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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 29 October 2026, the Company, through Chengdu Junrui Real Estate Development Co., Ltd.* (成都雋瑞房地產開發有限公司) (“**Chengdu Junrui**”), a subsidiary in which the Company effectively owns 95.475% interest, successfully won the bid for the land parcel no. TF(070102):2026-015 in Tianfu New Area, Chengdu (the “**Land Parcel in Tianfu New Area, Chengdu**”) at a consideration of RMB659,181,339 by way of open tender.

THE LAND PARCEL IN TIANFU NEW AREA, CHENGDU

The Company, through Chengdu Junrui, successfully won the bid for the Land Parcel in Tianfu New Area, Chengdu at a consideration of RMB659,181,339 by way of open tender.

The Land Parcel in Tianfu New Area, Chengdu has a site area of approximately 25,256 sq.m. and a total gross floor area of approximately 72,801 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 50,512 sq.m.. The Land Parcel in Tianfu New Area, Chengdu is intended for residential use. The residential properties to be constructed on the Land Parcel in Tianfu New Area, Chengdu are intended for sale.

The Land Parcel in Tianfu New Area, Chengdu is located in the Qinhuangsi cluster within the core area of Tianfu New Area, a well-developed area featuring strong living atmosphere. The land parcel is bounded by Yazhou Road to the east and Fuzhou Road to the north, is approximately 500-metre walking distance from the Qinhuangsi Metro Station, and is surrounded by supporting facilities such as schools, parks and shopping malls.

The Board is of the view that the acquisition of the Land Parcel in Tianfu New Area, Chengdu by the Company at a reasonable cost will add to the Company's quality land bank and further consolidate its strategic position in Chengdu.

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

Hong Kong, 29 October 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*