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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 31 AUGUST 2026

The board of directors (“**Board**”) of Yuexiu Property Company Limited (“**Company**”) is pleased to announce the unaudited sales statistics as at 31 August 2026 as follows:

In August 2026, the value of the Company’s contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB5,599 million, representing a year-on-year increase of approximately 1.7%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 168,300 sq.m., representing a year-on-year decrease of approximately 0.6%.

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 August 2026 (“**Accumulated Contracted Sales**”) amounted to approximately RMB61,207 million, representing a year-on-year decrease of approximately 16.2%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 2,029,200 sq.m., representing a year-on-year increase of approximately 12.4%.

No new land was acquired in August 2026.

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, 4 September 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