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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

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**”).

On 29 September 2026, Charm Smart Development Limited (“**Borrower**”) (as borrower) and the Company (as guarantor) entered into a facility letter (“**Facility Letter**”) with a bank (“**Lender**”) pursuant to which a banking facility of up to HK\$1,000 million will be made available by the Lender subject to the terms and conditions of the Facility Letter in connection with the development of The Remaining Portion of Yau Tong Inland Lot No. 46 of which the Borrower is the developer. The final maturity date under the Facility Letter will be up to 1 October 2031 or an extension subject to the Lender’s approval, provided that the Lender’s liability under the Facility Letter shall automatically cease and determine on the same date on which its liability under the relevant finance undertaking(s) issued in favour of The Government of the Hong Kong Special Administrative Region and the Director of Lands ceases. The Borrower is a wholly-owned subsidiary of the Company and its obligations under the Facility Letter are guaranteed by the Company.

It was provided in the Facility Letter 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 Borrower falls to below 30%, or if Yue Xiu ceases to be the single largest beneficial shareholder of the Borrower, or if Yue Xiu ceases to have effective management control over the Borrower. Upon the occurrence of such event of default, the Lender may require immediate payment and/or cash collateralization

of all or any sums actually owing to it under the Facility Letter. 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, 29 September 2026

As at the date of this announcement, the board of directors comprises:

<i>Executive Directors:</i>	<i>LIN Zhaoyuan (Chairman), ZHU Huisong, JIANG Guoxiong, HE Yuping, CHEN Jing and LIU Yan</i>
<i>Non-executive Directors:</i>	<i>ZHANG Yibing and SU Junjie</i>
<i>Independent Non-executive Directors:</i>	<i>YU Lup Fat Joseph, LEE Ka Lun, LAU Hon Chuen Ambrose and CHEUNG Kin Sang</i>