

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



(Incorporated in Hong Kong with limited liability)
(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 30 NOVEMBER 2024 AND NEW LAND ACQUISITIONS IN NOVEMBER

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

MONTHLY CONTRACTED SALES

In November 2024, the value of the Company’s contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB10,021 million, representing a year- on-year decrease of approximately 15.6%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 334,600 sq.m., representing a year-on-year increase of approximately 0.7%.

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 November 2024 (“**Accumulated Contracted Sales**”) amounted to approximately RMB101.02 billion, representing a year-on-year decrease of approximately 24.0%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 3,432,500 sq.m., representing a year-on-year decrease of approximately 15.3%. The value of the Accumulated Contracted Sales accounted for approximately 68.7% of the 2024 contracted sales target of RMB147.0 billion.

NEW LAND ACQUISITIONS

In November 2024, the Company through its subsidiary acquired an effective equity interest of approximately 99.64% in relation to a land parcel in Beijing by way of land auction. The land parcel is located in the Shangdi section of Haidian District, Beijing, and the total planned GFA of the land parcel is approximately 143,608 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 RMB6,359 million.

In November 2024, the Company through its subsidiary acquired an effective equity interest of approximately 27.55% in relation to a land parcel in Shanghai by way of land auction. The land parcel is located in the Yangsi section of Pudong District, Shanghai and the total planned GFA of the land parcel is approximately 155,535 sq.m.. It is planned for Class III residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB2,176 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, 3 December 2024

As at the date of this announcement, the Board comprises:

<i>Executive Directors:</i>	<i>LIN Zhaoyuan (Chairman), ZHU Huisong, HE Yuping, CHEN Jing and LIU Yan</i>
<i>Non-Executive Directors:</i>	<i>ZHANG Yibing and SU Junjie</i>
<i>Independent Non-executive Directors:</i>	<i>YU Lup Fat Joseph, LEE Ka Lun, LAU Hon Chuen Ambrose and CHEUNG Kin Sang</i>