

*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**

### **LAND ACQUISITION**

The Board of Directors (the “**Board**”) of Yuexiu Property Company Limited (the “**Company**”) is pleased to announce that, on 15 August 2023, the Company, through Guangzhou Guangying Real Estate Development Co., Ltd.\* (廣州廣盈房地產開發有限公司) (“**Guangzhou Guangying**”), a subsidiary which the Company effectively owns 27.7725% interest, successfully won the bid for the land parcel in Huangyun Road, Tianhe District, Guangzhou, for a consideration of RMB6,832,400,000 by way of open tender.

#### **THE LAND PARCEL IN HUANGYUN ROAD, TIANHE DISTRICT, GUANGZHOU**

The Company, through Guangzhou Guangying, successfully won the bid for the land parcel in Huangyun Road, Tianhe District, Guangzhou, for a consideration of RMB6,832,400,000 by way of open tender.

The land parcel in Huangyun Road, Tianhe District, Guangzhou has a site area of approximately 68,736.34 sq.m. and a total gross floor area of approximately 220,590.39 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 136,211.24 sq.m.. The land parcel in Huangyun Road, Tianhe District, Guangzhou is intended for residential use. The residential properties to be constructed by Guangzhou Guangying on the land parcel in Huangyun Road, Tianhe District, Guangzhou are intended for sale.

Pursuant to the restrictions on planning, the land parcel in Huangyun Road, Tianhe District, Guangzhou contains supplementary construction for government roads, greening and a lake with a plot ratio accountable gross floor area of approximately 25,369.05 sq.m., 29,243.65 sq.m. and 13,528.59 sq.m., respectively, as well as for primary and secondary schools and service facilities. Upon completion, the supplementary construction will be transferred to the designated department of the Guangzhou Municipal Government at nil consideration.

The land parcel is located at the Milk Plant Plate in the Tianhe Intelligence Valley Area of Tianhe District. It is in the east of the original Grand World Scenic Park. The land parcel is 1.5 kilometres straight-line distance and 1.9 kilometres walking distance from Daguannanlu Station, the interchange station for Metro Line 21 and Line 19 in the long-term plan. The land parcel is located at the innermost central connection position of the Grand World Scenic Park ancillary block, which is positioned as the only high-quality, low-density, and eco-residential area developed contiguously in Tianhe District, with superior ecological endowment. It is well equipped with supporting facilities in the surrounding area, with rich educational resources and established medical facilities.

The Board is of the view that the acquisition of the land parcel in Huangyun Road, Tianhe 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, 15 August 2023

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

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