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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 30 June 2026, the Company, through Guangzhou Yunhu Real Estate Development Co., Ltd.* (廣州雲湖房地產開發有限公司) (“**Guangzhou Yunhu**”), a subsidiary in which the Company effectively owns 95.475% interest, successfully won the bid for the land parcel No. AH041208 in Pazhou Middle and East Zone, Haizhu District, Guangzhou (the “**Land Parcel in Haizhu District, Guangzhou**”) at a consideration of RMB1,374,980,000 by way of open tender.

THE LAND PARCEL IN HAIZHU DISTRICT, GUANGZHOU

The Company, through Guangzhou Yunhu, successfully won the bid for the Land Parcel in Haizhu District, Guangzhou at a consideration of RMB1,374,980,000 by way of open tender.

The Land Parcel in Haizhu District, Guangzhou has a site area of approximately 20,415 sq.m. and a total gross floor area of approximately 36,000 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 22,650 sq.m.. The Land Parcel in Haizhu District, Guangzhou is intended for residential use. The residential properties to be constructed on the Land Parcel in Haizhu District, Guangzhou are intended for sale.

Pursuant to the restrictions on planning, the land parcel is subject to the entrusted construction of roads, green spaces and river channel with a site area of no less than 11,355 sq.m. in aggregate. 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 in Haizhu District, Guangzhou is located in the Pazhou Middle and East Zone cluster, which is south of Xingang East Road and east of Yangqing Road, with a straight-line distance of approximately 4.5 kilometres from Pazhou West Zone (where several of the Company's development projects are situated). The land parcel is situated within a traditional residential improvement area in Pazhou Middle and East Zone, facing north towards the "Pazhou Eye" (琶洲眼) key planning zone, and is positioned as the Guangzhou Artificial Intelligence and Digital Economy Pilot Zone. The land parcel is approximately 200 metres from a metro station and is surrounded by quality educational, commercial and living amenities.

The Board is of the view that the acquisition of the Land Parcel in Haizhu 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, 2 July 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*