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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

VOLUNTARY ANNOUNCEMENT

THE ISSUANCE BY A SUBSIDIARY OF GUARANTEED CORPORATE BONDS IN THE PRC

Reference is made to the announcements of Yuexiu Property Company Limited (the “**Company**”) dated 9 February 2023, 16 February 2023, 17 February 2023 and 21 February 2023 (collectively, the “**Announcements**”) in relation to the application of public issuance of corporate bonds with an aggregate principal amount of up to RMB9,400,000,000 (the “**Corporate Bonds**”) by Guangzhou City Construction & Development Company Limited (廣州市城市建設開發有限公司) (the “**Issuer**”), a 95%-owned subsidiary of the Company, and the issuance of the 2023 First Tranche Corporate Bonds with an aggregate principal amount of RMB1,900,000,000 on 21 February 2023. Unless otherwise defined, capitalised terms used in this announcement shall have the same meaning as defined in the Announcements.

The Board is pleased to announce that the issuance size of the second tranche of the Corporate Bonds (“**2023 Second Tranche Corporate Bonds**”) is not more than RMB1,500,000,000. The 2023 Second Tranche Corporate Bonds will be divided into two types: (i) the Corporate Bonds with a term of five years at a fixed coupon rate (“**Type 1 Bonds**”), with the Issuer’s option to adjust the coupon rate at the end of the third year. Further, at the end of the third year: (a) the Issuer shall have the right to redeem the Type 1 Bonds; and (b) the holders of the Type 1 Bonds shall have the right to sell back the Type 1 Bonds; and (ii) the Corporate Bonds with a term of seven years at a fixed coupon rate (“**Type 2 Bonds**”), with the Issuer’s option to adjust the coupon rate at the end of the fifth year. Further, at the end of the fifth year: (a) the Issuer shall have the right to redeem the Type 2 Bonds; and (b) the holders of the Type 2 Bonds shall have the right to sell back the Type 2 Bonds.

The 2023 Second Tranche Corporate Bonds have received a credit rating of “AAA” from a credit rating agency, China Chengxin International Credit Rating Co., Ltd.* (中誠信國際信用評級有限責任公司).

The Issuer will determine the coupon rates for the Type 1 Bonds and the Type 2 Bonds after book-building. The proceeds from the issuance of the 2023 Second Tranche Corporate Bonds will be used for the repayment of the principal amount of the corporate bonds previously issued by the Issuer. Further information of issuance of the 2023 Second Tranche Corporate Bonds is published on the website of the Shanghai Stock Exchange (<http://www.sse.com.cn>).

As the issuance of the 2023 Second Tranche Corporate Bonds may or may not proceed, shareholders of the Company and potential investors should exercise caution when dealing or investing in the securities of the Company.

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

Hong Kong, 22 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 Director: ZHANG Yibing

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

* *For identification purpose only*