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(Stock code: 00123)

ANNOUNCEMENT

LAND ACQUISITIONS

The Board of Directors (the “**Board**”) of Yuexiu Property Company Limited (the “**Company**”) is pleased to announce that, on 30 October 2025, the Company, through Guangzhou Tianyue Real Estate Development Co., Ltd.* (廣州天越房地產開發有限公司) (“**Guangzhou Tianyue**”), a subsidiary in which the Company effectively owns 95.475% interest, successfully won the bid for two neighbouring land parcels, being the land parcel AT0606021 on the south of Tiankun 3rd Road and the west of Tangde Road, Tianhe District, Guangzhou (the “**Guangtang Land Parcel AT0606021 in Tianhe District, Guangzhou**”) and the land parcel AT0606011 on the south of Tiankun 3rd Road and the east of Tangde Road, Tianhe District, Guangzhou (the “**Guangtang Land Parcel AT0606011 in Tianhe District, Guangzhou**”) (collectively, the “**Guangtang Land Parcels in Tianhe District, Guangzhou**”) at a consideration of RMB1,278,520,000 and RMB2,205,490,000, respectively by way of open tender; and through Chengdu Yuesui Real Estate Development Co., Ltd.* (成都樾穗房地產開發有限公司) (“**Chengdu Yuesui**”), a subsidiary in which the Company effectively owns 95% interest, successfully won the bid for the land parcel No. 3, Shunhe Jiayuan Area, Chenghua District, Chengdu (the “**Land Parcel at Shunhe Jiayuan, Chenghua District, Chengdu**”) at a consideration of RMB1,321,270,500 by way of open tender.

THE GUANGTANG LAND PARCELS IN TIANHE DISTRICT, GUANGZHOU

The Company, through Guangzhou Tianyue, successfully won the bid for two neighbouring land parcels, being the Guangtang Land Parcel AT0606021 in Tianhe District, Guangzhou and the Guangtang Land Parcel AT0606011 in Tianhe District, Guangzhou at a consideration of RMB1,278,520,000 and RMB2,205,490,000, respectively by way of open tender.

The Guangtang Land Parcel AT0606021 in Tianhe District, Guangzhou and the Guangtang Land Parcel AT0606011 in Tianhe District, Guangzhou have a site area of approximately 19,670.68 sq.m. and 33,467.77 sq.m., respectively and a total gross floor area of approximately 62,452.37 sq.m. and 105,491.11 sq.m., respectively, of which the plot ratio accountable gross floor area

amounts to approximately 40,088.68 sq.m. and 71,501.49 sq.m., respectively. The Guangtang Land Parcels in Tianhe District, Guangzhou are intended for residential use. The residential properties to be constructed on the Guangtang Land Parcels in Tianhe District, Guangzhou are intended for sale.

Pursuant to the restrictions on planning, the Guangtang Land Parcels in Tianhe District, Guangzhou are subject to supplementary construction of roads and green spaces with a site area of no less than 18,618.54 sq.m. and 7,694.93 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 Guangtang Land Parcels in Tianhe District, Guangzhou are located at the Guangdan-Guangtang area in the Tianhe Intelligence Valley, Tianhe District. The land parcels are approximately 11 kilometres away from Zhujiang New Town, approximately 10.3 kilometres away from Pazhou West District, and approximately 5.3 kilometres away from the Starting-up Area of the Financial City. In terms of supporting facilities, the land parcels are approximately 1.4 kilometres away from Tangdong Station of Metro Line 21, and within 3 kilometres are shopping malls, catering to the daily shopping, dining and entertainment needs. The land parcels are located near Guangdong Experimental Tianhe School* (廣東實驗中學天河學校) and the Tsinghua University High School - Guangzhou, and are adjacent to the Tianhe Branch of The Affiliated TCM Hospital of Guangzhou Medical University.

THE LAND PARCEL AT SHUNHE JIAYUAN, CHENGHUA DISTRICT, CHENGDU

The Company, through Chengdu Yuesui, successfully won the bid for the Land Parcel at Shunhe Jiayuan, Chenghua District, Chengdu at a consideration of RMB1,321,270,500 by way of open tender.

The Land Parcel at Shunhe Jiayuan, Chenghua District, Chengdu has a site area of approximately 40,038.52 sq.m. and a total gross floor area of approximately 115,173.66 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 80,077 sq.m.. The Land Parcel at Shunhe Jiayuan, Chenghua District, Chengdu is intended for residential use. The residential properties to be constructed on the Land Parcel at Shunhe Jiayuan, Chenghua District, Chengdu are intended for sale.

The Land Parcel at Shunhe Jiayuan, Chenghua District, Chengdu is located at the centre of Cuijiadian area in Chenghua District, adjacent to the Company's Joy Cloud Phase I and Phase II projects. Situated within the economy cluster at the hub of Chenghua District, the land parcel boasts well-established supporting facilities, in close proximity to premium commercial amenities including Chengdu MixC* (成都萬象城) and Longfor Binjiang Paradise Walk* (龍湖濱江天街), as well as medical institutions such as Chengdu New Born Women's and Children's Hospital and Chengdu Chenghua District Seventh People's Hospital. The land parcel is approximately 300 metres away from the Shuangdian Road Station of Chengdu Metro Line 7 and about 6 kilometres away from Tianfu Square* (天府廣場) and Chunxi Road.

The Board is of the view that the acquisitions of the Guangtang Land Parcels in Tianhe District, Guangzhou and the Land Parcel at Shunhe Jiayuan, Chenghua District, Chengdu by the Company at reasonable costs will add to the Company's quality land bank and further consolidate its strategic positions in Guangzhou and Chengdu.

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

Hong Kong, 30 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*