and payable. As of the date of this announcement, Yue Xiu beneficially owns an aggregate of about 44% of the issued shares of the Company.

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

Hong Kong, 11 November 2024

As at the date of this announcement, the board of directors comprises:

Executive Directors: LIN Zhaoyuan (Chairman), LIN Feng, ZHU Huisong, HE Yuping, CHENJing 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