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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 OCTOBER 2026 AND NEW LAND ACQUISITION IN OCTOBER

The board of directors ("**Board**") of Yuexiu Property Company Limited ("**Company**") is pleased to announce the unaudited sales statistics as at 31 October 2026 and a new land acquisition in October as follows:

MONTHLY CONTRACTED SALES

In October 2026, the value of the Company's contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB12,207 million, representing a year-on-year decrease of approximately 0.7%. The corresponding gross floor area ("**GFA**") of the contracted sales amounted to approximately 342,500 sq.m., representing a year-on-year increase of approximately 25.7%.

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 October 2026 ("**Accumulated Contracted Sales**") amounted to approximately RMB80,225 million, representing a year-on-year decrease of approximately 12.9%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 2,529,000 sq.m., representing a year-on-year increase of approximately 9.0%.

NEW LAND ACQUISITION

In October 2026, the Company, through its subsidiary which the Company effectively owns 95.475% interest, acquired a land parcel in Chengdu by way of land auction. The land parcel is located in the Qinhuangsi cluster within the core area of Tianfu New Area, Chengdu, and the total GFA of the land parcel is approximately 72,801 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB629 million.

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, 6 November 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*