

*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 5 December 2023, the Company, through Hangzhou Yuefu Real Estate Development Co., Ltd.\* (杭州樾富房地產開發有限公司) (“**Hangzhou Yuefu**”), a subsidiary which the Company effectively owns 95% interest, successfully won the bid for the land parcel in Beixinjing Industrial Park, Putuo District, Shanghai, for a consideration of RMB4,785,000,000 by way of open tender.

#### **THE LAND PARCEL IN BEIXINJING INDUSTRIAL PARK, PUTUO DISTRICT, SHANGHAI**

The Company, through Hangzhou Yuefu, successfully won the bid for the land parcel in Beixinjing Industrial Park, Putuo District, Shanghai, for a consideration of RMB4,785,000,000 by way of open tender.

The land parcel in Beixinjing Industrial Park, Putuo District, Shanghai has a site area of approximately 40,149.88 sq.m. and a total gross floor area of approximately 101,080.50 sq.m., of which the total plot ratio accountable gross floor area amounts to approximately 72,269.78 sq.m.. The land parcel in Beixinjing Industrial Park, Putuo District, Shanghai is intended for residential use. The residential properties to be constructed by Hangzhou Yuefu on the land parcel in Beixinjing Industrial Park, Putuo District, Shanghai are intended for sale.

The land parcel in Beixinjing Industrial Park, Putuo District, Shanghai is located in the Changzheng Plate of Putuo District, Shanghai, on the north bank of the Suzhou River. It is 3.6 kilometers away from the Putuo District Government, with a 5-minute drive to the Middle Ring Road and the Beiheng Passageway, and a 20-minute drive to the urban area (within the Inner Ring) and Hongqiao Business District. The Changzheng Plate is adjacent to Beixinjing of Changning District to the south, and bounded by Changfeng Plate of Putuo District to the east. The east side of the Changzheng Plate has been developed into a mature commercial and business center. Both the north and south sides are residential areas, with a working and living

population of 1.35 million in the surrounding 3 kilometers. The land parcel is 1.5 kilometers away from Zhenbei Road Station of Metro Line 13, with a 10-minute drive to urban complexes and commercial facilities such as MTR City Plaza, Joy City and Shanghai Convention & Exhibition Center of International Sourcing. It is only 1.8 kilometers away from the Children's Hospital of Shanghai, and surrounded by extensive educational resources including No.2 High School of East China Normal University, No.4 Middle School Affiliated to ECNU, New Putuo Primary School and Changzheng Central Primary School.

The Board is of the view that the acquisition of the land parcel in Beixinjing Industrial Park, Putuo District, Shanghai by the Company at a reasonable cost will add to the Company's quality land bank and further consolidate its strategic position in Shanghai.

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

\* *For identification purpose only*

Hong Kong, 6 December 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