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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 30 SEPTEMBER 2023 AND NEW LAND ACQUISITION IN SEPTEMBER

The board of directors (“**Board**”) of Yuexiu Property Company Limited (“**Company**”) is pleased to announce the unaudited sales statistics as at 30 September 2023 and new land acquisition in September as follows:

MONTHLY CONTRACTED SALES

In September 2023, the value of the Company’s contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB9,976 million, representing a year-on-year decrease of approximately 40.2%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 367,100 sq.m., representing a year-on-year decrease of approximately 26.6%.

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 September 2023 (“**Accumulated Contracted Sales**”) amounted to approximately RMB111.93 billion, representing a year-on-year increase of approximately 40.5%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 3,379,900 sq.m., representing a year-on-year increase of approximately 21.6%. The value of the Accumulated Contracted Sales accounted for approximately 84.8% of the 2023 contracted sales target of RMB132.0 billion.

NEW LAND ACQUISITION

In September 2023, the Company acquired an effective equity interest of approximately 27.73% in relation to a land parcel in Xi’an by way of land auction. The land parcel is located at the Science City Plate of Gaoxin District, Xi’an and the GFA of the land parcel is approximately 187,100 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 RMB393 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, 11 October 2023

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

<i>Executive Directors:</i>	<i>LIN Zhaoyuan (Chairman), LIN Feng, ZHU Huisong, HE Yuping, CHEN Jing and LIU Yan</i>
<i>Non-Executive Director:</i>	<i>ZHANG Yibing</i>
<i>Independent Non-executive Directors:</i>	<i>YU Lup Fat Joseph, LEE Ka Lun, LAU Hon Chuen Ambrose and CHEUNG Kin Sang</i>