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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

LAND ACQUISITION

The Board of Directors (the “**Board**”) of Yuexiu Property Company Limited (the “**Company**”) is pleased to announce that, on 6 January 2026, the Company, through Shanghai Yueheng Enterprise Management Co., Ltd.* (上海樾恒企業管理有限公司) (“**Shanghai Yueheng**”), a subsidiary in which the Company effectively owns 95% interest, successfully won the bid for the land parcel E04B-10 of Unit Y00-0402 in Pudong New Area, Shanghai (the “**Land Parcel in Pudong New Area, Shanghai**”) at a consideration of RMB2,560,860,000 by way of open tender.

THE LAND PARCEL IN PUDONG NEW AREA, SHANGHAI

The Company, through Shanghai Yueheng, successfully won the bid for the Land Parcel in Pudong New Area, Shanghai at a consideration of RMB2,560,860,000 by way of open tender.

The Land Parcel in Pudong New Area, Shanghai has a site area of approximately 26,931.62 sq.m. and a total gross floor area of approximately 108,957.9 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 67,329.05 sq.m.. The Land Parcel in Pudong New Area, Shanghai is intended for residential use. The residential properties to be constructed on the Land Parcel in Pudong New Area, Shanghai are intended for sale.

Pursuant to the restrictions on planning, the Land Parcel in Pudong New Area, Shanghai is subject to supplementary construction of public service facilities with a plot ratio accountable gross floor area of approximately 1,260 sq.m.. Upon completion, the ownership of these facilities will be transferred to the designated governmental department at nil consideration.

The Land Parcel in Pudong New Area, Shanghai is located between the Middle and Outer Rings, within the Gaohang cluster of Pudong, and is adjacent to the Jinqiao and Waigaoqiao industrial zones, serving as an expansion area of the Senlan International Community. In terms of supporting facilities, the Land Parcel in Pudong New Area, Shanghai boasts superior ecological and environmental resources, with the nearby Senlan Greenland representing a rare large-scale urban green space in the city. In terms of transportation, the land parcel is approximately 700 metres away from Zhouhai Road Station of Metro Line 6, providing convenient access to core areas such as Lujiazui, Jinqiao, and Yangpu. In terms of educational resources, nearby schools include the Primary School Attached to Shanghai No. 6 Normal School (Fangfei Campus), Shanghai Pudong New Area Jincai Senlan Experimental Junior Middle School, Shanghai Pudong New Area Zhengda Foreign Language Primary School and Harrow International School Shanghai. In addition, several large commercial complexes are clustered nearby, with more large-scale mixed-use complexes expected to be completed and open for business early this year, further enhancing the commercial supporting facilities.

The Board is of the view that the acquisition of the Land Parcel in Pudong New Area, 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

Hong Kong, 6 January 2026

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