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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

ISSUE AND PROPOSED LISTING OF THE NOTES

Reference is made to the announcement dated 9 November 2023 by Yuexiu Property Company Limited (the “**Pricing Announcement**”) made pursuant to Rule 13.18 of the Listing Rules regarding the proposed issue of the CNY510,000,000 4.00% guaranteed notes due 2026 (the “**Notes**”). The Board is pleased to announce that on 15 November 2023, the Issuer successfully issued the Notes. Approval has been granted by MOX for the listing of the Notes. The listing of the Notes is expected to become effective on or about 16 November 2023.

Reference is made to the Pricing Announcement made pursuant to Rule 13.18 of the Listing Rules regarding the proposed issue of the Notes. Unless otherwise stated, terms defined in the Pricing Announcement shall have the same meaning when used herein.

ISSUE OF THE NOTES

The Board is pleased to announce that on 15 November 2023, the Issuer successfully issued the Notes. CLSA Limited, CMB International Capital Limited, Chong Hing Bank Limited, Yue Xiu Securities Company Limited, Hua Xia Bank Co., Limited Hong Kong Branch, Industrial Bank

Co., Ltd. Hong Kong Branch, ABCI Capital Limited, Bank of Communications Co., Ltd. Hong Kong Branch, China Minsheng Banking Corp., Ltd., Hong Kong Branch, China CITIC Bank International Limited and Luso International Banking Limited were appointed as joint lead managers for the issue.

PROPOSED LISTING OF THE NOTES

Approval has been granted by MOX for the listing of and permission to deal in the Notes. The listing of and dealing in the Notes is expected to become effective on or about 16 November 2023. The relevant documents delivered to and published on the website of Chongwa (Macao) Financial Asset Exchange Co., Ltd. can be viewed at www.cmox.mo. For the avoidance of doubt, the content of the website in relation to the Notes is for information purpose only.

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

Hong Kong, 15 November 2023

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

Executive Directors: LIN Zhaoyuan (Chairman), LIN Feng, ZHU Huisong, HE Yuping, CHEN Jing and LIU Yan

Non-executive Director: ZHANG Yibing

Independent Non-executive Directors: YU Lup Fat Joseph, LEE Ka Lun, LAU Hon Chuen Ambrose and CHEUNG Kin Sang