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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 4 September 2026, the Company, through Guangzhou Tianying Real Estate Development Co., Ltd.* (廣州天盈房地產開發有限公司) (“**Guangzhou Tianying**”), a subsidiary in which the Company effectively owns 95.475% interest, successfully won the bid for the land parcels Nos. AT1003083 and AT1003084 to the east of Daguan Road, Tianhe District, Guangzhou (the “**Land Parcels in Tianhe District, Guangzhou**”) at a consideration of RMB2,480,950,000 by way of open tender.

THE LAND PARCELS IN TIANHE DISTRICT, GUANGZHOU

The Company, through Guangzhou Tianying, successfully won the bid for the Land Parcels in Tianhe District, Guangzhou at a consideration of RMB2,480,950,000 by way of open tender.

The Land Parcels in Tianhe District, Guangzhou have a site area of approximately 82,044 sq.m. and a total gross floor area of approximately 110,000 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 67,805 sq.m.. The Land Parcels in Tianhe District, Guangzhou are intended for residential use. The residential properties to be constructed on the Land Parcels in Tianhe District, Guangzhou are intended for sale.

Pursuant to the restrictions on planning, the Land Parcels in Tianhe District, Guangzhou are subject to supplementary construction of ancillary public facilities of approximately 1,570 sq.m., surrounding urban roads of approximately 29,151 sq.m. and green spaces of approximately 20,604 sq.m.. Upon completion, the ownership of these facilities will be transferred to the designated departments of the local government at nil consideration.

The Land Parcels in Tianhe District, Guangzhou are located in the Olympic Sports Centre cluster in Tianhe District, which is east of Daguan Road and north of Daguan Park Road, at a distance of approximately 14 kilometres from Zhujiang New Town. The Olympic Sports Centre cluster, where the land parcels are situated, is adjacent to the three major central business districts, i.e. Zhujiang New Town, Guangzhou International Financial City and Pazhou, and is positioned as a high-end residential improvement area. The land parcels feature the advantage of low density, and are adjacent to the Company's development project on its southeast side, thereby enabling the integration of internal road networks and mountain and lake landscape resources to achieve a cohesive and integrated development. The land parcels are approximately 500-metre walking distance from a metro station and are surrounded by schools, shopping malls, hospitals and other supporting facilities, offering convenient transportation and a full range of amenities.

The Board is of the view that the acquisition of the Land Parcels in Tianhe 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, 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

* *For identification purpose only*