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ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 28 FEBRUARY 2022 AND NEW LAND ACQUISITION IN FEBRUARY

The board of directors (“**Board**”) of Yuexiu Property Company Limited (“**Company**”) is pleased to announce the unaudited sales statistics as at 28 February 2022 and new land acquisition in February as follows:

MONTHLY AND AGGREGATE CONTRACTED SALES IN FEBRUARY

In February 2022, the value of the Company’s contracted sales (including contracted sales by joint venture projects) amounted to approximately RMB2,824 million, representing a year-on-year decrease of approximately 39%. The corresponding gross floor area (“**GFA**”) amounted to approximately 117,600 sq.m., representing a year-on-year decrease of approximately 31%.

The value of the aggregate contracted sales (including contracted sales by joint venture projects) of the Company for the period from January to February 2022 (“**Accumulated Contracted Sales**”) amounted to approximately RMB7,864 million, representing a year-on-year decrease of approximately 42%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 313,000 sq.m., representing a year-on-year decrease of approximately 35%.

NEW LAND ACQUISITION IN FEBRUARY

In February 2022, the Company acquired an effective equity interest of 95.00% in relation to a land parcel in Guangzhou by way of land auction. The land parcel is located at Qingsheng segment of Nansha district, Guangzhou and the GFA of the land parcel is approximately 153,600 sq.m.. It is planned for development of industrial park. The amount of land premium attributable to the effective interest of the Company was approximately RMB188 million.

In February 2022, the Company acquired an effective equity interest of 9.50% in relation to a land parcel in Foshan by way of cooperation. The land parcel is located in Shishan village, Nanhai district, Foshan and the GFA of the land parcel is approximately 176,400 sq.m.. It is planned for commercial and residential land uses. The amount of land premium attributable to the effective interest of the Company was approximately RMB122 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, 10 March 2022

As at the date of this announcement, the Board comprises:

Executive Directors: LIN Zhaoyuan (Chairman), LIN Feng, LI Feng, CHEN Jing and LIU Yan

Non-Executive Directors: ZHANG Yibing

Independent Non-executive Directors: YU Lup Fat Joseph, LEE Ka Lun and LAU Hon Chuen Ambrose