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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 28 FEBRUARY 2023 AND NEW LAND ACQUISITIONS 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 2023 and new land acquisitions in February as follows:

MONTHLY CONTRACTED SALES

In February 2023, the value of the Company’s contracted sales (including contracted sales by joint venture projects) amounted to approximately RMB13,712 million, representing a year-on-year increase of approximately 385.6%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 404,900 sq.m., representing a year-on-year increase of approximately 244.3%.

The value of the aggregate contracted sales (including contracted sales by joint venture projects) of the Company for the period from January to February 2023 (“**Accumulated Contracted Sales**”) amounted to approximately RMB22,596 million, representing a year-on-year increase of approximately 187.3%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 641,400 sq.m., representing a year-on-year increase of approximately 104.9%.

NEW LAND ACQUISITIONS

In February 2023, the Company acquired an effective equity interest of 100% in relation to a land parcel in Beijing by way of land auction. The land parcel is located in the north of Shijingshan District, Beijing and the GFA of the land parcel is approximately 93,599 sq.m.. It is planned for development of residential and nursery uses. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB2,599 million.

In February 2023, the Company acquired an effective equity interest of 100% in relation to a land parcel in Beijing by way of land auction. The land parcel is located in the Huilongguan Plate, the southern part of Changping District, Beijing and the GFA of the land parcel is approximately 175,315 sq.m.. It is planned for development of residential, commercial and basic education uses. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB3,312 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 March 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*