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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 31 DECEMBER 2022 AND NEW LAND ACQUISITIONS IN DECEMBER

The board of directors (“**Board**”) of Yuexiu Property Company Limited (“**Company**”) is pleased to announce the unaudited sales statistics as at 31 December 2022 and new land acquisitions in December as follows:

MONTHLY AND AGGREGATE CONTRACTED SALES

In December 2022, the value of the Company’s contracted sales (including contracted sales by joint venture projects) amounted to approximately RMB22,089 million, representing a year-on-year increase of approximately 10.0%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 640,700 sq.m., representing a year-on-year decrease of approximately 10.3%.

The value of the aggregate contracted sales (including contracted sales by joint venture projects) of the Company for the period from January to December 2022 (“**Accumulated Contracted Sales**”) amounted to approximately RMB125.03 billion, representing a year-on-year increase of approximately 8.6%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 4.14 million sq.m., representing a year-on-year decrease of approximately 0.9%. The value of the Accumulated Contracted Sales accounted for approximately 101.2% of the 2022 contracted sales target of RMB123.5 billion.

NEW LAND ACQUISITIONS

In December 2022, the Company acquired an effective equity interest of 9.55% in relation to a land parcel in Guangzhou by way of cooperation. The land parcel is located in the Innovation City, Panyu District, Guangzhou and the GFA of the land parcel is approximately 399,700 sq.m.. It is planned for development of residential land use. The amount of land premium attributable to the effective interest of the Company was approximately RMB315 million.

In December 2022, the Company acquired an effective equity interest of 9.55% in relation to a land parcel in Guangzhou by way of cooperation. The land parcel is located in the Binjiang West Segment, Haizhu District, Guangzhou and the GFA of the land parcel is approximately 28,400 sq.m.. It is planned for development of residential land use. The amount of land premium attributable to the effective interest of the Company was approximately RMB78 million.

In December 2022, the Company acquired an effective equity interest of 47.98% in relation to a land parcel in Hangzhou by way of cooperation. The land parcel is located in Qianjiang New Town, Hangzhou and the GFA of the land parcel is approximately 73,800 sq.m.. It is planned for development of residential land use. The amount of land premium attributable to the effective interest of the Company was approximately RMB874 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, 9 January 2023

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