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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 23 December 2024, the Company (as borrower) entered into a facility agreement (“**Facility Agreement**”) with a bank (“**Lender**”). Under this agreement, the Lender will provide a term loan facility of up to an aggregate principal amount of HK\$500 million, divided into two tranches: Tranche A, amounting to HK\$150 million, and Tranche B, amounting to HK\$350 million. The maturity date for Tranche A is 18 months from the first drawdown date while the maturity date for Tranche B is 12 months from the first drawdown date. Subject to the satisfaction of certain terms and conditions outlined in the Facility Agreement, the maturity date for Tranche B shall become 18 months from the first drawdown date.

It was provided in the Facility Agreement 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 Agreement 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, 23 December 2024

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