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(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 28 October 2025, the Company, through Guangzhou Xinyue Property Development Co., Ltd.* (廣州新越房地產開發有限公司) (“**Guangzhou Xinyue**”), a subsidiary which the Company effectively owns 95.475% interest, successfully won the bid for the land parcel BA0602091 on the north side of the Nanda Trunk Highway* (南大幹線), Dashi Subdistrict, Panyu District, Guangzhou (the “**Land Parcel at Dashi Subdistrict, Panyu District, Guangzhou**”) at a consideration of RMB1,194,000,000 by way of open tender.

THE LAND PARCEL AT DASHI SUBDISTRICT, PANYU DISTRICT, GUANGZHOU

The Company, through Guangzhou Xinyue, successfully won the bid for the Land Parcel at Dashi Subdistrict, Panyu District, Guangzhou at a consideration of RMB1,194,000,000 by way of open tender.

The Land Parcel at Dashi Subdistrict, Panyu District, Guangzhou has a site area of approximately 29,777 sq.m. and a total gross floor area of approximately 114,771 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 77,419 sq.m.. The Land Parcel at Dashi Subdistrict, Panyu District, Guangzhou is intended for residential use. The residential properties to be constructed on the Land Parcel at Dashi Subdistrict, Panyu District, Guangzhou are intended for sale.

Pursuant to the restrictions on planning, the Land Parcel at Dashi Subdistrict, Panyu District, Guangzhou is subject to supplementary construction of roads and green spaces with a site area of not less than 6,459.6 sq.m. and 2,591.81 sq.m., respectively. Upon completion, the ownership of these facilities will be transferred to the designated department of the Guangzhou Municipal Government at nil consideration.

The Land Parcel at Dashi Subdistrict, Panyu District, Guangzhou is located in Dashi Subdistrict, west of Xinguang Expressway* (新光快速) and north of Nanda Trunk Highway. Situated within the Nanda Trunk Highway economic belt, it features high population density and a vibrant community atmosphere. In terms of supporting facilities, the Land Parcel is approximately 700 metres away from Dashi Station of Metro Line 3 and Dashi East Station of the Guangzhou East Ring Intercity Railway, providing quick access via metro to Zhujiang New Town, Pazhou and Guangzhou South Railway Stations. To the south, the land parcel is adjacent to Nanda Trunk Highway, with an approximately 30-minute drive to Guangzhou International Finance Center and an approximately 25-minute drive to Pazhou West. Educational institutions nearby include Dashi Middle School* (大石中學), and the Second People's Hospital of Panyu Guangzhou* (廣州市番禺區第二人民醫院) is within 3 kilometres.

The Board is of the view that the acquisition of the Land Parcel at Dashi Subdistrict, Panyu 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

Hong Kong, 28 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

* *For identification purpose only*