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(Incorporated in Hong Kong with limited liability)

(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 3 December 2024, the Company, through Guangzhou Yuehai Real Estate Development Co., Ltd.* (廣州樾海房地產開發有限公司) (“**Guangzhou Yuehai**”), a subsidiary which the Company effectively owns 95.475%, successfully won the bid for the land parcel AH0215007 on the east side of Dongxiao Road, Haizhu District, Guangzhou (the “**Land Parcel at Dongxiao Road, Haizhu District, Guangzhou**”) at a consideration of RMB1,900,790,000 by way of open tender.

THE LAND PARCEL AT DONGXIAO ROAD, HAIZHU DISTRICT, GUANGZHOU

The Company, through Guangzhou Yuehai, successfully won the bid for the Land Parcel at Dongxiao Road, Haizhu District, Guangzhou at a consideration of RMB1,900,790,000 by way of open tender.

The Land Parcel at Dongxiao Road, Haizhu District, Guangzhou has a total site area of approximately 20,851 sq.m. and a total planned gross floor area of approximately 88,790 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 59,035 sq.m.. The Land Parcel at Dongxiao Road, Haizhu District, Guangzhou is intended for Class II residential use. The residential properties to be constructed on the Land Parcel at Dongxiao Road, Haizhu District, Guangzhou are intended for sale.

The Land Parcel at Dongxiao Road, Haizhu District, Guangzhou contains supplementary construction for administrative office spaces such as Community Residents’ Committee and public service facilities with the plot ratio accountable gross floor area of approximately 2,628 sq.m., and the adjacent land parcel AH0215003 contains supplementary construction for public service facilities (police station), which will be transferred to the units designated by the People’s Government of Haizhu District, Guangzhou upon completion at nil consideration. The Land Parcel at Dongxiao Road, Haizhu District, Guangzhou is subject to compulsory construction of municipal roads, green spaces and rivers with a site area of approximately 9,054

sq.m. in accordance with the planning conditions, which shall be transferred to the departments in charge of the construction of municipal roads, green spaces and rivers of the People's Government of Haizhu District, Guangzhou upon completion at nil consideration, so that land use formalities can be completed according to administrative allocation.

The Land Parcel at Dongxiao Road, Haizhu District, Guangzhou is located in the Xingangxi cluster in the central and western part of Haizhu District. It borders Dongxiao Road to the west and Machong River to the south, facing Xiaogang Park across the road to the west. It is approximately 7 kilometres away from Zhujiang New Town, and approximately 800 metres away from Xiaogang Station of Metro Line 8, with approximately a 10-minute walk. Through road transportation, Zhujiang New Town can be reached within 20 minutes. The Land Parcel at Dongxiao Road, Haizhu District, Guangzhou enjoys extensive and well-established supporting facilities. In terms of educational resources, there are public schools such as Guangzhou Haizhu Experimental Primary School, Guangzhou Haizhu Foreign Language School Affiliated Primary School, Guangzhou Haizhu Changgang East Road Primary School (provincial first-class school), Guangzhou Haizhu Wansongyuan Primary School (provincial first-class school), Guangzhou Nanwu Experimental School (provincial first-class school) and The Middle School Attached to Sun Yat-sen University, all within 1 kilometre from the Land Parcel. In terms of medical resources, there are Class III Grade A hospitals such as The Second Affiliated Hospital of Guangzhou Medical University and Guangdong Provincial Stomatological Hospital, both within 2 kilometres from the Land Parcel. In terms of commercial resources, there are multiple commercial complexes within 2 kilometres from the Land Parcel.

The Board is of the view that the acquisition of the Land Parcel at Dongxiao Road, Haizhu District, Guangzhou by the Company at a reasonable cost will add to the Company's quality land bank and further consolidate its strategic position in Guangzhou.

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

* *For identification purpose only*

Hong Kong, 3 December 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