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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 31 JULY 2023 AND NEW LAND ACQUISITIONS IN JULY

The board of directors (“**Board**”) of Yuexiu Property Company Limited (“**Company**”) is pleased to announce the unaudited sales statistics as at 31 July 2023 and new land acquisitions in July as follows:

MONTHLY CONTRACTED SALES

In July 2023, the value of the Company’s contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB8,473 million, representing a year-on-year increase of approximately 42.4%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 210,200 sq.m., representing a year-on-year decrease of approximately 2.4%.

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 July 2023 (“**Accumulated Contracted Sales**”) amounted to approximately RMB92,101 million, representing a year-on-year increase of approximately 67.9%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 2,684,600 sq.m., representing a year-on-year increase of approximately 34.7%. The value of the Accumulated Contracted Sales accounted for approximately 69.8% of the 2023 contracted sales target of RMB132.0 billion.

NEW LAND ACQUISITIONS

In July 2023, the Company acquired an effective equity interest of 100% in relation to a land parcel in Nanjing by way of land auction. The land parcel is located in Xiaohang Segment, Yuhuatai District, Nanjing and the GFA of the land parcel is approximately 45,600 sq.m.. It is planned for development of residential land use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB900 million.

In July 2023, the Company acquired an effective equity interest of 27.73% in relation to two neighbouring land parcels in Chengdu by way of land auction. The two land parcels are located in Yixinhu Segment, Shuangliu District, Chengdu with a GFA of approximately 85,200 sq.m. and approximately 90,500 sq.m., respectively, totaling approximately 175,700 sq.m.. They are planned for development of residential land use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB201 million and approximately RMB220 million respectively, totaling approximately RMB421 million. The two land parcels are intended to be developed together.

In July 2023, the Company acquired an effective equity interest of 76% in relation to two adjacent land parcels in Zhengzhou by way of application mechanism. The two land parcels are located in Jinshui North Segment, Jinshui District, Zhengzhou with a GFA of approximately 345,560 sq.m. and approximately 199,518 sq.m., respectively, totaling approximately 545,078 sq.m.. They are planned for development of residential land use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB872 million and approximately RMB470 million respectively, totaling approximately RMB1,342 million. The two land parcels are intended to be developed together.

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, 3 August 2023

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

Executive Directors: LIN Zhaoyuan (Chairman), LIN Feng, ZHU Huisong, HE Yuping, CHEN Jing and LIU Yan

Non-Executive Director: ZHANG Yibing

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