

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

LAND ACQUISITION

The Board of Directors (the “**Board**”) of Yuexiu Property Company Limited (the “**Company**”) is pleased to announce that, on 16 April 2024, the Company, through Hangzhou Yile Industrial Investment Co., Ltd.* (杭州燚樂實業投資有限公司) (“**Hangzhou Yile**”), a subsidiary which the Company effectively owns 95% interest, successfully won the bid for the land parcel 151b-19 at Unit C070201, Zhongxing Community, Jing’an District, Shanghai (the “**Land Parcel in Zhongxing Community, Jing’an District, Shanghai**”), at a consideration of RMB1,596,820,000 by way of open tender.

THE LAND PARCEL IN ZHONGXING COMMUNITY, JING’AN DISTRICT, SHANGHAI

The Company, through Hangzhou Yile, successfully won the bid for the Land Parcel in Zhongxing Community, Jing’an District, Shanghai, at a consideration of RMB1,596,820,000 by way of open tender.

The Land Parcel in Zhongxing Community, Jing’an District, Shanghai has a site area of approximately 8,168.22 sq.m. and a total gross floor area of approximately 31,933.20 sq.m., of which the total plot ratio accountable gross floor area amounts to approximately 20,420.55 sq.m.. The Land Parcel in Zhongxing Community, Jing’an District, Shanghai is intended for residential use. The residential properties to be constructed by Hangzhou Yile on the Land Parcel in Zhongxing Community, Jing’an District, Shanghai are intended for sale.

The Land Parcel in Zhongxing Community, Jing’an District, Shanghai is located in the Evernight City cluster of Jing’an District, within the inner ring, and is approximately 1 km away from the Jing’an Yue project of the Company. The Land Parcel has a comprehensive range of supporting facilities. In terms of transportation, it enjoys convenient accessibility with close proximity to the North Zhongshan Road Station of Metro Line 1, nearing the Inner Ring Elevated Road and the North-South Elevated Road, and only one Metro station away from the Shanghai Railway Station. In terms of commercial services, there are multiple commercial

complexes within 2 kilometers, which can meet shopping and dining needs. In terms of education, it enjoys high-quality educational resources with 100 meters away from Jingan North Zhongshan Road Primary School, about 1.1 kilometers away from Shanghai Shibei Junior High School, and Tongji University Hubei Campus to the north across the road. In terms of medical care, Shanghai Tenth People's Hospital, Shanghai Municipal Hospital of Traditional Chinese Medicine, and Zhabei Central Hospital of Jing'an District, Shanghai are within about 1.5 kilometers. In terms of landscape, Zhongxing Park and Zhabei Park are both within a walking range of about 1.5 kilometers.

The Board is of the view that the acquisition of the Land Parcel in Zhongxing Community, Jing'an District, Shanghai by the Company at a reasonable cost will add to the Company's quality land bank and further consolidate its strategic position in Shanghai.

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

* *For identification purpose only*

Hong Kong, 16 April 2024

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