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越秀地產股份有限公司
YUEXIU PROPERTY COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 30 SEPTEMBER 2025 AND NEW LAND ACQUISITION IN SEPTEMBER

The board of directors ("**Board**") of Yuexiu Property Company Limited ("**Company**") is pleased to announce the unaudited sales statistics as at 30 September 2025 and a new land acquisition in September as follows:

MONTHLY CONTRACTED SALES

In September 2025, the value of the Company's contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB6,801 million, representing a year-on-year decrease of approximately 5.7%. The corresponding gross floor area ("**GFA**") of the contracted sales amounted to approximately 242,700 sq.m., representing a year-on-year decrease of approximately 3.1%.

The value of the aggregate contracted sales (including contracted sales of projects of joint ventures and associates) of the Company for the period from January to September 2025 ("**Accumulated Contracted Sales**") amounted to approximately RMB79,812 million, representing a year-on-year increase of approximately 2.8%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 2,048,400 sq.m., representing a year-on-year decrease of approximately 22.1%. The value of the Accumulated Contracted Sales accounted for approximately 66.2% of the 2025 contracted sales target of RMB120.5 billion.

NEW LAND ACQUISITION

In September 2025, the Company, through its subsidiary which the Company effectively owns 95.00% interest, acquired a land parcel in Hangzhou by way of land auction. The land parcel is located in the center of Yunhe New Town, Gongshu District, Hangzhou, and the total GFA of the land parcel is approximately 98,001 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB1,264 million.

The above-mentioned data are unaudited and are based on the summary of internal information of the Company, which may differ from the figures to be disclosed in the audited or unaudited financial statements to be published by the Company on an annual or semi-annual basis due to various uncertainties during the process of collection and collating of such information. As such, the above data are provided for investors' reference only. Investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

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

Hong Kong, 10 October 2025

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

Executive Directors:	*LIN Zhaoyuan (Chairman), ZHU Huisong, JIANG Guoxiong, 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*