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

This announcement is made pursuant to Rule 13.18 of the Listing Rules.

This announcement is made by the board of directors of Yuexiu Property Company Limited ("**Company**") pursuant to the disclosure requirements under Rule 13.18 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("**Listing Rules**").

Term Loan Facility of HK$1,200 million

On 23 September 2026, the Company (as borrower) entered into a facility agreement ("**Facility Agreement A**") with a bank ("**Lender A**") pursuant to which a term loan facility of HK$1,200 million (or its equivalent in CNH) will be made available by the Lender A. Subject to the satisfaction of certain terms and conditions outlined in the Facility Agreement A, the maturity date for the term loan facility is 36 months from the first drawdown date of the Facility Agreement A.

It was provided in the Facility Agreement A that an event of default will occur if the direct or indirect shareholdings of Yue Xiu Enterprises (Holdings) Limited ("**Yue Xiu**"), the controlling shareholder of the Company, in the issued voting shares of the Company falls to below 30%, or if Yue Xiu ceases to be the single largest beneficial shareholder of the Company, or if Yue Xiu ceases to have effective management control over the Company. Upon the occurrence of such event of default, the Lender A may declare all the indebtedness under the Facility Agreement A has become immediately due and payable.

Term Loan Facility of HK$200 million

On 23 September 2026, the Company (as borrower) entered into a facility agreement ("**Facility Agreement B**") with the Lender A pursuant to which a term loan facility of HK$200 million (or its equivalent in CNH) will be made available by the Lender A. Subject to the satisfaction of certain terms and conditions outlined in the Facility Agreement B, the maturity date for the term loan facility is 24 months from the first drawdown date of the Facility Agreement B.

It was provided in the Facility Agreement B that an event of default will occur if the direct or indirect shareholdings of Yue Xiu, the controlling shareholder of the Company, in the issued voting shares of the Company falls to below 30%, or if Yue Xiu ceases to be the single largest beneficial shareholder of the Company, or if Yue Xiu ceases to have effective management control over the Company. Upon the occurrence of such event of default, the Lender A may declare all the indebtedness under the Facility Agreement B has become immediately due and payable.

Term Loan Facility of HK$1,000 million

On 23 September 2026, the Company (as borrower) entered into a facility agreement ("**Facility Agreement C**") with the Lender A pursuant to which a term loan facility of HK$1,000 million (or its equivalent in CNH) will be made available by the Lender A for a term of 364 days from the date of the Facility Agreement C and subject to the terms and conditions of the Facility Agreement C.

It was provided in the Facility Agreement C that an event of default will occur if the direct or indirect shareholdings of Yue Xiu, the controlling shareholder of the Company, in the issued voting shares of the Company falls to below 30%, or if Yue Xiu ceases to be the single largest beneficial shareholder of the Company, or if Yue Xiu ceases to have effective management control over the Company. Upon the occurrence of such event of default, the Lender A may declare all the indebtedness under the Facility Agreement C has become immediately due and payable.

Revolving Loan Facility of HK$200 million

On 23 September 2026, the Company (as borrower) entered into a facility agreement ("**Facility Agreement D**") with a bank ("**Lender B**") pursuant to which a revolving loan facility of HK$200 million will be made available by the Lender B for a term of 364 days from the date of the Facility Agreement D and subject to the terms and conditions of the Facility Agreement D.

It was provided in the Facility Agreement D that an event of default will occur if the direct or indirect shareholdings of Yue Xiu, the controlling shareholder of the Company, in the issued voting shares of the Company falls to below 30%, or if Yue Xiu ceases to be the single largest beneficial shareholder of the Company, or if Yue Xiu ceases to have effective management control over the Company. Upon the occurrence of such event of default, the Lender B may declare all the indebtedness under the Facility Agreement D has become immediately due and payable.

As of the date of this announcement, Yue Xiu beneficially owns an aggregate of about 44% of the issued shares of the Company.

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

Hong Kong, 23 September 2026

As at the date of this announcement, the board of directors 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*